



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
MAY 1, 2025

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REGULAR MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, APRIL 3, 2025 MEETING
3. OPENING REMARKS

OLD BUSINESS

CONDITIONAL USE

4. Docket No. 04-13-25
15607 Madison Ave.
Doc Lanky's

Mitchell Eyerman, Doc Lanky's, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in a C2 – Commercial, Retail district. (Page 3)

NEW BUSINESS

LOT CONSOLIDATION

5. Docket No. 05-17-25
15431 Edgewater Dr.

Mark Reinhold, Mark Reinhold Architect, applicant requests the review and approval for a lot consolidation of PPN. 311-13-011 and PPN 311-13-012, pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. Property is located in the R1H, Single Family High Density district. (Page 11)

CONDITIONAL USE

6. Docket No. 05-18-25
17415 Northwood Ave.
St. James Hall

Jess Oster, Oster Services, applicant requests the review and approval of a condition use permit for banquet hall, party center use – pursuant to section 1129.02 – principal and conditional permitted uses. Property is located in the C2, Commercial and Retail district. (Page 24)

PLANNED DEVELOPMENT

7. Docket No. 05-19-25
Marlowe Ave. (at Madison)
Marlowe Park Townhouses

Nicholas Christoff, Christoff Group, applicant request the review and approval of minor modifications for the development of 16 for sale townhouses – pursuant to Chapter 1156 – planned development. Property is located in the R2, Single-and Two-Family district. The property/project was sold to a new developer after approval was granted at the May 7, 2020 Planning Commission meeting. (Page 43)

LOT SPLIT

8. Docket No. 05-20-25
12534 Lake Ave.
Shady Cove Townhouses

Gregory Soltis, RDL Architects, applicant requests the review and approval for a lot split of PPN 312-10-017 to accommodate ten (10) townhouses - pursuant to Section 1155.07 – lot splits. Property is located in the MH, Multi-Family High Density district. (Page 58)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Nochta at \(216\) 529-5906 michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov)."



City of Lakewood
Planning Commission

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Application Cover Page

Docket No.: 04-13-25

Permit No.: PC25-000014

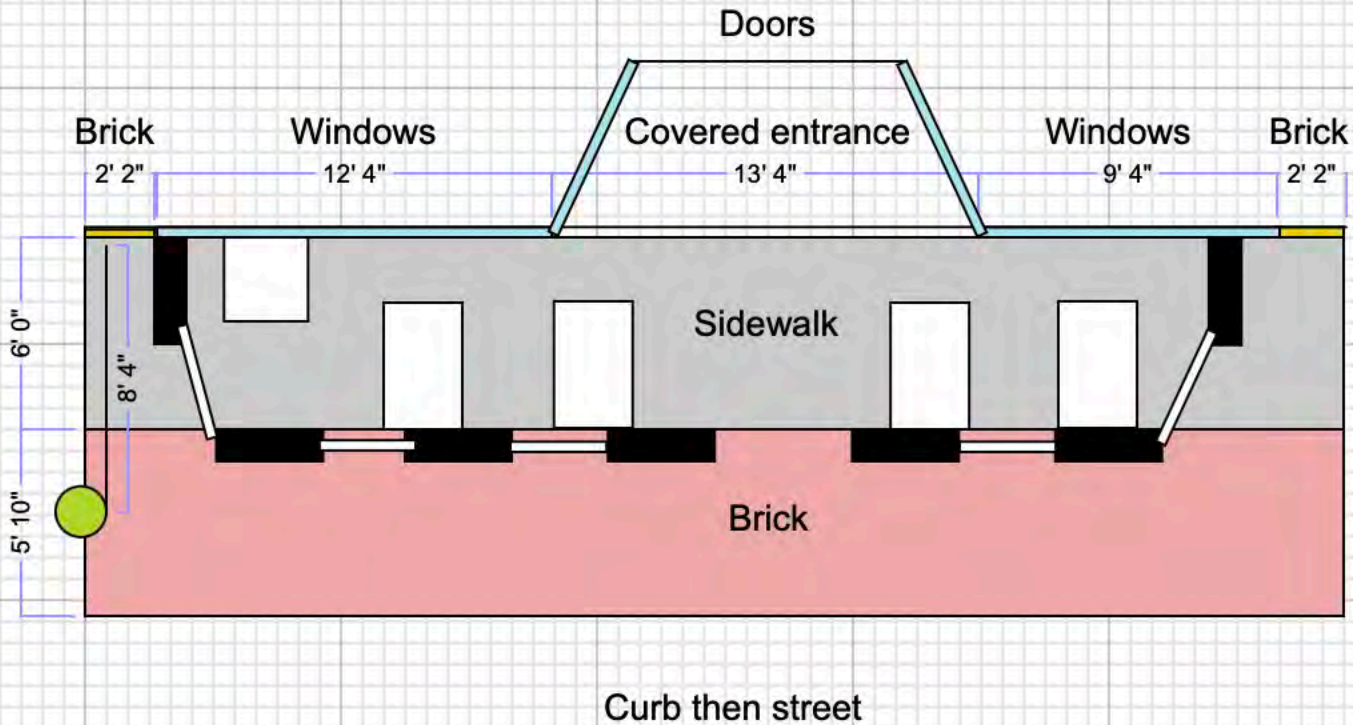
Applicant Name: Mitchell Eyerman, Doc Lanky's

Project Address: 15607 Madison Ave.

Project Name: Doc Lanky's

Proposal: The review and approval for a conditional use permit to operate seasonal outdoor sidewalk dining, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in the C2 – Commercial, Retail district.

June 21



Black boxes are flower planters that will be connected by black plastic chain. On the patio itself there will be 4 4-top tables and one two-top table. Total of 18 seats. Tables and planters drawn to scale.

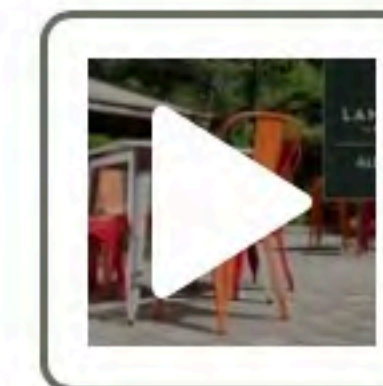
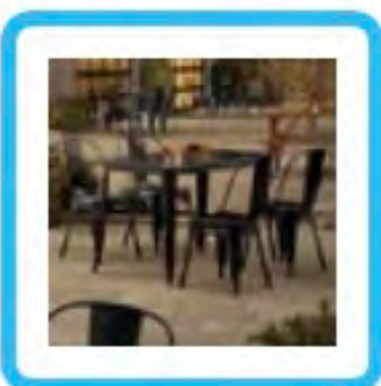
< Tables and Chair Sets

Lancaster Table & Seating Alloy Series 47 1/2" x 29 1/2" Onyx Black Standard Height Outdoor Table with 4 Cafe Chairs

Item #: 164D3048BLK

★★★★☆ Read 8 reviews

1 answered question



See it in your space in 3D

×

40" x 36" x 12" Rolling Metal...





DOC LANKY'S

DOC LANKY'S

Food & Drinks



LANKY'S

FOOD & DRINKS

15607

OPEN

HMSOROS&C

come
Doc's

SEAT
YOUR
LF

PATIO



FOOD & DRINK

DOC LANKY'S

OPEN

NO
PARKING
ANY
TIME





City of Lakewood
Planning Commission

(216) 529-6630
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Application Cover Page

Docket No.: 05-17-25

Permit No.: PC25-000015

Applicant Name: Mark Reinhold, Mark Reinhold Architect

Project Address: 15431 Edgewater Dr.

Project Name: n/a

Proposal: The review and approval for a lot consolidation of PPN. 311-13-011 and PPN 311-13-012, pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. Property is located in the R1H, Single Family High Density district.

March 31, 2025

This letter allows Mark Reinhold to be the agent and apply for zoning review. I also allow Mark Reinhold speak in our stead at zoning review meetings and matters as required.

A handwritten signature in blue ink, appearing to read "DeWu". The signature is fluid and cursive, with the first letter being a large, stylized "D".

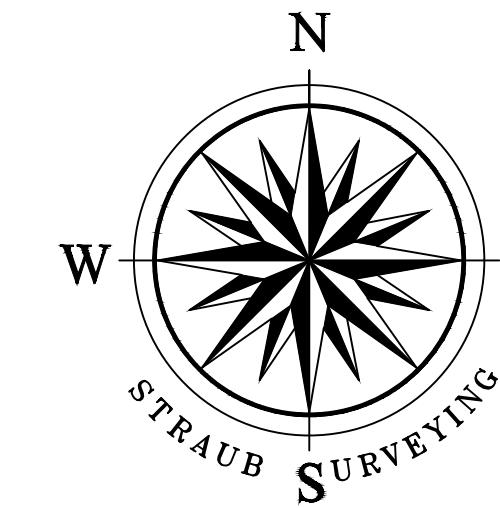
David Williams

15431 Edgewater Dr.

Lakewood, Oh 44107

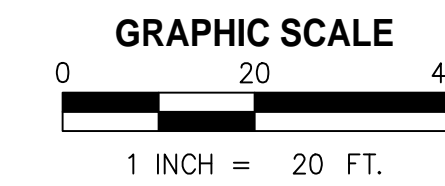


Known as Sublots No. 11 & 12
in
the Sylvanhurst Subdivision
of a part of
Original Rockport Township Lot Nos. 22
County of Cuyahoga, State of Ohio
as shown in Plat Volume 51, Page 36
of Cuyahoga County Plat Records



References:
Cuyahoga County GIS,
Plat of Sylvanhurst Subdivision Vol. 51, Pg. 36 CCDR
Plat of C.L. & L. R. Subdivision Vol. 22, Pg. 5 CCDR
CL Newell's Resubdivision, Not Recorded
Subject Deed as shown
Adjoining Deeds as shown

Area Table
PPN 311-13-012: 0.1515 Ac.
PPN 311-13-011 + 0.1653 Ac.
Parcel "A" = 0.3168 Ac.



Survey Legend

- M Measured
- F Found
- U Used
- R Record
- P Plat
- C Calculated
- Monument Box
- Capped Iron Pin Found
- Capped Iron Pin (CIP) Set
- Iron Pin (IP) Found as Described
- Iron Pin (IPP) Found as Described
- Centerline
- Right of Way (ROW) Line
- Record Property Line
- Building Line
- Fence Line

Surveyor's Notes:

The basis of bearings for this survey is arbitrary and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. References used are listed hereon. This map prepared from a survey performed by me or under my direction in March, 2025

By: Michael A. Straub, Ohio Professional Surveyor No. S-7055

Owner's Acceptance:

I the undersigned owner of the land shown hereon, do hereby accept this plat and Lot Split and Consolidation of the same.

David & Mae Williams Family Trust, dated August 6, 2000

David Williams, Trustee

Mae Chin Williams, Trustee

Notary:

County of Cuyahoga
State of Ohio } SS

Before me, a Notary Public in and for said County and State, personally appeared the above David & Mae Williams Family Trust, who acknowledged that they did sign the foregoing instrument and that it was their own free act and deed.

In witness whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 2025.

Notary Public

Approvals:

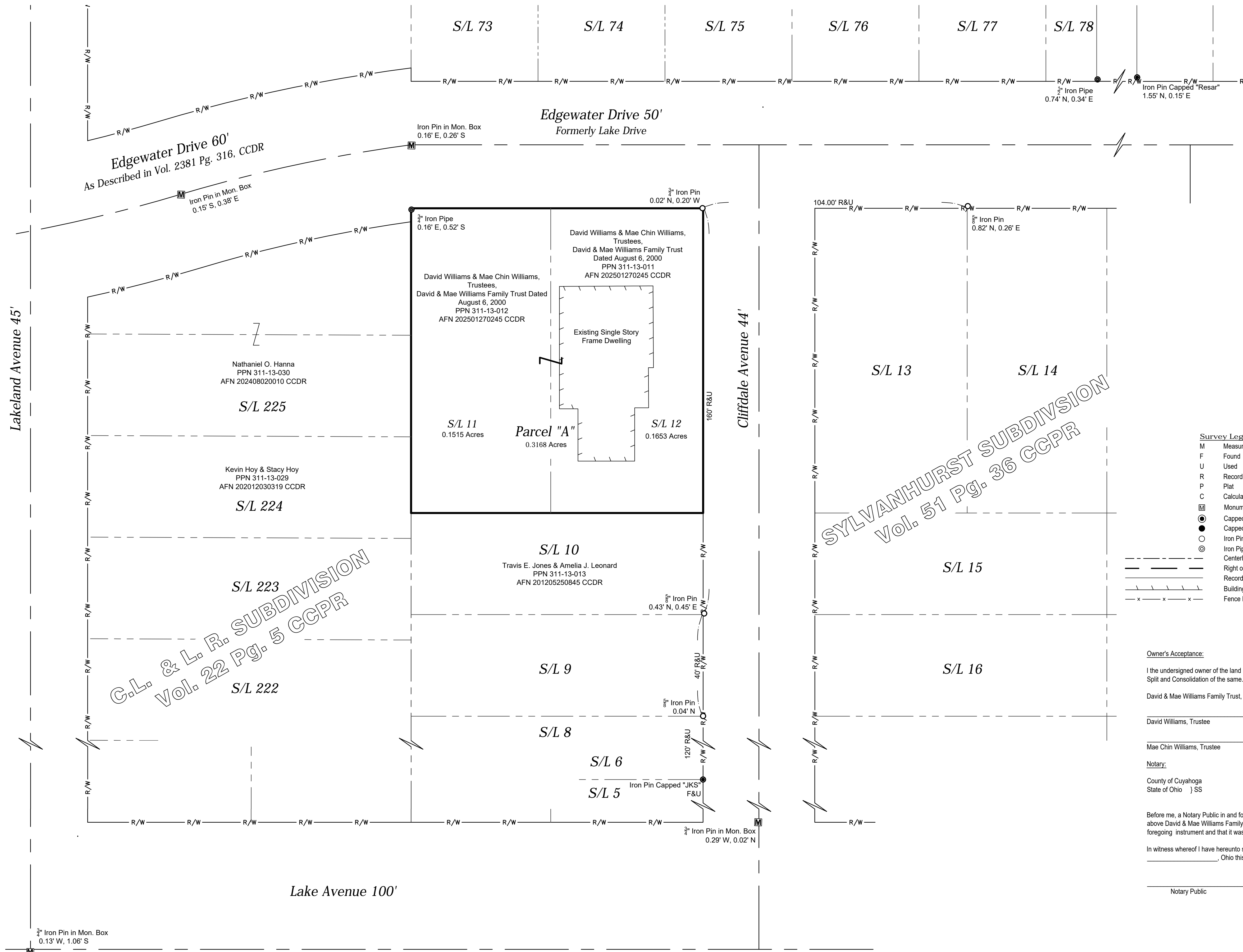
This plat is hereby approved by the City of Lakewood Planning Commission this ___ day of _____, 2025.

Chairman _____

Secretary _____

This plat is hereby approved by the City of Lakewood Engineer this ___ day of _____, 2025.

City Engineer _____



STRAUB SURVEYING, LLC
PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES
17820 ENGLEWOOD DRIVE MIDDLEBURGH HEIGHTS, OHIO 44130
PHONE: 440-333-1700 INFO@STRAUBSURVEYING.COM

Date of Survey: February, 2025
Field Book: 73 Pg. 14
Survey By: G Winters
Drawn By: J Wintersteller
Checked By:
Project No. 25-020
DWG: 25-020.dwg

Revisions			
NO.	DATE	DESCRIPTION	BY
DRAFT	3/13/25	Draft	MS
NO.	DATE	DESCRIPTION	BY

Consolidation Plat
15431 Edgewater Drive
Lakewood, Ohio

Prepared For
David & Mae Williams
15431 Edgewater Drive
Lakewood, Ohio 44107

Sht.
1
of
1

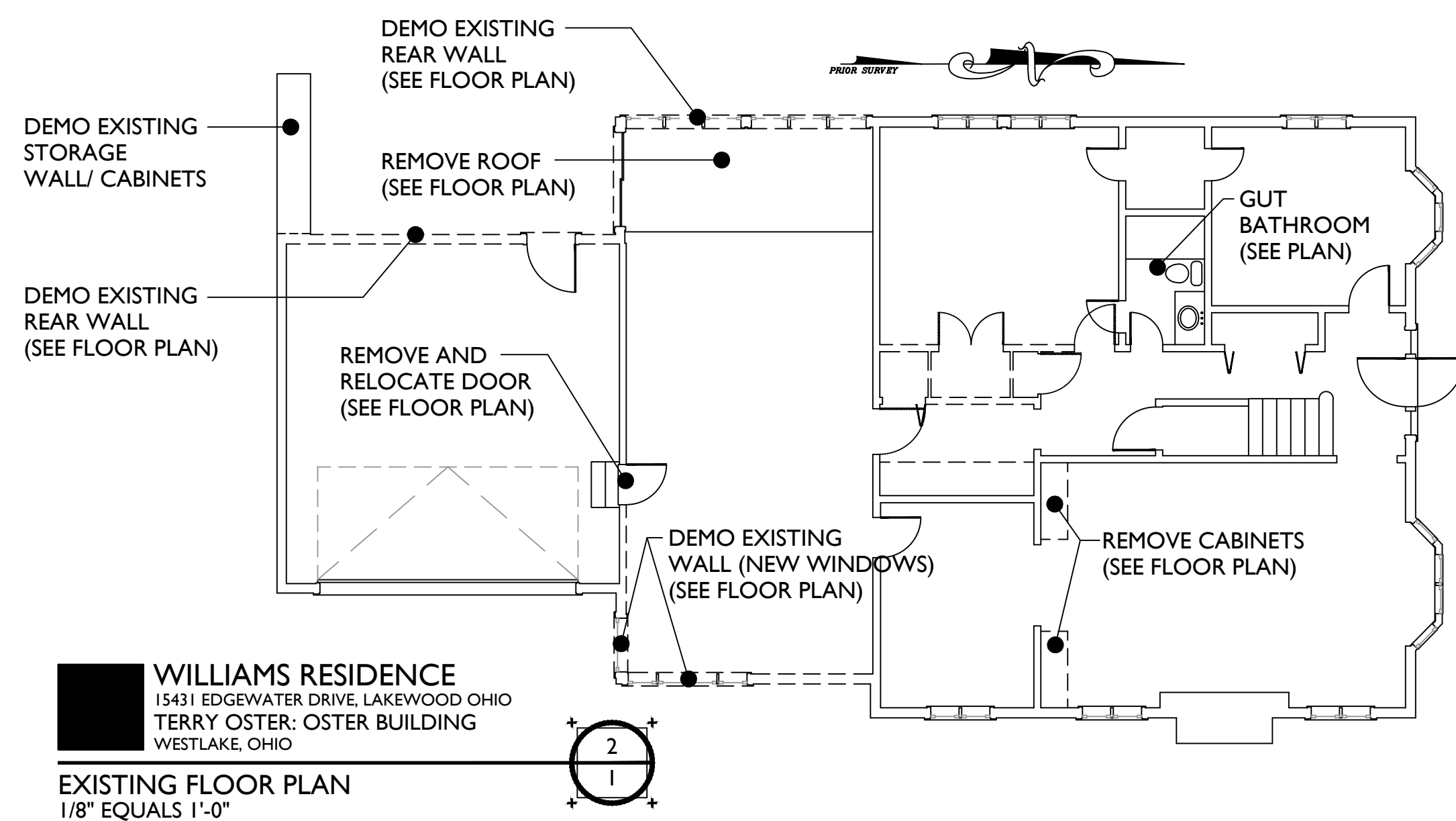


DAVID and MAE WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

WILLIAMS ABR REVIEW DRAWINGS

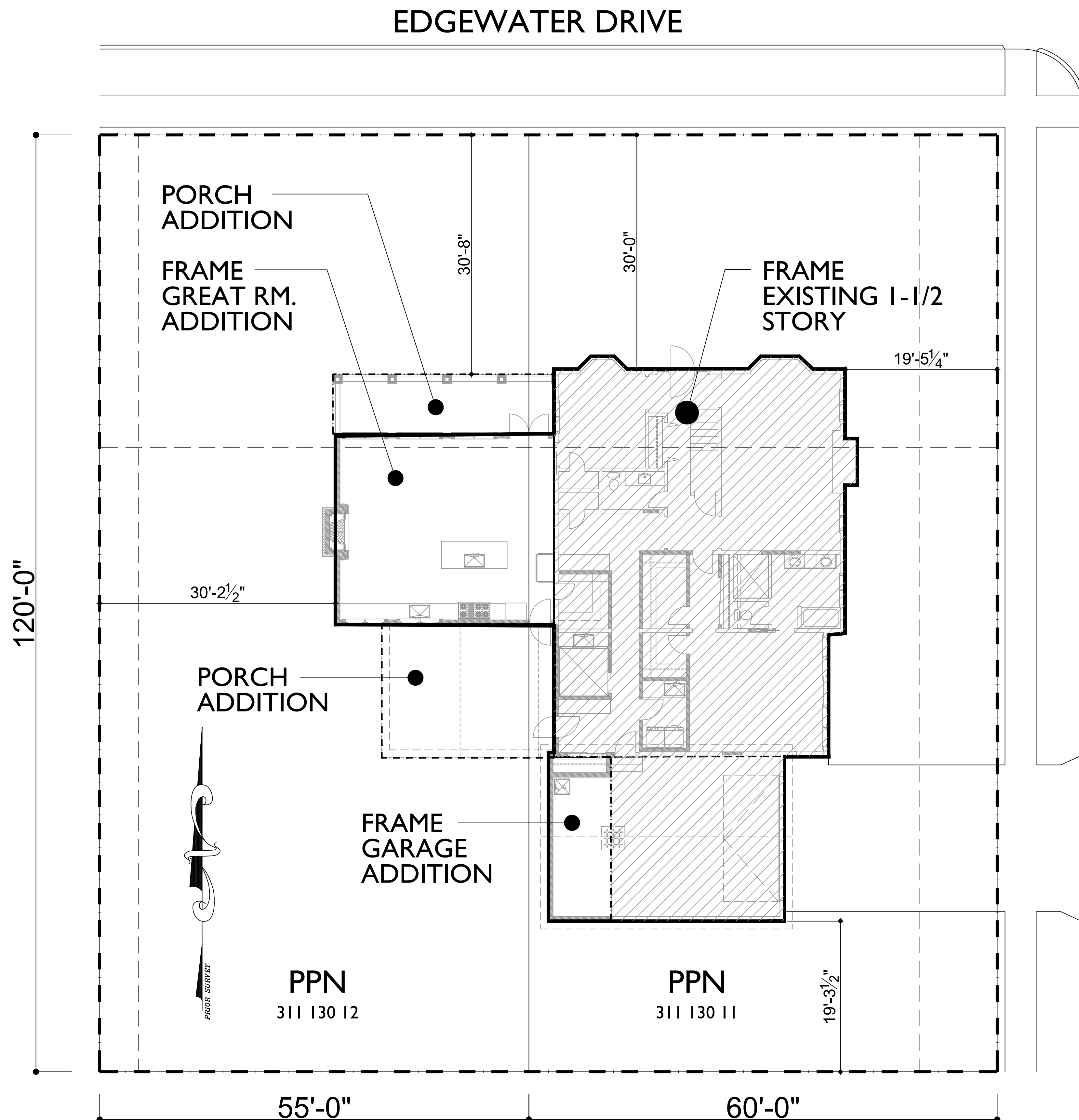
LIST OF DRAWINGS

TITLE SHEET, SITE PLAN	1
FLOOR PLAN, FRONT ELEVATION	2
EXTERIOR ELEVATIONS	3



WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD OHIO
TERRY OSTER: OSTER BUILDING
WESTLAKE, OHIO

EXISTING FLOOR PLAN
1/8" EQUALS 1'-0"



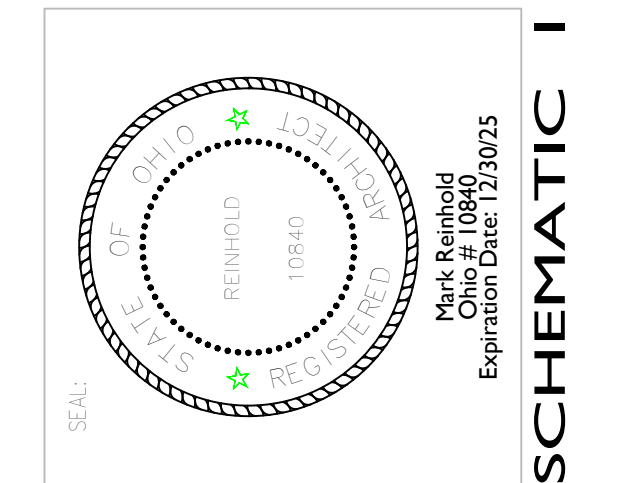
WILLIAMS RESIDENCE
15431 EDGEWATER DRIVE, LAKEWOOD OHIO
TERRY OSTER: OSTER BUILDING
WESTLAKE, OHIO

NORTH ELEVATION (FRONT)
1/8" EQUALS 1'-0"

REMOVE ALL WINDOW FOR
REPLACEMENT WINDOWS

EDGEWATER DRIVE

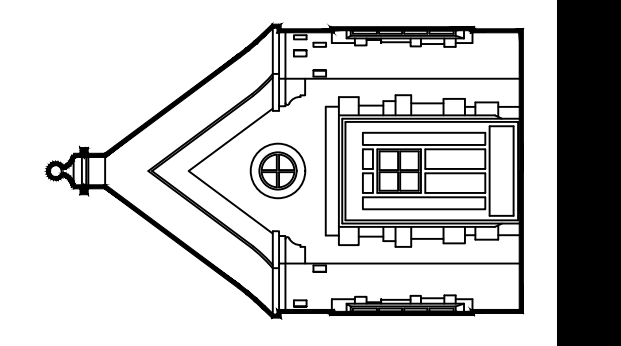
CLIFFDALE AVENUE



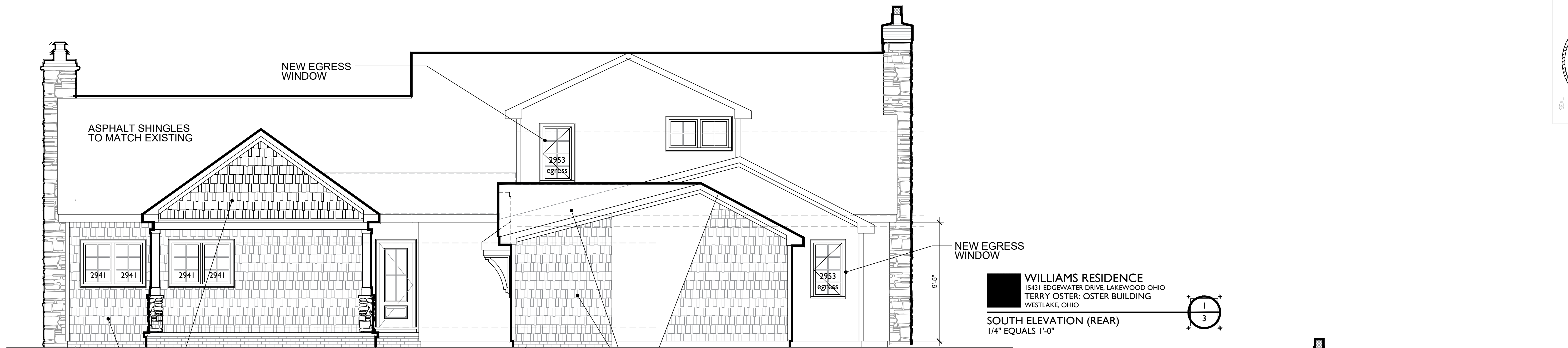
OSTER BUILDING
02-19-2025
Mark Reinhold
Expiration Date: 12/31/2025
ABR REVIEW

MARK REINHOLD architect | 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

DAVID and MAE WILLIAMS RESIDENCE 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107

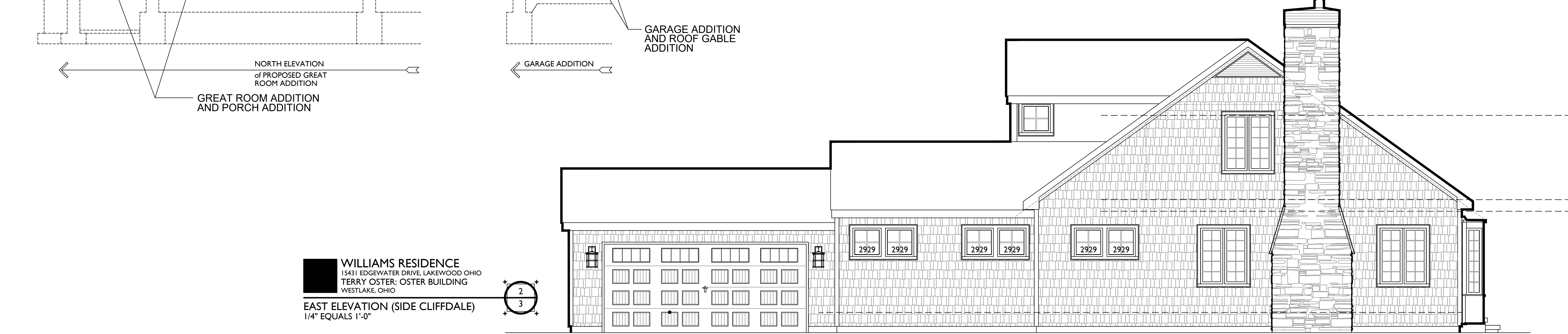


SCHEMATIC 1



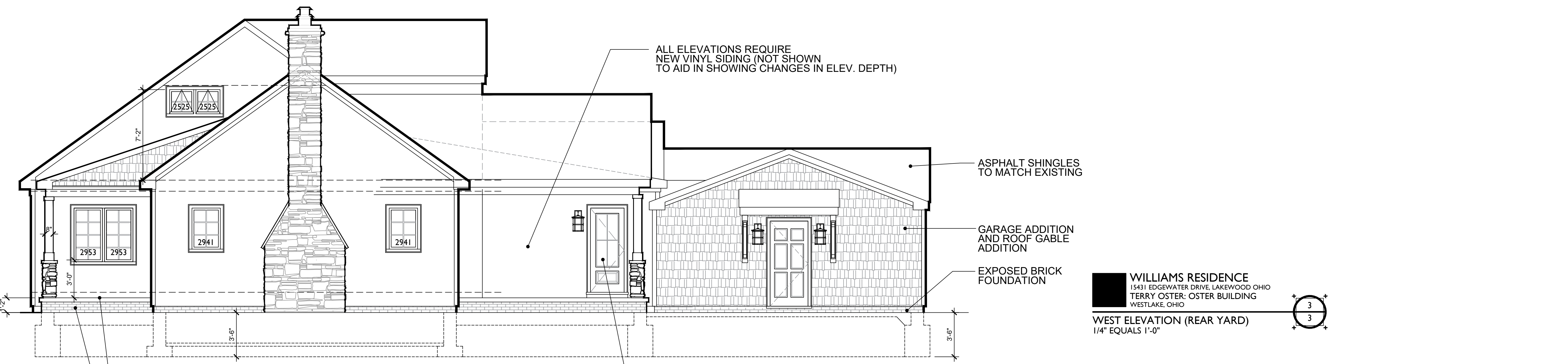
WILLIAMS RESIDENCE
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO
 TERRY OSTER: OSTER BUILDING
 WESTLAKE, OHIO

SOUTH ELEVATION (REAR)
 1/4" EQUALS 1'-0"



WILLIAMS RESIDENCE
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO
 TERRY OSTER: OSTER BUILDING
 WESTLAKE, OHIO

EAST ELEVATION (SIDE CLIFFDALE)
 1/4" EQUALS 1'-0"



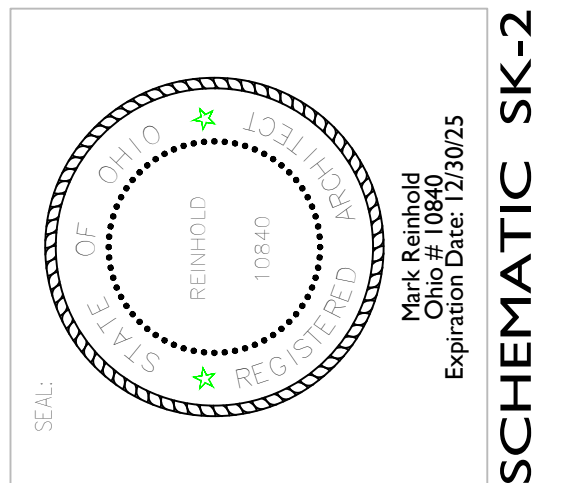
WILLIAMS RESIDENCE
 15431 EDGEWATER DRIVE, LAKEWOOD OHIO
 TERRY OSTER: OSTER BUILDING
 WESTLAKE, OHIO

WEST ELEVATION (REAR YARD)
 1/4" EQUALS 1'-0"

STAMPED CONCRETE PORCH FLOOR
 EXPOSED BRICK FOUNDATION

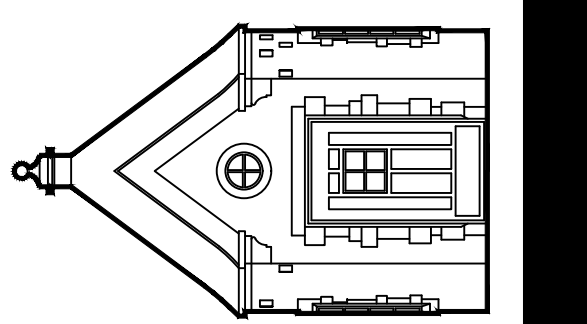
NEW THERMA-TRU PAINTED DOOR

ALL ELEVATIONS REQUIRE NEW VINYL SIDING (NOT SHOWN TO AID IN SHOWING CHANGES IN ELEV. DEPTH)



TO BE DETERMINED
 01-25-2025
 SCHEMATIC

MARK REINHOLD architect | 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097
 DAVID and MAE WILLIAMS RESIDENCE | 15431 EDGEWATER DRIVE, LAKEWOOD, OHIO 44107



SCHEMATIC SK-2















City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 05-18-25

Permit No.: PC25-000016

Applicant Name: Jess Oster, Oster Services

Project Address: 17419 Northwood Dr.

Project Name: St. James Hall

Proposal: The review and approval of a condition use permit for banquet hall, party center use – pursuant to section 1129.02 – principal and conditional permitted uses. Property is located in the C2, Commercial and Retail district.



PPN:
AMT \$0.00
CONV \$0.00

202307240433 DEEA
07/24/2023 04:07 PM
RCPT# 20230724000203
PAID BY FNTHS HOLDINGS

Michael Chambers
CUYAHOGA COUNTY FISCAL OFFICE

AMENDED AND RESTATED EASEMENT

(parking)

THIS EASEMENT (the "Easement") is entered into by and between THE MOST REVEREND EDWARD C. MALESIC, BISHOP OF THE CATHOLIC DIOCESE OF CLEVELAND, IN HIS CAPACITY AS IMPLIED TRUSTEE FOR ST. JAMES PARISH (the "Grantor"), and STJS HOLDINGS LLC, an Ohio limited liability company (the "Grantee"). This Easement amends and restates the Easement recorded on March 13, 2022 in the Official Records of the Cuyahoga County Fiscal Office at AFN 202203140286; and the terms and provisions of this Easement will control in the event of any inconsistencies therewith.

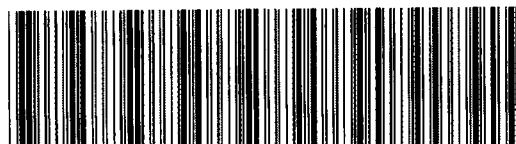
RECITALS:

- A. Grantor owns real property commonly known as 17514 Detroit Avenue in the City of Lakewood, County of Cuyahoga and State of Ohio identified as being part of Permanent Parcel Nos. 311-23-023 and 311-23-024, which are more fully described on Exhibit A, attached hereto and made a part hereof (the "Grantor's Property").
- B. Grantee owns real property known as being Permanent Parcel No. 311-23-107 that is adjacent to Grantor's Property.
- C. Grantor's Property includes a paved parking lot (the "Parking Lot").
- D. Grantor has agreed to grant Grantee, its successors and assigns, a perpetual, non-exclusive easement and right-of-way upon, over and across the Parking Lot for automobile and pedestrian ingress and egress and vehicle parking rights in accordance with the terms herein.

Now therefore, the parties agree:

- 1. **Grant of Non-Exclusive Easement.** For valuable consideration paid, the Grantor grants to Grantee and its agents, contractors, visitors, guests and invitees, on a perpetual, non-exclusive basis, an ingress, egress, vehicle parking and right of way easement upon, over and across the Parking Lot,

CHICAGO TITLE INSURANCE CO.
213 7040552
ESCROW ORDER



as more fully depicted on Exhibit B for automobile and pedestrian use and related purposes, subject to the following conditions:

- a. at all times Grantor will have at least ten (10) parking spaces available for its use;
- b. Grantee's use is available six (6) days a week (Mondays through Saturdays), twenty-four (24) hours each day and on Sundays other than during the hours of 8:00am to Noon; and
- c. Grantee's use shall be limited to a maximum of fifty percent (50%) of the total parking spaces and shall ensure that Grantor has use of no less than fifty percent (50%) of the total parking spaces in the Parking Lot on a "Special Event," which for purposes of this Easement shall mean any Catholic Holy Day, between the hours of 4:00 p.m. and 6:00 p.m. on any Saturday on which a Vigil Mass is celebrated and any other event where Grantee provides advance written notice of a Special Event.

2. **Maintenance and Improvement of the Parking Lot.** Grantor shall be responsible for the maintenance and upkeep of the Parking Lot, and Grantee shall not make, nor permit to be made, any alterations, additions, or improvements to the Parking Lot except that Grantee shall be responsible for any damage to the Parking Lot to the extent such damage occurs as a result of its use of the Parking Lot, excepting normal wear and tear. The foregoing notwithstanding, Grantee shall reimburse Grantor sixty percent (60%) of the cost of all repairs to or replacements of the Parking Lot as may be reasonably required to maintain and keep it in good condition, including without limitation resurfacing, repaving, restriping, and seal coating. If/when Grantor intends to sell Grantor's Property or at such earlier time as the parties may agree, Grantor, Grantee and Sacred Hour Enterprises LLC, the third permitted user of the Parking Lot under an Easement recorded in the Official Records of the Cuyahoga County Recorder, will enter into a Reciprocal Easement Agreement to establish reasonable procedures to ensure that the Parking Lot is properly maintained and for the assessment and collection of the maintenance/replacement costs associated therewith.

3. **Reservation.** Grantor retains, reserves and shall continue to enjoy use of the Parking Lot that does not unreasonably interfere with and prevent Grantee's use of the Parking Lot for the purposes set forth herein.

4. **Covenants Running with the Land; Termination of Easement.** Each and every covenant, easement and right made, granted, modified and/or obligation assumed pursuant to the terms of this Easement shall run with the land and shall bind every person having any fee, leasehold or other interest therein, in perpetuity, and shall remain in full force and effect unless this Easement is modified, amended, canceled or terminated by the consent of all the then-record owner(s) of Grantor's Property and the Grantee's Property, as evidenced by a document that has been fully executed and acknowledged by all such record owner(s) and recorded in the Official Records of the County Recorder of Cuyahoga County, Ohio. The grantee(s) of the Grantor's Property or any portion(s) thereof, by acceptance of a deed conveying title thereto, whether from an original party or from a subsequent owner of such parcel, shall accept such deed upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee does for itself and its successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the Grantee and its successors and assigns, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee. This Easement may be terminated at any time by written agreement executed by the parties hereto or their respective successors and assigns.

5. **Binding Effect.** The Easement shall be binding on, and shall inure to the benefit of, the heirs, legal representatives, successors, and assigns of the parties hereto. Wherever the term the Grantor or Grantee is used herein, the term shall be deemed to include the heirs, legal representatives, successors and assigns of that party.

6. **Use of Parking Lot by Grantee.** Grantee shall use and occupy the Parking Lot at its sole risk. Unless arising from Grantor's default herein or the negligence or willful misconduct of Grantor, Grantor shall not be responsible for any injury to persons or damage to property incurred by Grantee or its officers, employees, agents, contractors, patrons, invitees or third parties occasioned on or about the Parking Lot, and Grantee hereby indemnifies, defends and holds Grantor harmless from and against any and all loss, costs or expense resulting from any claims arising in connection therewith. Grantee covenants and agrees that the Parking Lot shall be used and occupied in a careful, safe and proper manner, that no nuisance shall be permitted, that no waste shall be committed or permitted upon, or damage be done to, the Parking Lot and Grantee shall pay for on demand any damage to the Parking Lot suffered or caused by Grantee, its employees, agents, contractors, patrons, invitees or third parties.

7. **Miscellaneous.** This Easement contains the entire agreement between the parties hereto with respect to the matters contained herein and except as otherwise provided in this Easement, it may not be changed, altered, modified, limited, terminated, or extended orally or by agreement between the parties unless such agreement is in writing and signed by the parties hereto. This Easement, and any dispute concerning this Easement, shall be governed by the laws of the State of Ohio, and any dispute concerning an interpretation of any portion of the Easement or the conduct of the parties hereunder shall be brought in the jurisdiction where Grantor's Property is located. If any term or provision of this Easement or the application thereof to any person or circumstance is, to any extent, invalid or unenforceable, the remainder of this Easement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Easement shall be valid and be enforced to the fullest extent permitted by law. Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of landlord and tenant, or of principal and agent, or of partnership or of joint venture between the parties hereto, it being understood and agreed that no provision herein contained, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than Grantor and Grantee. This Easement may be executed in multiple counterparts, and each fully-executed counterpart shall be deemed to be an original document. Grantee shall not permit a lien to be placed against Grantor's Property or in any way permit the encumbrance of the title of Grantor. Any such liens or encumbrances shall be immediately removed from title at Grantee's sole cost and expense. In the event Grantee fails to remove such liens or encumbrances after ten (10) days' written notice, Grantor may remove the same at Grantee's sole cost and expense. If any legal action or other proceeding is brought for the enforcement of this Easement, or because of an alleged dispute, breach or default of this Easement, or to interpret this Easement or any of the provisions hereof, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding whether or not the action or proceeding goes to final judgment, in addition to any other relief to which the successful or prevailing party may be entitled. Notwithstanding any other provision of this Easement to the contrary, neither Grantor or any successors of Grantor nor any officer, director, agent, partner or employee of Grantor or any successors of Grantor shall be responsible or liable for the performance or non-performance of any agreement, covenant, or obligation of Grantor contained in this Easement in its, his or her individual or personal capacity, and Grantee agrees to look solely to the interest, if any, of Grantor or any successors of Grantor in fee simple

title to Grantor's Property as the sole asset for the payment and satisfaction of all obligations and liabilities of Grantor or the successors of Grantor under this Easement.

8. Notice. Any notices required under this Easement shall be served either by personal delivery, facsimile, nationally recognized overnight courier for next day delivery, or by certified mail, return receipt requested upon the party entitled to receive such notice at the address of that party set forth below. Notice shall be deemed given as of the date of personal delivery or facsimile, one (1) business day after the date of mailing if mailed by overnight courier for next day delivery, or three (3) days after the date of mailing if mailed by certified mail. Notice shall be delivered as follows:

To Grantor:

Kevin Burke, Esq.
General Counsel
Diocese of Cleveland Legal Office
1404 East Ninth Street, Suite 701
Cleveland, Ohio 44114
Fax: (216) 781-7732

To Grantee:

STJS Holdings LLC.
1387 Mathews Ave.
Lakewood, OH 44107
Attn: Sean Nugent
Fax: 440-333-1550
Email: ostercommercial@gmail.com

Grantor or Grantee may change the name or address of any notice party under this Agreement by delivery of written notice of such change to the other party.

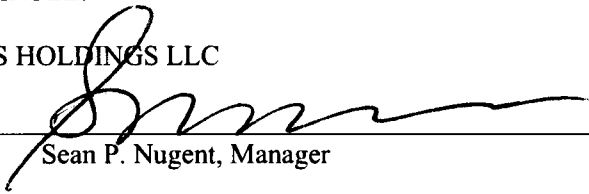
[Execution Page Follows]

IN WITNESS WHEREOF, the undersigned hereto execute this agreement on the 17th day of July, 2023.

GRANTEE:

STJS HOLDINGS LLC

By: _____


Sean P. Nugent, Manager

GRANTOR:

THE MOST REVEREND EDWARD C. MALESIC,
BISHOP OF THE CATHOLIC DIOCESE OF CLEVELAND,
IN HIS CAPACITY AS IMPLIED TRUSTEE FOR ST. JAMES PARISH
by Reverend Donald P. Oleksiak as attorney in fact

IN WITNESS WHEREOF, the undersigned hereto execute this agreement on the 14 day of July, 2023.

GRANTEE:

STJS HOLDINGS LLC

By: _____
Sean P. Nugent, Manager

GRANTOR: *Most Rev. Edward C. Malesic by
Rev Donald P. Oleksiak
as attorney in fact*

THE MOST REVEREND EDWARD C. MALESIC,
BISHOP OF THE CATHOLIC DIOCESE OF CLEVELAND,
IN HIS CAPACITY AS IMPLIED TRUSTEE FOR ST. JAMES PARISH
by Reverend Donald P. Oleksiak as attorney in fact

STATE OF OHIO)
)
COUNT OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above named, Reverend Donald P. Oleksiak as attorney in fact for Grantor, THE MOST REVEREND EDWARD C. MALESIC, BISHOP OF THE CATHOLIC DIOCESE OF CLEVELAND, IN HIS CAPACITY AS IMPLIED TRUSTEE FOR ST. JAMES PARISH, who acknowledged that the signing of the above conveyance is his free act and deed, for the purpose mentioned therein. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland, Ohio this _____ day of July, 2023.

Notary Public

STATE OF OHIO)
)
COUNT OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above named, Sean P. Nugent, Manager of STJS HOLDINGS LLC., who acknowledged that the signing of the above conveyance is his free act and deed, for the purpose mentioned therein. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

In Testimony Whereof, I have hereunto set my hand and official seal, at LAKWOOD, Ohio this 17 day of July, 2023.

Kaleigh Heller
Notary Public

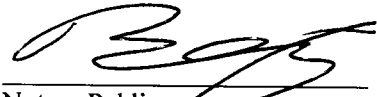


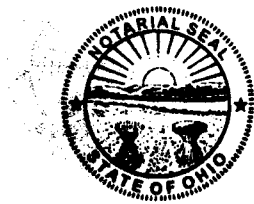
KALEIGH HELLER
Notary Public
State of Ohio
My Comm. Expires
May 12, 2027

STATE OF OHIO)
COUNT OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above named, Reverend Donald P. Oleksiak as attorney in fact for Grantor, THE MOST REVEREND EDWARD C. MALESIC, BISHOP OF THE CATHOLIC DIOCESE OF CLEVELAND, IN HIS CAPACITY AS IMPLIED TRUSTEE FOR ST. JAMES PARISH, who acknowledged that the signing of the above conveyance is his free act and deed, for the purpose mentioned therein. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

14 In Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland, Ohio this day of July, 2023.


Notary Public



Brian Heskamp
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 O.R.C.

STATE OF OHIO)
COUNT OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the above named, Sean P. Nugent, Manager of STJS HOLDINGS LLC., who acknowledged that the signing of the above conveyance is his free act and deed, for the purpose mentioned therein. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

In Testimony Whereof, I have hereunto set my hand and official seal, at _____,
Ohio this _____ day of July, 2023.

Notary Public

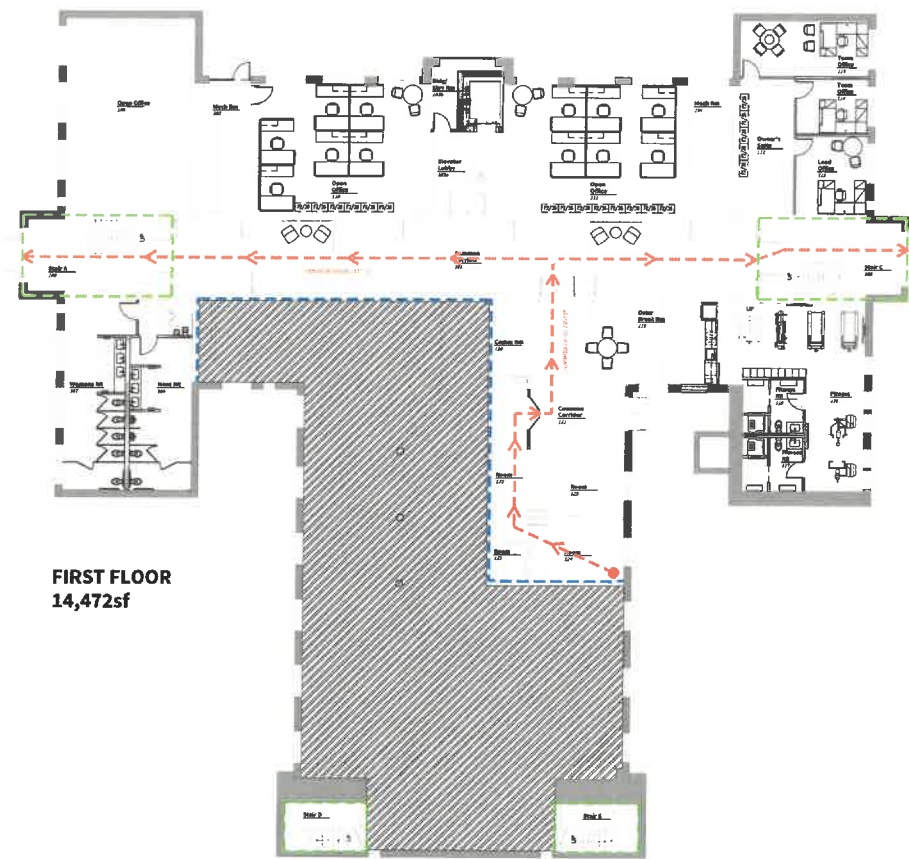
Prepared by:
Michael R. Donaldson
Attorney at Law
4210 Menlo Park Drive
Vermilion, OH 44089 6

EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sub Lots nos. 126 and 129 in the Northwood Park Subdivision of part of Original Rockport Township Section No. 23 as shown by the recorded plat of said Subdivision in Volume 29 of Maps, Page 27 of Cuyahoga County Records, being the same more or less, but subject to all highways, covenants, and easements of legal record.

EXHIBIT B
DEPICTION OF PARKING LOT

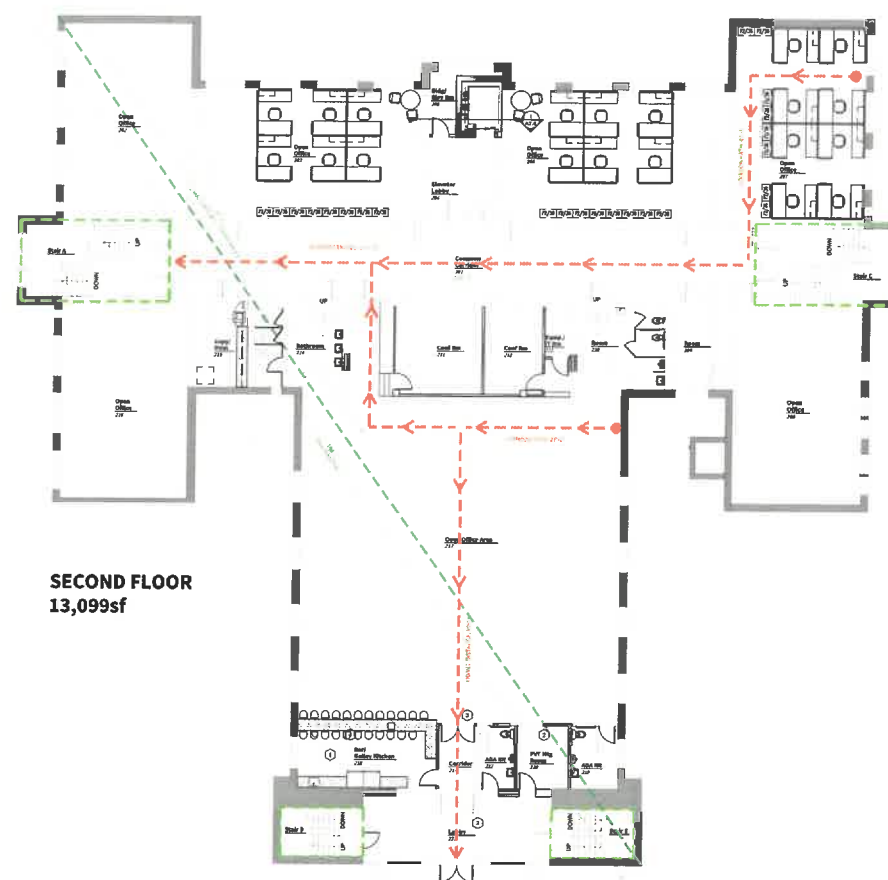
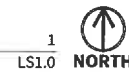




FIRST FLOOR
14,472sf

FIRST FLOOR LIFE SAFETY PLAN

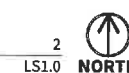
SCALE: 1/16" = 1'-0"



SECOND FLOOR
13,099sf

SECOND FLOOR LIFE SAFETY PLAN

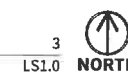
SCALE: 1/16" = 1'-0"



THIRD FLOOR
8,845sf

THIRD FLOOR LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"



SYMBOLS LEGEND

- EGRESS ROUTE
- DECISION POINT
- NON RATED DEMISING WALL
- 1HR FIRE RATED WALL
- 2HR FIRE RATED WALL (NOT USED)
-
-
- SURFACE MOUNTED
- SURFACE MOUNTED (NO CABINET)



ARCHITECTS + ENGINEERS

1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OHIO 44113
WWW.HSBARCH.COM



Expiration: Dec. 31, 2021

DATE	ISSUE
12/2/20	EXISTING CONDITIONS
2/12/21	PLANNING COMMISSION
2/19/21	MECHANICAL DESIGN INTENT
4/1/21	ARCH PROGRESS REVIEW SET
9/23/21	ELECTRIC UTILITY COORD
6/4/21	OWNER REVIEW SET
7/6/21	PERMIT SET

DRAWN BY: GF
JOB NO. 20225

OSTER SERVICES
ST JAMES
LAKESWOOD, OH

17514 DETROIT AVE
LAKESWOOD, OH 44107

LIFE SAFETY
PLANS

LS1.0

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April 7, 2025
City of Lakewood Planning & Zoning
12650 Detroit Avenue
Lakewood Ohio, 44107

Re: Walk Your Plans dba The Hall At St. James, 17415 Northwood Avenue, Suite 202, Lakewood Ohio 44107

Dear Permits Office:

I, Sophia Tjotjos, the CEO of STJS Holdings LLC, hereby grant permission on behalf of the owners of the building at 17415 Northwood Avenue, Lakewood, Ohio 44107, for Walk Your Plans, dba The Hall at St James, owned by Joseph Matejka et al., to lease and use the property located at 17415 Northwood Avenue, Suite 202 Lakewood, Ohio 44107, as an event location, as of April 7, 2025. If you have any questions regarding this correspondence, please feel free to contact me at:

Sophia Tjotjos
STJS Holdings LLC
17415 Northwood Avenue, Lakewood, Ohio 44107
(440) 781-7487, stjotjos@outlook.com.

Sincerely,



Sophia Tjotjos
CEO, STJS Holdings LLC
Lakewood, Ohio 44107

April 7, 2025

City of Lakewood Planning & Zoning

12650 Detroit Avenue

Lakewood Ohio, 44107

Re: Walk Your Plans dba The Hall At St. James, 17415 Northwood Avenue, Suite 202, Lakewood
Ohio 44107

Dear Permits Office:

I, Joseph Matejka Jr, the President and Founder of Walk Your Plans LLC, am an owner and tenant of the building. I hereby understand that Sophia Tjotjos has granted permission for Walk Your Plans, dba The Hall at St James, to lease and use the property located at 17415 Northwood Avenue, Suite 202 Lakewood, Ohio 44107, as an event location, as of April 7, 2025.

Joe Matejka Jr

216-470-0565

Joe@walkyourplans.com



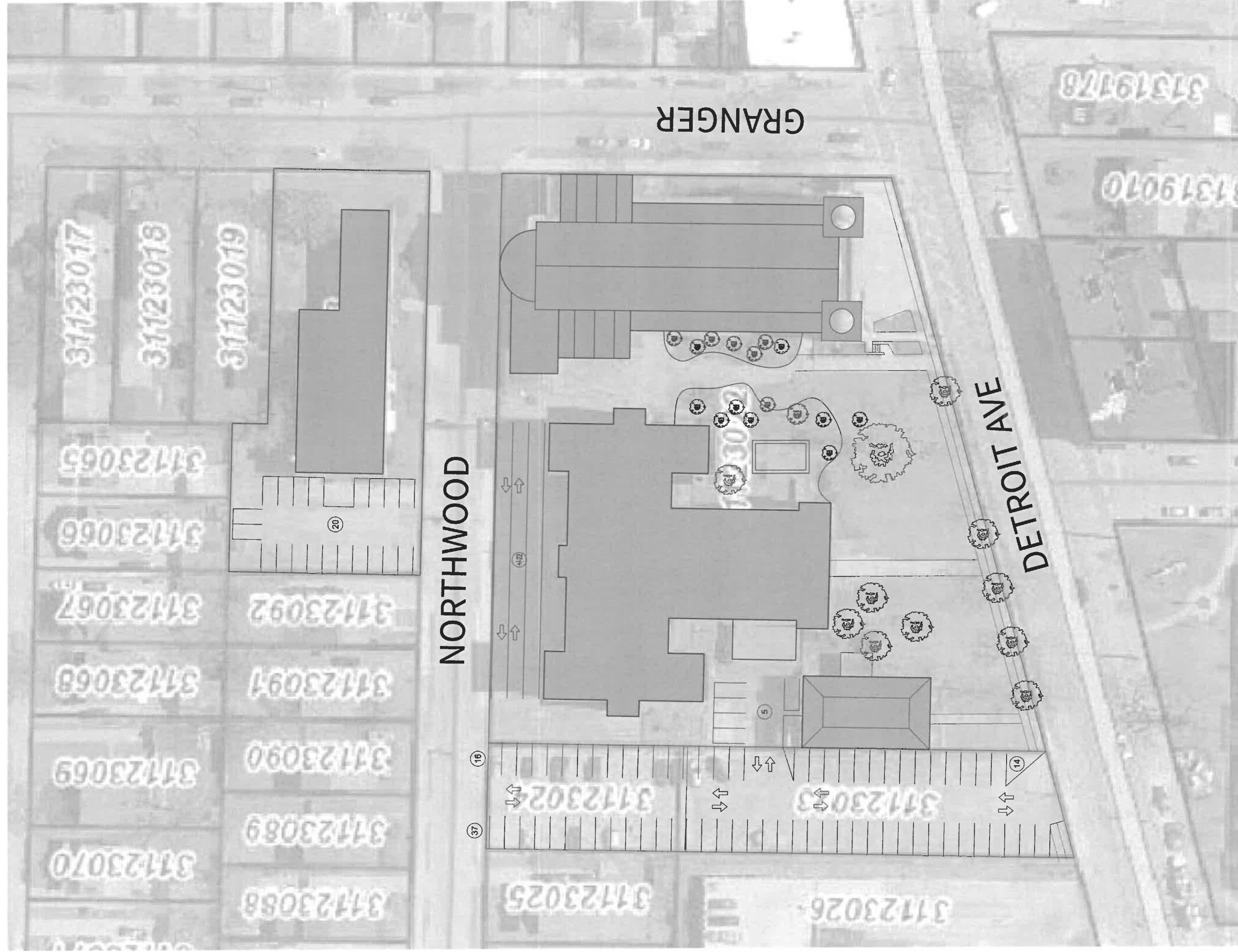
Sincerely,

A

+/-94

PROPOSED PARKING COUNT:

*NOTE: EXCLUDES PARISH CENTER PARKING SPACES











City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 05-19-25

Permit No.: PC25-000017

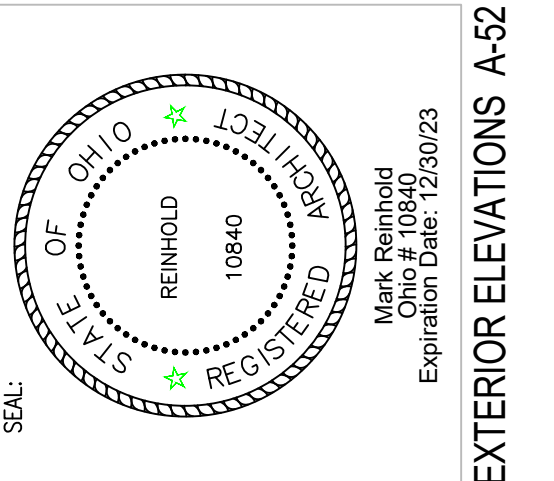
Applicant Name: Nicholas Christoff, Christoff Group

Project Address: Marlowe Ave. (at Madison)

Project Name: Marlowe Park Townhouses

Proposal: The review and approval of minor modifications for the development of 16 for sale townhouses – pursuant to Chapter 1156 – planned development. Property is located in the R2, Single-and Two-Family district. The property/project was sold to a new developer after approval was granted at the May 7, 2020 Planning Commission meeting.

Ms Oms



EXTERIOR ELEVATIONS A-52

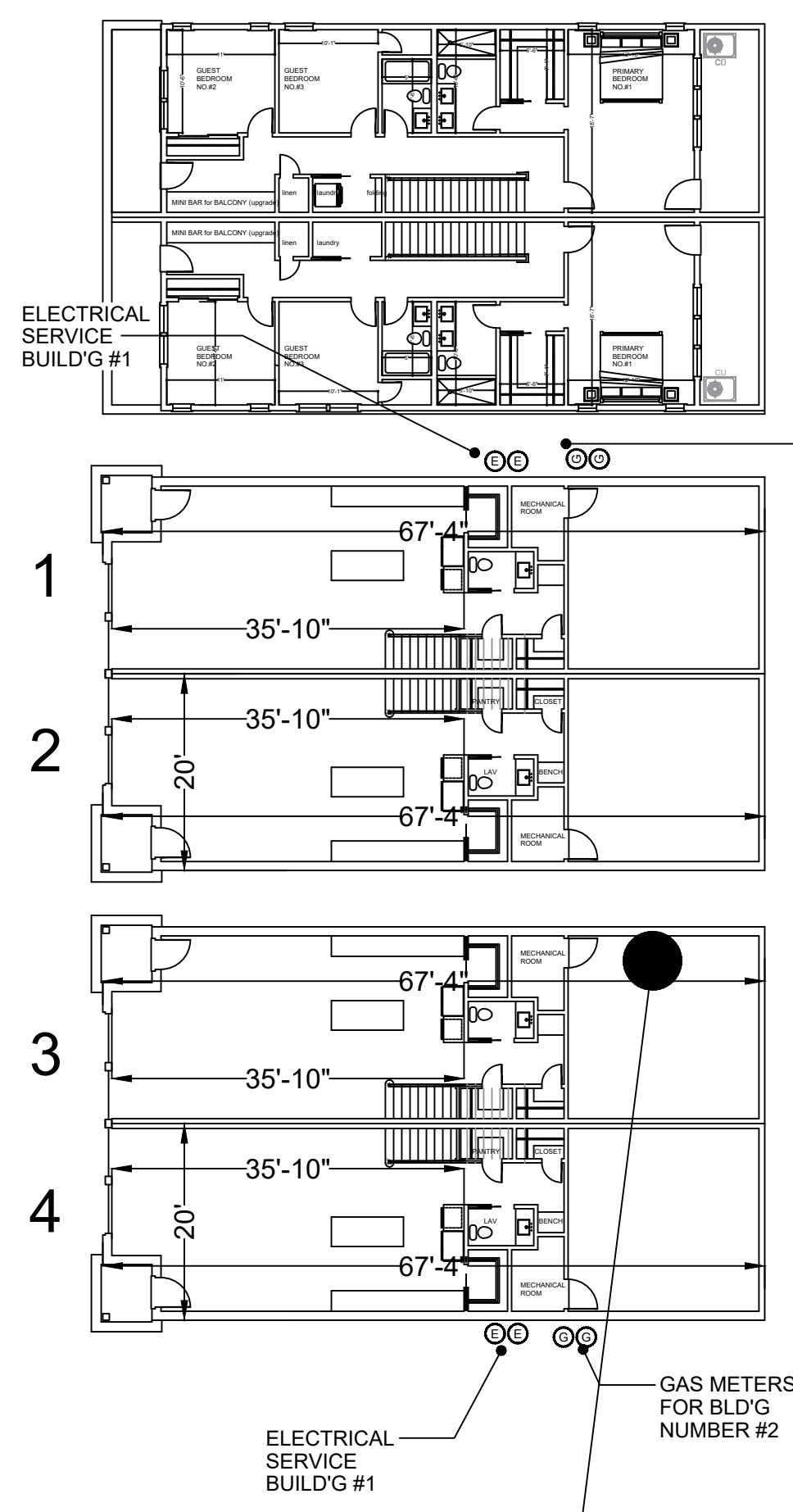
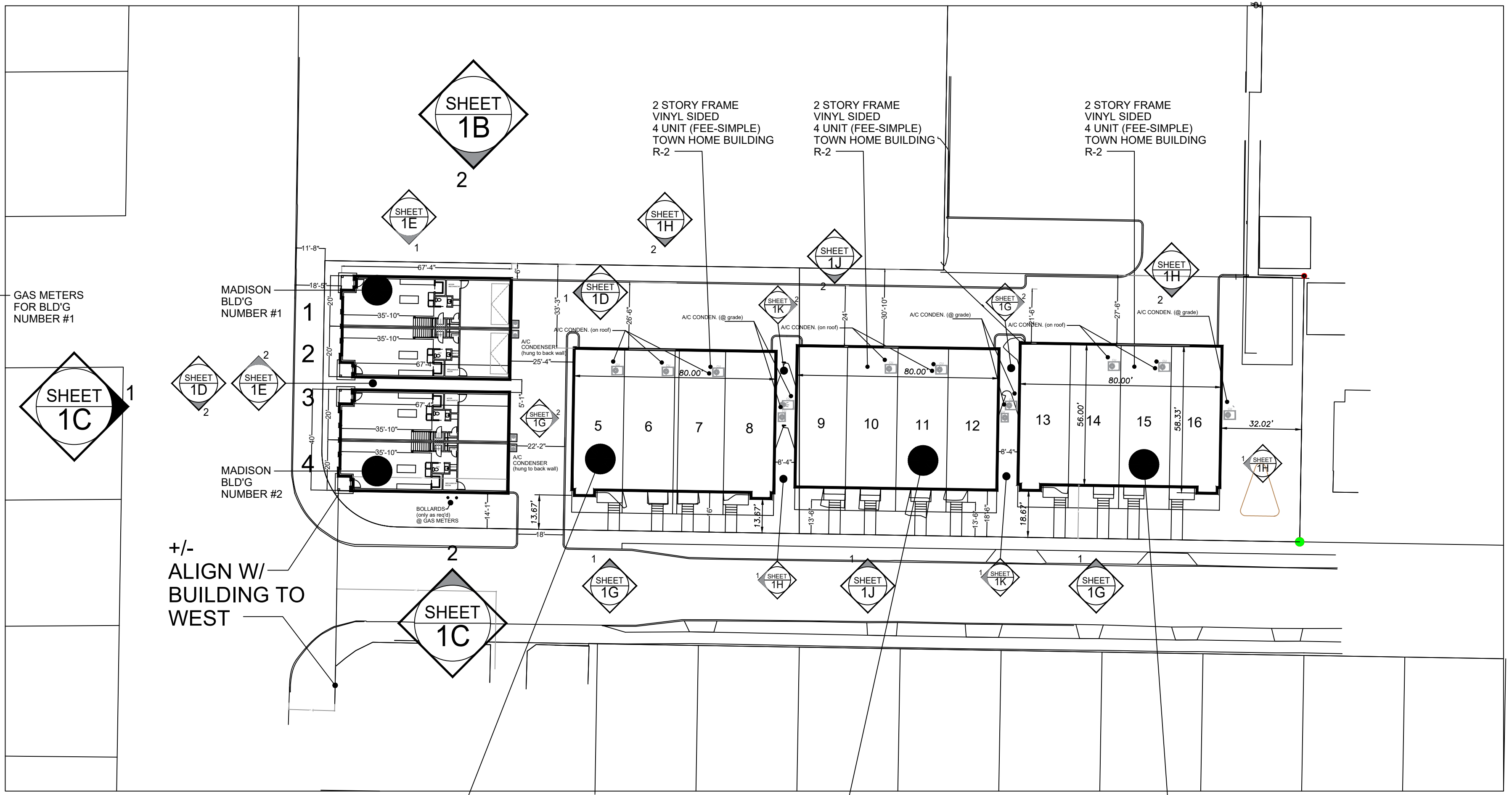
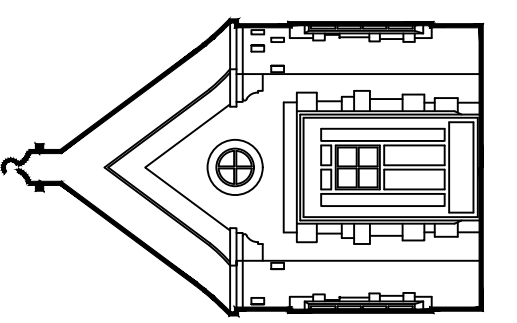
**MADISON BUILDING
BUILDINGS 1,2 and 3**

CHRISTOFF
ARCHITECTS
3-24-2025
SCHEMATIC

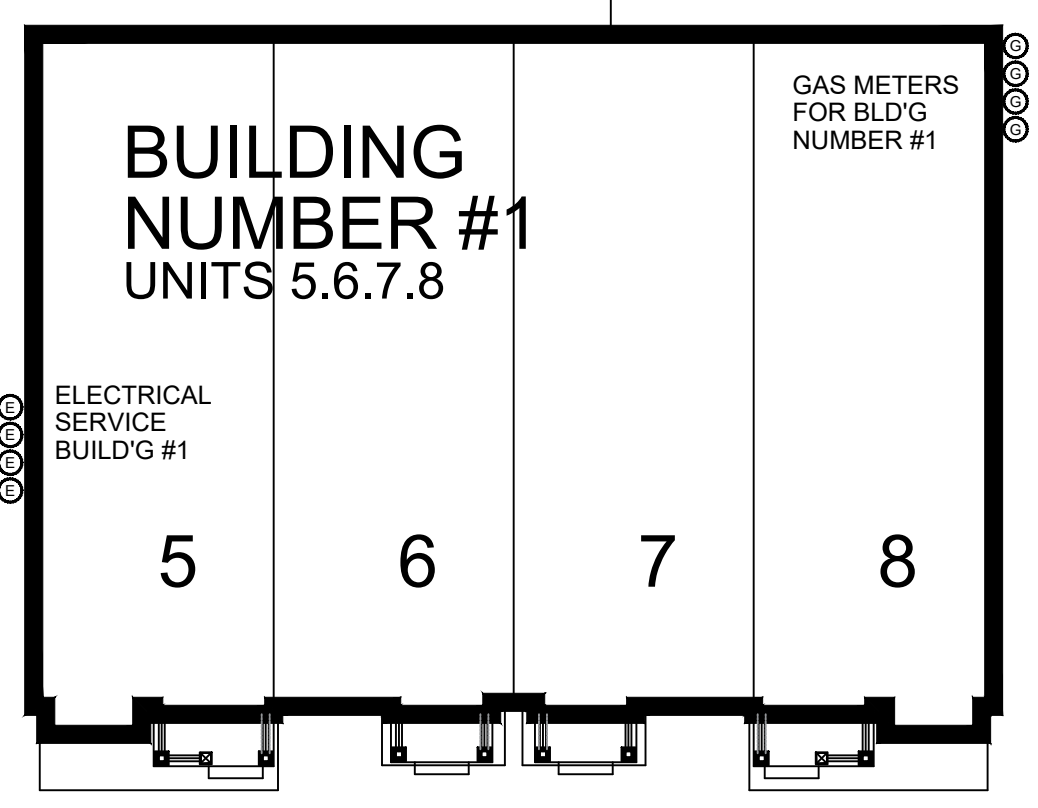
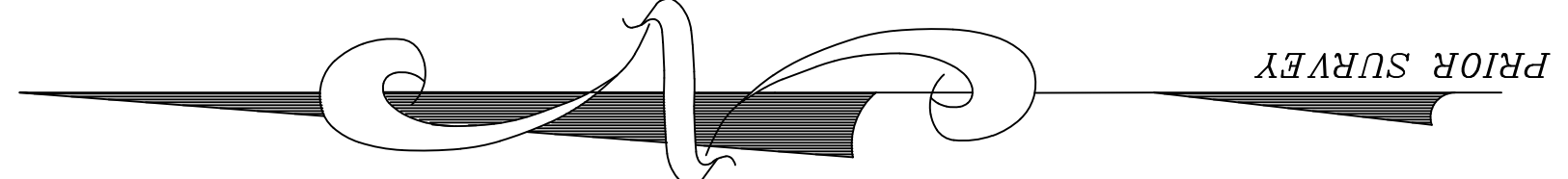
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

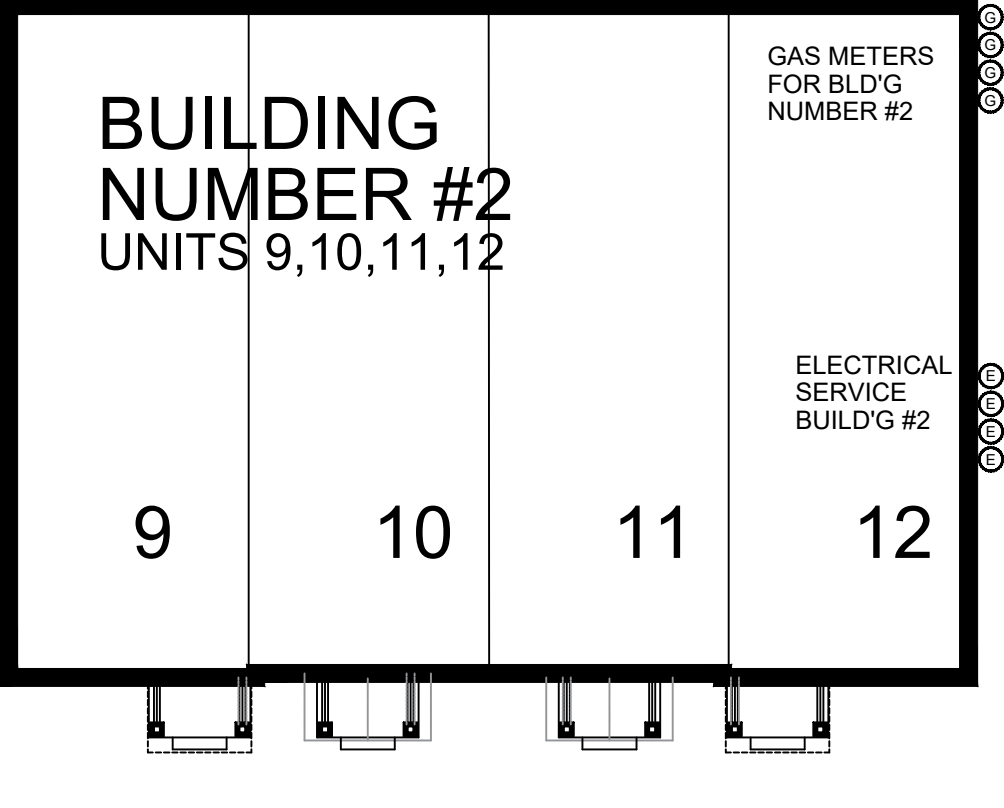
TOWN HOME DEVELOPMENT



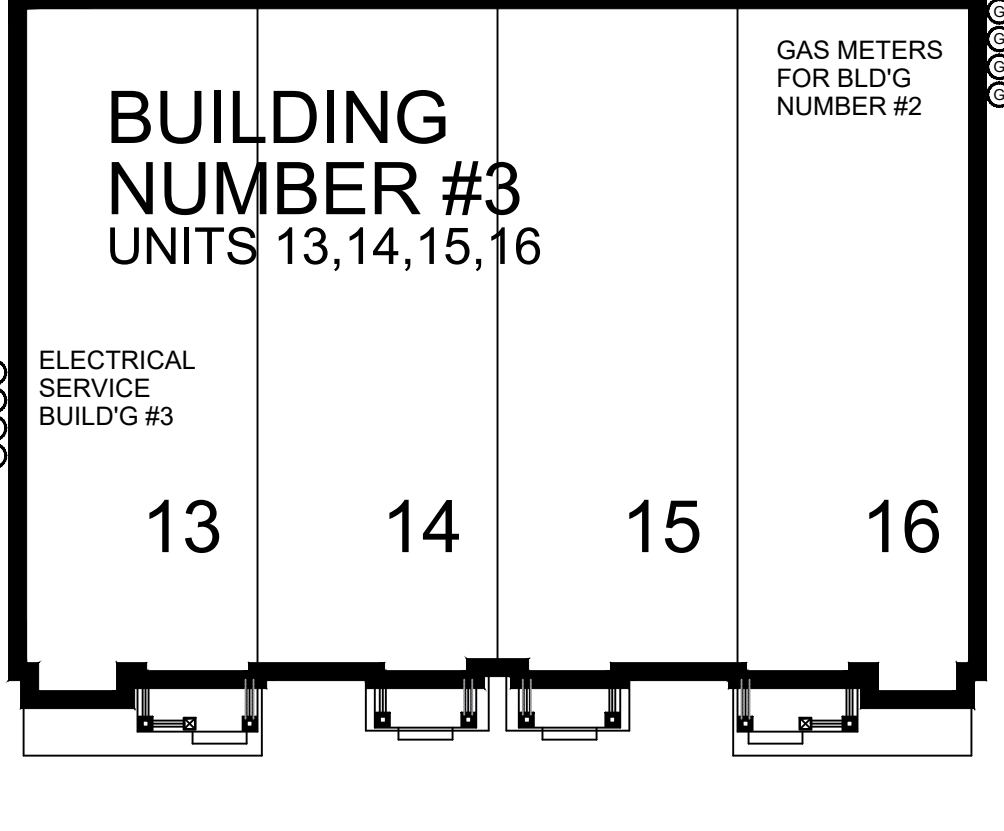
**MADISON BUILDING
UNITS 1,2,3,4**
LOCATED PER CIVIL
ENGINEERING PLANS



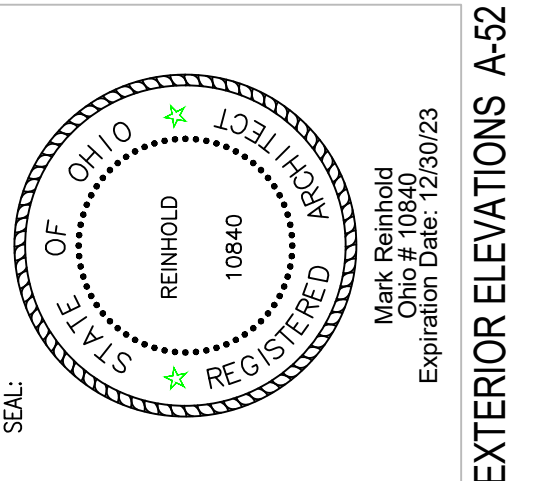
LOCATED PER CIVIL
ENGINEERING PLANS



LOCATED PER CIVIL
ENGINEERING PLANS



LOCATED PER CIVIL
ENGINEERING PLANS



EXTERIOR ELEVATIONS A-52

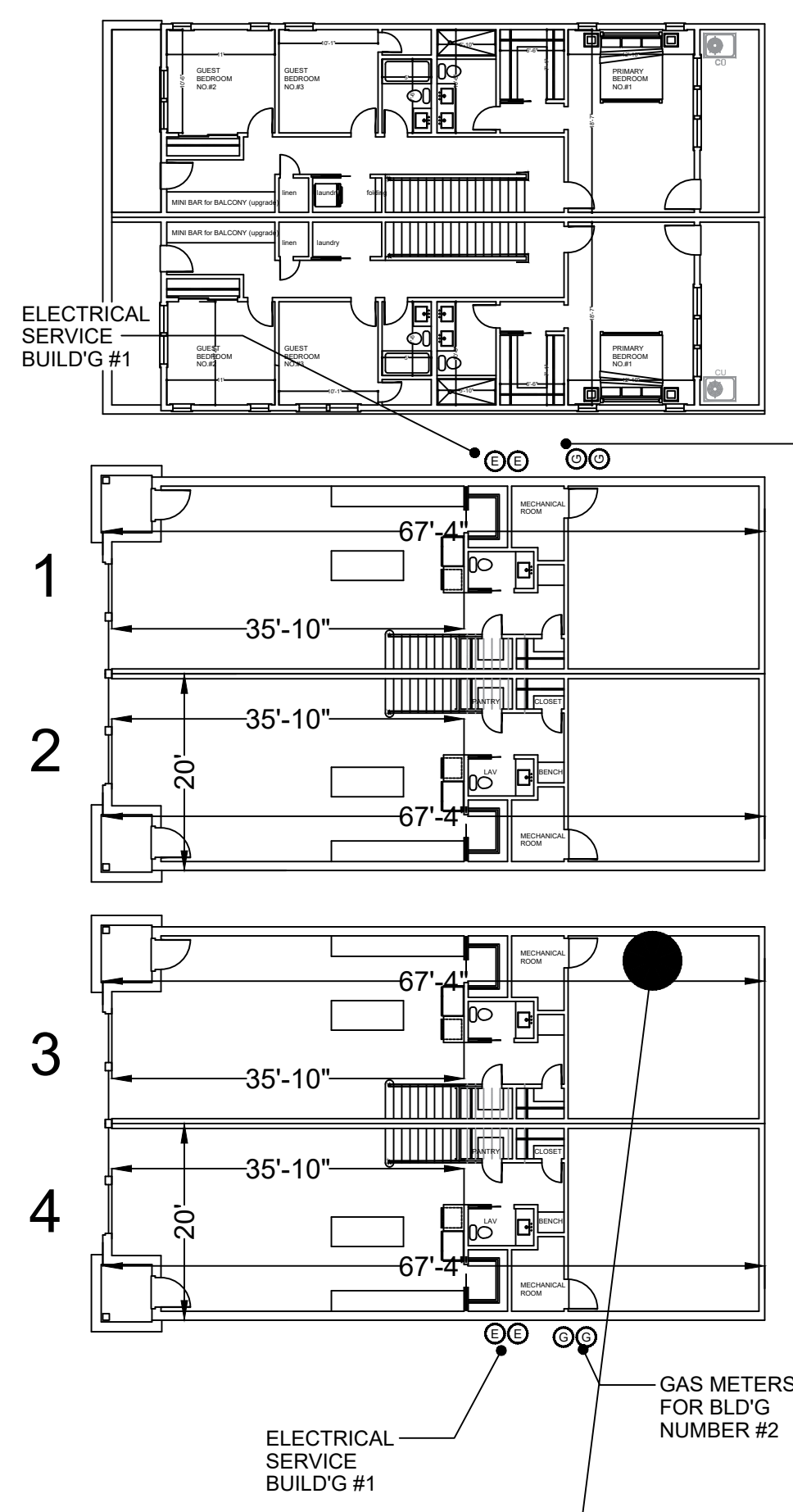
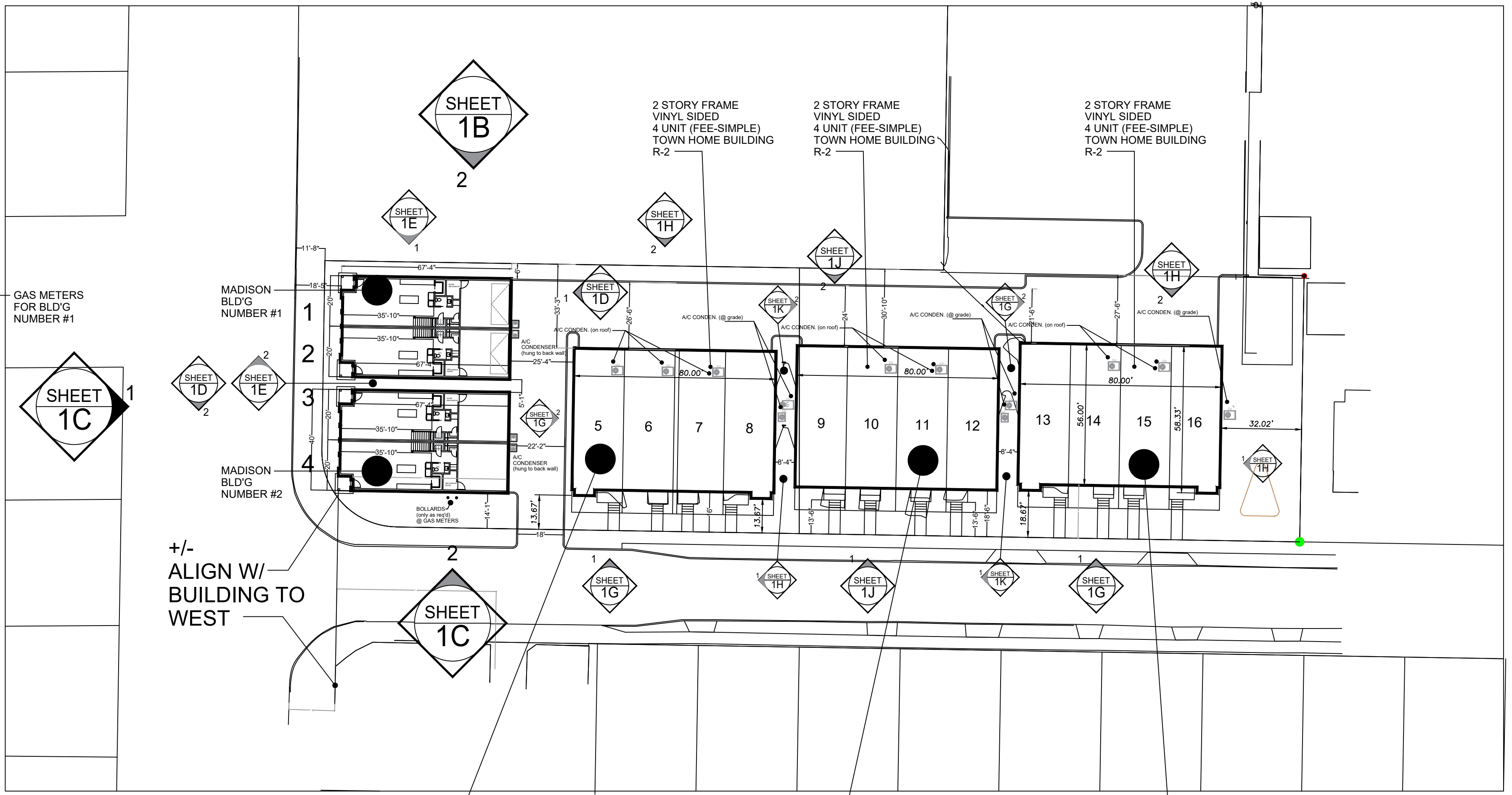
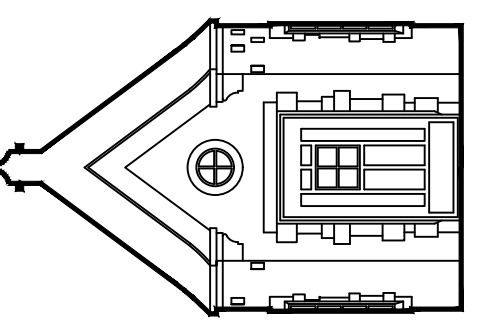
**MADISON BUILDING
BUILDINGS 1,2 and 3**

CHRISTOFF
ARCHITECTS
3-24-2025
SCHEMATIC

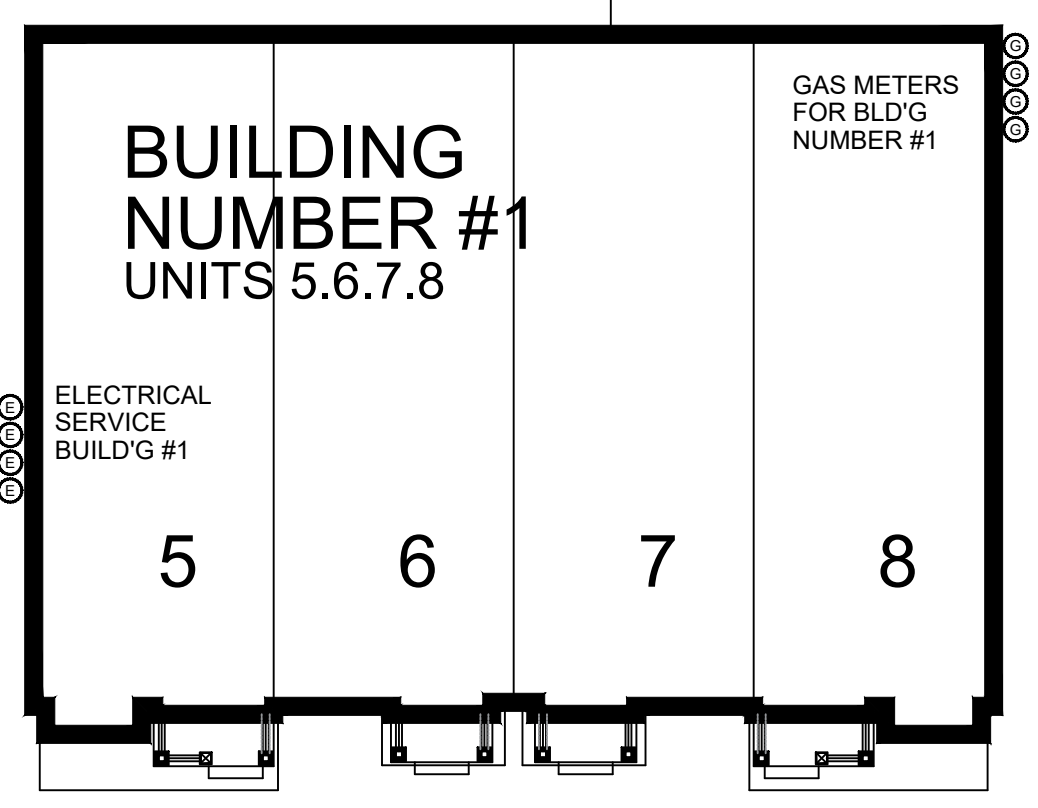
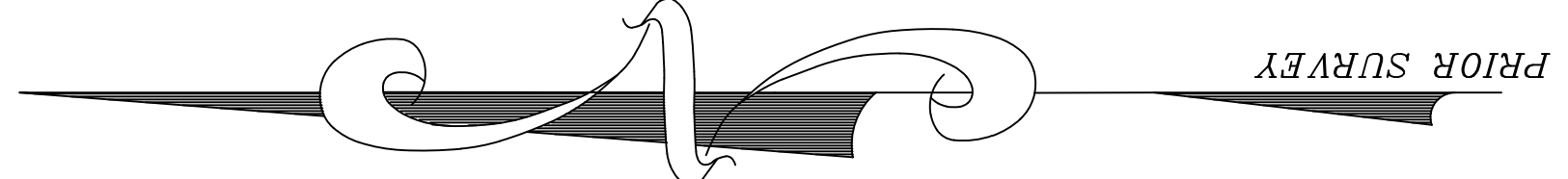
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

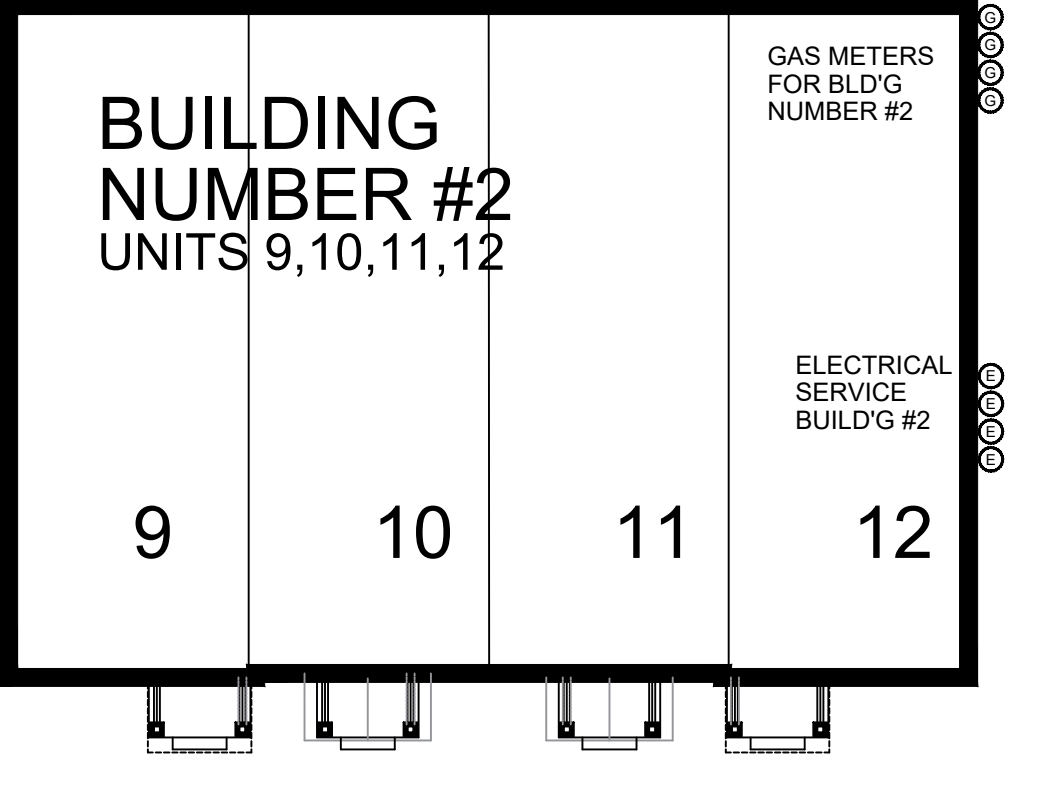
TOWN HOME DEVELOPMENT



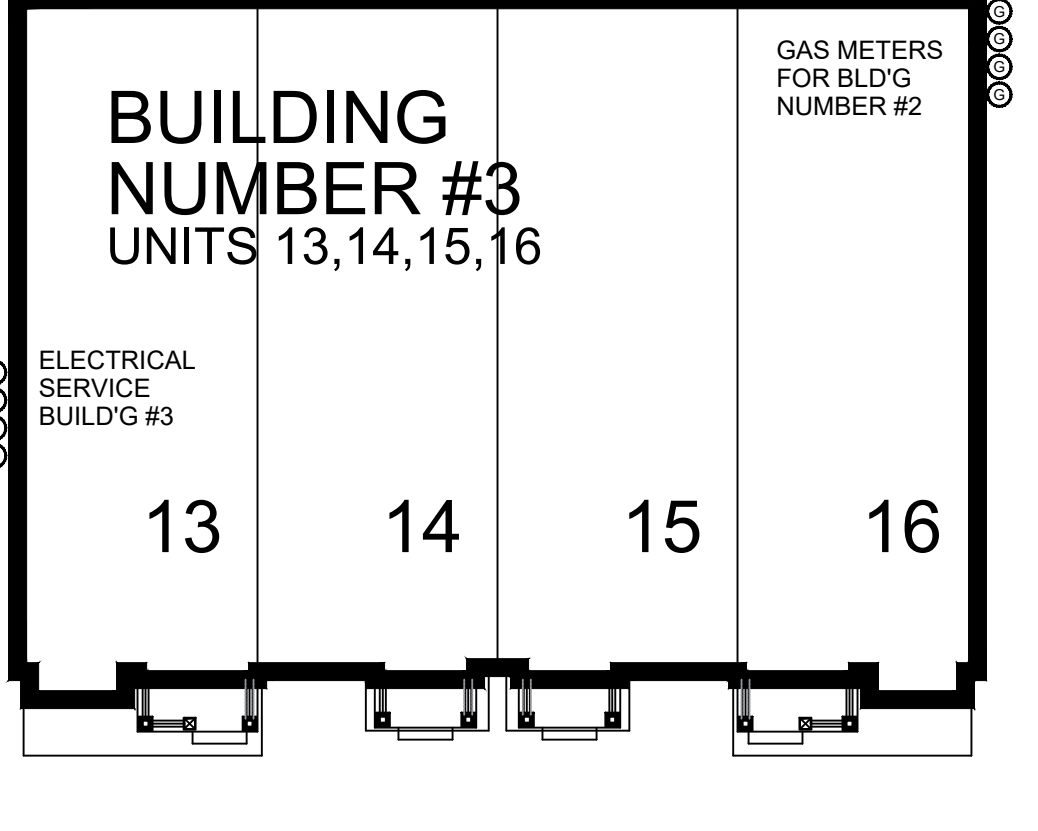
**MADISON BUILDING
UNITS 1,2,3,4**
LOCATED PER CIVIL
ENGINEERING PLANS



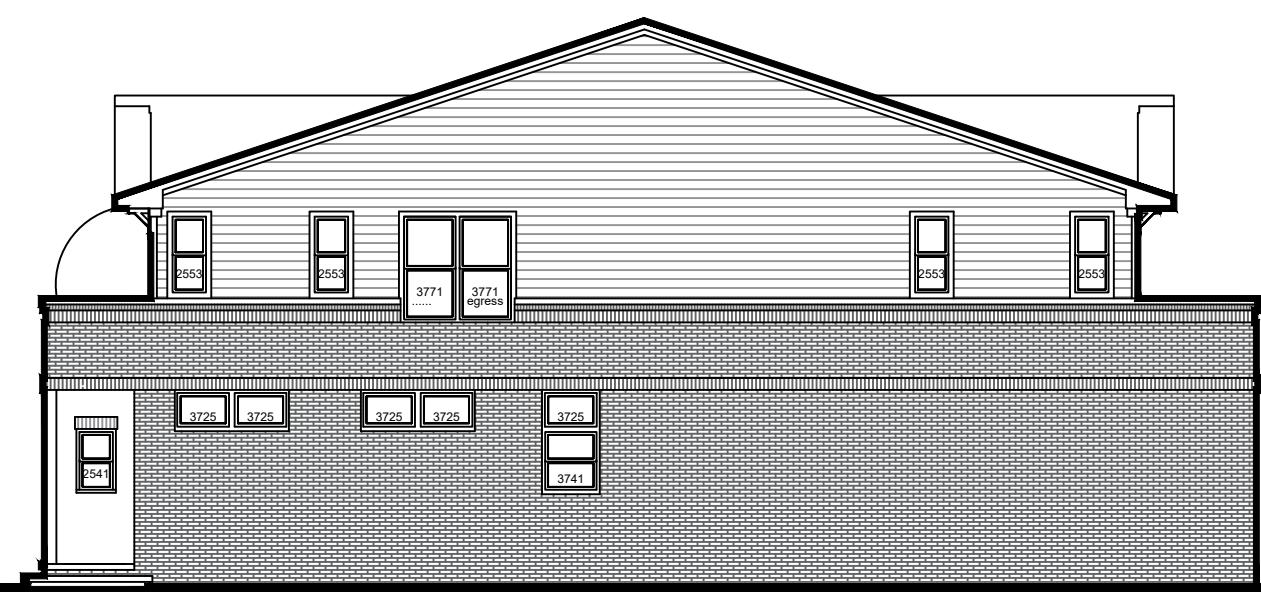
LOCATED PER CIVIL
ENGINEERING PLANS



LOCATED PER CIVIL
ENGINEERING PLANS



LOCATED PER CIVIL
ENGINEERING PLANS



MADISON BUILDING 2



MARLOWE BUILDING 1



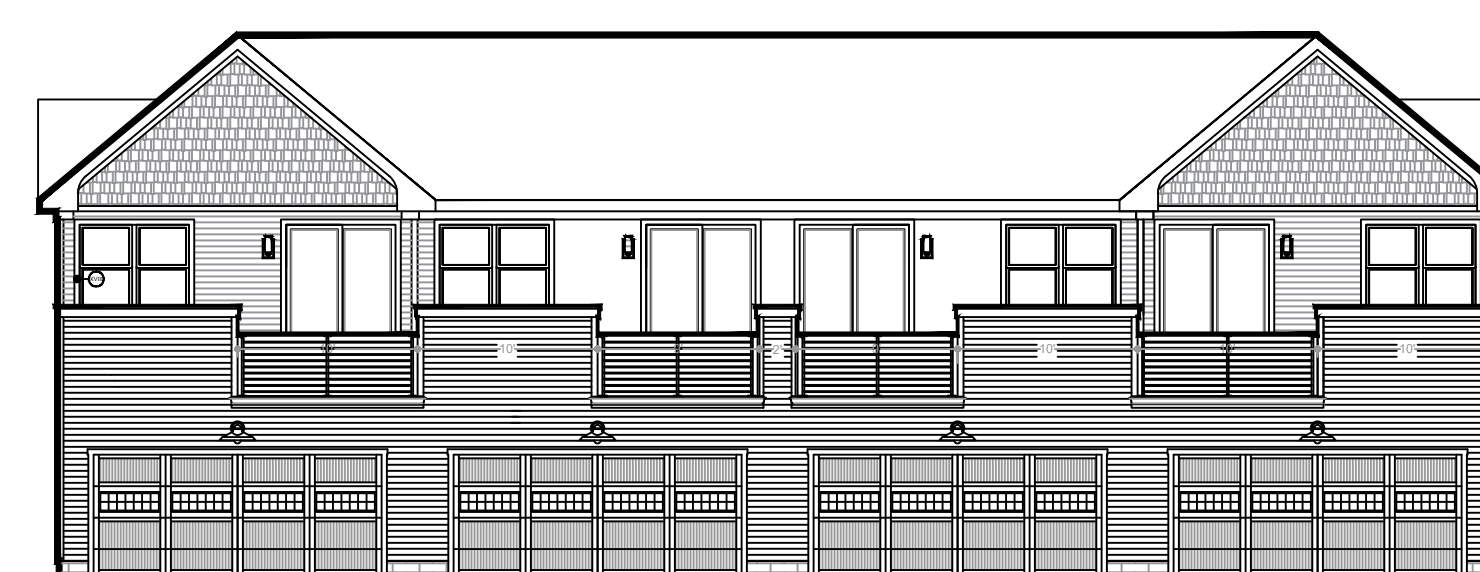
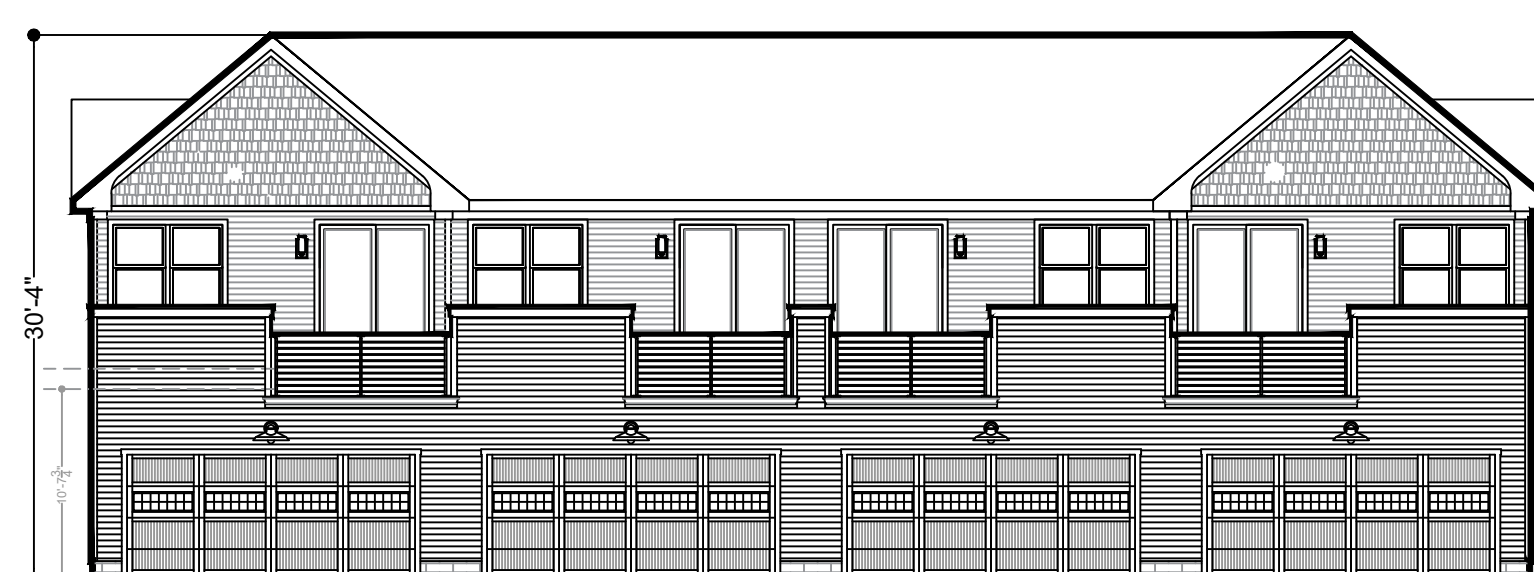
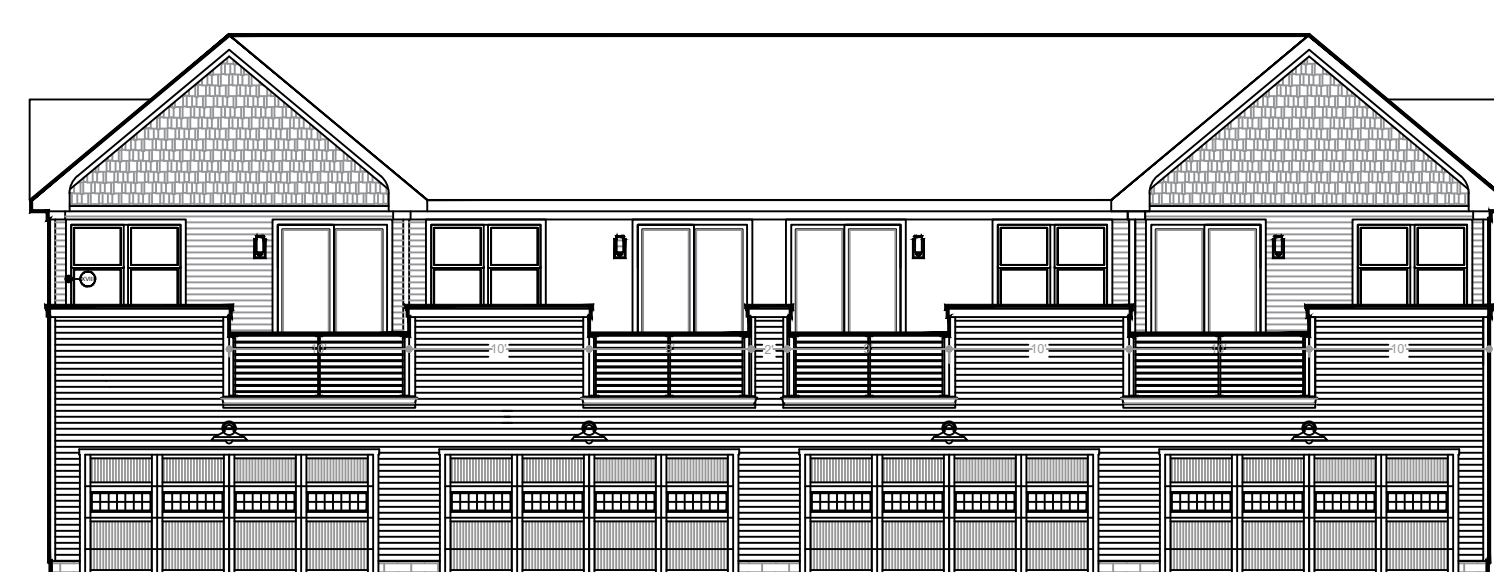
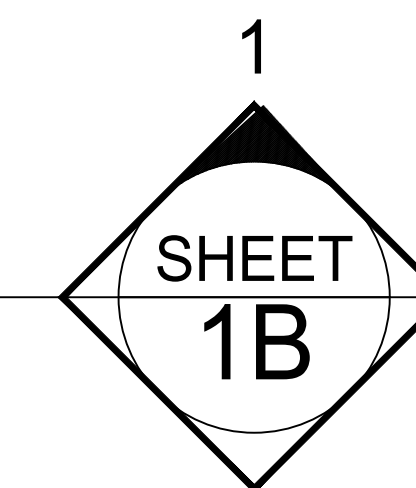
MARLOWE BUILDING 2



MARLOWE BUILDING 3

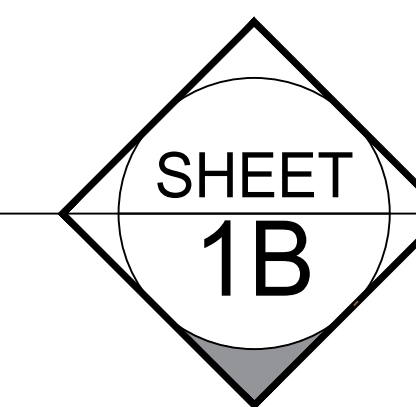
CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"

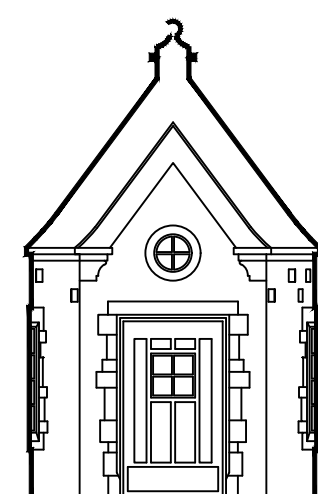


CHRISTOFF DEVELOPMENT
MARLOWE ELEVATION

3/32" = 1'-0"



2



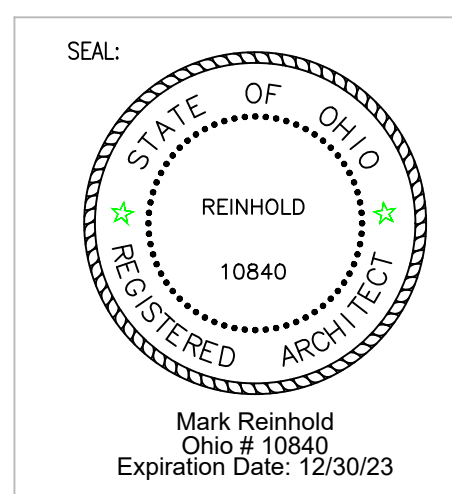
MARK REINHOLD architect

TOWN HOME DEVELOPMENT

MARLOWE STREET
BUILDINGS (TOTAL ELEVATIONS)

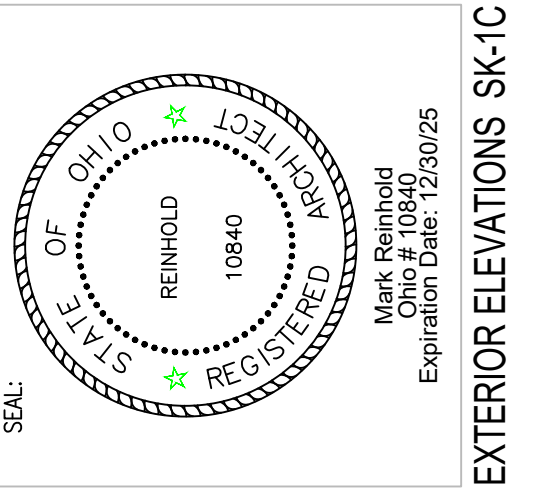
1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

CHRISTOFF
4-15-2025
SCHEMATIC



TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

STREET ELEVATIONS SK-1B



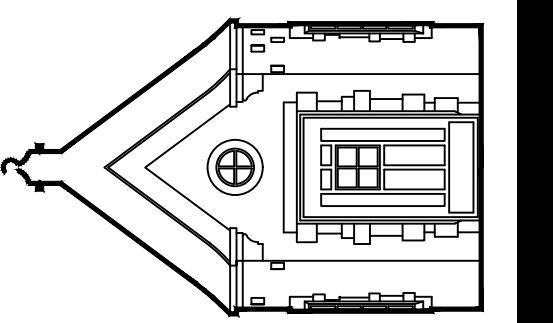
MADISON BUILDING
BUILDINGS 1/2 (duplexes)

CHRISTOFF
ARCHITECT
4-15-2025
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

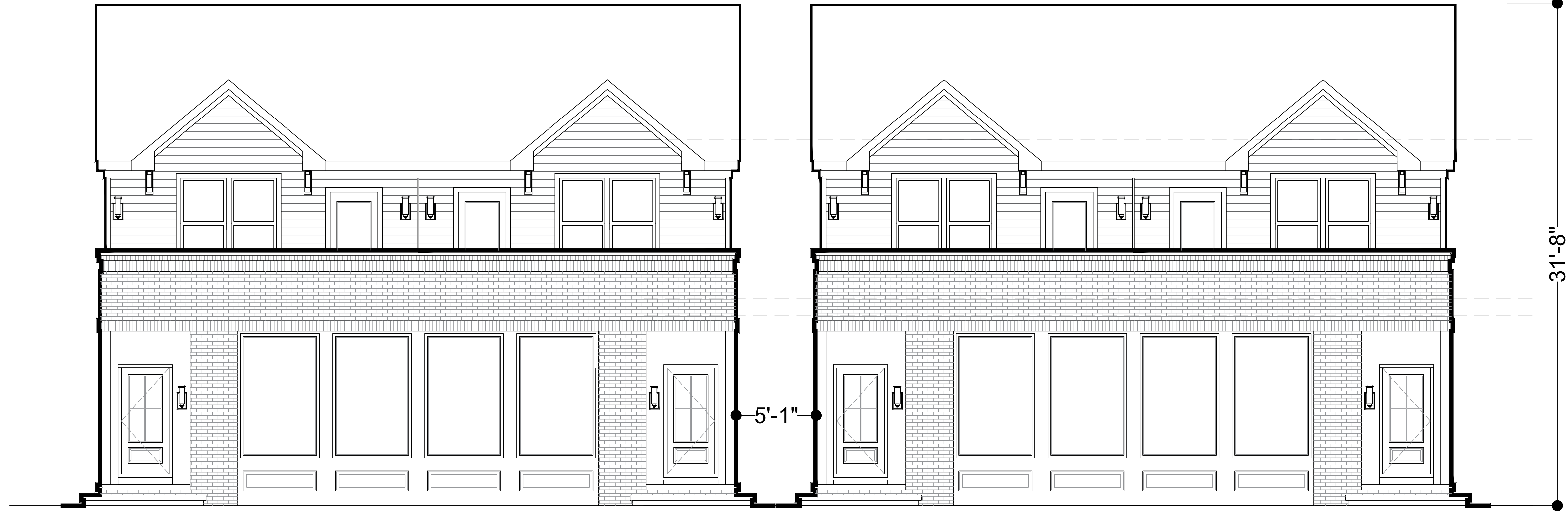
TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



BUILDING ONE

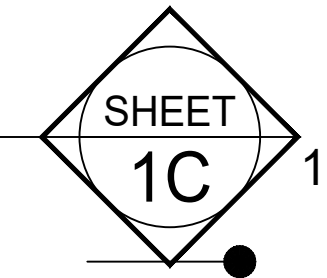
BUILDING TWO



MADISON ELEVATION

CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (north / front) ELEVATIONS

1/4" = 1'-0"



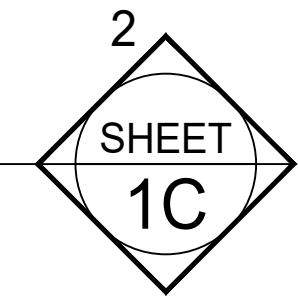
CONCEPTUAL
PRIVACY SCREEN
BETWEEN THE
ADJACENT UNITS

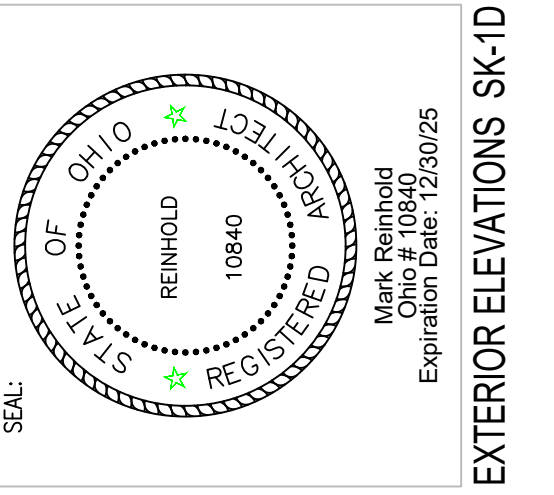
BRICK ONLY
AT WEST ELEVATION
MARLOWE RD.
ELEVATION



CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (west/side) ELEVATION

1/4" = 1'-0"





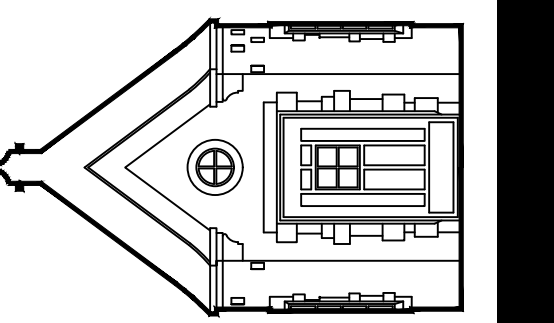
MADISON BUILDING
BUILDINGS 1/2 (duplexes)

CHRISTOFF
4-15-2025
SCHEMATIC

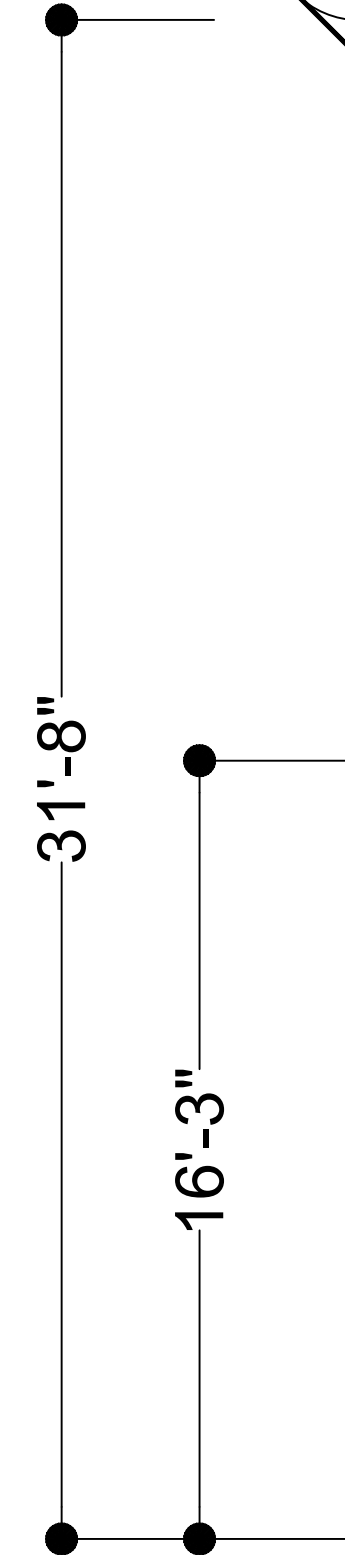
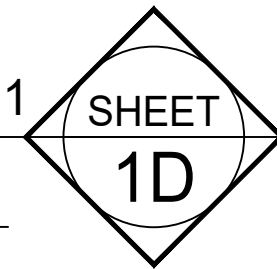
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

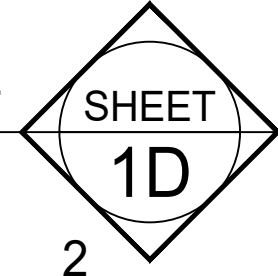


CHRISTOFF DEVELOPMENT
MADISON BUILDINGS (south / rear) ELEVATIONS
1/4" = 1'-0"

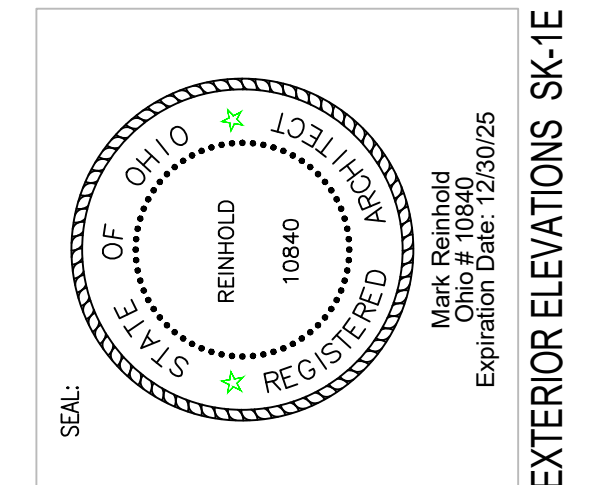


ELEVATION BETWEEN BUILDINGS

CHRISTOFF DEVELOPMENT
MADISON BUILDING 2 (between building east) ELEV.
1/4" = 1'-0"



2



MADISON BUILDING
BUILDINGS 1/2 (duplexes)

CHRISTOFF DEVELOPMENT
 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

MARK REINHOLD architect

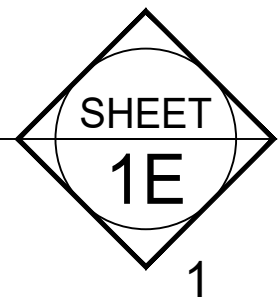
TOWN HOME DEVELOPMENT

EXTERIOR ELEVATIONS SK-1E



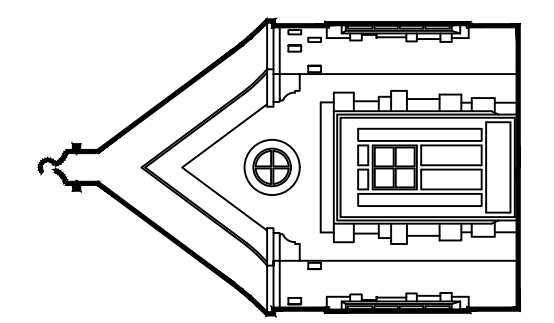
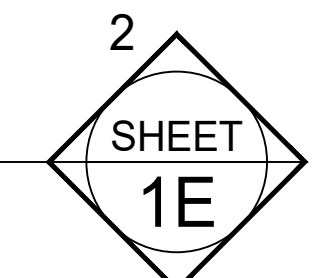
CHRISTOFF DEVELOPMENT
 MADISON BUILDINGS (east / side) ELEVATION

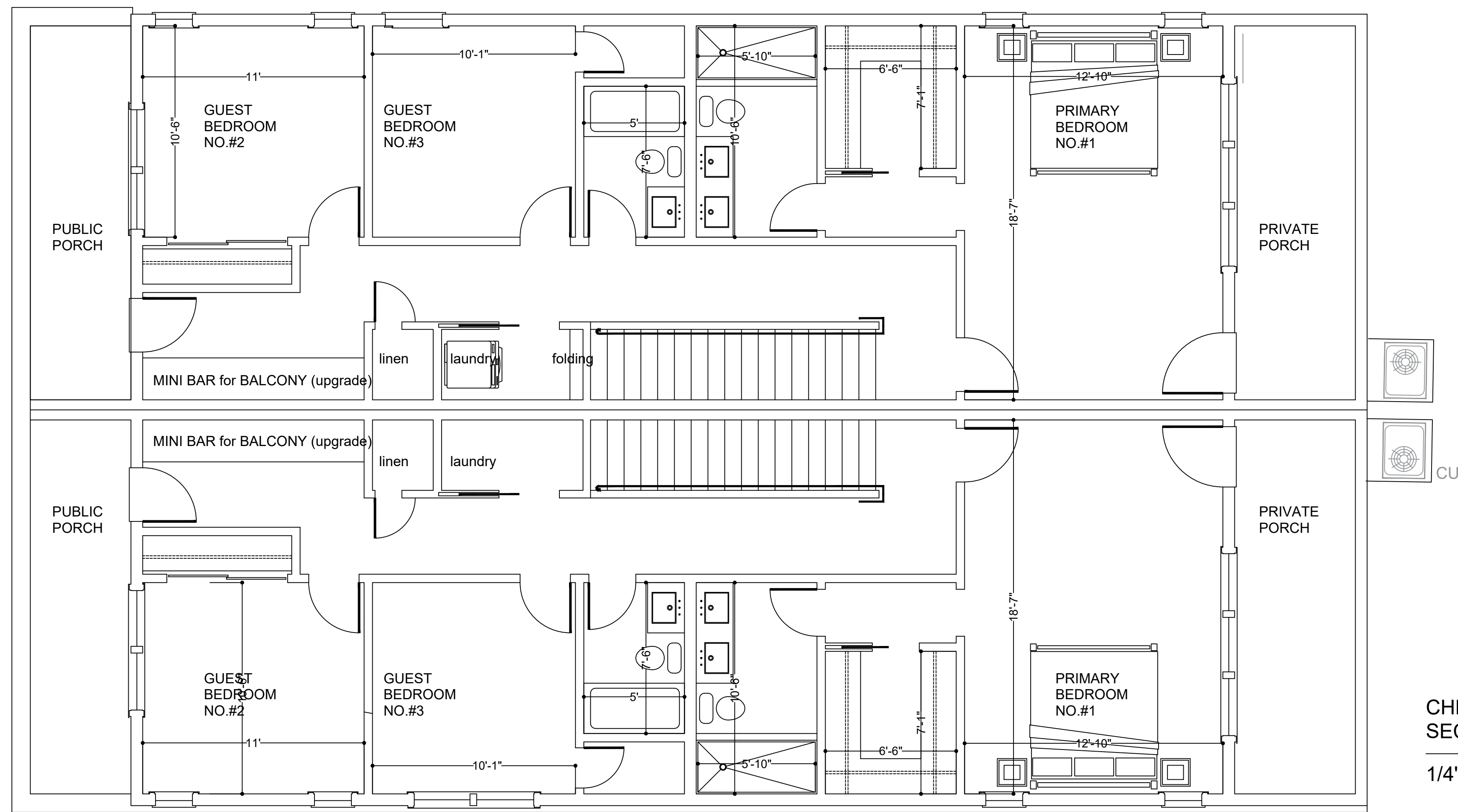
1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
 MADISON BUILDING (between west bldg. 1) ELEV.

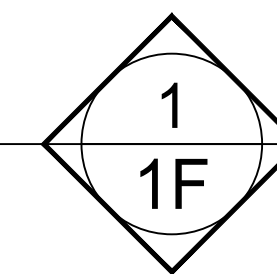
1/4" = 1'-0"





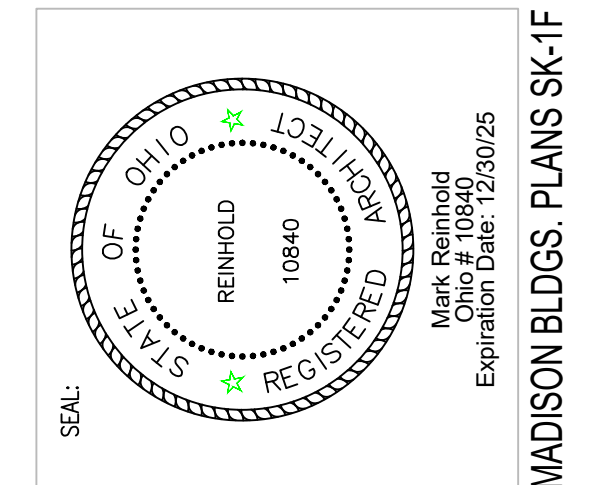
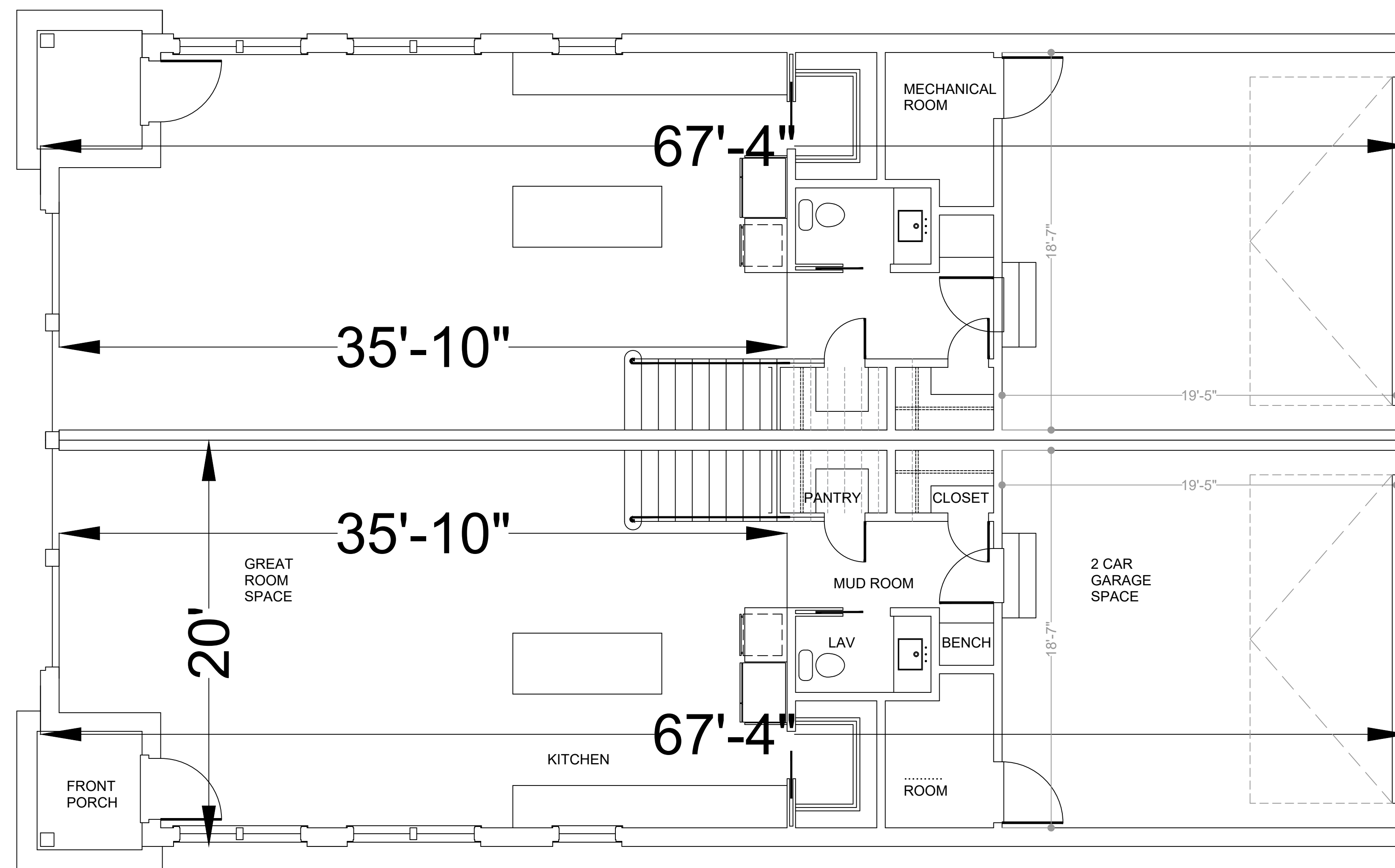
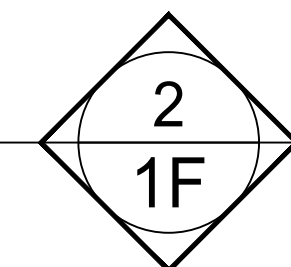
CHRISTOFF DEVELOPMENT
SECOND FLOOR BUILDING ON MADISON

1/4" = 1'-0"



CHRISTOFF DEVELOPMENT
FIRST FLOOR DUPLEXES ON MADISON

1/4" = 1'-0"



MADISON BUILDING
BUILDINGS 1/2 (duplexes)

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

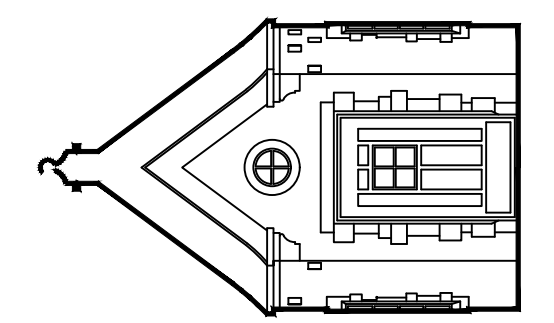
CHRISTOFF
4-15-2025

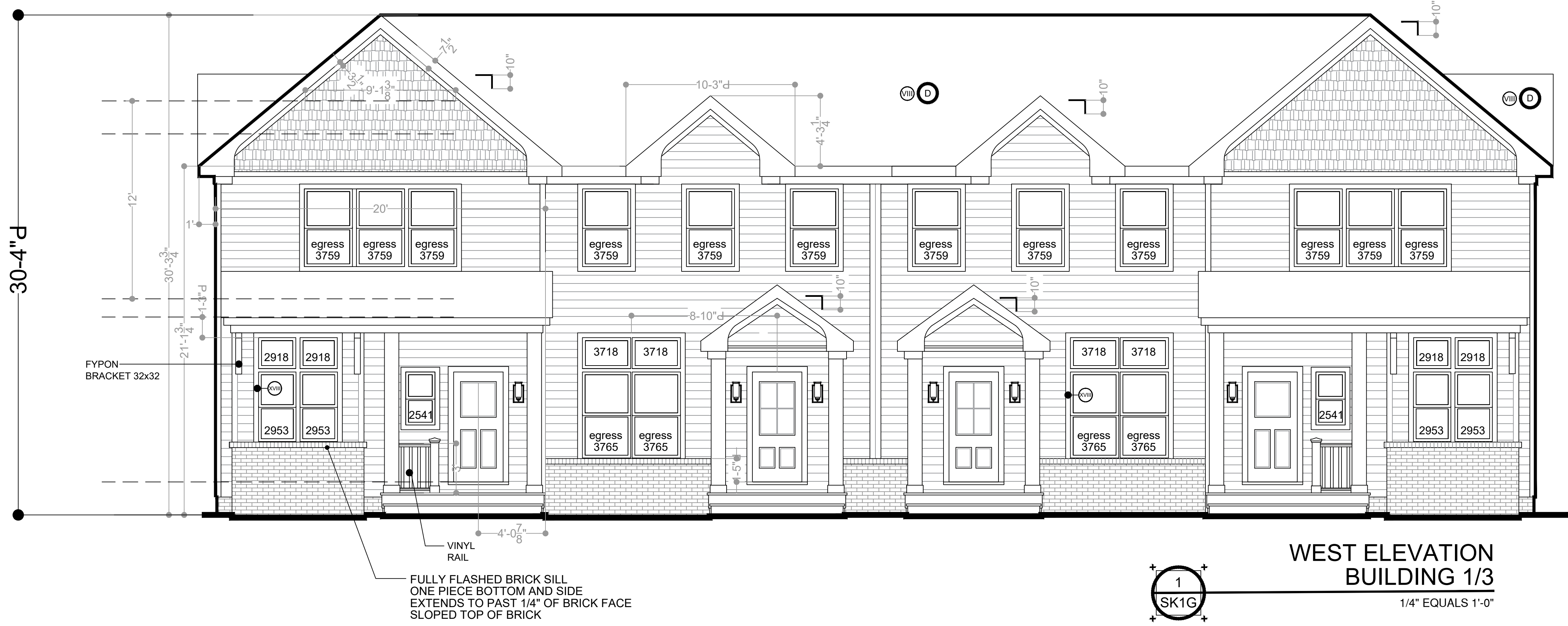
SCHEMATIC

MADISON BLDGS. PLANS SK-1F

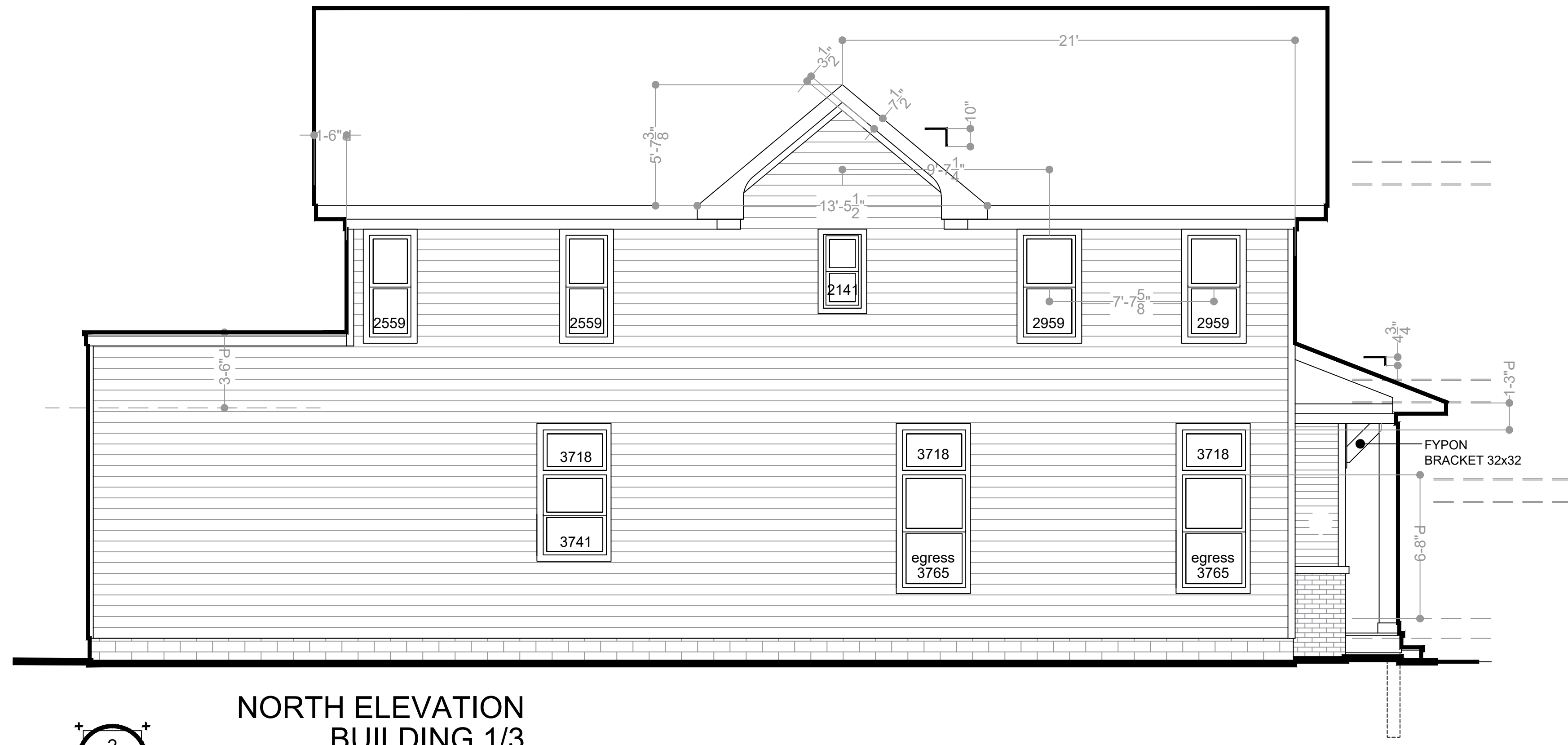
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT

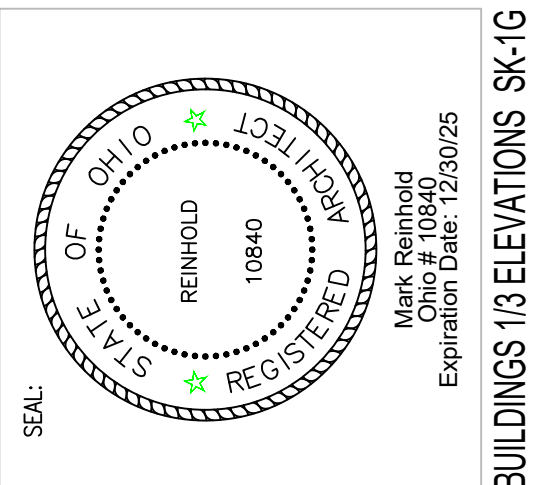




**WEST ELEVATION
BUILDING 1/3**
1/4" EQUALS 1'-0"



**NORTH ELEVATION
BUILDING 1/3**
1/4" EQUALS 1'-0"



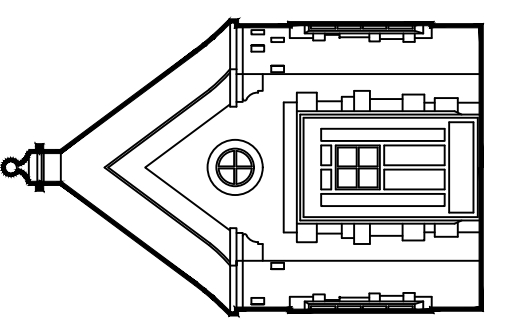
**MARLOWE BUILDINGS
BUILDINGS 1/3 (quads)**

CHRISTOFF
ARCHITECT
4-15-2025
SCHEMATIC

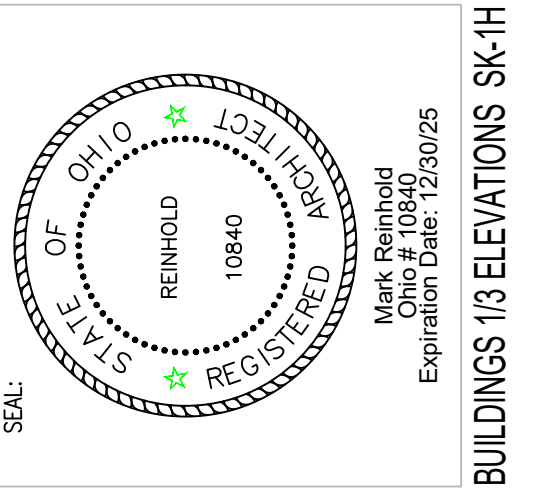
MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) 906.7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT



BUILDINGS 1/3 ELEVATIONS SK-1G



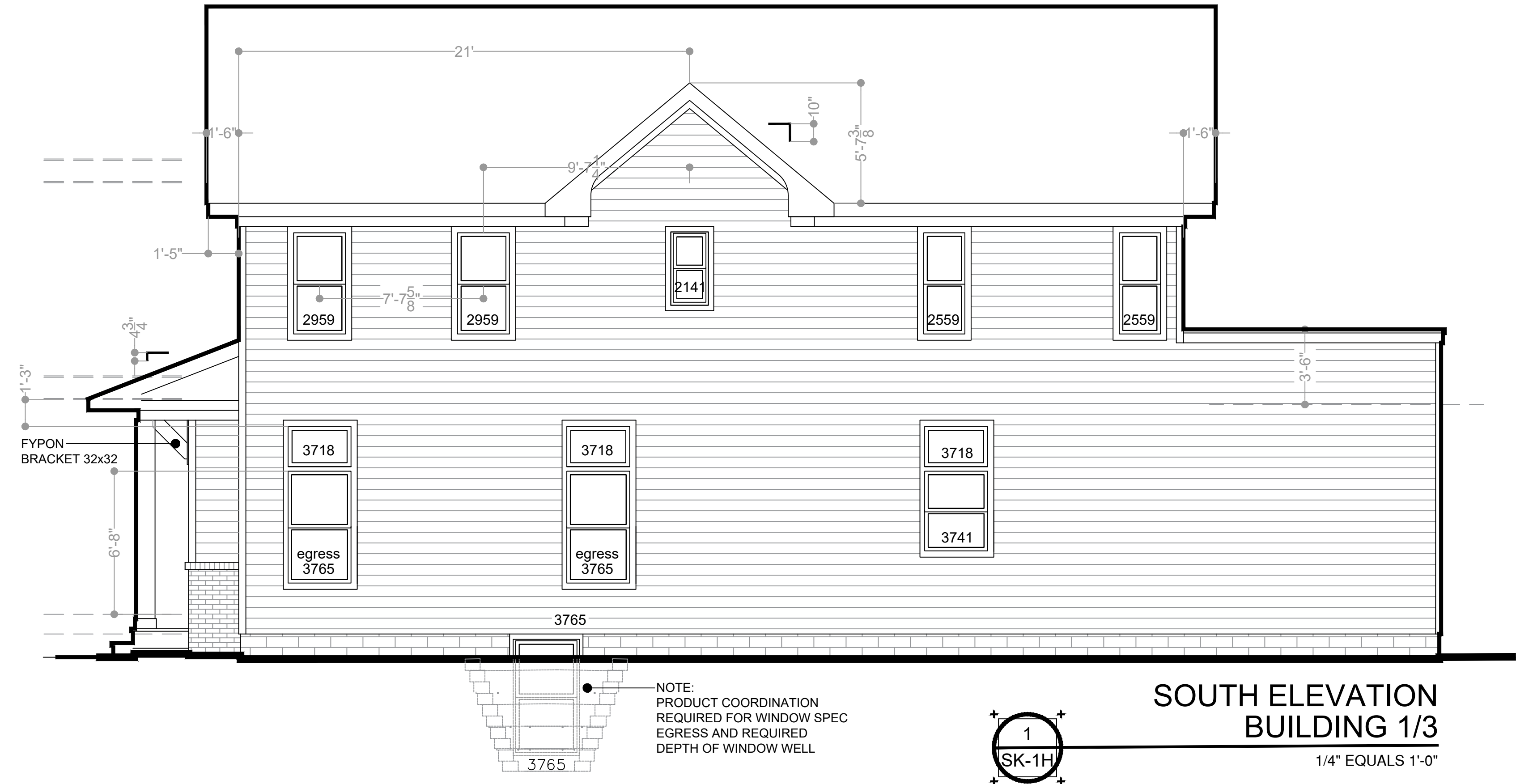
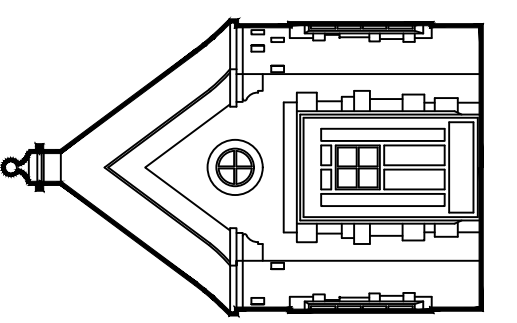
MARLOWE BUILDINGS
BUILDINGS 1/3 (quads)

CHRISTOFF
ARCHITECT
4-15-2025
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

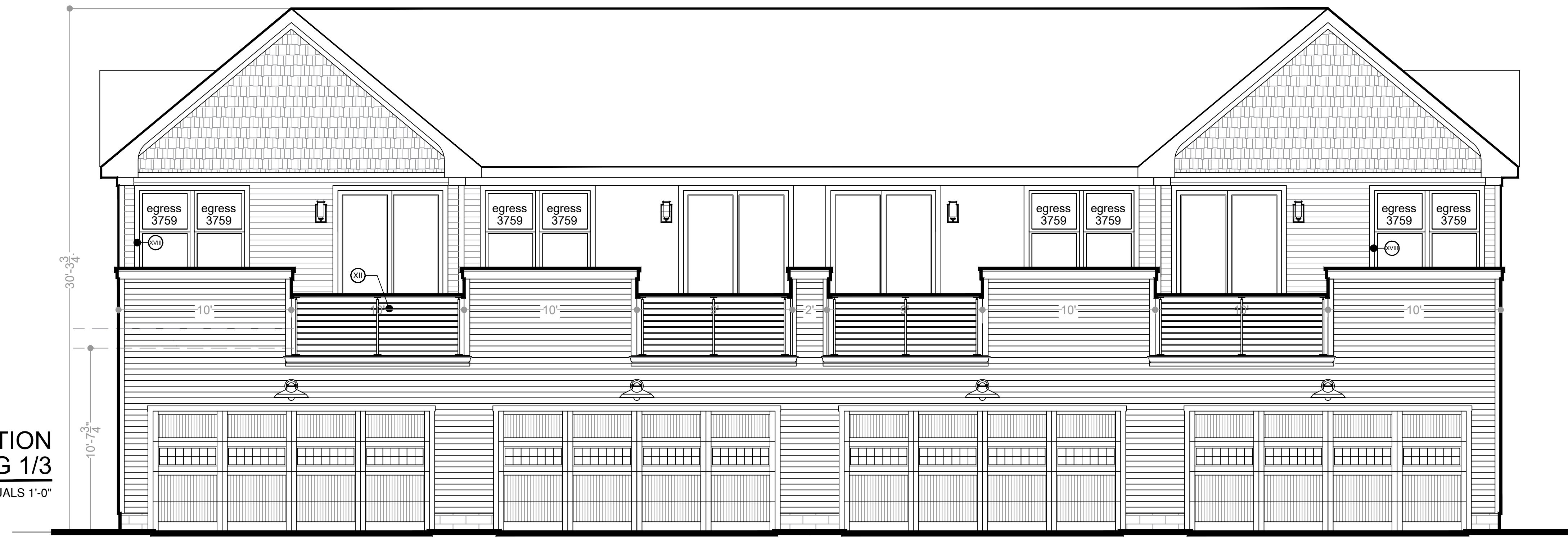
TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.



2
SK1H

EAST ELEVATION
BUILDING 1/3
1/4" EQUALS 1'-0"



SITE PLAN FOR BUILDINGS ONE
OR BUILDING THREE (see unit numbers#)

UNIT 5
(see site
plan)

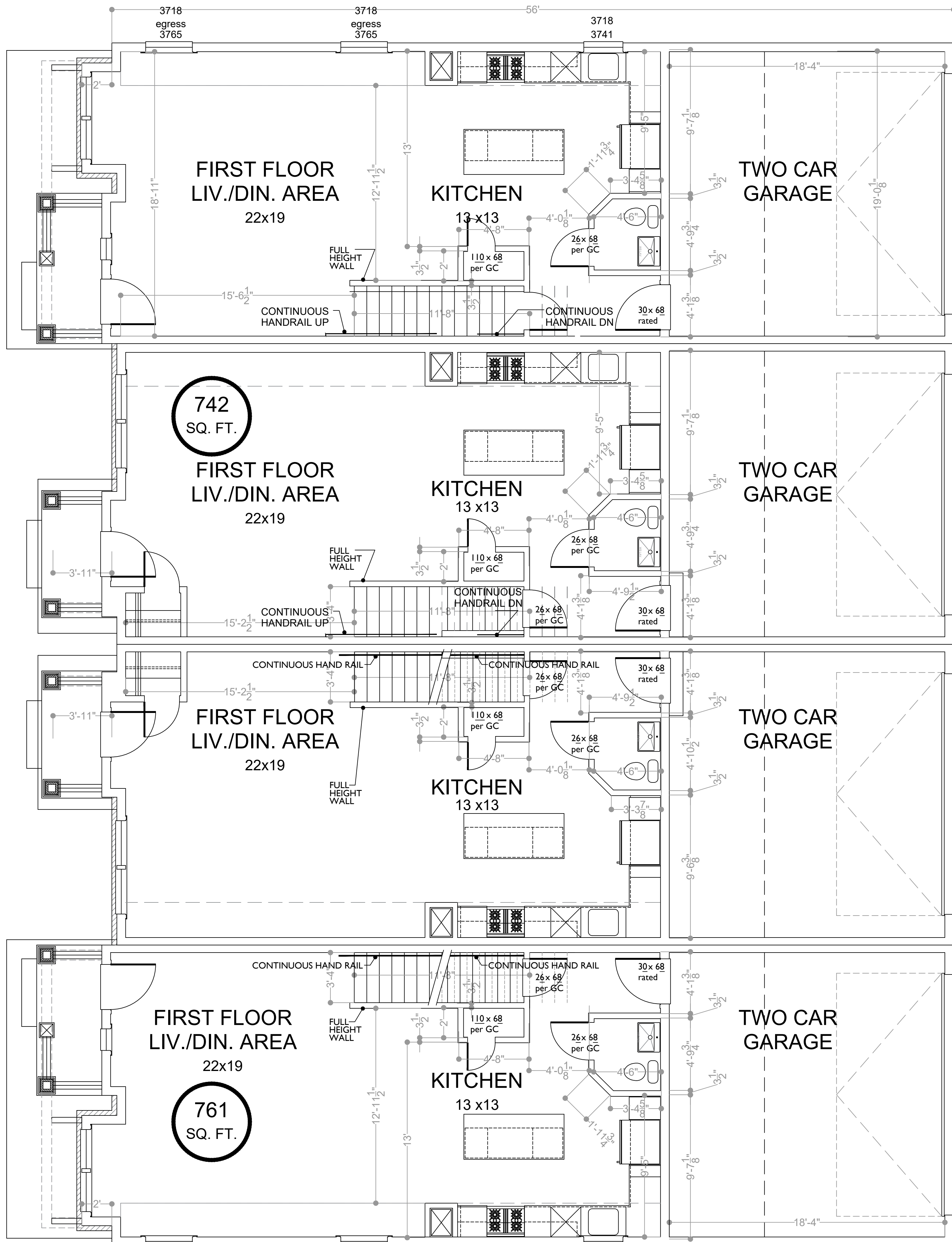
5/13

UNIT 13
(see site
plan)

1
SK11

FLOOR PLAN 1/3
GRADE (1) LEVEL

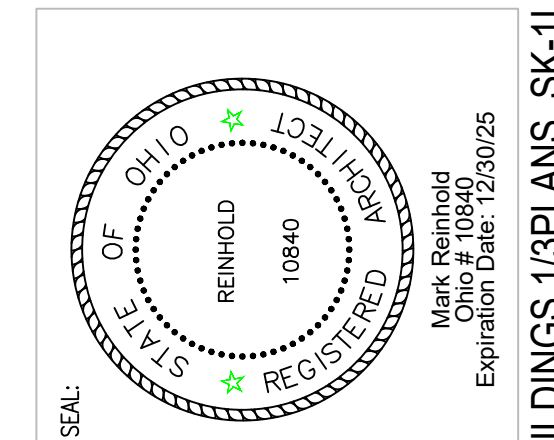
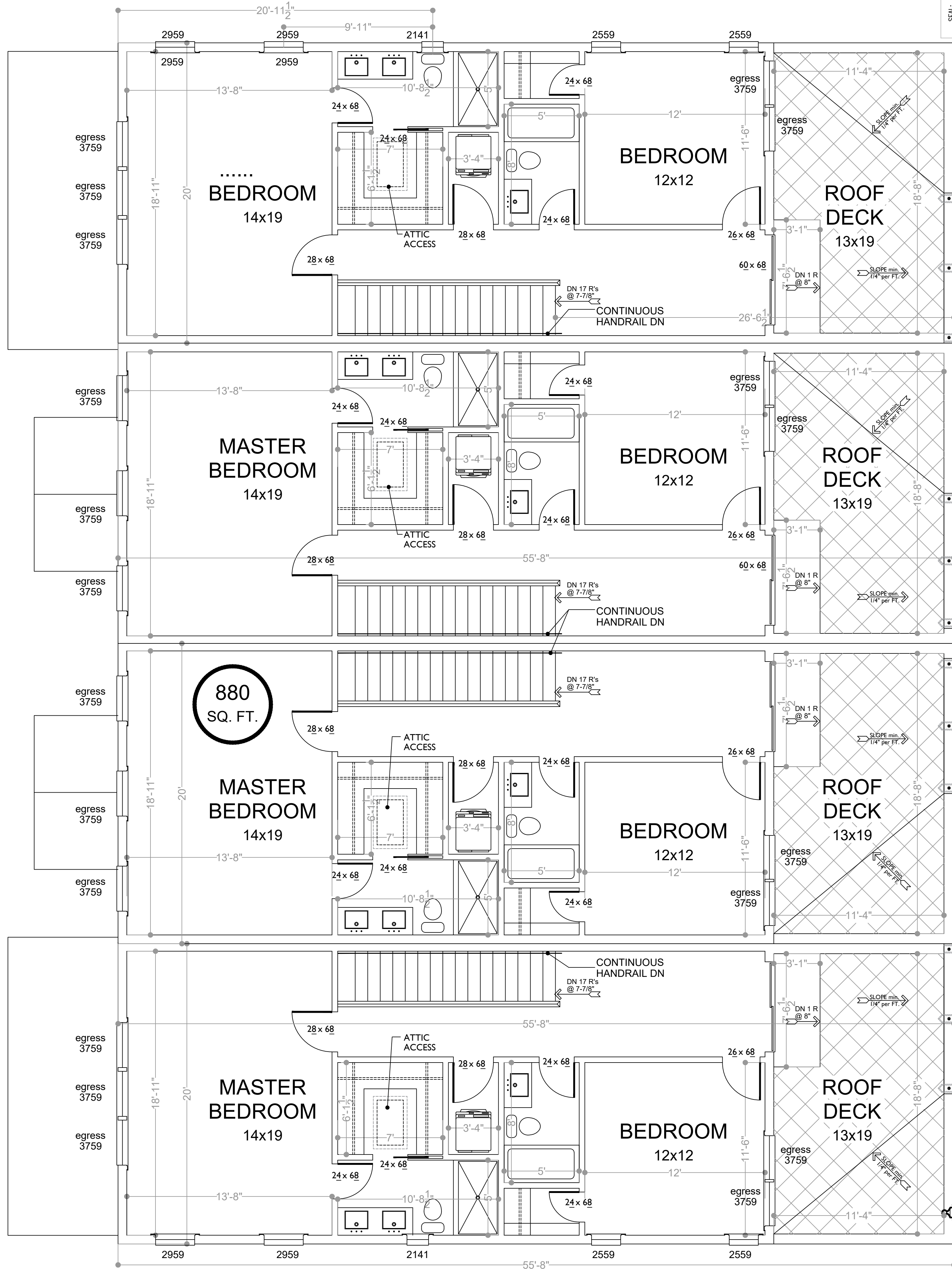
1/4" EQUALS 1'-0"



2
SK11

FLOOR PLAN 1/3
SECOND LEVEL

1/4" EQUALS 1'-0"



BUILDINGS 1 and 3

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906.7097

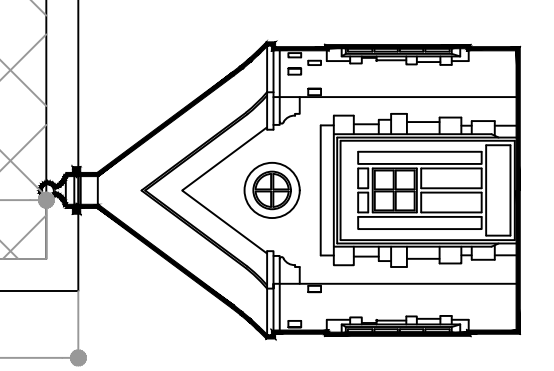
CHRISTOFF
ARCHITECTS
4-15-2025

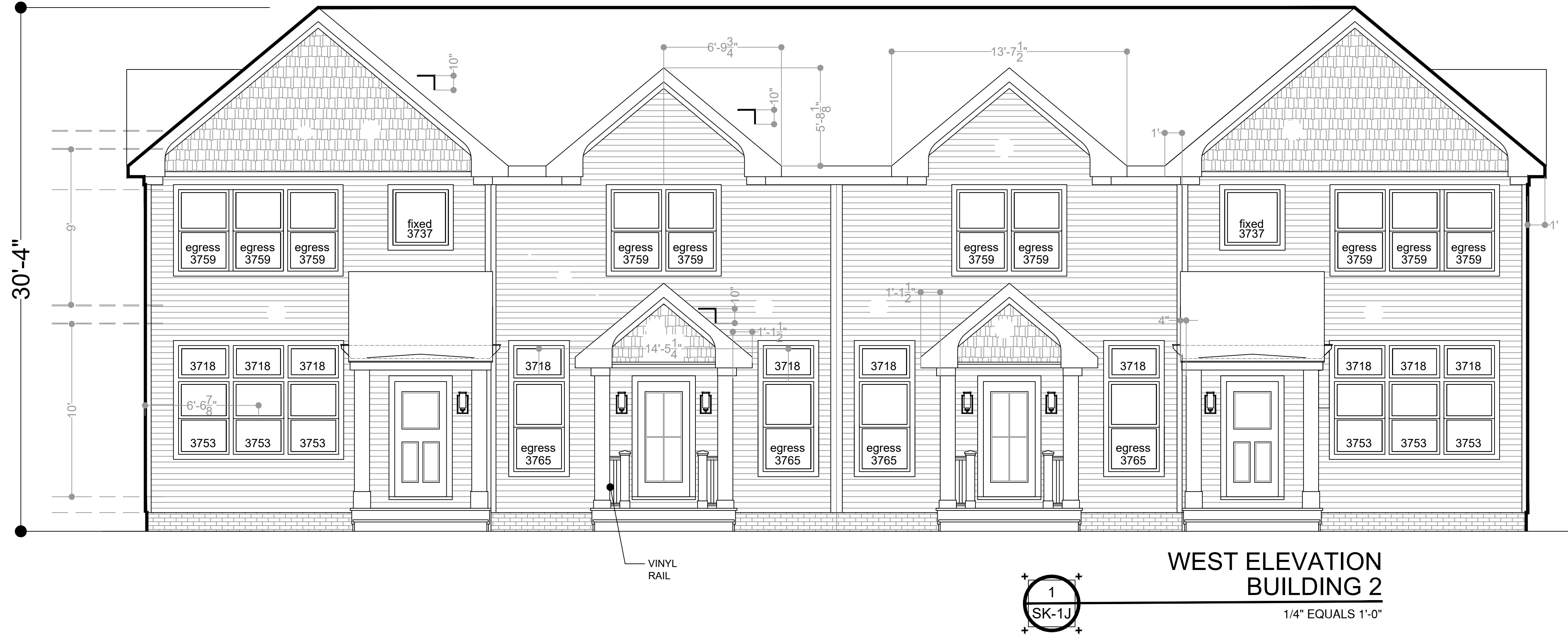
SCHEMATIC

BUILDINGS 1/3 PLANS SK-11

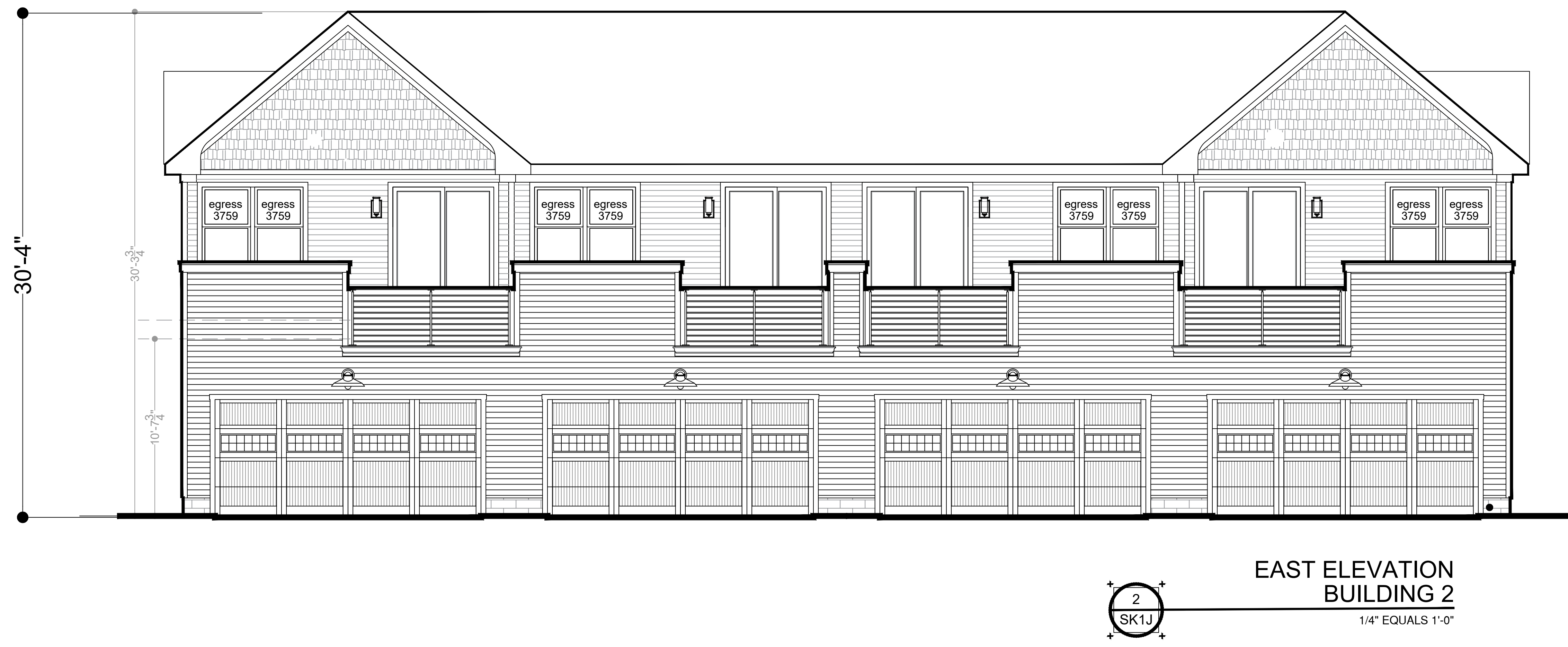
TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT

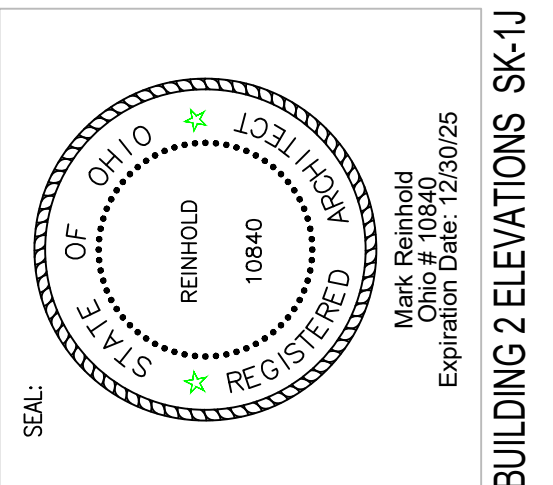




**WEST ELEVATION
BUILDING 2**
1/4" EQUALS 1'-0"



**EAST ELEVATION
BUILDING 2**
1/4" EQUALS 1'-0"



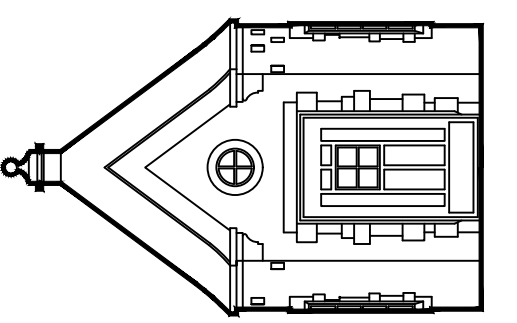
**MARLOWE BUILDINGS
BUILDING 2 (quad)**

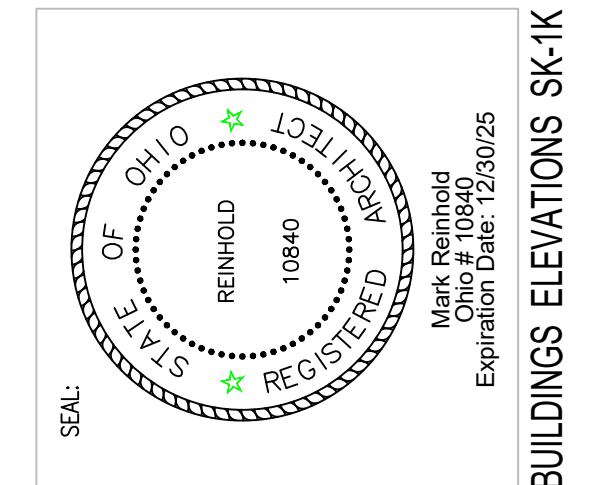
CHRISTOFF
ARCHITECT
4-15-2025
SCHEMATIC

1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT





MARLOWE BUILDINGS
BUILDING 2 (quad)

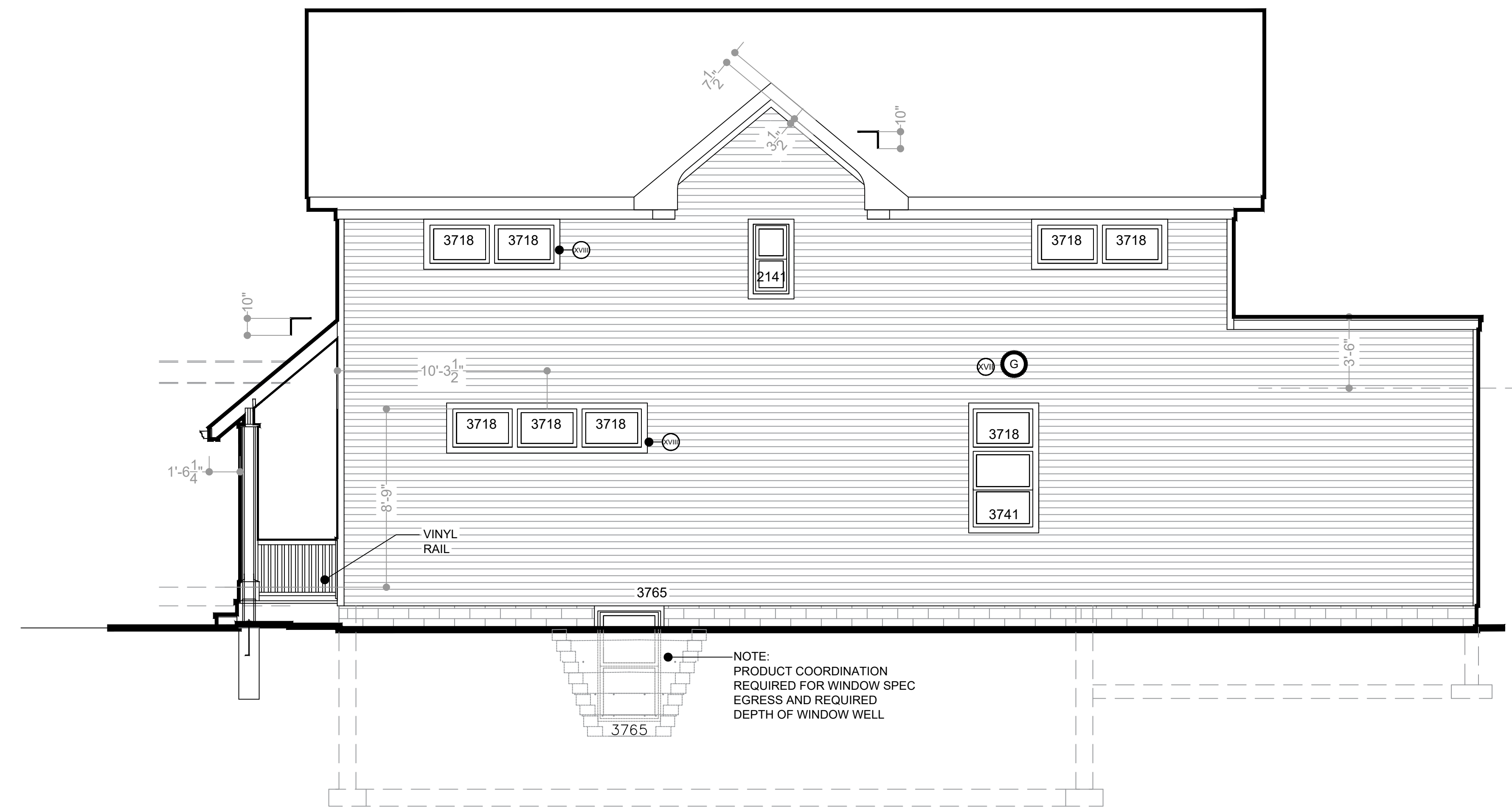
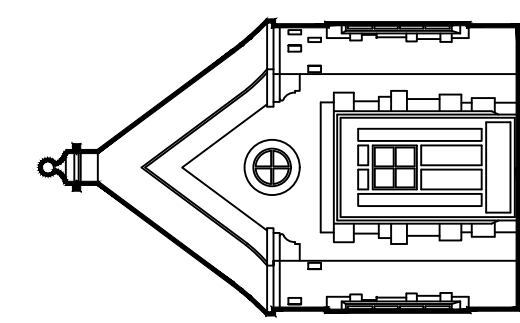
CHRISTOFF
ARCHITECTURE
4-15-2025
SCHEMATIC

1120 Forest Road, Lakewood, Ohio 44107 (216) .906 .7097

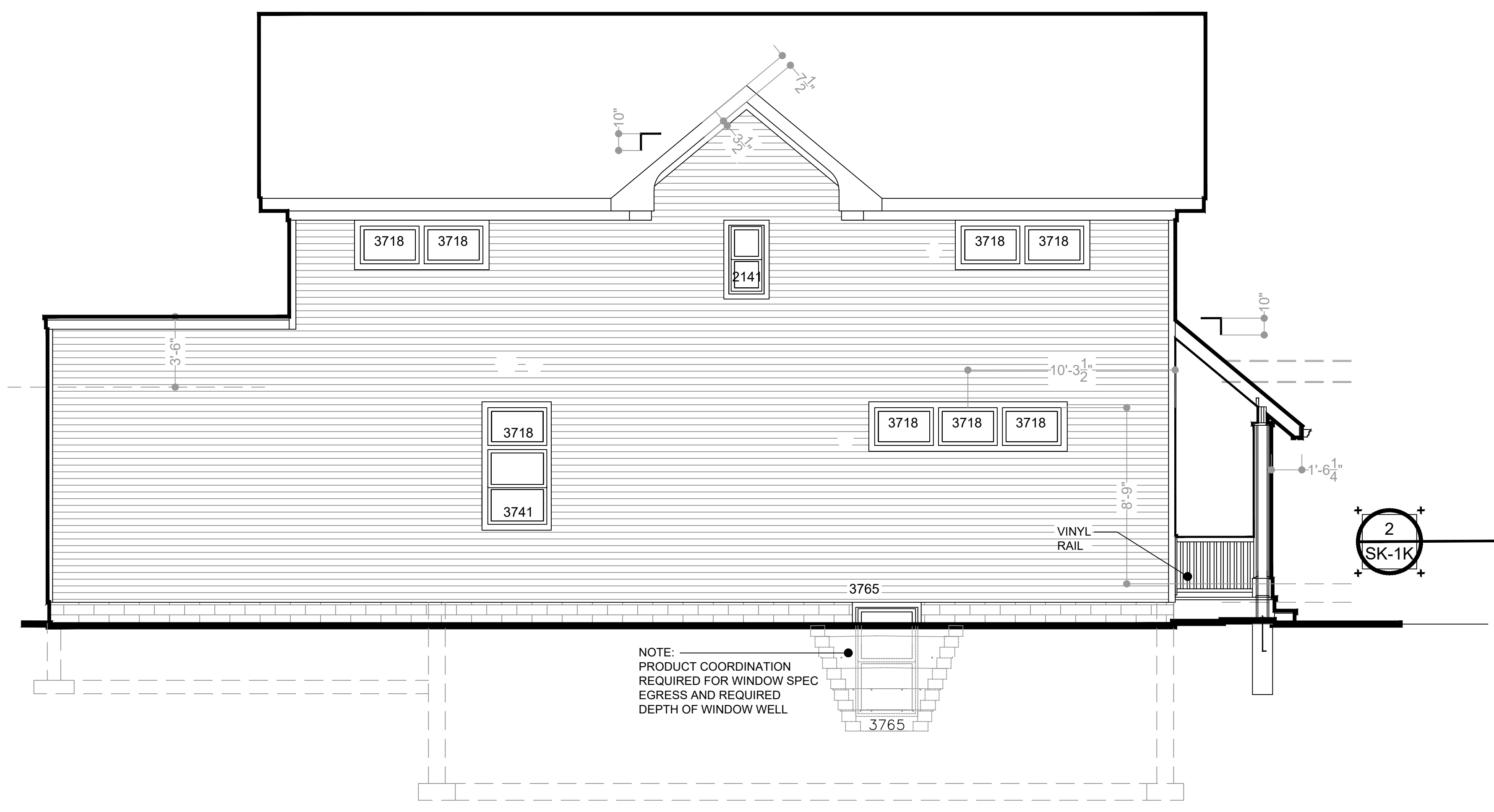
BUILDINGS ELEVATIONS SK-1K

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

TOWN HOME DEVELOPMENT



1
SK1K
SOUTH ELEVATION
BUILDING 2
1/4" EQUALS 1'-0"



2
SK-1K
NORTH ELEVATION
BUILDING 2
1/4" EQUALS 1'-0"

SITE PLAN FOR BUILDINGS ONE
OR BUILDING THREE (see unit numbers#)

UNIT 5
(see site
plan)

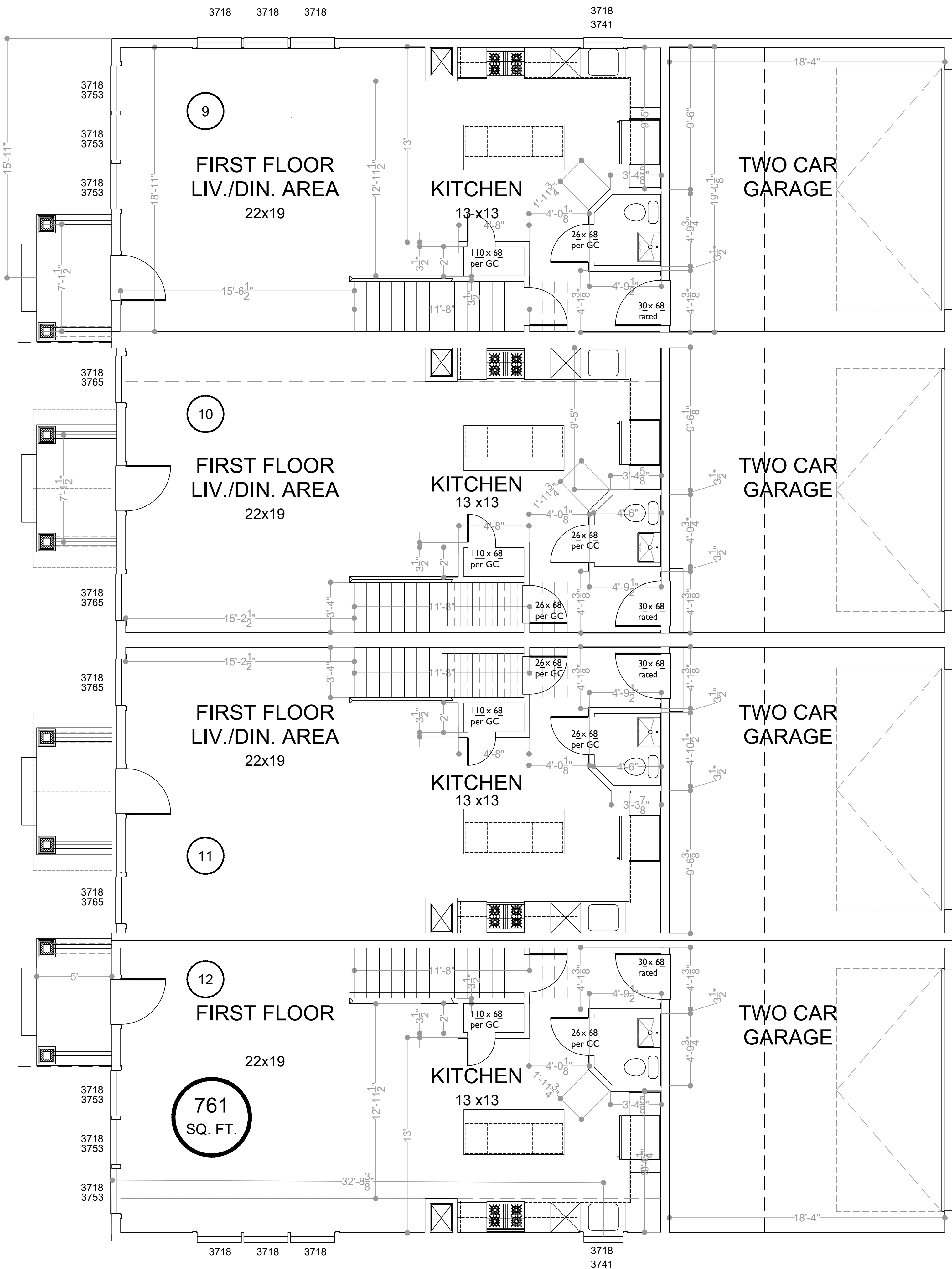
5/13

UNIT 13
(see site
plan)

FLOOR PLAN BLDG 2
GRADE (1) LEVEL

1
SK1L

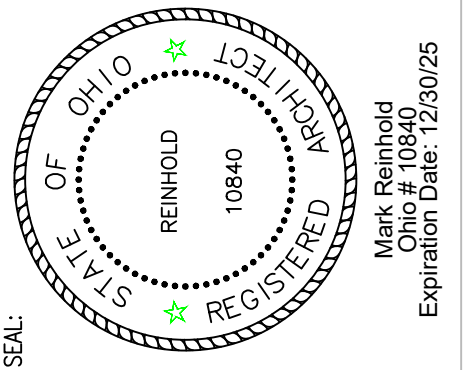
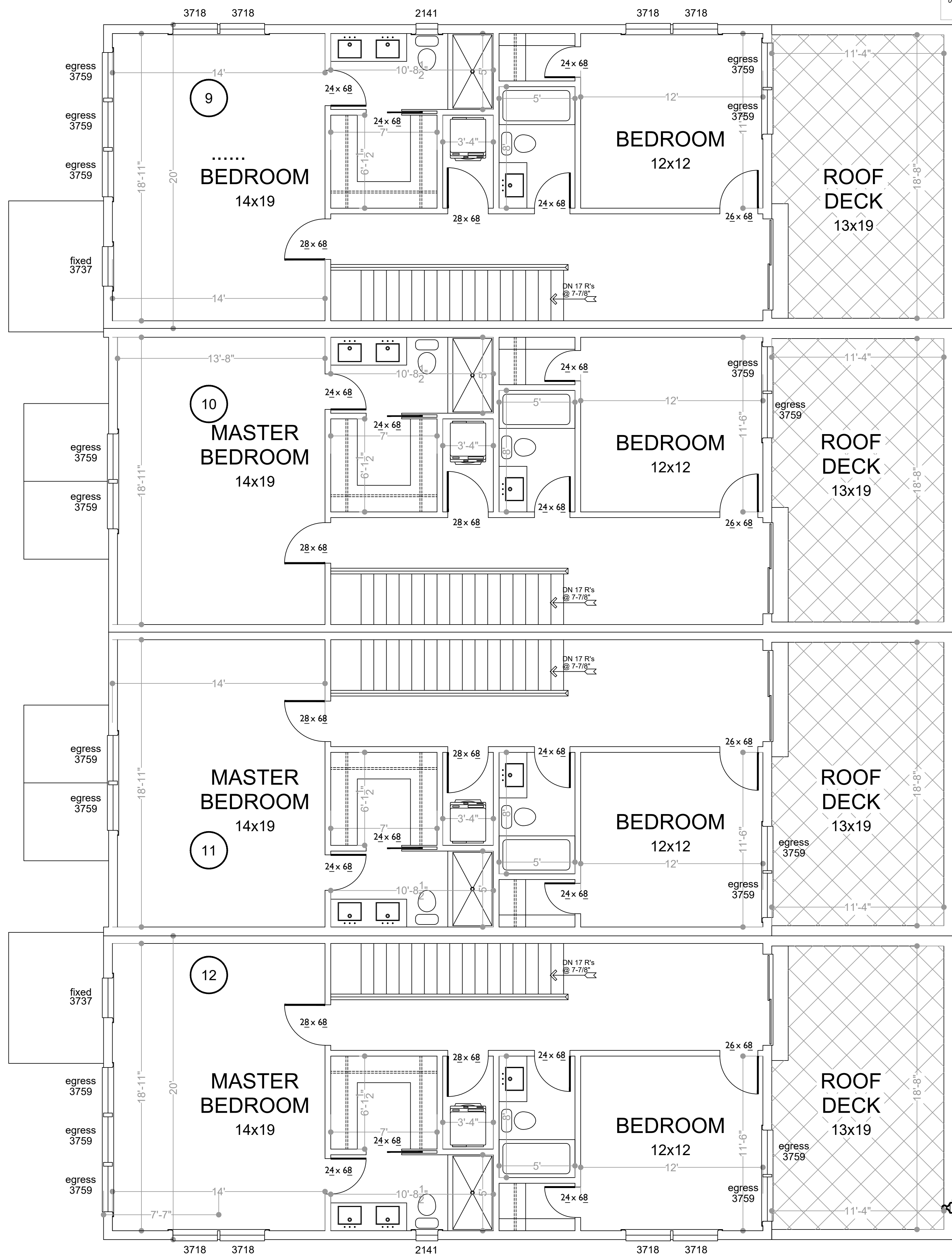
1/4" EQUALS 1'-0"



FLOOR PLAN BLD'G 2
SECOND LEVEL

2
SK-1L

1/4" EQUALS 1'-0"



MARLOWE BUILDINGS
BUILDING 2 (quad)

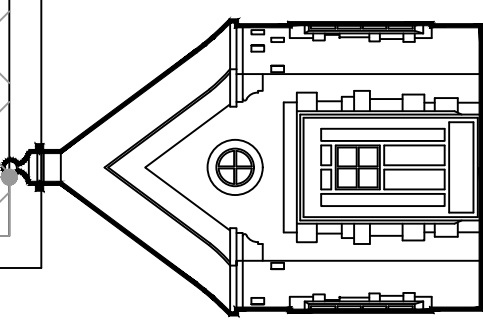
CHRISTOFF
ARCHITECT
4-15-2025
SCHEMATIC

MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216) .906.7097

TOWN HOME DEVELOPMENT

TOWN HOMES ON MARLOWE AVENUE, LAKEWOOD, OH.

BUILDING 2 PLANS SK-1L





City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 05-20-25

Permit No.: PC25-000019

Applicant Name: Gregory Soltis, RDL Architects

Project Address: 12534 Lake Ave.

Project Name: Shady Cove Townhouses

Proposal: The review and approval for a lot split of PPN 312-10-017 to accommodate ten (10) townhouses - pursuant to Section 1155.07 – lot splits. Property is located in the MH, Multi-Family High Density district.

LAKEWOOD TOWNHOMES

ADDRESS: 12534 LAKE AVE, LAKEWOOD, OH

The Lakewood Townhome project proposes for sale residential urban living on Lakewood's Gold Coast. The site is the nexus of three urban conditions:

1. Lakewood's famous mid-century high-rises,
2. Nearby historic colonial revival, art deco, and mid-century mid-rises,
3. And the beautiful historic homes that line Lake Avenue as it moves west.

The townhouse concept brings together elements of all three urban conditions with a new element that melds the other three. The townhouses together relate to the massing and site placement of the mid-rises to the east, they reflect the architectural styling of the high-rises to the north that serve as a backdrop when viewed from Lake Avenue, and in use they match the single-family private ownership of the houses to the south.

The site and urban design proposed will increase the walkability and livability of the Gold Coast by creating context that is human scaled, friendly to the street, and fills the existing void between Lake Avenue and Edgewater Drive.

23138S 04.16.25

LAKEWOOD TOWNHOMES | LAKEWOOD OHIO |

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE LOCATION MAP

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MID-CENTURY
HIGH-RISE
CONTEXT



LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT HIGH-RISE

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MID-CENTURY
HIGH-RISE
CONTEXT

HISTORIC
COLONIAL REVIVAL
ART DECO
MID-RISE
CONTEXT

LAKE AVE

EDGEWATER DR

COVE AVE

COVE AVE

CLIFTON BLVD

W 117TH ST

LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE CONTEXT

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT MID-RISE

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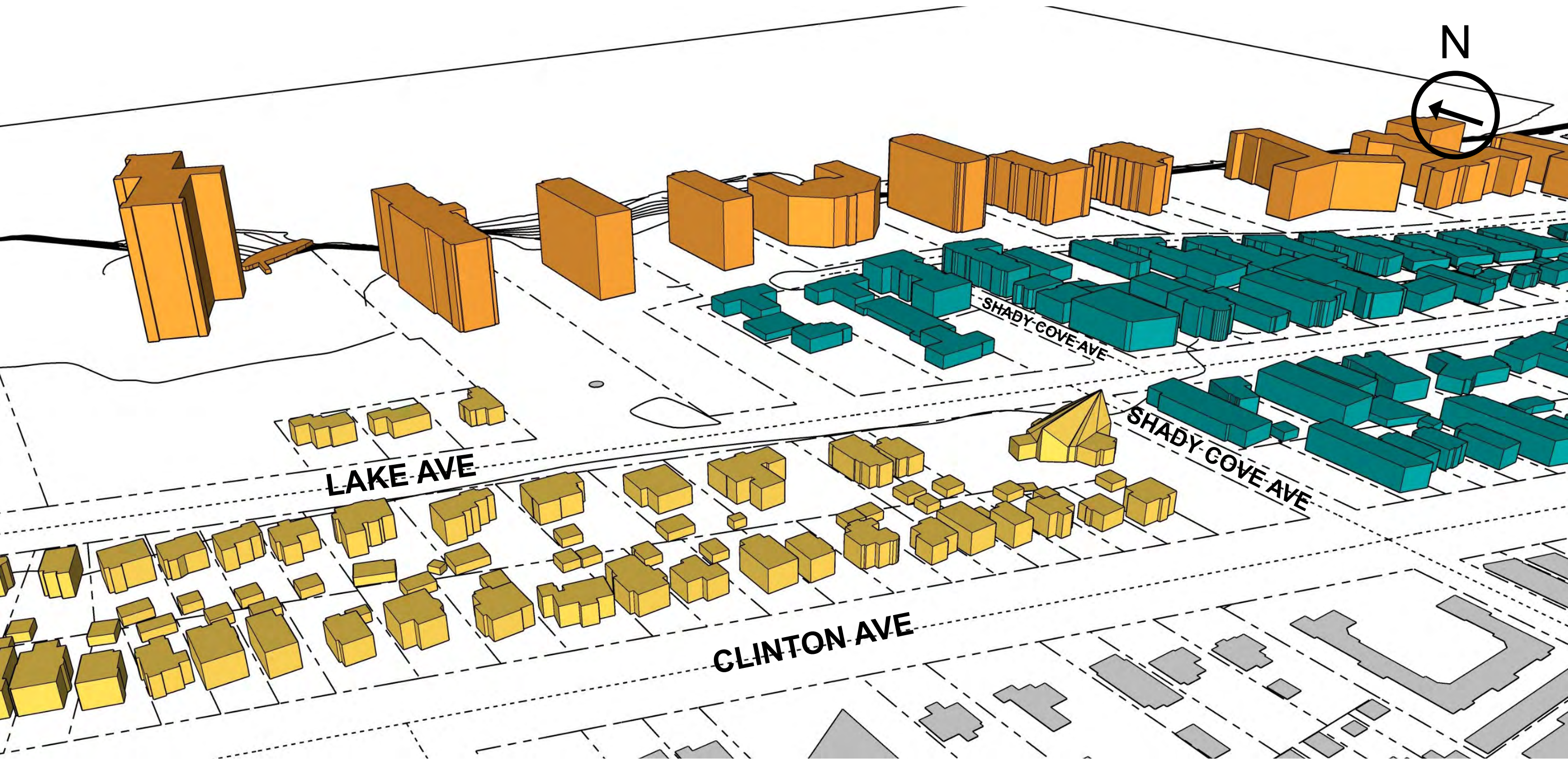




LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE CONTEXT MID-RISE

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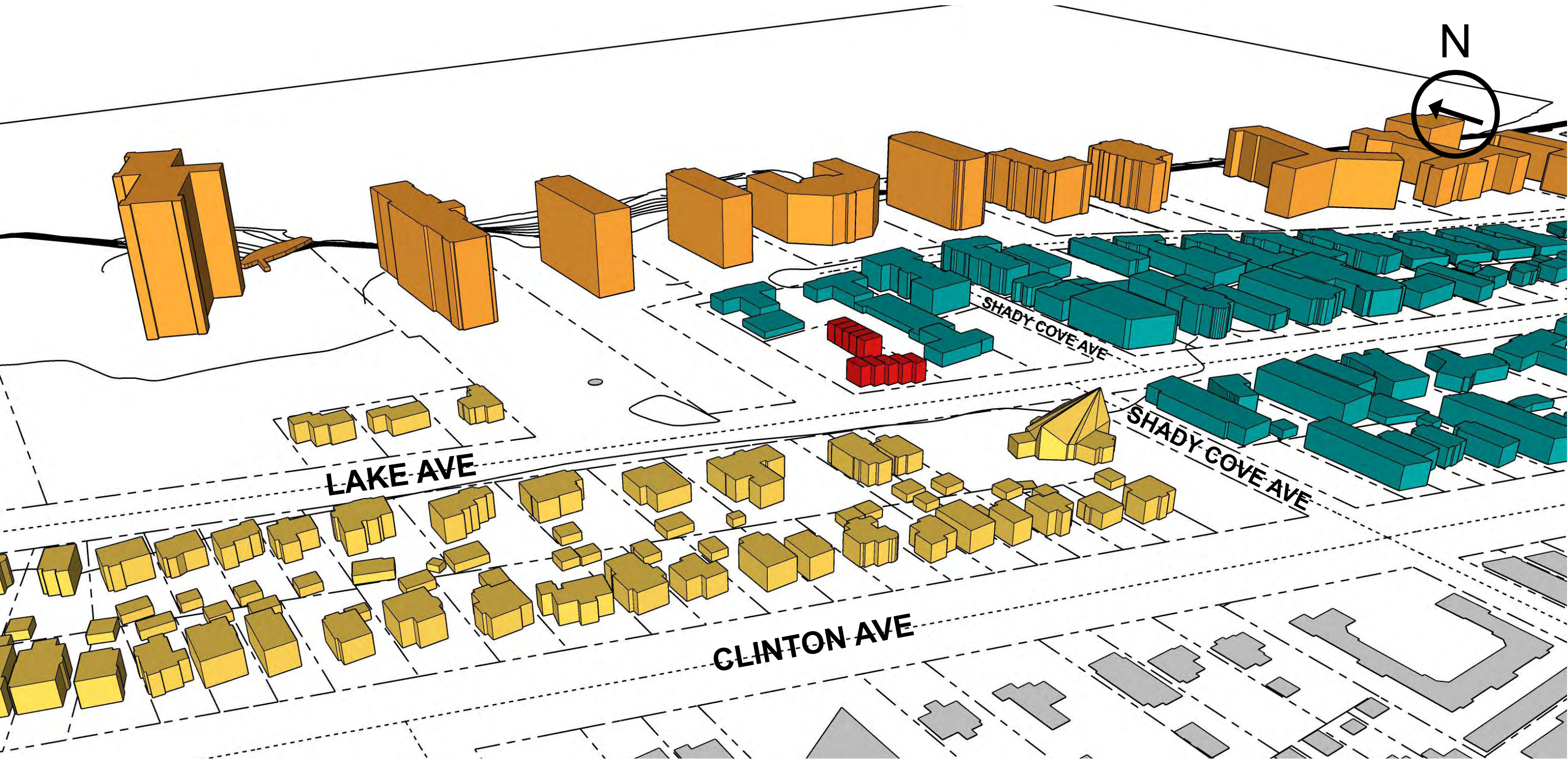




LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CONTEXT VOLUME STUDY

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





LAKESWOOD TOWNHOMES | LAKESWOOD OHIO | CONTEXT VOLUME STUDY

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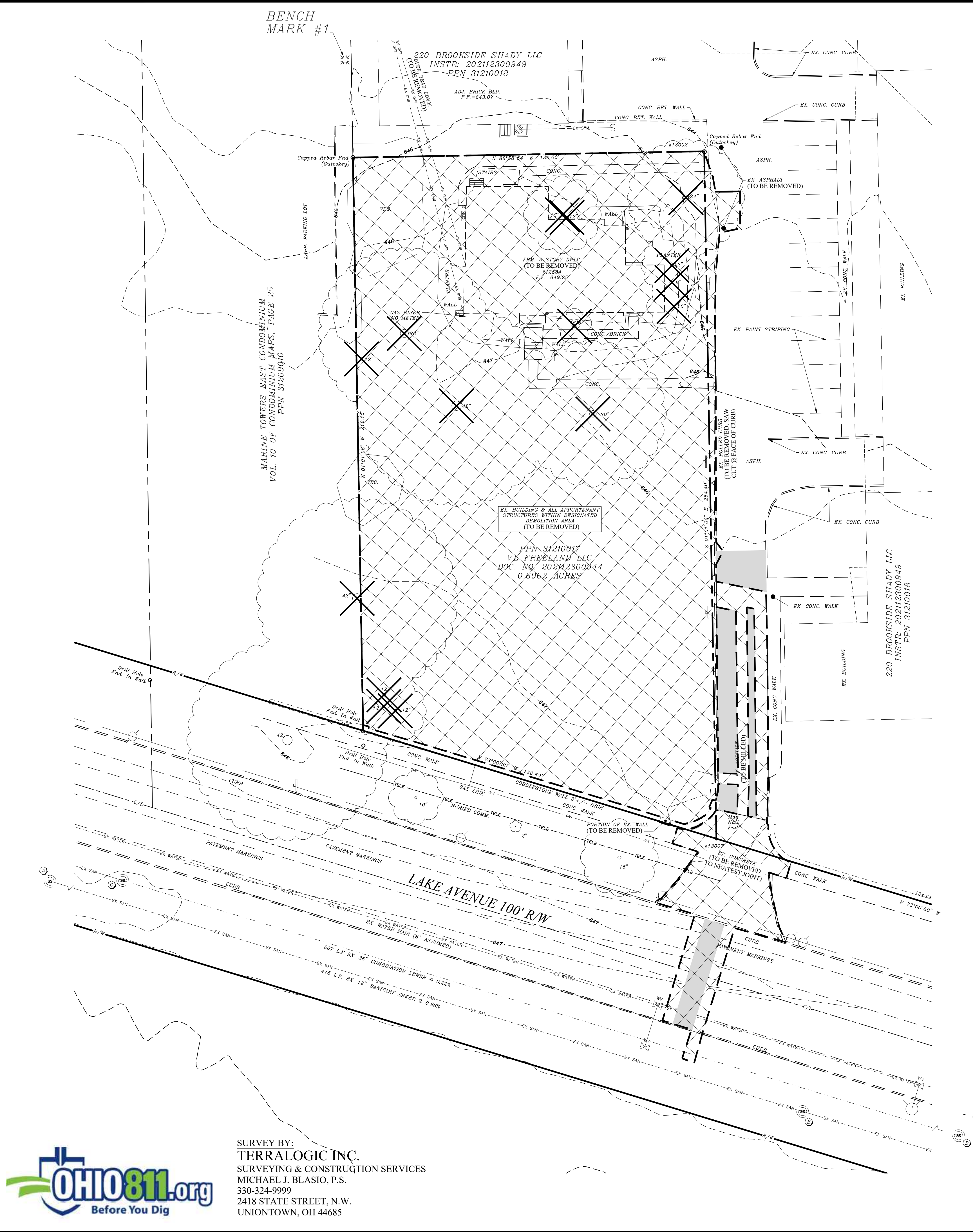


LAKWOOD TOWNHOMES | LAKWOOD OHIO | IMMEDIATE CONTEXT

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



C:\Users\Matthew_Weber\Desktop\Working Folder\2023\252\Shady Cove Townhomes\2023\252\Site\1\DWG 4142023 2:38:45 PM



SITE BENCH MARK
BENCH MARK #1
DESCRIPTION
MAG NAIL SET 1' UP ON SOUTH SIDE OF LIGHT POLE
LOCATED NORTH OF THE NW PROPERTY CORNER.
ELEVATION = 644.53

**EX. SANITARY
STRUCTURE
SCHEDULE**

- ① SAN. MANHOLE #1
RIM-648.31
INV. 12' SE&NW=638.42
- ② SAN. MANHOLE #2
RIM-647.54
INV. 12' SE&NW=637.34
- ③ SAN. MANHOLE #3
RIM-648.02
INV. 36' SE&NW=625.95
- ④ SAN. MANHOLE #4
RIM-646.93
INV. 36' SE&NW=625.16

WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
Rookstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW WEBER
61709
REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:
RDL ARCHITECTS
21111 CHAGRIN BLVD., #110
BEACHWOOD, OHIO 44122
216.752.4300

OWNER:
VL FREELAND LLC
P.O. BOX 30339
MIDDLEBURG HEIGHTS, OH
44130

SHADY COVE TOWNHOMES
NEW CONSTRUCTION
12534 LAKE AVE, LAKEWOOD, OH

Issue Date
02-17-2024
02-26-2024
03-04-2024
03-05-2024
04-25-2024
06-17-2024
07-31-2024
08-12-2024
02-13-2025

PROGRESS
03-26-2025
04-14-2025

DEMOLITION PLAN

C101
Project No. 2023-252

EXISTING UTILITY NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, SIZE AND CONNECTIVITY OF ALL EXISTING UTILITIES SERVICING THE EXISTING STRUCTURE ON SITE PRIOR TO CONSTRUCTION. RECOMMEND USING A GPRS SERVICE. DOCUMENT UTILITY INFORMATION AND ABANDON IN ACCORDANCE WITH CITY OF LAKEWOOD STANDARDS.

LEGEND

- 0.77 AC. AREA OF DEMOLITION & CLEARING
- ASPHALT TO BE MILLED
- TREE TO BE REMOVED

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- COMBINATION MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITOR WELL
- HYDRANT
- WATER LINE VALVE
- WATER SERVICE VALVE
- WATER MANHOLE
- WATER METER
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- LIGHT POLE
- STREET LIGHT ASSEMBLY
- GUY ANCHOR
- BOLLARD
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- FLAG POLE
- SPRINKLER CONTROL BOX
- GAS LINE MARKER
- GAS VALVE
- GAS METER
- GASOLINE INTAKE VALVE
- GASOLINE PUMP
- ELECTRIC GROUND TRANSFORMER
- CABLE TV PEDESTAL
- TELEPHONE MANHOLE
- TRAFFIC MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- PULL BOX
- TELEPHONE PEDESTAL
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- NEWSPAPER BOX
- DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)
- MAG NAIL SET

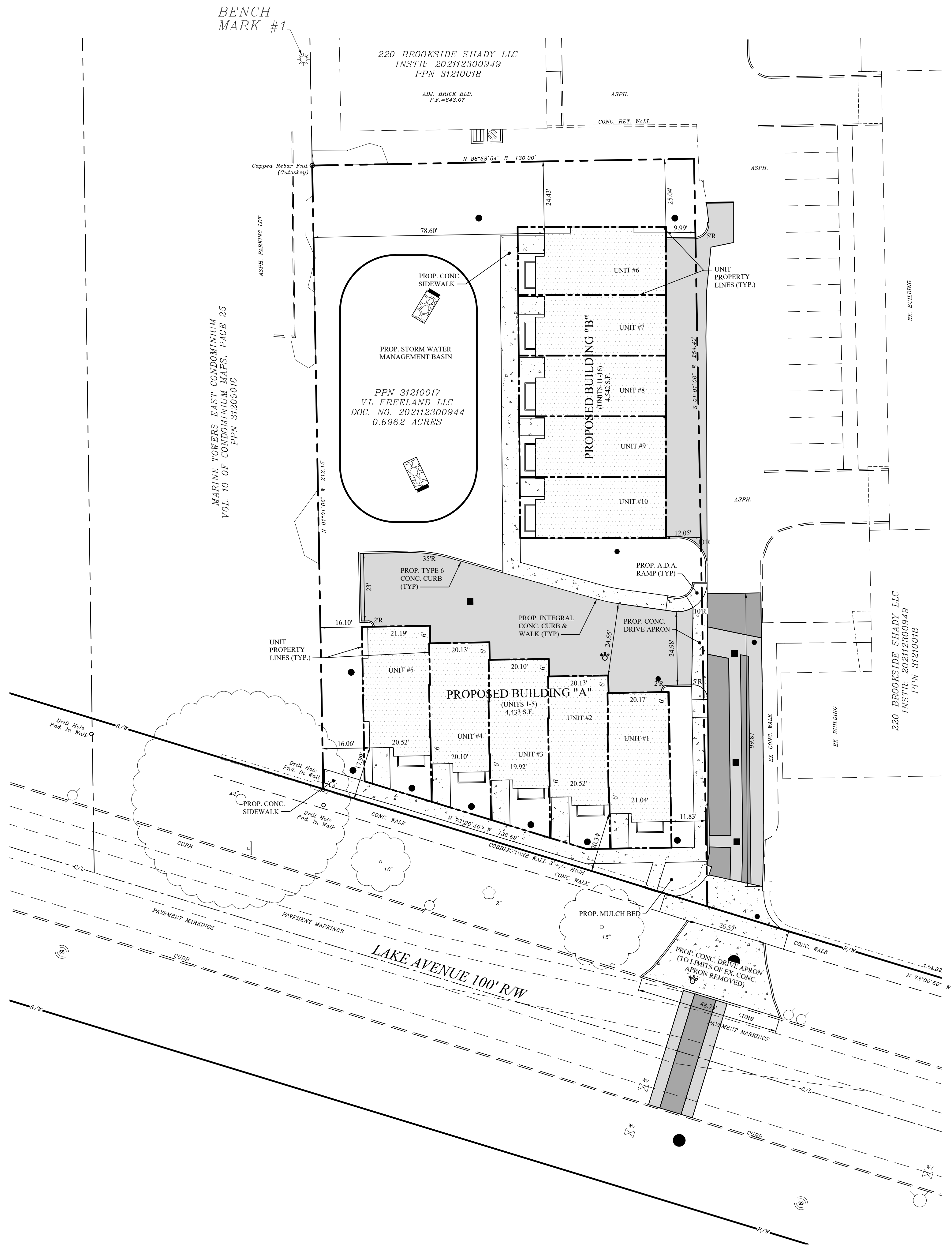
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



SURVEY BY:
TERRALOGIC INC.
SURVEYING & CONSTRUCTION SERVICES
MICHAEL J. BLASIO, P.S.
330-324-9999
2418 STATE STREET, N.W.
UNIONTOWN, OH 44685

C:\Users\Matthew_Weber\Desktop\Working Folder\2023-252 Shady Cove Townhomes\2023-252 Shady Cove Townhomes\2023-252 Site\1M.DWG 4/14/2023 2:38:45 PM



MARINE TOWERS EAST CONDOMINIUM VOL. 10 OF CONDOMINIUM MAPS, PAGE 25 PPN 31209016

BENCH MARK #1

220 BROOKSIDE SHADY LLC INSTR: 202112300949 PPN 31210018

PPN 31210017 VL FREELAND LLC DOC. NO. 202112300944 0.6962 ACRES

220 BROOKSIDE SHADY LLC INSTR: 202112300949 PPN 31210018

SITE BENCH MARK BENCH MARK #1 DESCRIPTION: MAG NAIL SET 1' UP ON SOUTH SIDE OF LIGHT POLE LOCATED NORTH OF THE NW. PROPERTY CORNER. ELEVATION = 644.53

WEBER ENGINEERING SERVICES logo and contact information: 2555 Hartville Rd., Suite B, Rootstown, OH 44272, www.WeberEngineeringServices.com, 330-329-2037, matt@webercivil.com

STATE OF OHIO PROFESSIONAL ENGINEER seal for Matthew Weber, Reg. No.: 61709

CLIENT: RDL ARCHITECTS, 21111 CHAGRIN BLVD., #110 BEACHWOOD, OHIO 44122, 216.752.4300

OWNER: VL FREELAND LLC, P.O. BOX 30339 MIDDLEBURG HEIGHTS, OH 44130

SHADY COVE TOWNHOMES NEW CONSTRUCTION 12534 LAKE AVE, LAKEWOOD, OH. Issue Date: 02-17-2024, 02-26-2024, 03-04-2024, 03-05-2024, 04-25-2024, 06-17-2024, 07-31-2024, 08-12-2024, 02-13-2025. PROGRESS: 03-26-2025, 04-14-2025

SITE PLAN

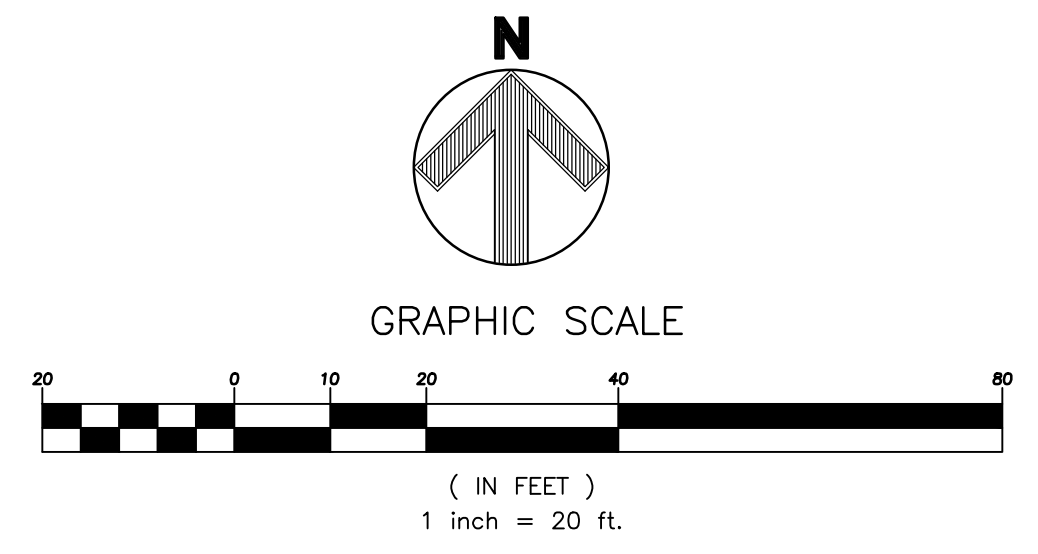
C102 Project No. 2023-252

SITE DATA table with rows for USE DISTRICT, SITE AREA, PROP. BUILDING AREA, BUILDING SETBACKS (FRONT, SIDE, REAR YARD).

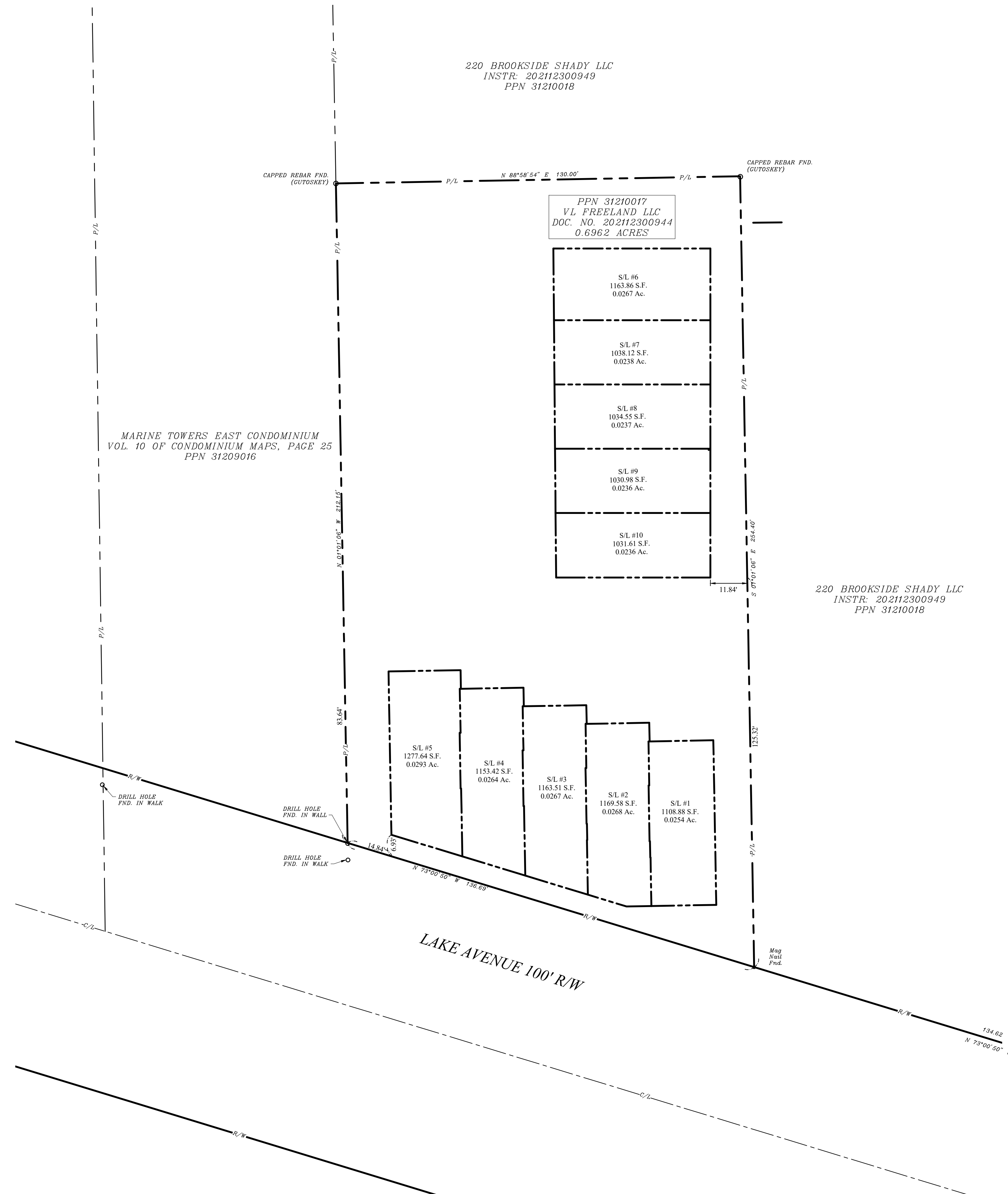
FLOOD ZONE: FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 39035C 0157 F COMMUNITY PANEL NUMBER 39035 0157 F EFFECTIVE DATE SEPTEMBER 15, 2019

LEGEND with color swatches for REGULAR DUTY ASPHALT, ASPHALT RESURFACING, CONCRETE PAVING, and text for ITALICS TEXT REPRESENTS EXISTING CONDITION, NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION.

ACCESS NOTE: CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT GARAGES AND PARKING AREAS FROM LAKE AVENUE AT ALL TIMES.



C:\Users\Matthew_Weber\Desktop\Working Folder\2023\2023-252 Shady Cove Townhomes\2023-252 Shady Cove Townhomes\2023-252 Site\1M.DWG 4/14/2024 2:38:45 PM



SITE BENCH MARK
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12534 LAKE AVE, LAKEWOOD, OH

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06-17-2024
07-31-2024
08-12-2024
02-13-2025

PROGRESS
03-26-2025
04-14-2025

OWNERS CERTIFICATION
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS PERMANENT PARCEL NUMBER 31210017.

THE UNDERSIGNED, VL FREELAND LLC, THROUGH ITS AGENT _____, HEREBY CERTIFIES THAT THE ATTACHED PLAT ACCURATELY REPRESENTS ITS SHADY COVE TOWNHOMES, A SUBDIVISION OF 16 LOTS (SUBLOT NUMBERS 1 THROUGH 16 INCLUSIVE) AND THE THE SAME WAS PREPARED AT OUR INSISTENCE.

VL FREELAND LLC, HEREBY GRANTS UNTO THE SHADY COVE HOMEOWNERS ASSOCIATION, INC. AN "ACCESS, UTILITY AND MAINTENANCE EASEMENT" AS SHOWN HEREON.

SAID "ACCESS, UTILITY AND MAINTENANCE EASEMENT" IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SHADY COVE SUBDIVISION AND IS TO BE MAINTAINED BY THE SHADY COVE HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE IF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF LAKEWOOD, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OF UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, VL FREELAND LLC, THROUGH ITS AGENT _____, HAS HERETO SET HIS HAND AT _____, OHIO,
THIS _____ DAY OF _____, 2024.

BY: _____
AGENT

NOTARY PUBLIC
STATE OF OHIO,
COUNTY OF CUYAHOGA,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE ABOVE NAMED, VL FREELAND LLC, THROUGH ITS AGENT _____,
WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO,
THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

APPROVALS
CITY ENGINEER
THIS PLAT IS HEREBY APPROVED, BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____, 2024.

ACREAGE
TOTAL: 0.2560 Acres

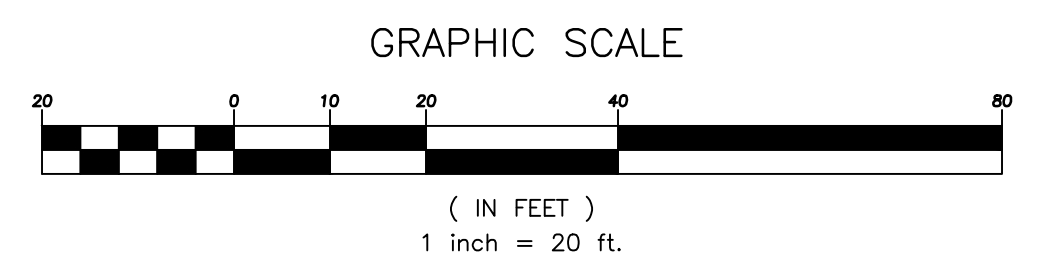
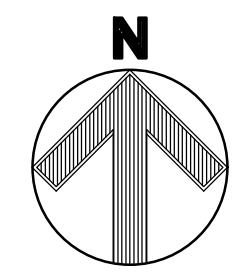
- LAKEWOOD CITY ENGINEER

PLANNING COMMISSION
THIS PLAT HEREBY APPROVED, BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD THIS _____ DAY OF _____, 2024.

- PLANNING COMMISSION CHAIRMAN

- PLANNING COMMISSION SECRETARY

LEGEND
ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION



PRELIMINARY PLAT

C102A
Project No. 2023-252



SITE DATA

ZONING

MH –RESIDENTIAL,
MULTI-FAMILY (HIGH
DENSITY)

ACREAGE PROPOSED USE

+/- 0.70-AC (30,315-SF)
SINGLE-FAMILY
RESIDENTIAL

BUILDING FOOTPRINT BUILDING TOTAL SF BUILDING HEIGHT

+/- 800 SF
+/- 2,000 SF
36' (3 STORIES)
43' (ROOF ACCESS)

PARKING

2 SPACES / DU

FRONT YARD SETBACK

R. 50'-0" P. 20'-0"

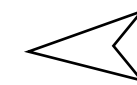
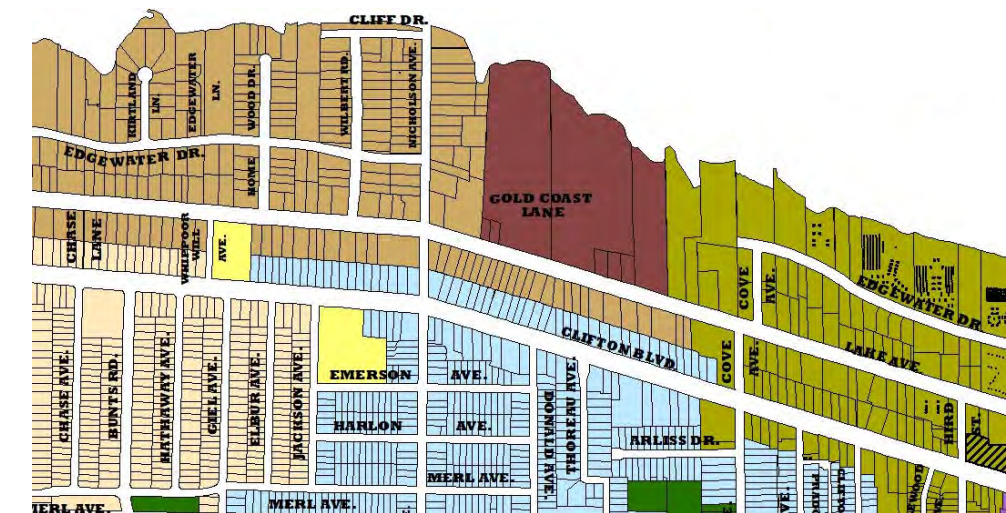
SIDE YARD SETBACK

R. 20'-0" P. 13'-2"W, 11'-6" E

REAR YARD SETBACK

R. 50'-0" P. 7'-6"

-  Mixed Use Overlay
-  MH - Residential, Multi-Family (High Density)
-  ML - Residential, Multi-Family (Low Density)
-  R1H - Residential, Single Family (High Density)
-  R1M - Residential, Single Family (Medium Density)
-  R1L - Residential, Single Family (Low Density)
-  R2 - Residential, Single and Two Family



LAKWOOD TOWNHOMES | LAKWOOD OHIO | PR. SITE PLAN & DATA

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.




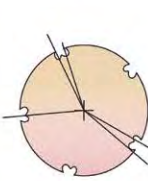














- ① SIDEWALK CONNECTIONS
- ② FRONT YARDS
- ③ COMMUNITY SEATING AREAS
- ④ GREENSPACE

LAKWOOD TOWNHOMES | LAKWOOD OHIO | SITE PLAN CONCEPT

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



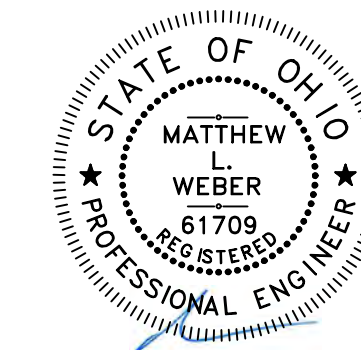
PLANT LEGEND			
IMAGE	ICON	SPECIES	# OF PLANTS
		White Spire Birch <i>Betula nigra</i>	11
		Horsechestnut <i>Aesculus hippocastanum</i>	3
		Black Gum <i>Eucalyptus aggregata</i>	6
		Sky Rocket Juniper <i>Juniperus scopulorum</i>	52
		Angelina Sedum <i>Sedum anglicum</i>	4
		Ivory Halo Red Twig Dogwood <i>Cornus alba</i>	30
		Green Mountain Boxwood <i>Buxus x</i>	72



LAKWOOD TOWNHOMES | LAKWOOD OHIO | LANDSCAPE DESIGN

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





Reg. No.: 61709

CLIENT:

RDL ARCHITECTS
21111 CHAGRIN BLVD., #110
BEACHWOOD, OHIO 44122
216.752.4300

OWNER:

VL FREELAND LLC
P.O. BOX 30339
MIDDLEBURG HEIGHTS, OH
44130

Issue Date

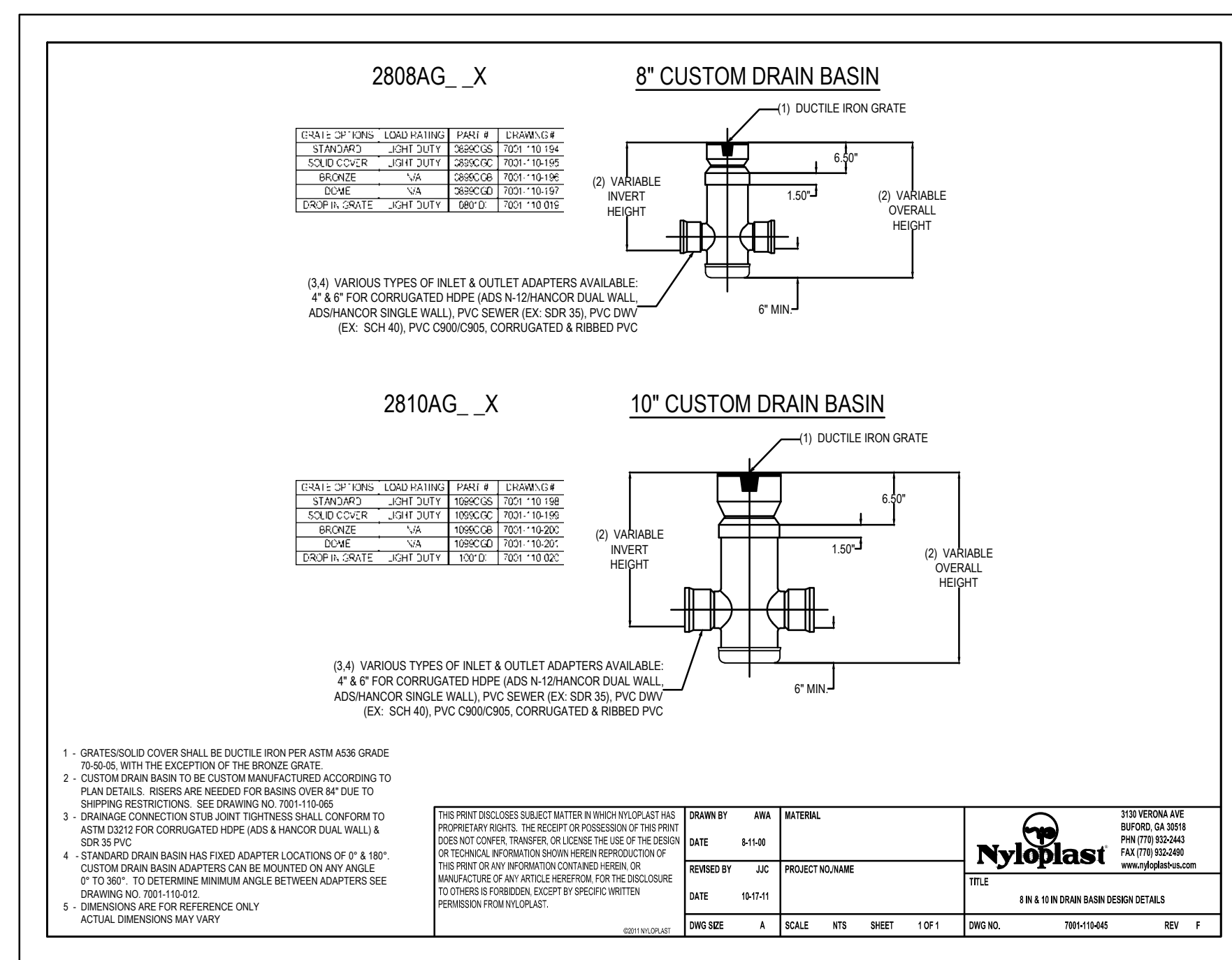
- 02-17-2024
- 02-26-2024
- 03-04-2024
- 03-05-2024
- 04-25-2024
- 06-17-2024
- 07-31-2024
- 08-12-2024
- 02-13-2025

PROGRESS
03-26-2025
04-14-2025

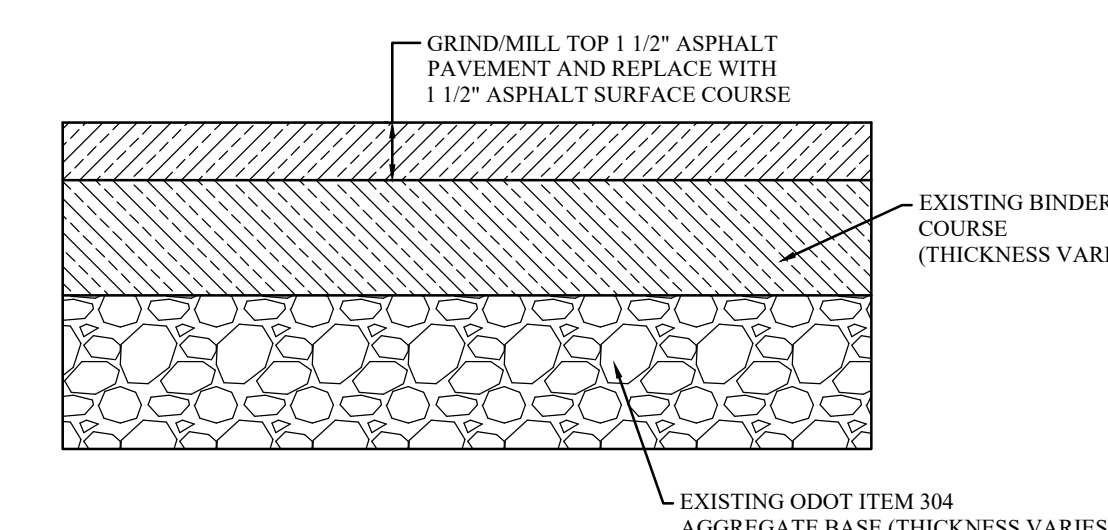
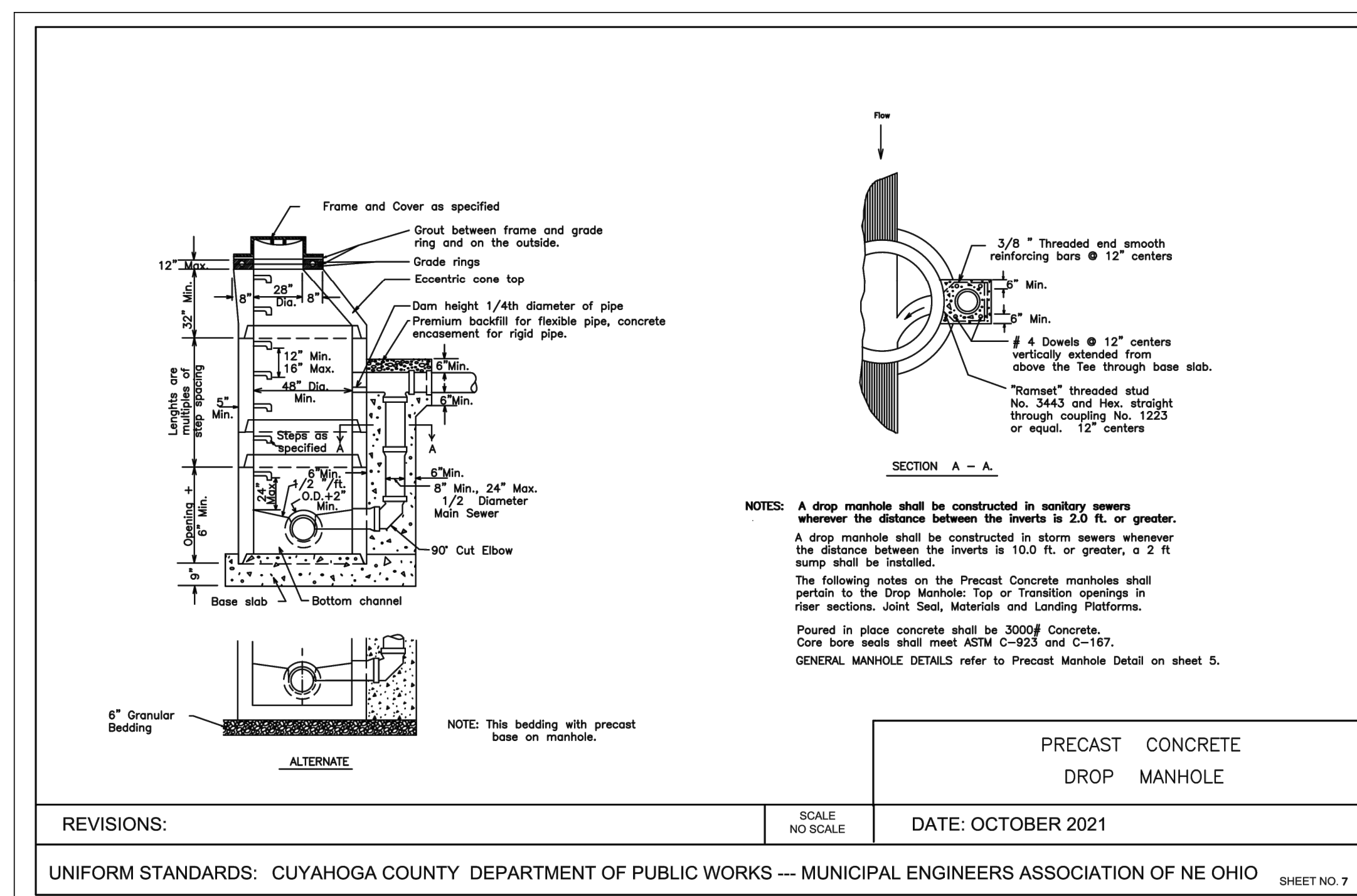
**SHADY COVE TOWNHOMES
NEW CONSTRUCTION
12534 LAKE AVE, LAKEWOOD, OH**

**SITE
DETAILS**

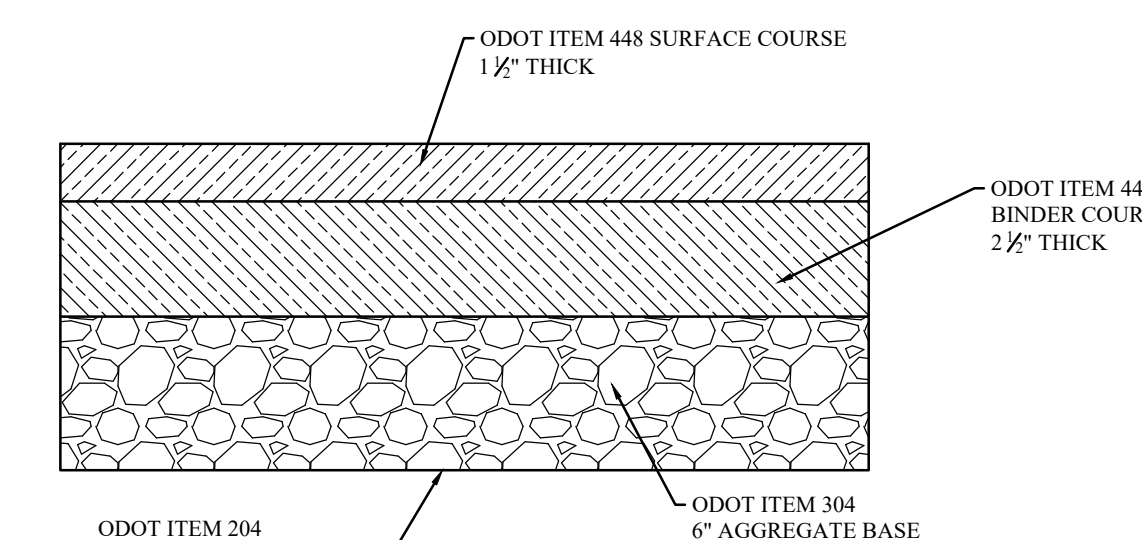
C105
Project No. 2023-252



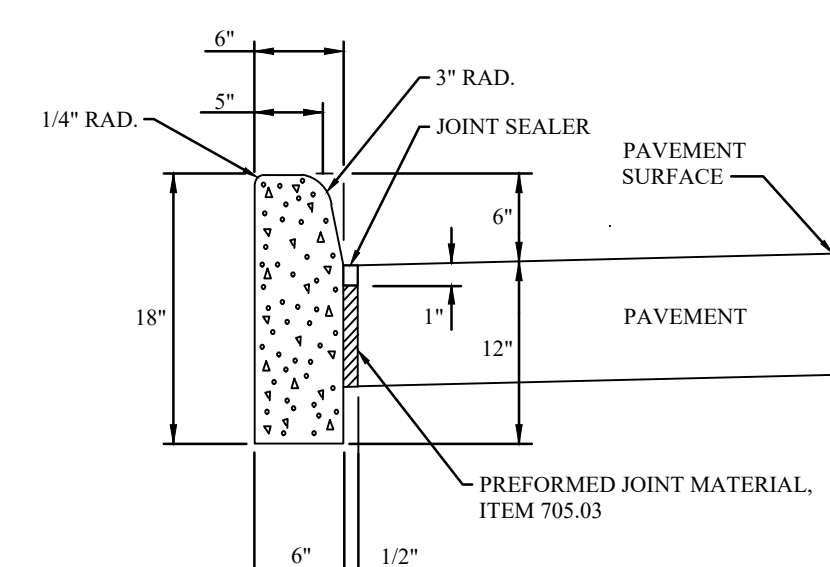
AREA DRAIN DETAIL



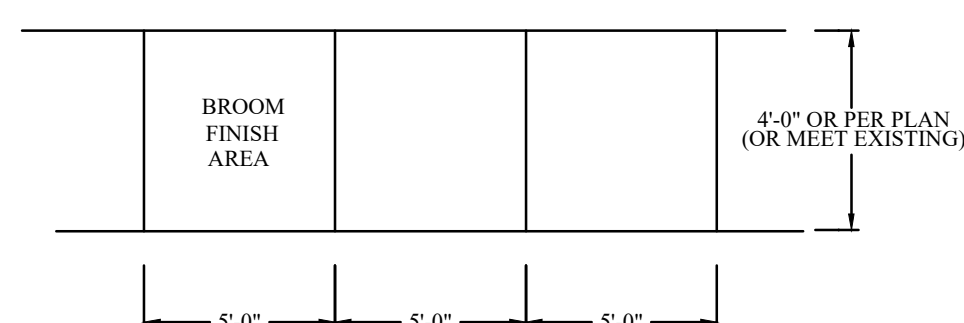
PROP. ASPHALT PAVEMENT RE-SURFACING
REFERENCE ONLY NOT TO SCALE



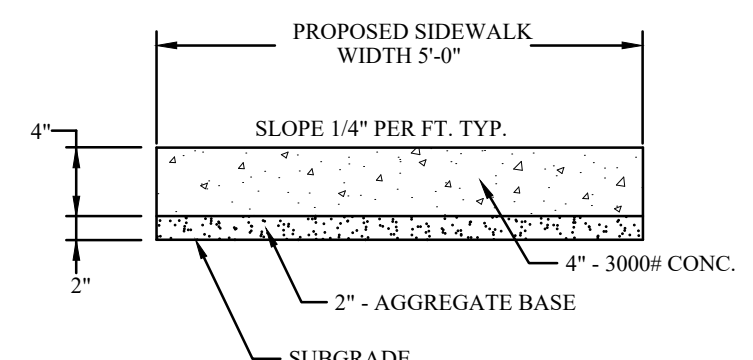
PROP. REGULAR DUTY ASPHALT PAVEMENT
REFERENCE ONLY NOT TO SCALE
(CONTRACTOR SHALL VERIFY WITH CURRENT GEOTECHNICAL REPORT)



ODOT TYPE 6 CONCRETE CURB
REFERENCE ONLY NOT TO SCALE

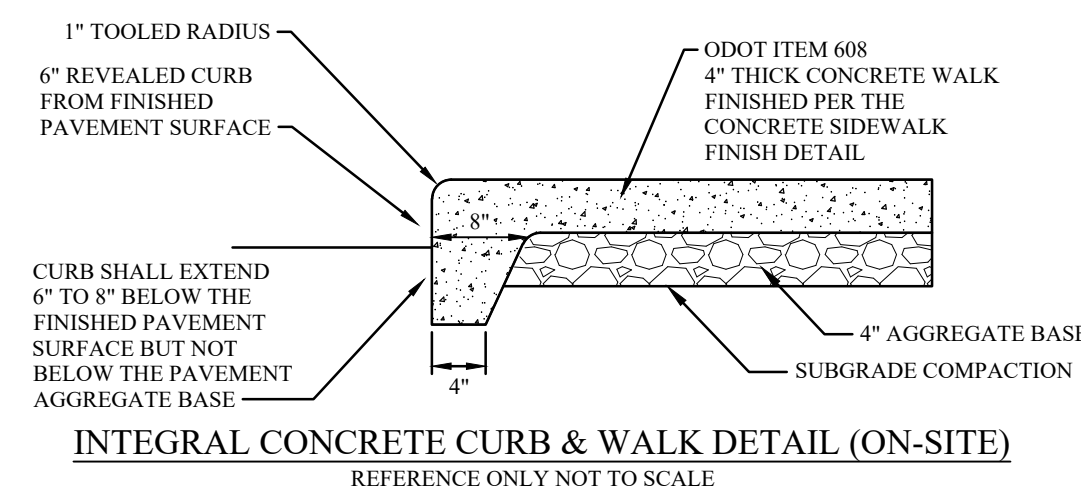


CONCRETE SIDEWALK FINISH AND JOINTS
REFERENCE ONLY NOT TO SCALE

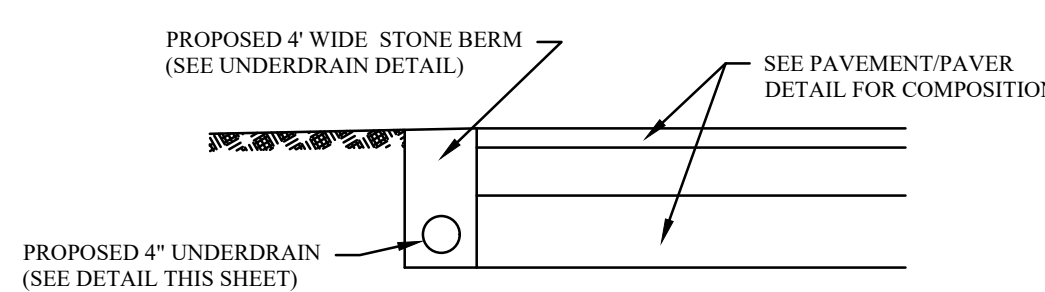


NOTE: CRACK CONTROL SHALL BE AT FIFTEEN FOOT (15') INTERVALS AND SCORE MARKS SHALL BE AT FIVE FOOT (5') INTERVALS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.D.O.T. ITEM 608. PRIOR TO THE START OF SIDEWALK CONSTRUCTION THE SUBGRADE MUST BE INSPECTED AND APPROVED BY THE OWNERS REPRESENTATIVE. ANY SETTLEMENT OR DEFICIENT AREAS IDENTIFIED BY THE OWNERS REPRESENTATIVE SHALL BE REPAIRED BY A METHOD ACCEPTABLE TO THE OWNER. THE REPAIRED AREAS WILL BE SUBJECT TO COMPACTION TESTING AND APPROVAL BY THE OWNER PRIOR TO THE START OF SIDEWALK CONSTRUCTION.

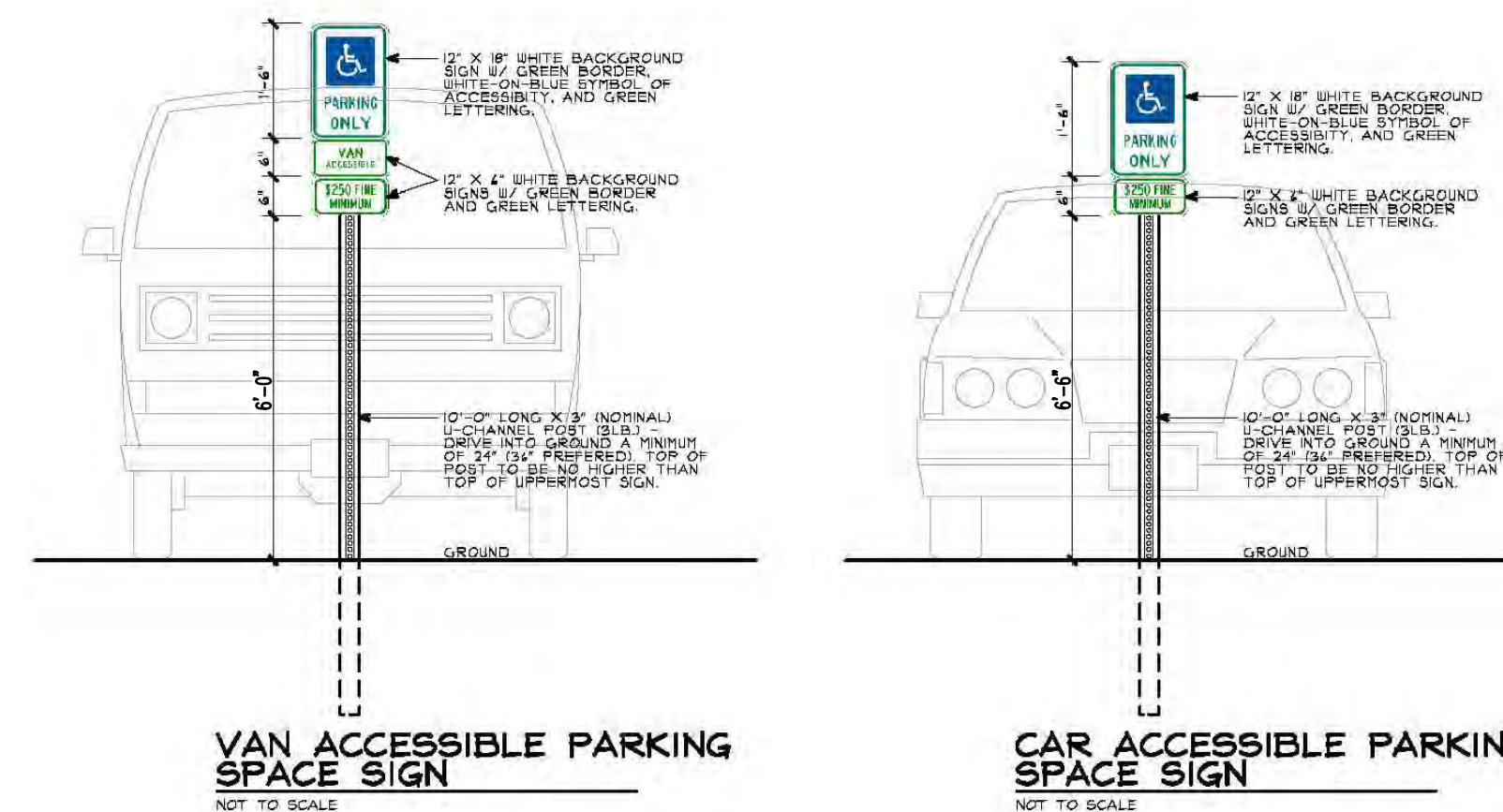
CONCRETE SIDEWALK
REFERENCE ONLY NOT TO SCALE



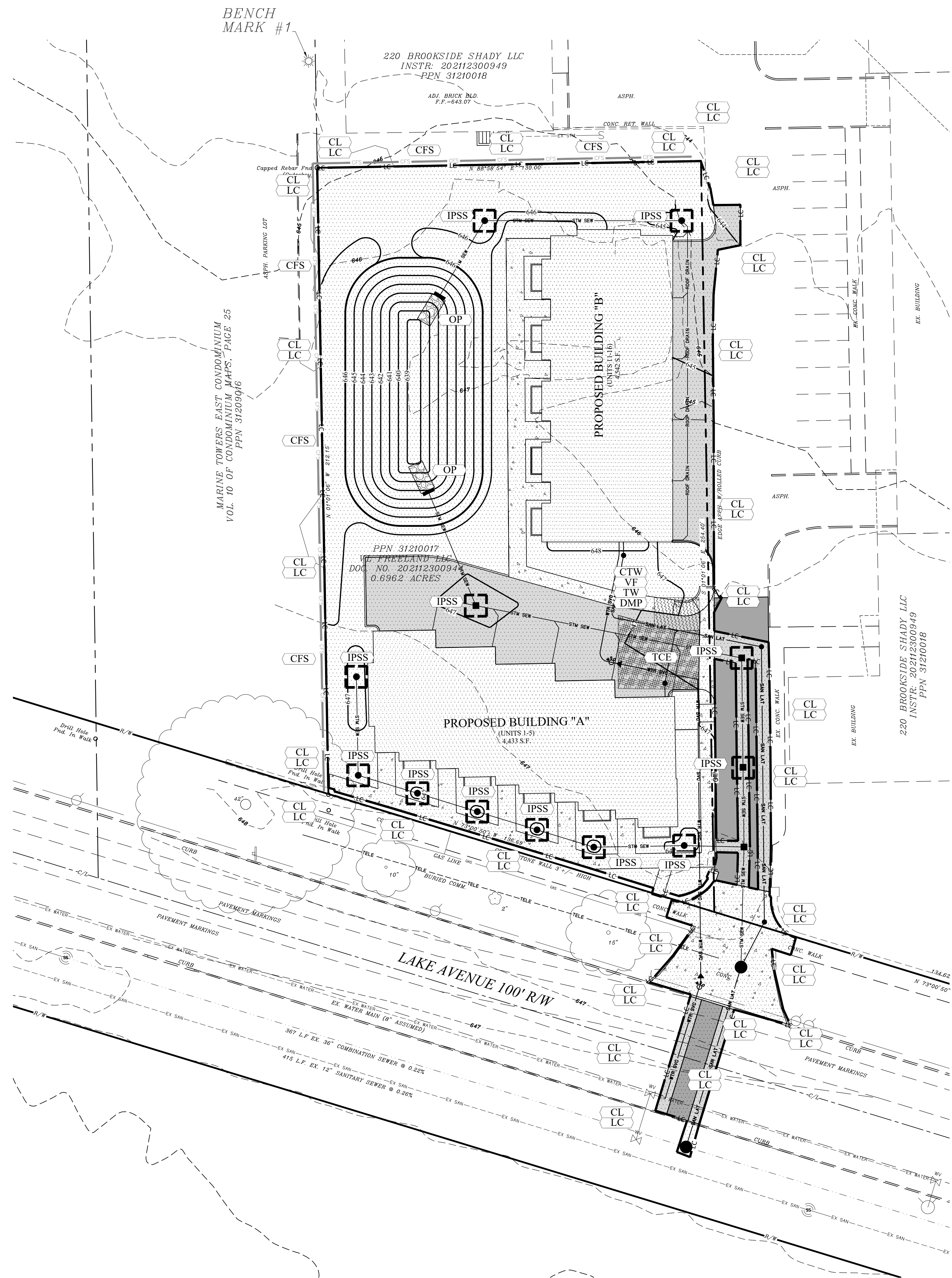
INTEGRAL CONCRETE CURB & WALK DETAIL (ON-SITE)
REFERENCE ONLY NOT TO SCALE



STONE BERM DETAIL
REFERENCE ONLY NOT TO SCALE



HANDICAPPED PARKING DETAIL
REFERENCE ONLY NOT TO SCALE



FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
 RATE MAP NUMBER 3903C 0157 F
 COMMUNITY PANEL NUMBER 39035 0157 F
 EFFECTIVE DATE SEPTEMBER 15, 2019

ABBREVIATED SWP3 AMENDMENT ACTIVITIES

GRADING	DATE
SITE STABILIZATION	DATE
ABBREVIATED SWP3 AMENDMENT	DATE

ABBREVIATED SWP3 RESPONSIBLE PARTY

AUGERE CONSTRUCTION
 JIM STEWART
 115 EXECUTIVE PARKWAY, SUITE 200,
 HUDSON, OHIO 44236
 office@augerconstruction.com
 TEL: 330.342.4287

ESTIMATED CONSTRUCTION DATES

START DATE	05-19-2025
END DATE	10-01-2025

ABBREVIATED SWP3 PREPARED

02-17-2024

ALL OFF-SITE BORROW OR SPOIL AREAS SHALL BE REQUIRED TO BE PERMITTED BY A SEPARATE NOI AND RELATED SWP3.

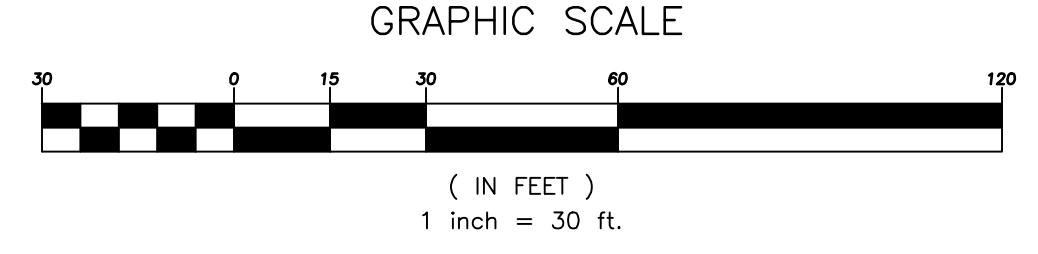
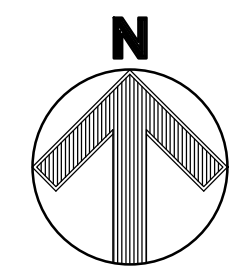
TAG	HATCH/SYMBOL	SWP3 BMP
CL LC		CLEARING LIMITS, LIMITS OF CONSTRUCTION
TCE		TEMPORARY CONSTRUCTION ENTRANCE
CTW VF TW DMP		CEMENT TRUCK WASHOUT, VEHICLE FUELING, TOXIC WASTE AND DUMPSTER LOCATION
IP		INLET PROTECTION (SEE DETAIL ON SHT. C110)
IPSS		INLET SILT SACK PROTECTION (SEE DETAIL ON SHT. C110)

TAG	LINE	SWP3 BMP
OP		12" COMPOST FILTER SOCK OUTLET PROTECTION

INSPECTION CHECKLIST

INSPECTIONS SHALL BE MADE ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24 HOUR PERIOD

DATE	INSPECTOR	WEATHER CONDITIONS	RAINFALL AMOUNT	SEDIMENT DISCHARGE	DISCHARGE LOCATION	BMPs FAILED	ADDITIONAL BMPs NEEDED	CORRECTION MADE



WEBER ENGINEERING SERVICES
 Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
 Rootstown, OH 44272
 www.WeberEngineeringServices.com
 330-329-2037
 matt@webercivil.com

STATE OF OHIO
 REGISTERED PROFESSIONAL ENGINEER
 MATTHEW WEBER
 61709

Reg. No.: 61709

CLIENT:
RDL ARCHITECTS
 21111 CHAGRIN BLVD., #110
 BEACHWOOD, OHIO 44122
 216.752.4300

OWNER:
VL FREELAND LLC
 P.O. BOX 30339
 MIDDLEBURG HEIGHTS, OH
 44130

SHADY COVE TOWNHOMES NEW CONSTRUCTION
 12534 LAKE AVE, LAKEWOOD, OH

Issue Date
 02-17-2024
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 03-05-2024
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 06-17-2024
 07-31-2024
 08-12-2024
 02-13-2025

PROGRESS
 03-26-2025
 04-14-2025

ABBREVIATED SWP3

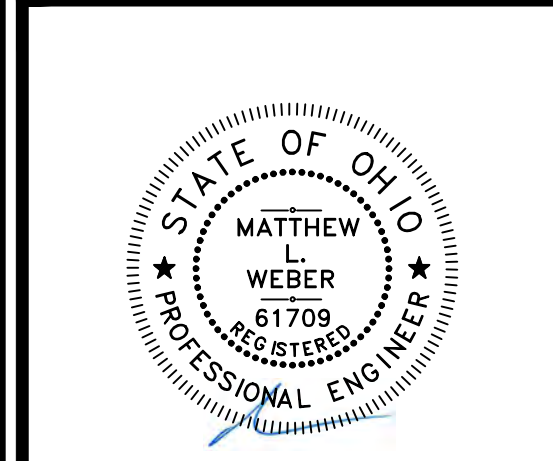
C106
 Project No. 2023-252

C:\Users\Matthew.Weber\Desktop\Working Folder\2023-252\Shady Cove Townhomes\2023-252_SitePlan.dwg 4/14/2025 2:40:01 PM

SITE BENCH MARK
 BENCH MARK #1
 DESCRIPTION
 MAG NAIL SET 1' UP ON SOUTH SIDE OF LIGHT POLE
 LOCATED NORTH OF THE NW. PROPERTY CORNER.
 ELEVATION = 644.53

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 www.WeberEngineeringServices.com
 330-329-2037
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- 02-13-2025

PROGRESS

- 03-26-2025
- 04-14-2025

ABBREVIATED
 SWP3
 DETAILS

C107A
 Project No. 2023-252

STORM SEWER CALCULATIONS (10-YR)

Storm Sewer Tabulation

Station	Line	To Line	Drng Area		Rooft coeff	Area x C		Tc	Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID		
			Incr	Total		Incr	Total						Inlet	Syst	Size	Slope	Dn	Up	Dn	Up		Dn	Up
			(ft)	(ac)	(C)	(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
1	End		42.25	20.07	0.37	0.90	0.06	0.31	10.0	28.1	2.9	0.89	2.85	2.86	12	0.47	642.00	642.20	642.44	642.80	643.00	646.85	ST-1
2	1		91.78	0.16	0.30	0.88	0.14	0.25	10.0	27.1	2.9	0.72	2.70	2.32	12	0.49	642.20	642.65	642.72	643.00	646.85	646.00	ST-2
3	2		37.05	0.05	0.14	0.88	0.04	0.11	10.0	26.1	3.0	0.32	2.83	1.78	12	0.54	642.65	642.85	643.00	643.08	646.00	646.40	ST-3
4	3		26.99	0.01	0.09	0.90	0.01	0.08	10.0	24.8	3.1	0.19	2.88	1.68	12	0.56	642.85	643.00	643.08	643.18	646.40	646.95	ST-4
5	4		20.28	0.02	0.08	0.85	0.01	0.05	10.0	24.4	3.1	0.16	1.01	2.09	8	0.59	643.33	643.45	643.51	643.63	646.95	646.90	ST-5
6	5		30.62	0.01	0.06	0.70	0.01	0.04	10.0	23.4	3.2	0.12	0.75	1.59	8	0.33	643.45	643.55	643.63	643.73	646.90	646.90	ST-6
7	6		20.12	0.01	0.05	0.70	0.01	0.03	10.0	22.6	3.3	0.10	0.92	1.50	8	0.50	643.55	643.65	643.75	643.80	646.90	646.90	ST-7
8	7		21.15	0.01	0.04	0.70	0.01	0.03	10.0	21.6	3.3	0.08	1.10	1.53	8	0.71	643.65	643.80	643.81	643.93	646.90	646.90	ST-8
9	8		21.17	0.01	0.03	0.70	0.01	0.02	10.0	20.2	3.5	0.06	0.90	1.43	8	0.47	643.80	643.90	643.93	644.01	646.90	646.90	ST-9
10	9		20.99	0.01	0.02	0.60	0.01	0.01	10.0	17.9	3.7	0.04	1.11	1.19	8	0.71	643.90	644.05	644.02	644.14	646.90	647.40	ST-10
11	10		33.38	0.01	0.01	0.50	0.01	0.01	10.0	10.0	4.9	0.02	0.88	1.04	8	0.45	644.05	644.20	644.14	644.27	647.40	646.80	ST-11
12	End		30.22	0.01	0.12	0.60	0.01	0.11	10.0	11.8	4.6	0.48	3.14	2.55	12	0.66	642.00	642.20	642.29	642.49	643.00	645.80	ST-13
13	12		66.74	0.11	0.11	0.90	0.10	0.10	10.0	10.0	4.9	0.49	2.59	2.53	12	0.45	642.20	642.50	642.49	642.79	645.80	644.85	ST-14

Project File: 2023-252 Storm 01C.stm
 Number of lines: 13
 Run Date: 4/14/2025

NOTES: Intensity = 51.46 / (Inlet time + 9.00) ^ 0.80 ; Return period = Yrs. 10 ; c = cir e = ellip b = box

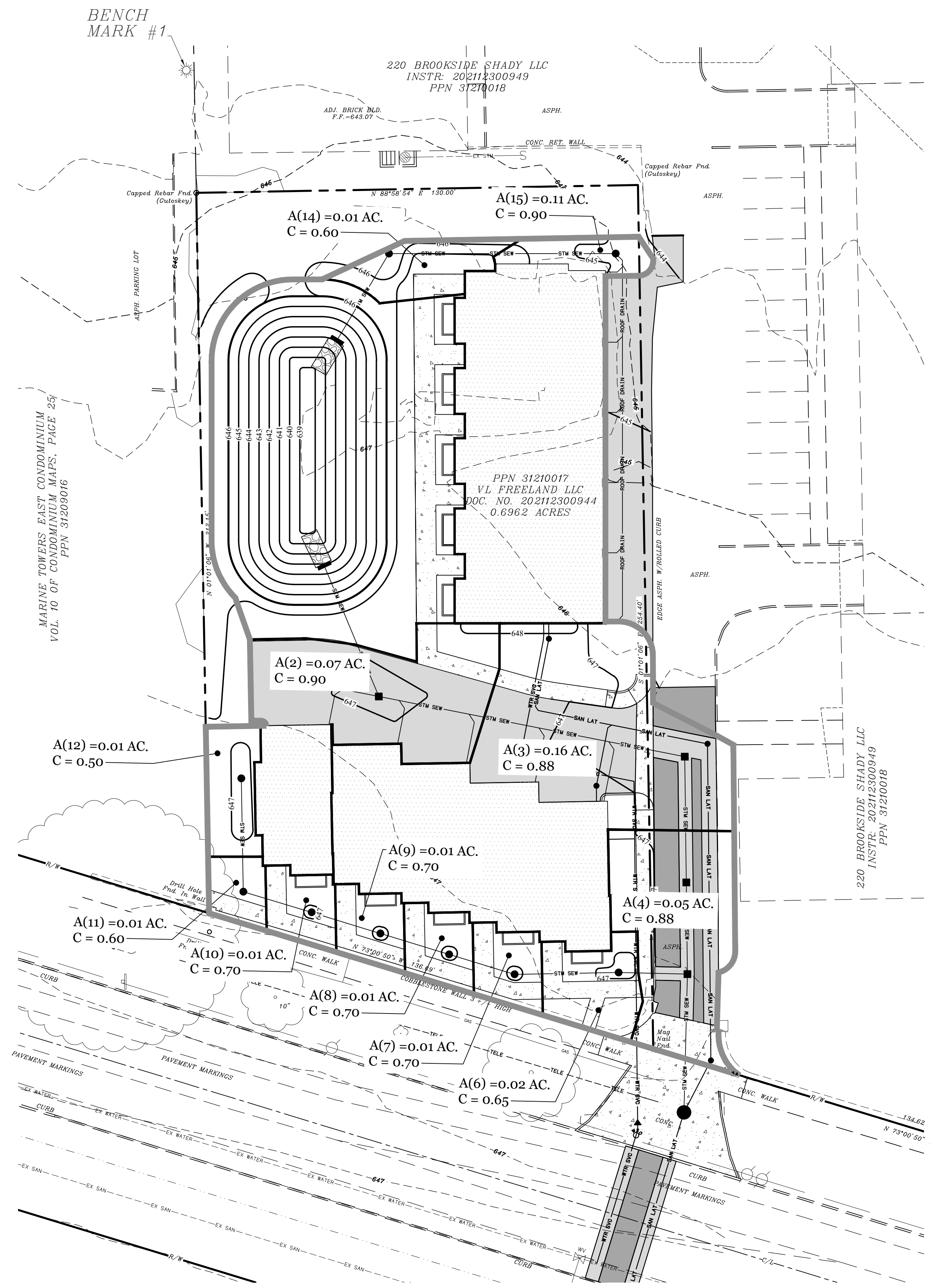
STORM SEWER CALCULATIONS (25-YR)

Storm Sewer Tabulation

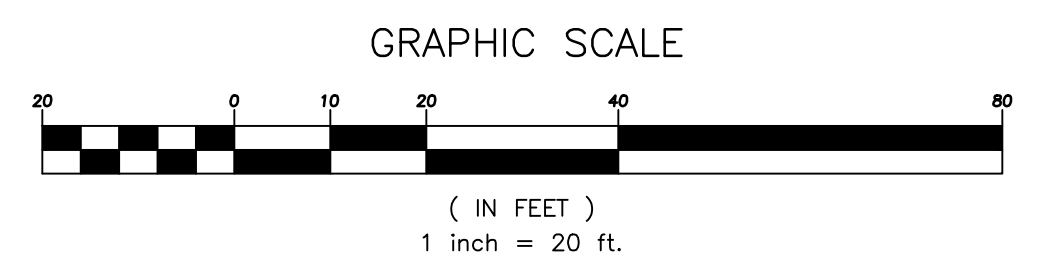
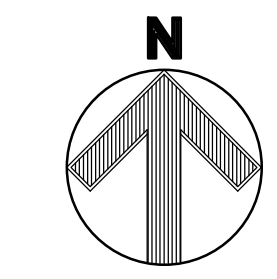
Station	Line	To Line	Drng Area		Rooft coeff	Area x C		Tc	Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID		
			Incr	Total		Incr	Total						Inlet	Syst	Size	Slope	Dn	Up	Dn	Up		Dn	Up
			(ft)	(ac)	(C)	(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
1	End		42.25	20.07	0.37	0.90	0.06	0.31	10.0	25.8	3.5	1.08	2.85	3.21	12	0.47	642.00	642.20	642.44	642.85	643.00	646.85	ST-1
2	1		91.78	0.16	0.30	0.88	0.14	0.25	10.0	24.9	3.6	0.88	2.70	2.46	12	0.49	642.20	642.65	642.78	643.04	646.85	646.00	ST-2
3	2		37.05	0.05	0.14	0.88	0.04	0.11	10.0	24.0	3.7	0.38	2.83	1.88	12	0.54	642.65	642.85	643.04	643.11	646.00	646.40	ST-3
4	3		26.99	0.01	0.09	0.90	0.01	0.08	10.0	22.9	3.7	0.23	2.88	1.77	12	0.56	642.85	643.00	643.11	643.20	646.40	646.95	ST-4
5	4		20.28	0.02	0.08	0.85	0.01	0.05	10.0	22.5	3.8	0.20	1.01	2.21	8	0.59	643.33	643.45	643.53	643.65	646.95	646.90	ST-5
6	5		30.62	0.01	0.06	0.70	0.01	0.04	10.0	21.7	3.9	0.15	0.75	1.67	8	0.33	643.45	643.55	643.65	643.75	646.90	646.90	ST-6
7	6		20.12	0.01	0.05	0.70	0.01	0.03	10.0	21.0	3.9	0.13	0.92	1.58	8	0.50	643.55	643.65	643.77	643.81	646.90	646.90	ST-7
8	7		21.15	0.01	0.04	0.70	0.01	0.03	10.0	20.1	4.0	0.10	1.10	1.61	8	0.71	643.65	643.80	643.82	643.94	646.90	646.90	ST-8
9	8		21.17	0.01	0.03	0.70	0.01	0.02	10.0	18.9	4.2	0.07	0.90	1.50	8	0.47	643.80	643.90	643.94	644.03	646.90	646.90	ST-9
10	9		20.99	0.01	0.02	0.60	0.01	0.01	10.0	16.9	4.4	0.05	1.11	1.24	8	0.71	643.90	644.05	644.03	644.15	646.90	647.40	ST-10
11	10		33.38	0.01	0.01	0.50	0.01	0.01	10.0	10.0	5.6	0.03	0.88	1.06	8	0.45	644.05	644.20	644.15	644.28	647.40	646.80	ST-11
12	End		30.22	0.01	0.12	0.60	0.01	0.11	10.0	11.6	5.3	0.55	3.14	2.81	12	0.66	642.00	642.20	642.29	642.51	643.00	645.80	ST-13
13	12		66.74	0.11	0.11	0.90	0.10	0.10	10.0	10.0	5.6	0.56	2.59	2.63	12	0.45	642.20	642.50	642.52	642.81	645.80	644.85	ST-14

Project File: 2023-252 Storm 01C.stm
 Number of lines: 13
 Run Date: 4/14/2025

NOTES: Intensity = 46.95 / (Inlet time + 7.60) ^ 0.74 ; Return period = Yrs. 25 ; c = cir e = ellip b = box



STORM DRAINAGE MAP



C:\Users\Matthew_Weber\Desktop\Working Folder\2023-252 Shady Cove Townhomes\2023-252 Shady Cove Townhomes\2023-252 Storm 01C.dwg 4/14/2025 2:40:21 PM

Project and Watershed Information; WQv Calculation
version 3.2 2020-07-07

Project Details

Project Name:	Shady Cove Townhomes
Project Location:	12534 Lake Avenue Lakewood, Ohio
Project Latitude:	41.491049
Project Longitude:	-81.776114
NPDES Permit Applicant:	MLW
Submitted by:	MLW
Date:	4/14/2025

Subwatershed Details

Subwatershed ID/Label:	Retention Basin
Subwatershed Drainage Area, A_{total} =	0.65 acres = 28,314 ft ²
Subwatershed Impervious Area, A_{imp} =	0.45 acres = 19,602 ft ²
Imperviousness fraction, i =	0.69 = 69%
Volumetric Runoff Coefficient, R_v =	0.67
Water Quality Volume, WQv =	1,429 ft ³ = 0.033 ac-ft

Wet Extended Detention Basin WQv Compliance Tool
version 3.2 2020-07-07

Project Summary

Project Name:	Shady Cove Townhomes
Subwatershed ID/Label:	Retention Basin
Submitted by:	MLW
Date:	4/14/2025
Subwatershed Drainage Area, A_{total} =	0.65 acres = 28,314 ft ²
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Water Quality Volume, WQv =	1,429 ft ³ = 0.033 ac-ft

Step 1 - Soil Suitability

Soil Series:	Urban	HSG:	D
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Step 2 - Wet ED Basin Volume Requirements

Extended Detention Volume, EDv =	1429 ft ³
Minimum Sediment Storage Volume, $V_{sediment}$ =	286 ft ³
Minimum Permanent Pool Volume, PPv =	1715 ft ³

Step 3 - Basin Stage-Storage Relationship

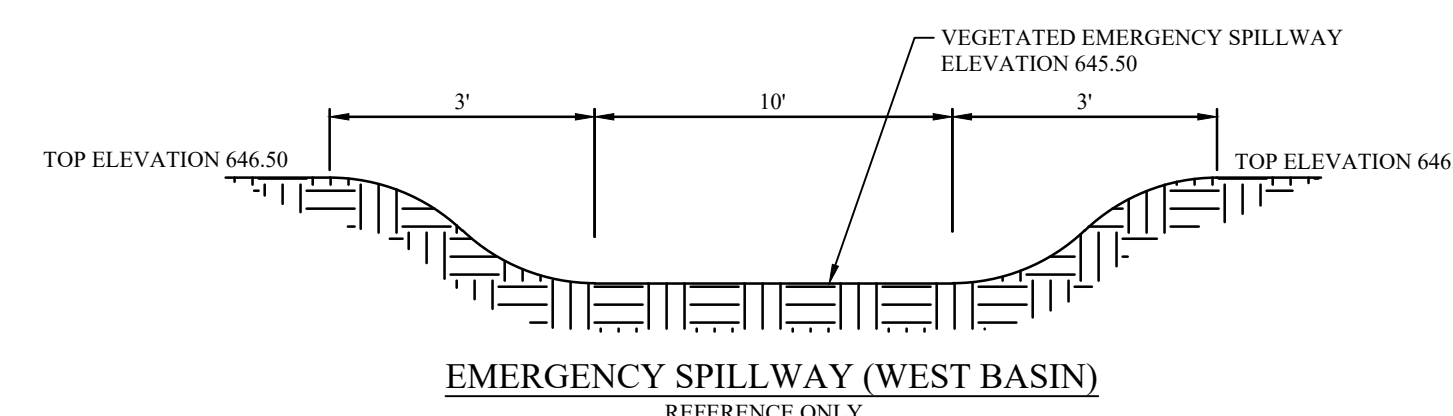
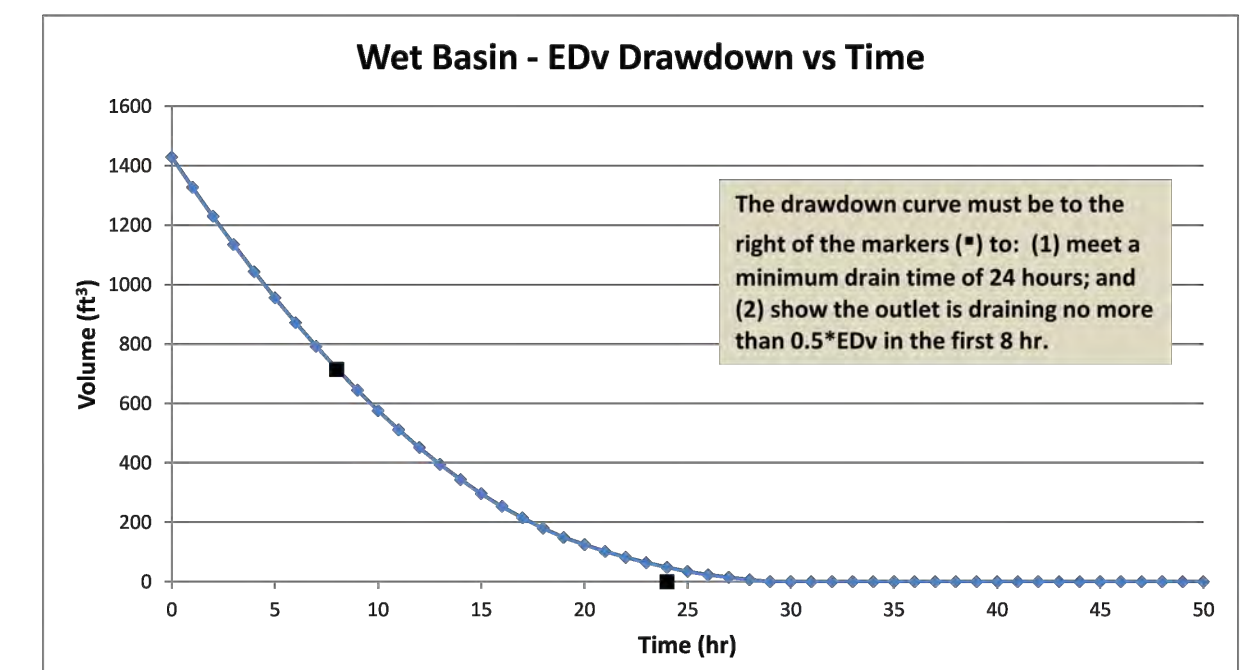
Elevation (ft)	Area (ft ²)	Incremental Volume (ft ³)	Cumulative Volume (ft ³)
Bottom of Permanent Micropool = 639.00	221		
640.00	577	385	385
641.00	992	775	1,160
642.00	1464	1,220	2,381
643.00	1992	1,721	4,102
644.00	2577	2,278	6,380
645.00	3219	2,892	9,272
646.00	3917	3,562	12,834
646.50	4542	2,113	14,947

Step 4 - Outlet Elevations and Storage Volumes

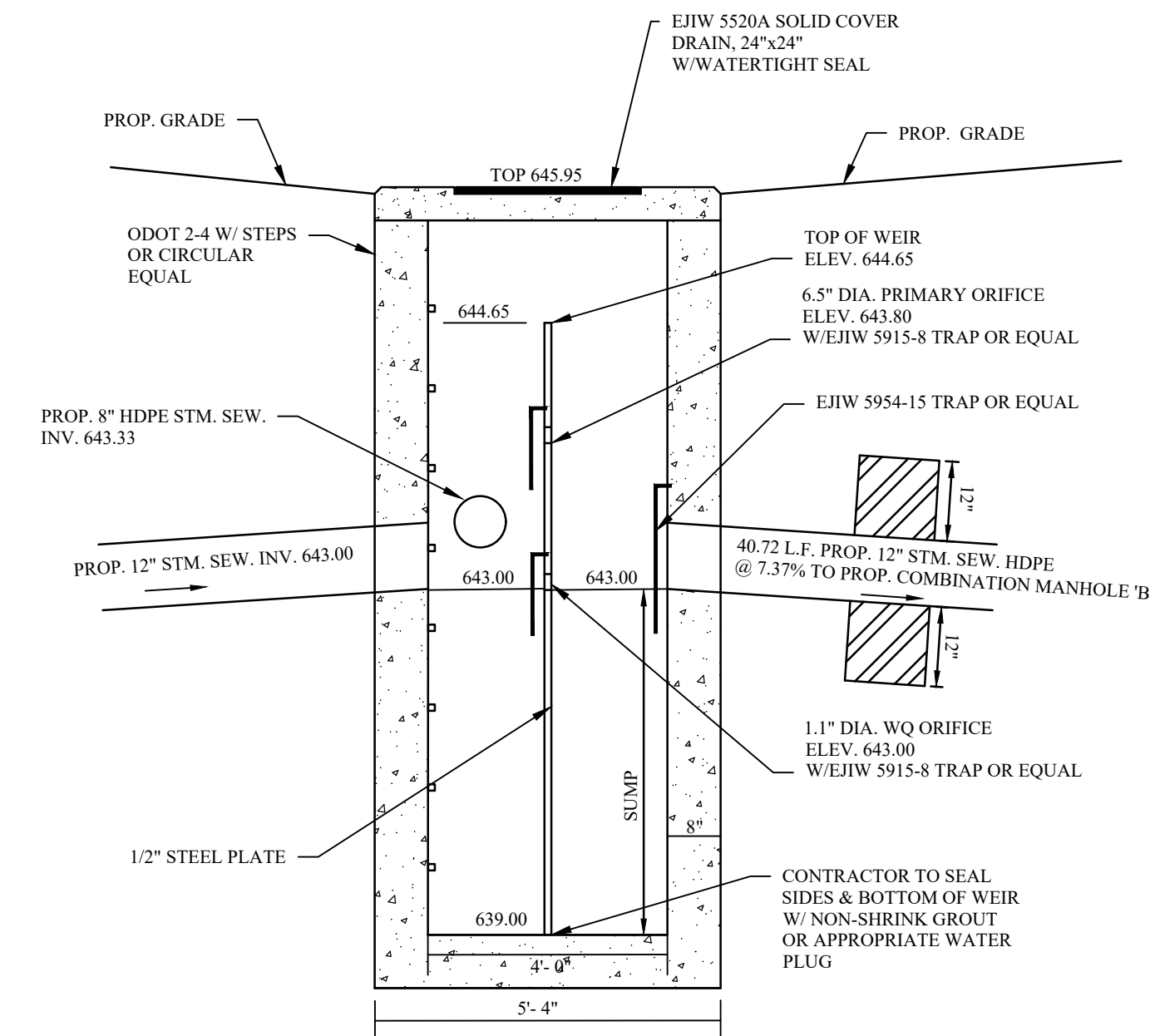
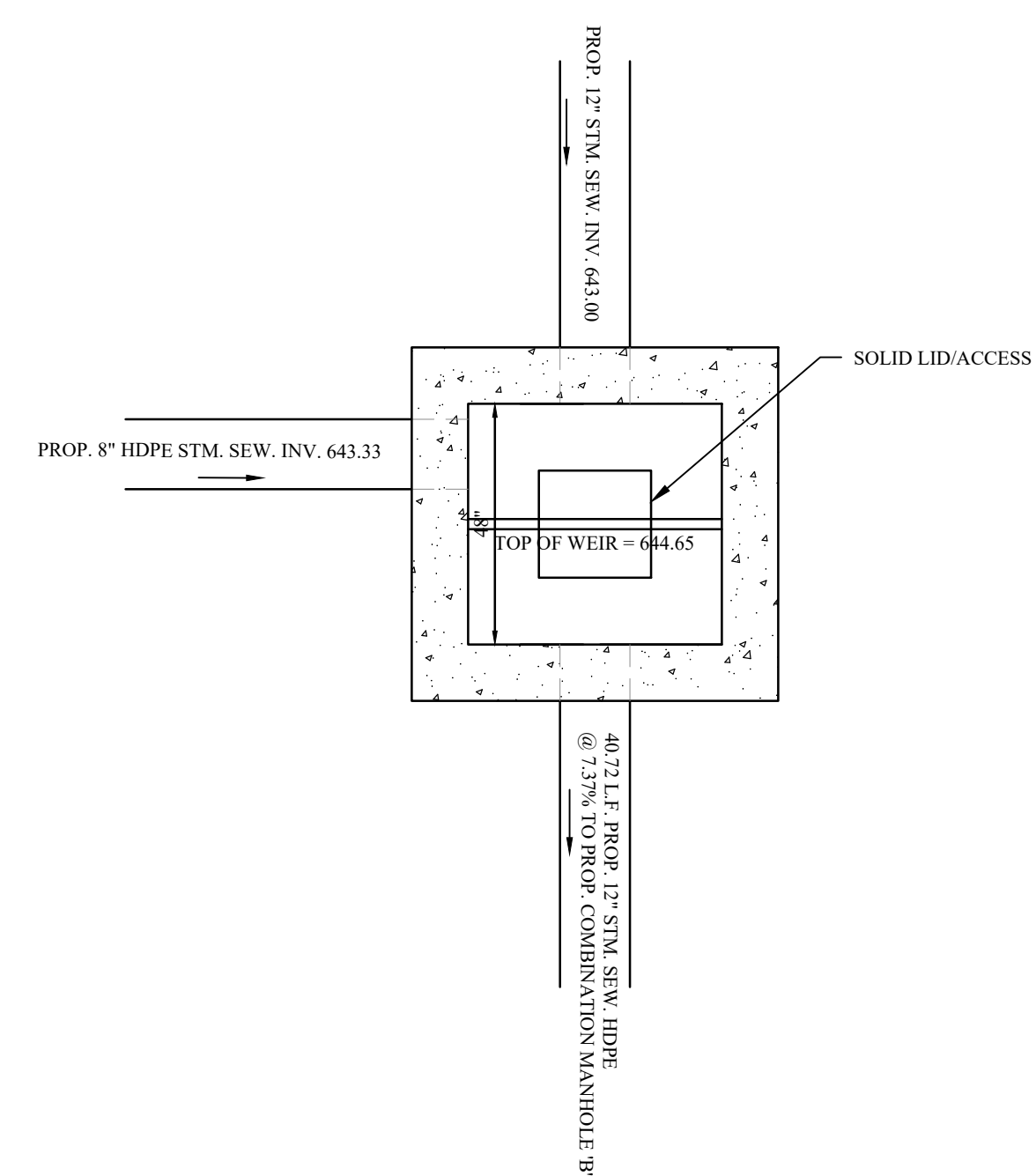
WQ Orifice Invert Elevation =	642.00
Elevation of Top of EDv =	642.86
Secondary Outlet Invert Elevation =	643.80
WQ Treatment Volume Provided, $V_{treatment}$ =	3,496 ft ³
Treatment Vol Provided Relative to EDv, $V_{treatment}/EDv$ =	2.45
Permanent Pool Volume Provided, PPv =	2,381 ft ³
Ratio PPv Provided to PPv Required =	1.39

Step 5 - Outlet (Orifice) Sizing

Maximum Hydraulic Head, H_{max} =	0.86 ft
Orifice Coefficient, C =	0.6
Target (Minimum) Draw-down Time, T_d =	24 hr
Target Average Discharge, Q_{avg} =	0.02 cfs
Average Hydraulic Head, H_{avg} =	0.43 ft
Estimated Orifice Area, $A_{orifice}$ =	0.75 in ² = 0.005 ft ²
Estimated Orifice Diameter, $D_{orifice}$ =	0.98 in = 0.08 ft
Design Orifice Diameter, D_{design} =	1.10 in = 0.09 ft
Design Orifice Area, A_{design} =	0.94 in ² = 0.007 ft ²
Time to Completely Drain EDv, T_d =	29 hr
Volume Drained in First 8 hr =	713 ft ³
% of EDv =	49.5%



THE OWNER SHALL PERFORM ANNUAL INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES AND SUBMIT INSPECTION REPORTS IN WRITING TO THE CITY OF LAKEWOOD WITHIN 30 DAYS AFTER EACH INSPECTION.



OUTLET STRUCTURE No. 5 DETAIL
REFERENCE ONLY NOT TO SCALE

WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
Rookstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW WEBER
61709 REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:
RDL ARCHITECTS
21111 CHAGRIN BLVD., #110
BEACHWOOD, OHIO 44122
216.752.4300

OWNER:
VL FREELAND LLC
P.O. BOX 30339
MIDDLEBURG HEIGHTS, OH
44130

SHADY COVE TOWNHOMES
NEW CONSTRUCTION
12534 LAKE AVE, LAKEWOOD, OH

Issue Date
02-17-2024
02-26-2024
03-04-2024
03-05-2024
04-25-2024
06-17-2024
07-31-2024
08-12-2024
02-13-2025

PROGRESS
03-26-2025
04-14-2025

ABBREVIATED
SWP3
DETAILS

C108
Project No. 2023-252

- Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
 - Prevent spills
 - Use products up
 - Follow label directions for disposal
 - Remove lids from empty bottles and cans when disposing in trash
 - Recycle wastes whenever possible
 - Don't pour into waterways, storm drains or onto the ground
 - Don't pour down the sink, floor drain or septic tanks
 - Don't bury chemicals or containers
 - Don't burn chemicals or containers
 - Don't mix chemicals together
- Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
- No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
- Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
- Equipment Fueling and Maintenance, oil changing, etc. shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
- Concrete Wash Water shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tie or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.
- Spill Reporting Requirements: Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
- Contaminated Soils. If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility, (not a construction/demolition debris landfill). Note that storm water runoff associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
- Open Burning. No materials containing rubber, grease, asphalt, or petroleum products, such as tires, autparts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
- Dust Control or dust suppressants shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.
- Other Air Permitting Requirements: Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
- Process Waste Water/Leachate Management. Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged, it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
- A Permit to Install (PTI) is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

CONSTRUCTION SEQUENCE

(ALL ITEMS ARE TO BE THE RESPONSIBILITY OF THE GENERAL SITE CONTRACTOR)

SITE PREPARATION

NOTE:

PROVIDE SAFE AND SECURE PEDESTRIAN AND VEHICULAR TRAFFIC CIRCULATION THROUGHOUT THE ENTIRETY OF THE CONSTRUCTION SEQUENCE WITH WELL DEFINED CONSTRUCTION BOUNDARIES TO BE ACCESSED BY CONSTRUCTION PERSONNEL ONLY. ALL EROSION CONTROLS ARE TO BE THOROUGHLY INSPECTED BY THE CONTRACTOR UPON THE COMPLETION OF EACH WORK DAY AND MAINTAINED THROUGHOUT THE REQUIRED LIFE OF THE CONTROL, AS SPECIFIED BY THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE. THE CONTRACTOR MUST REVIEW THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE. THE CONTRACTOR MUST REVIEW THE APPROVED NPDES PERMIT AND SIGN THE PERMIT TO ACCEPT RESPONSIBILITIES AS THE CO-PERMITTEE.

INITIAL PHASE (WITHIN 7 DAYS OF START OF GRUBBING)

- INSTALL A TEMPORARY CONSTRUCTION ENTRANCE FOR ACCESS TO CONSTRUCTION AREAS OF SITE.
- SETUP CONSTRUCTION TRAILER ON SITE AND ESTABLISH TEMPORARY POWER AND TELEPHONE SERVICE AS NECESSARY.
- ALL TEMPORARY UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- STAKEOUT LIMITS OF DISTURBANCE.
- INSTALL TEMPORARY INLET PROTECTION ON ALL EXISTING CATCH BASINS WITHIN LIMITS OF CONSTRUCTION. REMOVE SILT PROTECTION FROM DESIGNATED INLETS ONLY WHEN INLET STRUCTURE IS TO BE REMOVED AS REQUIRED BY PROGRESSION OF CONSTRUCTION. REFER TO PLANS FOR IDENTIFICATION OF INLET STRUCTURES TO BE REMOVED.
- INSTALL ALL FILTER FABRIC FENCE WHERE SHOWN ON PLANS.
- BEGIN SITE CLEARING.
- REMOVE TOPSOIL FROM AREAS OF BUILDING AND PAVEMENT.
- BEGIN EARTHWORK OPERATIONS.
- CONSTRUCT STORM WATER BASIN.
- IN THE EVENT OF RAIN, ALLOW STANDING WATER TO SETTLE PRIOR TO PUMPING. UTILIZE THE PUMPING SYSTEMS TO PUMP POLLUTED WATER PER E.P.A. REQUIREMENTS. ALLOW ONLY CLEAN WATER TO BE DISCHARGED TO THE EXISTING DRAINAGE SYSTEM. REMOVE SILT FROM BASINS AS NECESSARY PRIOR TO CONTINUING EARTHWORK. MATERIAL SHOULD BE MECHANICALLY SPREAD AND DRIED PRIOR TO INCORPORATION INTO THE EARTHWORK PROCEDURES. ADEQUACY OF THE DRIED MATERIAL IS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE AND ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDES, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC., THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHALL BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

MULCHING TEMPORARY SEEDING

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS: STRAW-IF STRAW IS USED, IT SHALL BE UNROTTED SMALL GRAIN APPLIED AT 2 TONS/AC. OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY 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 USED AT 2,000 LB./AC. OR 45 LB./1,000 SQ. FT. OTHER-OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 4 TONS / AC.
- 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, GENERALLY BE LEFT LONGER THAN 6 IN. MULCH NETTINGS-NETTINGS 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. SYNTHETIC BINDERS-SYNTHETIC BINDERS SUCH AS ACRYLIC (ACR-TAC), POLYURETHANE (POLYURETHANE), PETROLEUM (TERRA-TACK OR TERRA-TACK 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 WEIGHT OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. / 100 GAL.

INTERIM PHASE GENERAL CONSTRUCTION

- MAINTAIN TEMPORARY CONTROLS UNTIL REMOVAL IS WARRANTED DUE TO PROGRESSION OF WORK.
- BEGIN EARTHMOVING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE COUNTY CONSERVATION DISTRICT OF LOCATION AND EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT BORROW OR SOIL SITE OF IMPORT/EXPORT MATERIAL. THE CONTRACTOR IS TO COORDINATE WITH OWNER THE PLACEMENT OF SUCH MEASURES.
- STORM SEWER, SANITARY SEWER, WATER LINE AND UTILITY LINE CONSTRUCTION MAY BEGIN IMMEDIATELY FOLLOWING ESTABLISHMENT OF GRADE AND WITH THE PERMISSION OF THE OWNER.
- STABILIZE ALL UTILITY TRENCHES AT THE END OF EACH WORKDAY BY MEANS OF GRAVEL BACKFILL TO SURFACE, REPAVING OR MULCHING.
- REPLACE TOPSOIL, FINE GRADE AND SEED AS REQUIRED.
- STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCHING OR CROWNVEICH SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
- INSTALL PAVEMENT SUBBASE.
- BEGIN BITUMINOUS PAVING, REMOVING TEMPORARY CONSTRUCTION ENTRANCE ONLY WHEN NECESSARY.
- RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM 80% COVERAGE IS ACHIEVED.
- ALL EROSION MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED. ALL AREAS OF VEGETATIVE SURFACE STABILIZATION, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (80%) IS OBTAINED.

FINAL PHASE POST-PAVING BASIN CONVERSION

- IF, FOR ANY REASON, THE PROJECT IS SUSPENDED, THE CONTRACTOR SHALL INSURE THAT ALL INSTALLED EROSION MEASURES ARE FUNCTIONING AND PROPERLY MAINTAINED DURING THIS PERIOD, AND THAT ALL BARED SOILS ARE SEEDED AND MULCHED WITH TEMPORARY SEED MIXTURE.
 - REMOVE SEDIMENT CONTROL DEVICES AND ESTABLISH WATER QUALITY CONTROL ORIFICE.
 - REMOVE TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO COMPLETION OF PAVING.
 - SITE CLEAN UP.
 - RESEED ANY AREAS THAT REQUIRE ADDITIONAL SEED
 - FILTER FENCES ARE TO BE CLEANED, REMOVED, BACKFILLED AND SEEDED WITH PERMANENT SEEDING.
 - VERIFY POSITIVE CONVEYANCE FLOW IN ALL DRAINAGE STRUCTURES.
- THE FOLLOWING ITEMS MUST BE COMPLETED BY THE CONTRACTOR, IN ORDER, ONCE THE SITE HAS BEEN DEEMED STABLE:
 - REMOVE SEDIMENT CONTROL DEVICES AND ESTABLISH WATER QUALITY CONTROL ORIFICE.
 - REMOVE TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO COMPLETION OF PAVING.
 - SITE CLEAN UP.
 - RESEED ANY AREAS THAT REQUIRE ADDITIONAL SEED
 - FILTER FENCES ARE TO BE CLEANED, REMOVED, BACKFILLED AND SEEDED WITH PERMANENT SEEDING.
 - VERIFY POSITIVE CONVEYANCE FLOW IN ALL DRAINAGE STRUCTURES.

SPECIFICATIONS FOR TEMPORARY SEEDING

SEEDING DATES	SPECIES	LB/100 FT ²	LB/ACRE
MARCH 1 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
AUGUST 16TH TO NOVEMBER	ANNUAL RYEGRASS	1.25	55
	PERENNIAL RYEGRASS	3.25	142
	CREeping RED FESCUE	0.4	17
	KENTUCKY BLUEGRASS	0.4	17
	OATS	3	128 (3 BUSHEL)
	TALL FESCUE	1	40
NOVEMBER 1 TO FEB. 29	RYE	3	112 (2 BUSHEL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	WHEAT	3	120 (BUSHEL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
NOVEMBER 1 TO FEB. 29	PERENNIAL RYE	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS CREEPING	3.25	40
	RED FESCUE	0.4	40
	KENTUCKY BLUEGRASS	0.4	40

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 GRADDED OR REWORKED FOR 14 DAYS OR MORE. THESE IDEAL AREAS SHOULD BE SEEDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
- THE SEEDED SHALL BE POLYMERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDING PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS-APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISHED ADEQUATE TONES OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREVIEW THE NEED FOR LIME AND FERTILIZER.
- SEEDING METHOD--SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, 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 WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS: STRAW-IF STRAW IS USED, IT SHALL BE UNROTTED SMALL GRAIN APPLIED AT 2 TONS/AC. OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY 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 USED AT 2,000 LB./AC. OR 45 LB./1,000 SQ. FT. OTHER-OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 4 TONS / AC.
- 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, GENERALLY BE LEFT LONGER THAN 6 IN. MULCH NETTINGS-NETTINGS 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. SYNTHETIC BINDERS-SYNTHETIC BINDERS SUCH AS ACRYLIC (ACR-TAC), POLYURETHANE (POLYURETHANE), PETROLEUM (TERRA-TACK OR TERRA-TACK 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 WEIGHT OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. / 100 GAL.

BMP INSPECTION CHECKLIST

BMP	FREQUENCY	NOTES
GENERAL INSPECTION	EVERY 6 MO.	
STORM WATER BASIN VEGETATION	MONTHLY	FIRST 2 GROWING SEASONS THEN TWICE A YEAR
COMPOST FILTER SOCK	MONTHLY	FIRST GROWING SEASON

REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24 HOUR PERIOD. PROVIDED WILL BE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATED OF INSPECTION AND CORRECTIVE MEASURES TAKEN. RECORDS SHALL L BE SUBMITTED TO THE CITY OF LAKEWOOD ENGINEERING DEPARTMENT FOR REVIEW BY MAY 1st OF EACH YEAR.

ALL CONTROL PRACTICES THAT REQUIRE REPAIR SHALL BE REPAIRED WITHIN THREE (3) DAYS OF THE INSPECTION.

ADDITIONAL SWP3 CONSIDERATIONS

NO OPEN BURNING

DUST CONTROL SHALL BE ACHIEVED BY USE OF WATERING TRUCKS. USE OF OIL IS STRICTLY PROHIBITED. INLET PROTECTION MUST BE IMPLEMENTED PRIOR TO DUST CONTROL MEASURES.

IN THE EVENT OF A PETROLEUM SPILL (-25 GALLONS) OR THE PRESENCE OF OIL SHEEN, THE CONTRACTOR SHALL CONTACT THE OHIO E.P.A. AT 800-282-9378, THE LOCAL FIRE DEPARTMENT.

SMALL SPILLS (-25 GALLONS) SHALL BE CLEANED UP USING AN ABSORBING AGENT, THE ABSORBING AGENT REMOVED AND DISPOSED OF ACCORDING TO FEDERAL REGULATIONS.

ALL TRENCH DEWATERING MEASURES SHALL BE DISCHARGED INTO SETTLING BASINS PRIOR TO DISCHARGE FROM SITE. BMPs THAT REQUIRE REPAIR SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION. SETTLING PONDS MUST BE REPAIRED WITHIN 10 DAYS OF INSPECTION.

STREETS ADJACENT TO SITE SHALL BE CLEANED AT THE END OF EACH WORK DAY.

POST-CONSTRUCTION BMP RATIONALE

STORM WATER MANAGEMENT AND POST CONSTRUCTION WATER QUALITY BMPs ARE NOT REQUIRED AS THE SCOPE OF THE PROJECT IS LESS THAN ONE ACRE.

MIXTURE	FORMULA	LBS./ACRE	LBS./1,000 SQ. FT.	TIME	MOWING
CREEPING RE FESCUE RYEGRASS KENTUCKY BLUEGRASS	10-10-10	500	12	FALL, YEARLY AS NEEDED	NOT CLOSER THAN 3"
TALL FESCUE	10-10-10	500	12		NOT CLOSER THAN 4"
TURF-TYPE FESCUE	10-10-10	500	12		
CROWN VETCH FESCUE	0-20-20	400	10	SPRING, YEARLY FOLLOWING ESTABLISHMENT AND EVERY 4-7 YEARS THEREAFTER	DO NOT MOW
FLAT PEA FESCUE	0-20-20	400	10		DO NOT MOW

NOTE: FOLLOWING SOIL TEST RECOMMENDATIONS IS PREFERRED TO FERTILIZER RATES SHOWN ABOVE.

SPECIFICATIONS FOR PERMANENT SEEDING

SITE PREPARATION

- A 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 SLP-RONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
- THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION AND SEEDING.
- TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION. SEEDING PREPARATION
 - 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 LB./1,000 SQ. FT. OR 2 TONS/ACRE.
 - FERTILIZER-FERTILIZER SHALL BE APPLIED AT A RATE OF 25 LB./1,000 SQ. FT. OR 1000 LB./ACRE OF 10-10-10 OR 12-12-12 ANALYSIS.
- 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.

EROSION PREVENTION PRACTICES

SEEDING DATES AND SOIL CONDITIONS

- SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUG 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 SEEDING PREPARATION SHOULD BE DONE WHEN 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 SEEDING
 - 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.
 - THE FOLLOWING METHODS MAY BE USED FOR "DORMANT SEEDING":
 - FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, ADD MULCH AND THE SELECTED SEED MIXTURE AT A 50% INCREASE IN THE SEEDING RATE.
 - FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDED, LIME AND FERTILIZER, APPLY MULCH AND ANCHOR. INCREASE THE 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 HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOST SEEDING.
 - WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER ROLLER OR LIGHT DRAG ON SLOPING LAND. SEEDING OPERATIONS SHOULD FOLLOW THE CONTOUR WHERE FEASIBLE.

EROSION PREVENTION PRACTICES

WOOD CELLULOSE FIBER-WOOD CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 LBS. CELLULOSE/100 GALLONS OF WATER.

IRRIGATION

PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY WEATHER OR ON AN 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 RUNOFF.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LBS./ACRE	LBS./1,000 SQ. FEET	
GENERAL USE			
CREEPING RED FESCUE DOMESTIC RYEGRASS KENTUCKY BLUEGRASS	30-40 10-30 30-40	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 1/2	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40-50	1-1/4	
CROWN VETCH TALL FESCUE	10-30 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	100-120	2 2	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	100-120	2 1-1/2	FOR SHADED AREAS

NOTE: OTHER APPROVAL SEED SPECIES MAY BE SUBSTITUTED.

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREAS

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, AND DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOTS. PRIOR TO THE ONSET OF WINTER WEATHER

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII.



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SHADY COVE TOWNHOMES
NEW CONSTRUCTION
12584 LAKE AVE, LAKEWOOD, OH

Issue Date

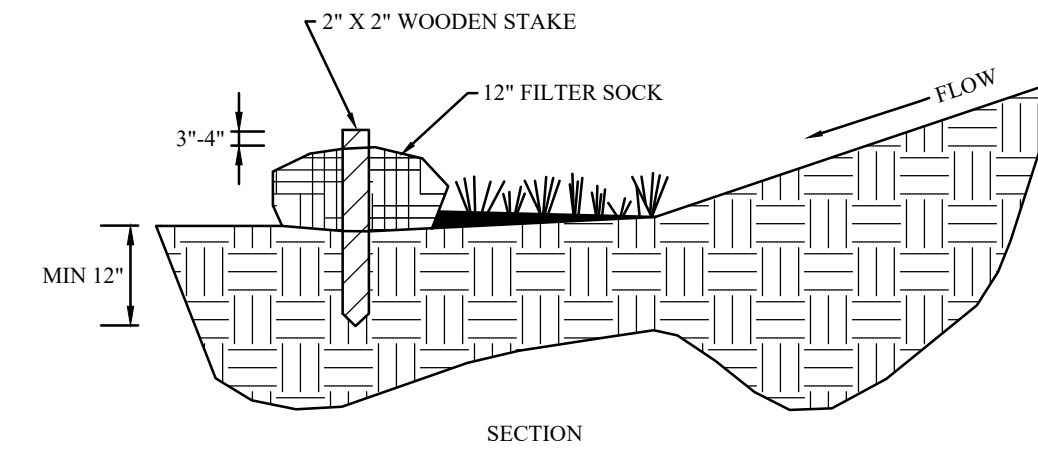
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- 02-26-2024
- 03-04-2024
- 03-05-2024
- 04-25-2024
- 06-17-2024
- 07-31-2024
- 08-12-2

SPECIFICATIONS FOR MULCHING

- MULCH AND OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.
- MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:
 - STRAW - SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH. DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.
 - HYDROSEEDERS - WOOD CELLULOSE FIBER SHOULD BE USED AT 2,000 LB./AC. OR 46 LB./1,000 SQ. FT.
 - OTHER - ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS AND ROLLED EROSION CONTROL PRODUCTS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD MULCH CHIPS APPLIED AT 10-20 TONS/AC.
- MULCH ANCHORING - MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:
 - MECHANICAL - USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 INCHES.
 - MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING REQUIREMENTS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
 - SYNTHETIC BINDERS - FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK, OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATER OF THE STATE.
 - WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS./AC. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

SPECIFICATIONS FOR SODDING

- MATERIALS**
- SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 48 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
 - THE SOD SHALL BE KEPT MOIST AN COVERED DURING HAULING AND PREPARATION FOR PLACEMENT.
 - SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75 INCHES, PLUS OR MINUS 0.25 INCHES, AT THE TIME OF CUTTING. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
- SITE PREPARATION**
- A 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 SHALL NOT BE CONDUCTED ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED ONLY TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
 - THE AREA SHALL BE GRADED AND TOPSOIL SPREAD WHERE NEEDED.
 - SOIL AMENDMENTS
 - LIME - AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACIDIC SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT. OR 2 TONS/AC.
 - FERTILIZER - FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST FERTILIZER SHALL BE APPLIED AT A RATE OF 12 LB./1,000 SQ. FT. OR 500 LB./AC. OF 10-10-10 OR 12-12-12 ANALYSIS
 - 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.
 - BEFORE LAYING SOD, THE SURFACE SHALL BE UNIFORMLY GRADED AND CLEARED OF ALL DEBRIS, STONES AND CLOUDS LARGER THAN 3-IN. DIAMETER.
- SOD INSTALLATION**
- DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURES, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY BEFORE LAYING THE SOD.
 - SOD SHALL NOT BE PLACED ON FROZEN SOIL.
 - THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED IN A BRICK-LIKE PATTERN. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS THAT WOULD DRY THE ROOTS.
 - ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGE PARALLEL TO THE CONTOUR AND STAGGERED JOINTS. THE SOD SHALL BE SECURED WITH PEGS OR STAPLES.
 - AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE SOD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING TAMPING AND IRRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN 8 HOURS.
- MAINTENANCE**
- IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK WITH SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4-6 INCHES.
 - AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.
 - THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED.

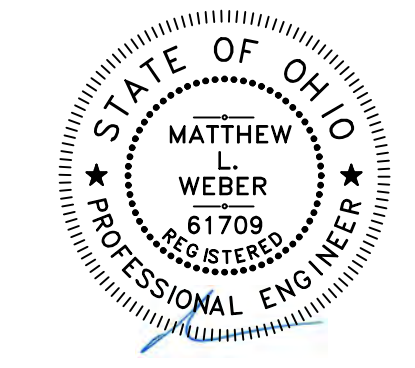


- MATERIALS-COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF PARTICLES RANGING FROM #4 TO #20.
 - FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HDPE 3/4" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
 - INSTALLATION:
 - FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.
 - FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE SHALL BE SEED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 - FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATE FLOW SITUATIONS OR IN RUNOFF CHANNELS.
- MAINTENANCE:**
- ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
 - REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
 - WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 - REMOVAL-FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH A WAY AS TO FACILITATE AN NO OBSTRUCT SEEDINGS.

CFS COMPOST FILTER SOCK DETAIL
REFERENCE ONLY NOT TO SCALE

WEBER ENGINEERING SERVICES
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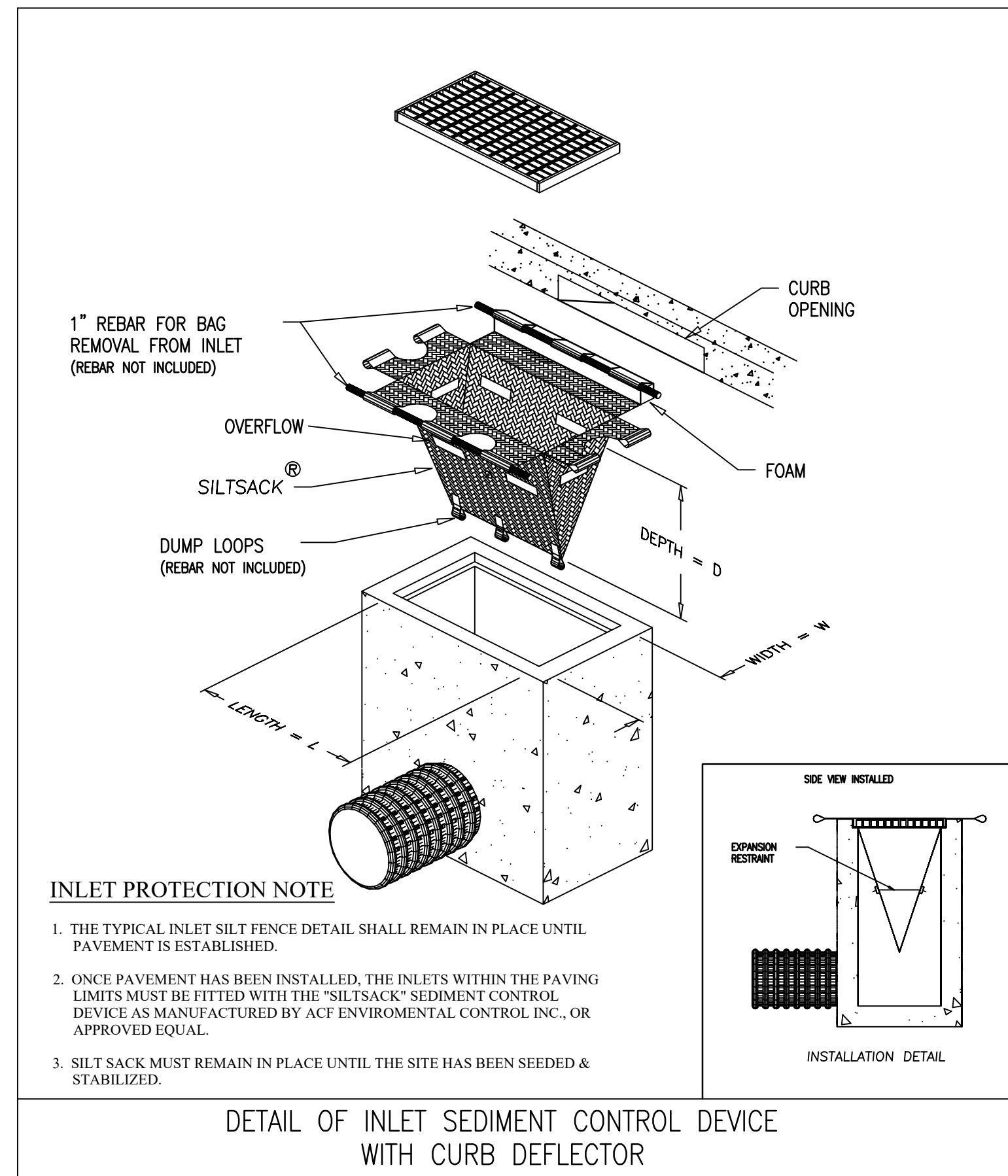
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SPECIFICATIONS FOR DUST CONTROL

ADHESIVES FOR DUST CONTROL			
ADHESIVE	WATER DILUTION (ADHESIVE WATER)	NOZZLE TYPE	APPLICATION RATE GAL./AC.
LATEX EMULSION	12.5:1	FINE	235
TESIN 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

- 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.
- 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 MANUFACTURER'S INSTRUCTIONS.
- SPRAY-ON ADHESIVES-APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS
- 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.
- 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.
- 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 SUPPLIERS' SPECIFIED RATES, OPERATION AND MAINTENANCE.
- WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROLS.

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.

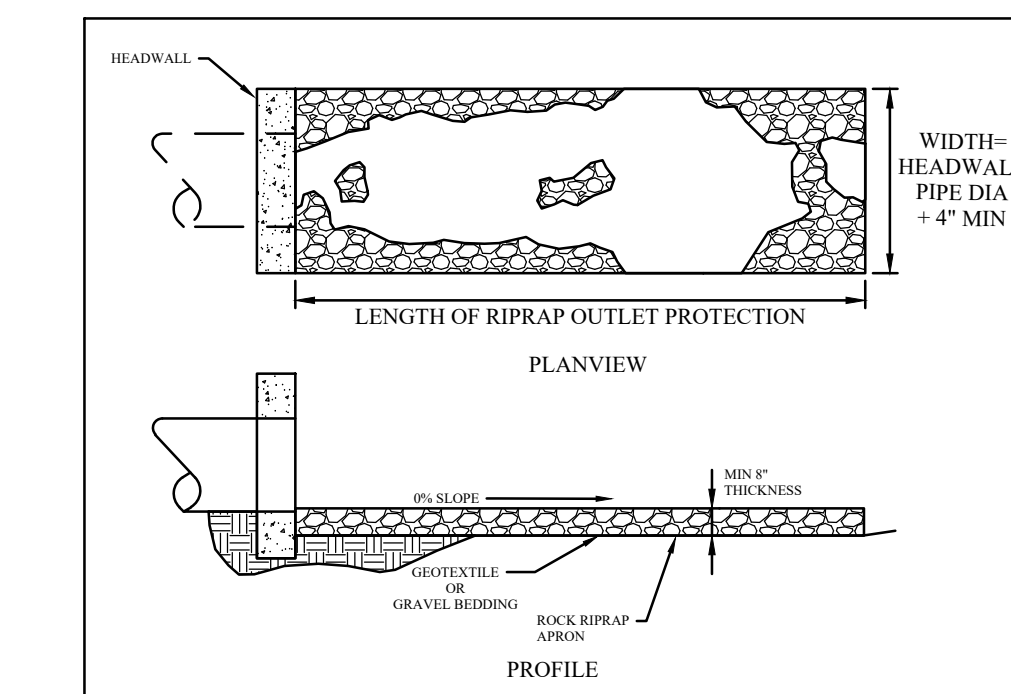


INLET PROTECTION NOTE

- THE TYPICAL INLET SILT FENCE DETAIL SHALL REMAIN IN PLACE UNTIL PAVEMENT IS ESTABLISHED.
- ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITHIN THE PAVING LIMITS MUST BE FITTED WITH THE "SILTSACK" SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL CONTROL INC., OR APPROVED EQUAL.
- SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEEDED & STABILIZED.

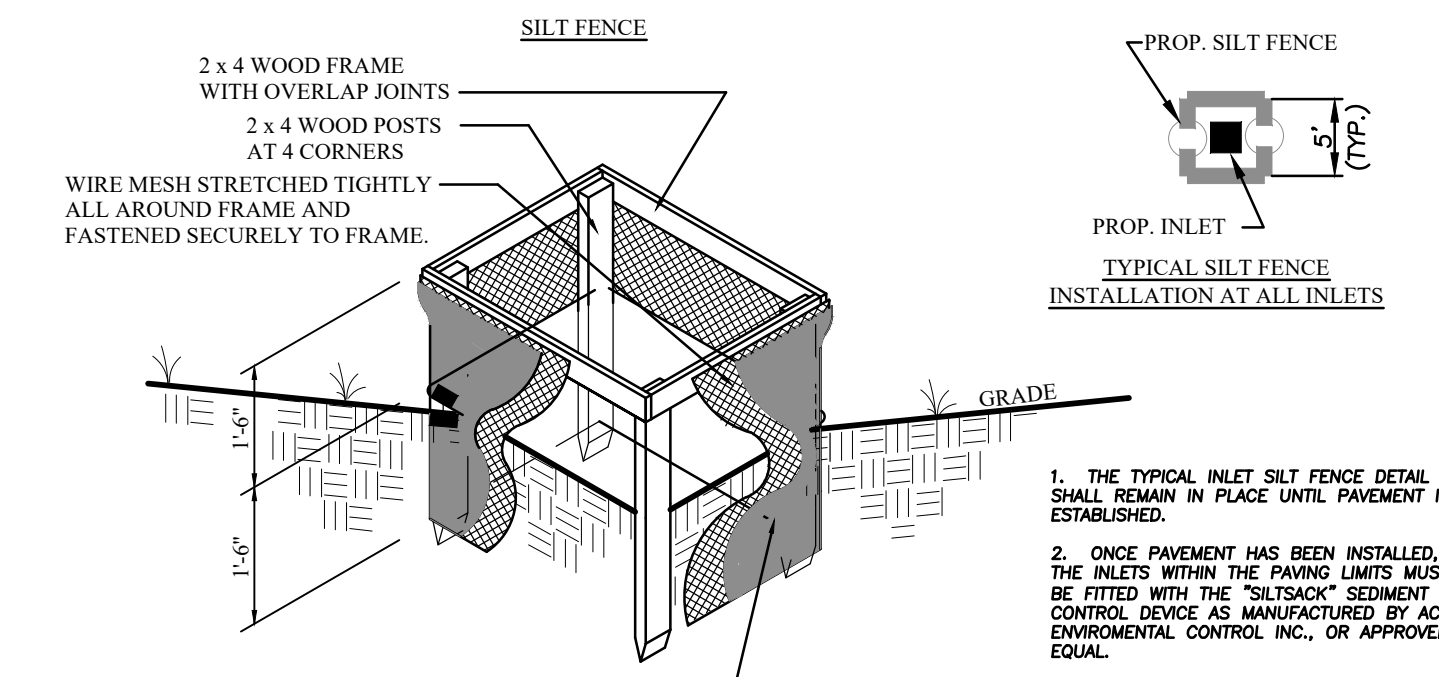
DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

IPSS SILTSACK DETAIL



- SUBGRADE FOR THE FILTER OR BEDDING AND RIPRAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER MATERIAL.
- RIPRAP SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
- GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
- GRAVEL BEDDING SHALL BE ODOT NO. 675 OR 575 UNLESS SHOWN DIFFERENTLY ON THE DRAWINGS.
- RIPRAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
- RIPRAP SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING RIPRAP NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.
- CONSTRUCTION SHALL BE SEQUENCED SO THAT OUTLET PROTECTION IS PLACED AND FUNCTIONAL WHEN THE STORM DRAIN, CULVERT, OR OPEN CHANNEL ABOVE IT BECOMES OPERATIONAL.
- ALL DISTURBED AREAS WILL BE VEGETATED AS SOON AS PRACTICAL.

OP SPECIFICATIONS FOR ROCK OUTLET PROTECTION
REFERENCE ONLY NOT TO SCALE



- THE TYPICAL INLET SILT FENCE DETAIL SHALL REMAIN IN PLACE UNTIL PAVEMENT IS ESTABLISHED.
- ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITHIN THE PAVING LIMITS MUST BE FITTED WITH THE "SILTSACK" SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL CONTROL INC., OR APPROVED EQUAL.
- SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEEDED & STABILIZED.

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM INLET BECOMES FUNCTIONAL.
- THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
- THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4-IN. CONSTRUCTION-GRADE LUMBER. THE 2-BY-4-IN. POSTS SHALL BE DRIVEN 1 FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-BY-4-IN. FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
- WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40-SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ON SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-IN. LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

MAINTENANCE

EFFECTIVE STORM DRAIN INLET PROTECTION COLLECTS SEDIMENT AND THEREFORE MUST BE CLEANED REGULARLY TO PREVENT CLOGGING AND SUBSEQUENT FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. SEDIMENT BARRIERS THAT SAG, FALL OVER, OR ARE NOT PROPERLY SECURED, MUST BE PROMPTLY REPAIRED OR REPLACED.

INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. AREAS WHERE THERE IS ACTIVE TRAFFIC SHALL BE INSPECTED DAILY. REPAIRS SHALL BE MADE AS THE PRACTICE IS PERFORMING AS INTENDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION IS ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT IS STABLE AND NOT SUBJECT TO EROSION.

ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, ALL FILTER MATERIAL AND COLLECTED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED.

IP SPECIFICATIONS FOR GEOTEXTILE INLET PROTECTION
REFERENCE ONLY NOT TO SCALE

SHADY COVE TOWNHOMES
NEW CONSTRUCTION
12584 LAKE AVE, LAKEWOOD, OH

Issue Date

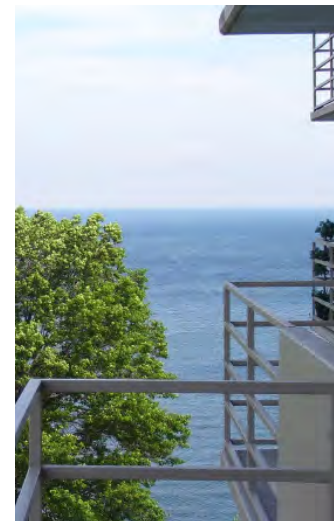
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03-05-2024
04-25-2024
06-17-2024
07-31-2024
08-12-2024
02-13-2025

PROGRESS

03-26-2025
04-14-2025

ABBREVIATED SWP3 DETAILS

C110
Project No. 2023-252



LAKWOOD TOWNHOMES | LAKWOOD OHIO | ARCH. INSPIRATION

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WEST ELEVATION



SCALE: 1/16" = 1'-0"



EAST ELEVATION



SCALE: 1/16" = 1'-0"

LAKWOOD TOWNHOMES | LAKEWOOD OHIO | SITE ELEVATIONS

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SOUTH ELEVATION - LAKE AVE. BLDG

SCALE: 1/8" = 1'-0"

LAKWOOD TOWNHOMES | LAKWOOD OHIO | LAKE AVE SOUTH EL.

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | LAKE AVE EAST EL.

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | LAKE AVE NORTH EL.

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | LAKE AVE WEST EL.

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | LAKE AVE SOUTH EL.

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LAKWOOD TOWNHOMES | LAKEWOOD OHIO | PERSECTIVE VIEW

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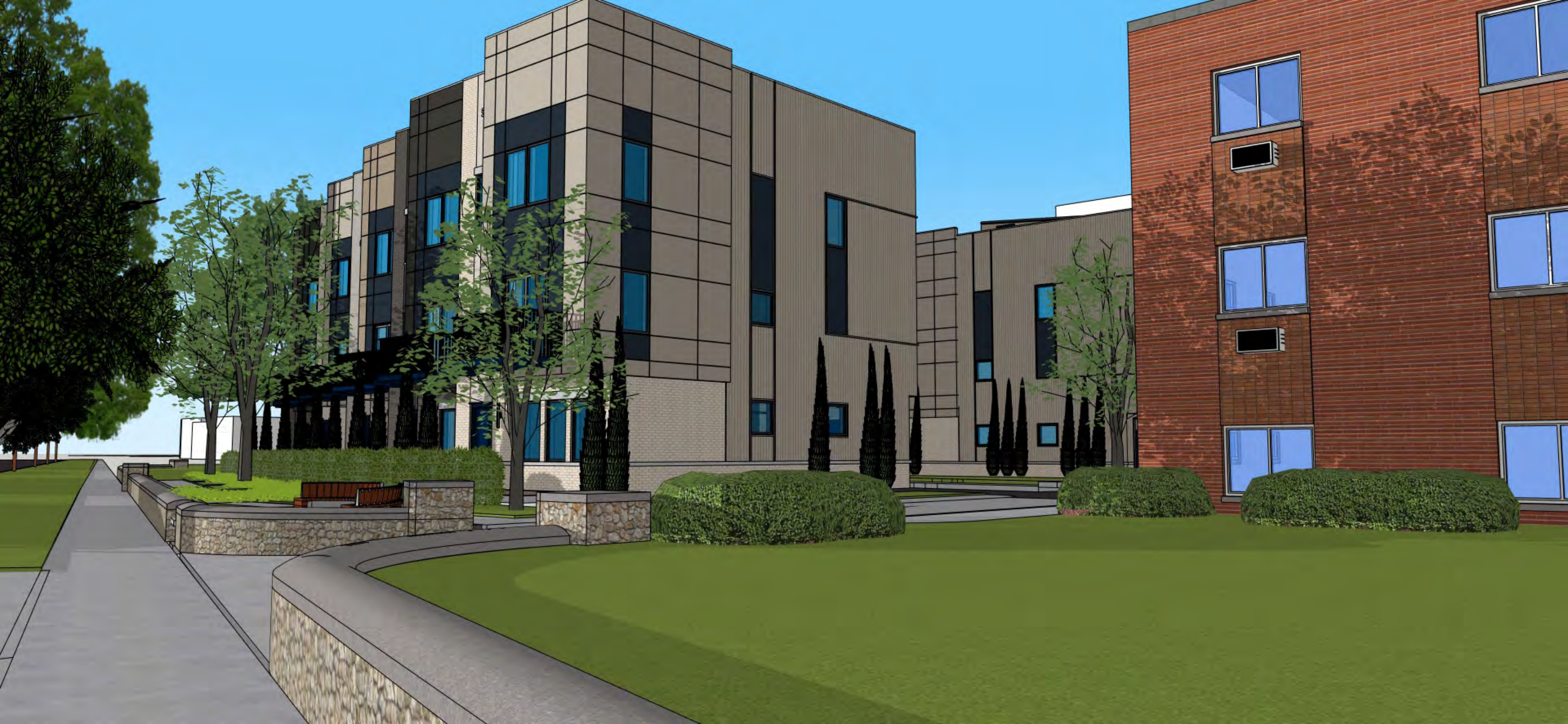




LAKWOOD TOWNHOMES | LAKWOOD OHIO | PERSECTIVE VIEW

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