

**AMENDED AGENDA  
PLANNING COMMISSION  
PRE-REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
JUNE 2, 2022  
6:00 P.M.**

**REVIEW DOCKET ITEMS**

**REVIEW MEETING  
AUDITORIUM  
6:30 P.M.**

1. ROLL CALL
2. APPROVE THE MINUTES OF THE MAY 5, 2022 MEETING
3. APPROVE THE MINUTES OF THE MAY 17, 2022 SPECIAL MEETING
4. OPENING REMARKS

**NEW BUSINESS  
PLANNED DEVELOPMENT**

5. Docket No. 06-14-22  
14519 Detroit Ave.  
Downtown Development

Kolby Turnock, CASTO, applicant request the review and approval of a preliminary Planned Development for PPN 314-07-007, 314-07-008, 314-07-009, 314-07-010, 314-07-011, 314-07-012, 314-07-013, 314-07-014, 314-07-017, 314-07-033, 314-07-034, 314-07-035, 314-07-036, 314-07-037, 314-07-038, 314-07-039, and 314-07-145, pursuant to section 1156.03 – standards for review of a preliminary PD plan. Property located in a PD – Planned Development district. (Page 3)

**OLD BUSINESS  
CONDITIONAL USE**

6. Docket No. 04-06-22  
14615 Detroit Ave.  
CHASE Bank

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district. (Page 39)

**PARKING PLAN**

7. Docket No. 04-07-22  
14615 Detroit Ave.  
CHASE Bank

Terron Wright, The Architects Partnership, LTD, applicant, requests approval of a parking plan. Pursuant to Section 1143.79 – Parking Plan Review: Planning Commission. The property is located in a C1, Commercial - Office district. (Page 60)

**NEW BUSINESS  
CONDITIONAL USE**

- 8. Docket No. 06-15-22  
15023 Madison Ave.  
Pachamama**

David Maniet, Maniet Architects, applicant requests the review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district. (Page 86)

**LOT SPLIT/CONSOLIDATION**

- 9. Docket No. 06-16-22  
11802 Detroit Ave.  
West 117 Development Phantasy, LLC**

James Ptacek, Larsen Architects, applicant requests approval for the lot split of PPN 312-33-008 and consolidation with PPN 312-33-015. Pursuant to Section 1155.07 – procedures for lot splits. Property is in a C3 – Commercial, General Business district. (Page 89)

**CONDITIONAL USE**

- 10. Docket No. 06-17-22  
1384 Hird Ave  
West 117 Development Phantasy, LLC**

James Ptacek, Larsen Architects, applicant requests conditional use for temporary expansion of outdoor dining, Property is in a C3 Commercial - General district. (Page 96)

**ADJOURN**



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 06-14-22**

**Permit No.: PC22-000019**

**Applicant Name: Kolby Turnock, CASTO**

**Project Address: 14519 Detroit Ave.**

**Project Name: Downtown Development**

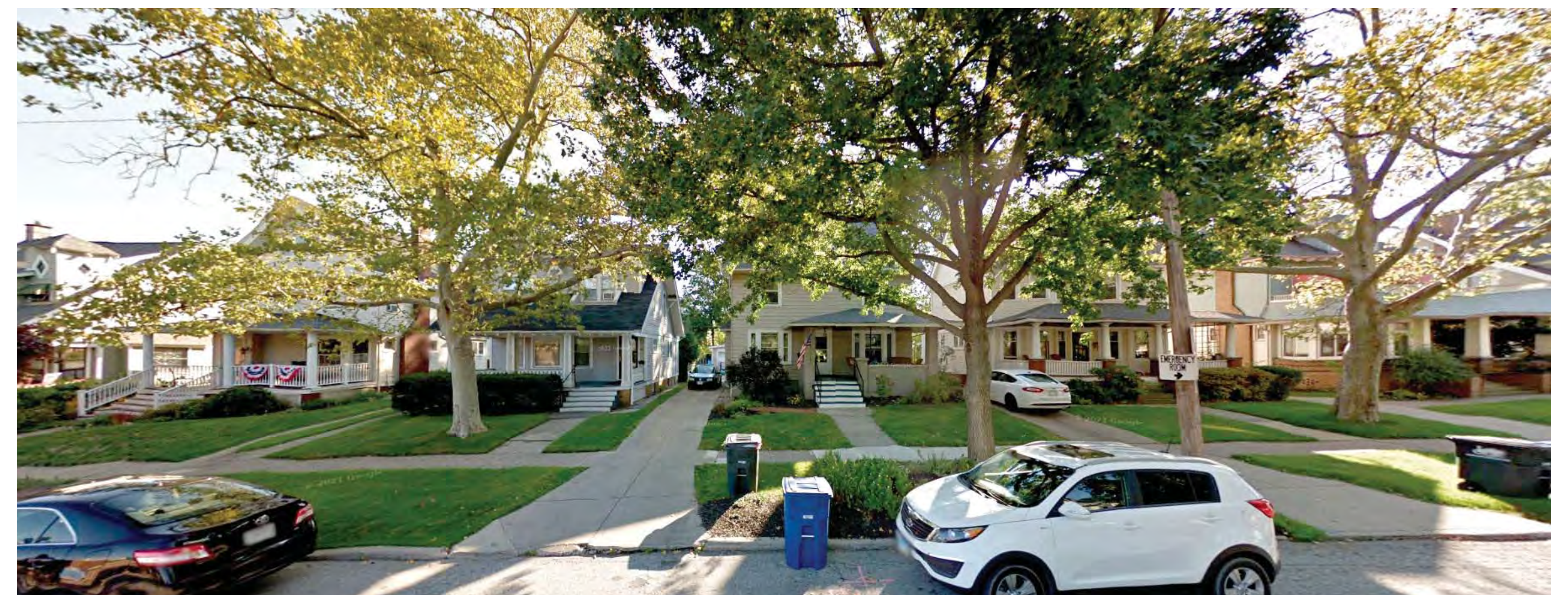
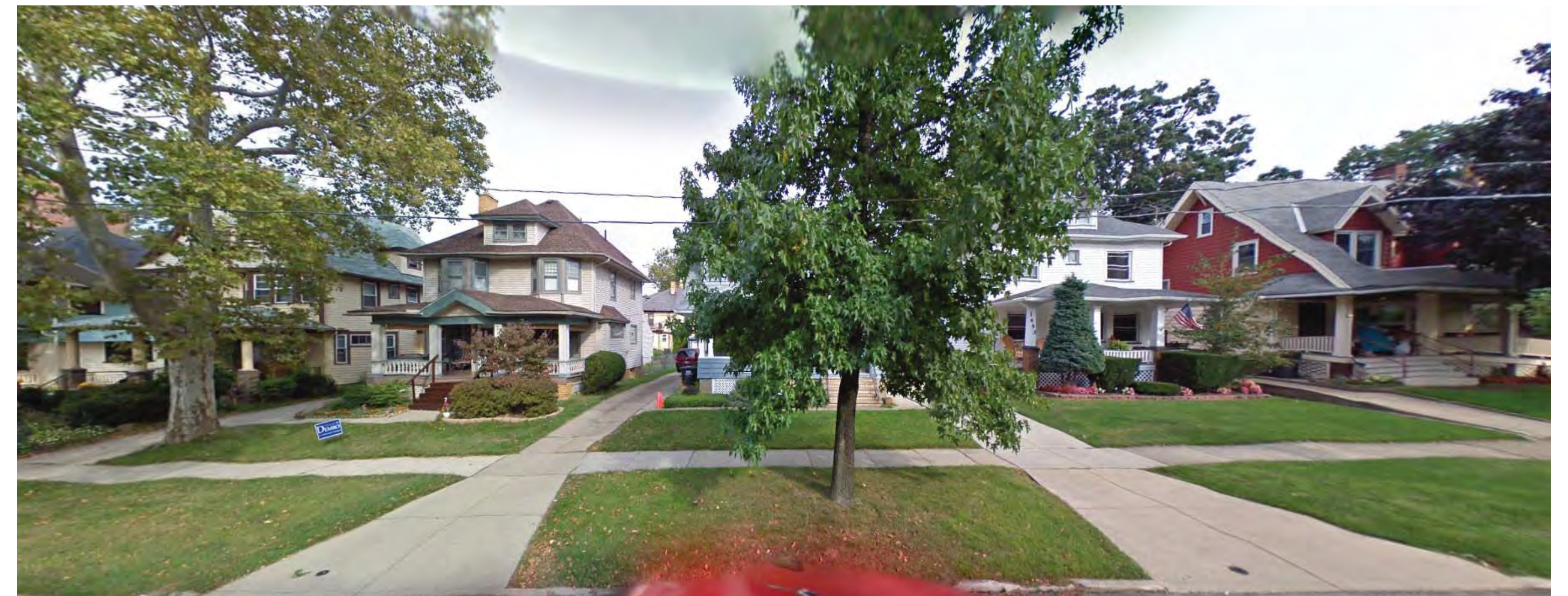
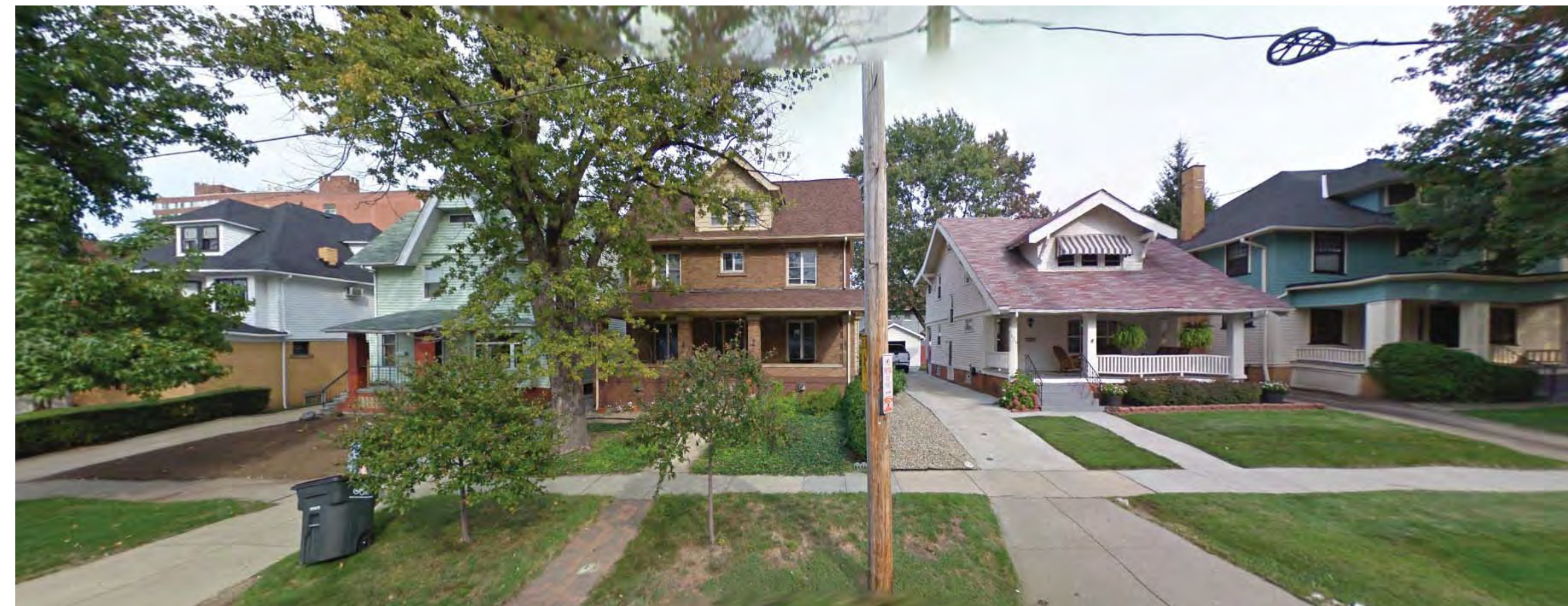
**Proposal: Review and approval of a preliminary Planned Development for PPN 314-07-007, 314-07-008, 314-07-009, 314-07-010, 314-07-011, 314-07-012, 314-07-013, 314-07-014, 314-07-017, 314-07-033, 314-07-034, 314-07-035, 314-07-036, 314-07-037, 314-07-038, 314-07-039, and 314-07-145, pursuant to section 1156.03 – standards for review of a preliminary PD plan. Property located in a PD – Planned Development district.**



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

SITE SATELLITE PHOTO



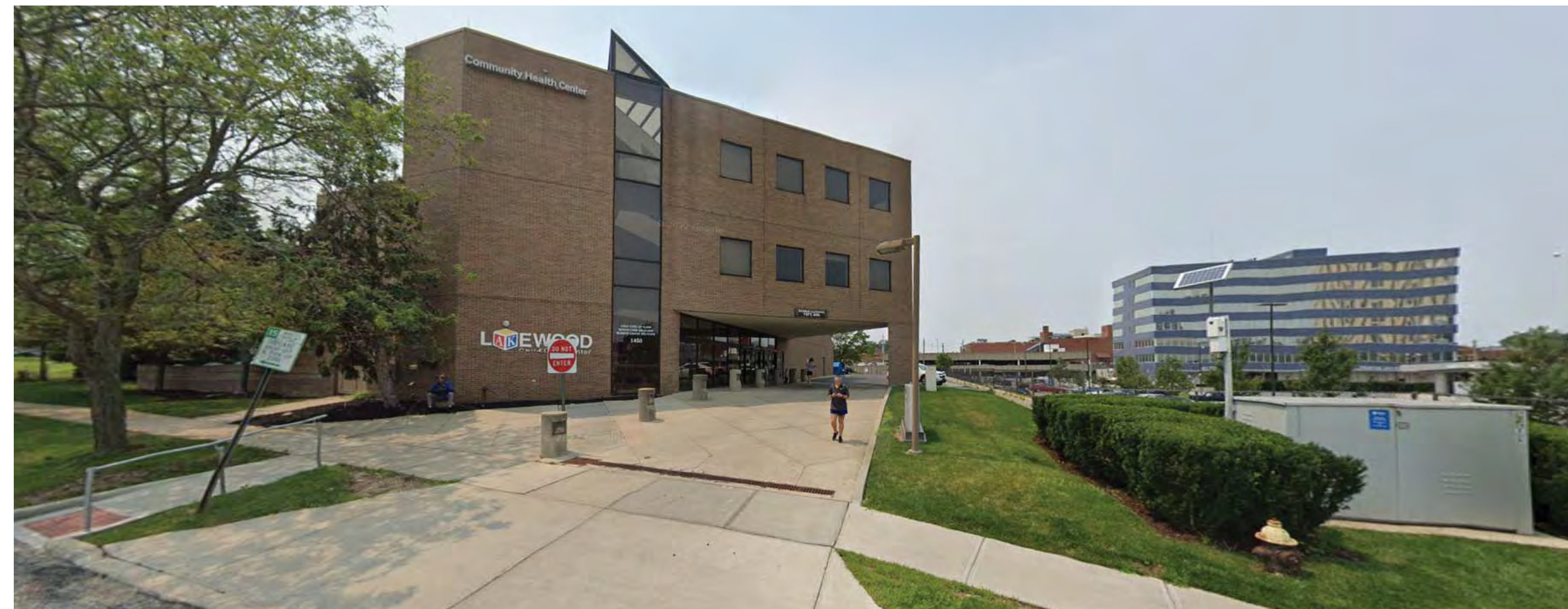


*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

MARLOWE WEST



November 01, 2021



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

BELLE EAST

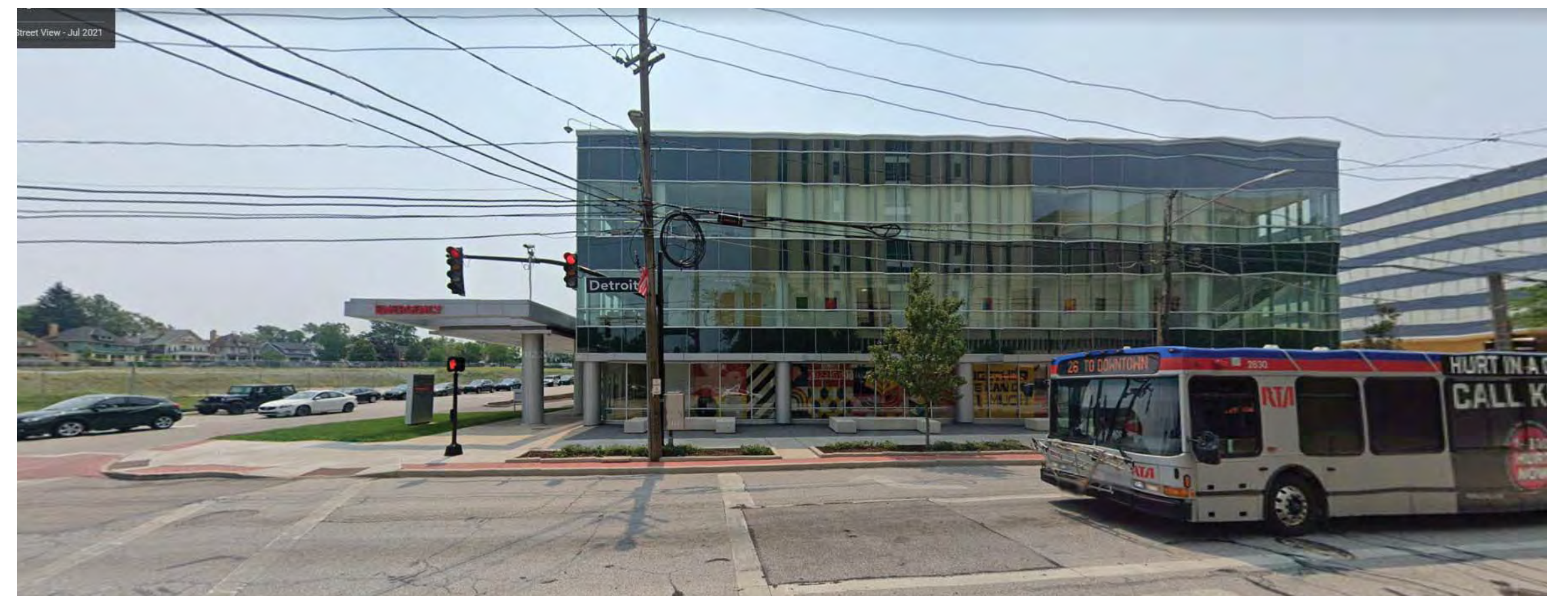
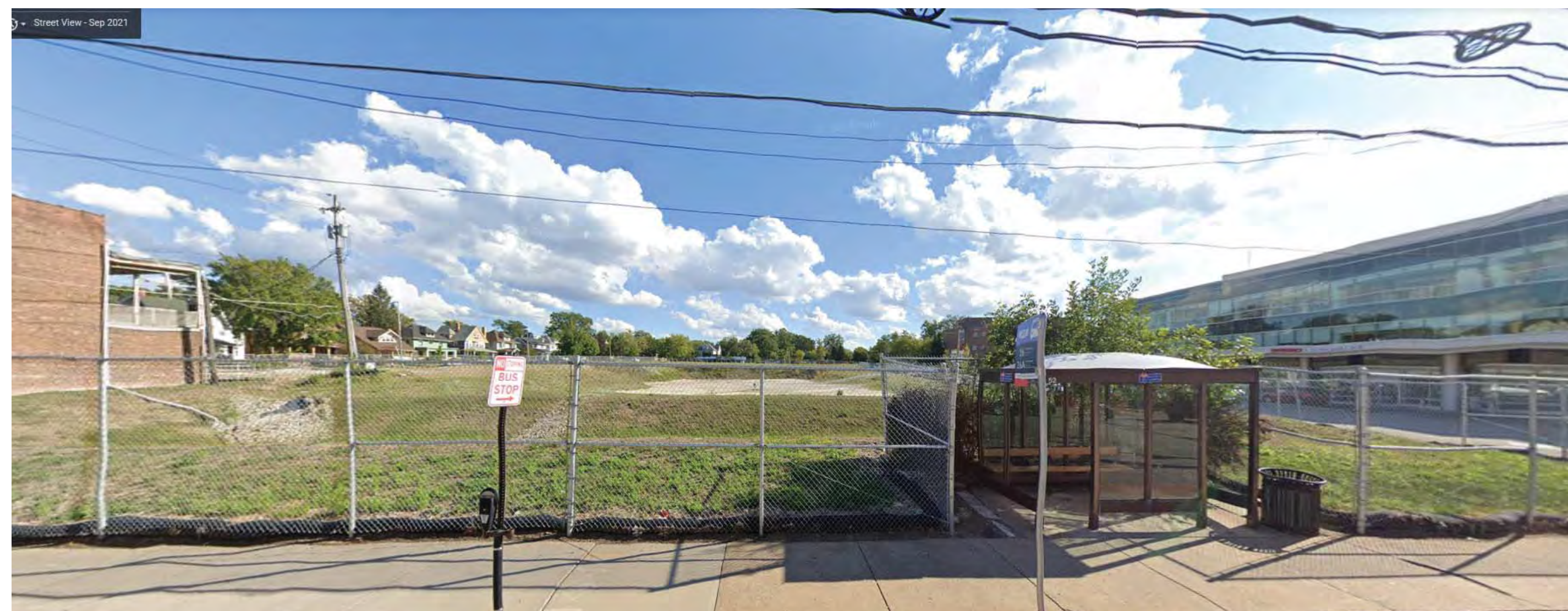


November 01, 2021



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

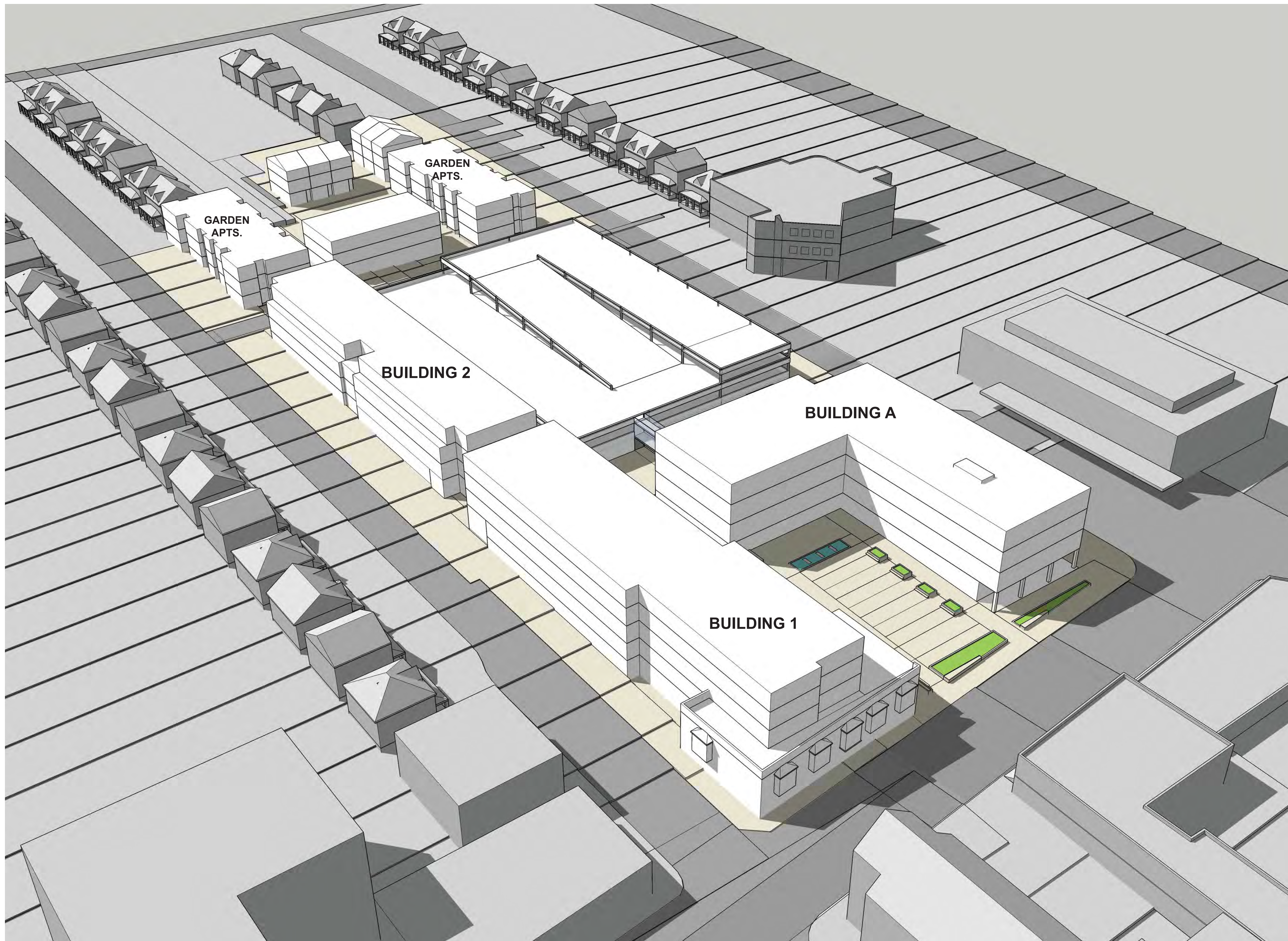
DETROIT NORTH



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

DETROIT SOUTH

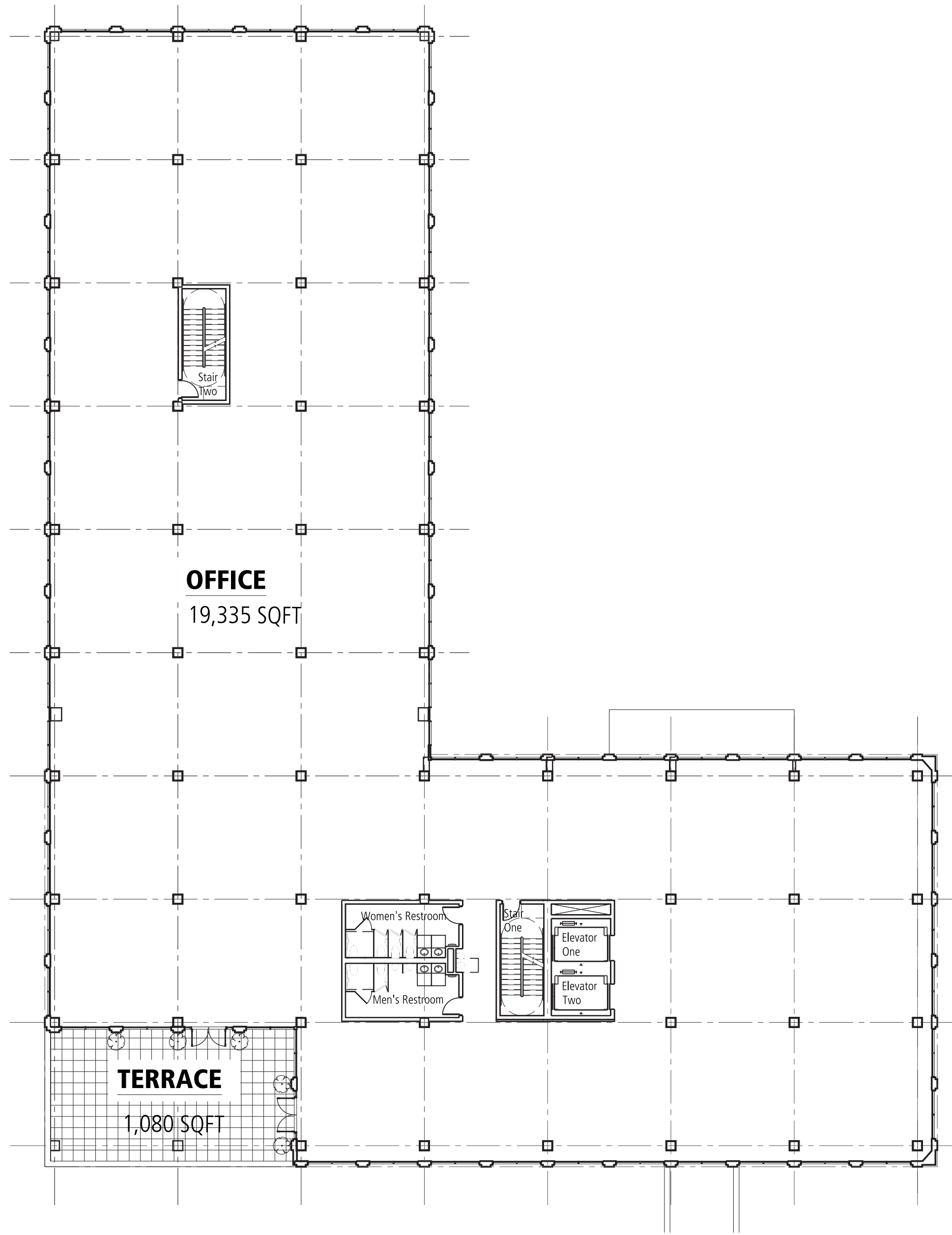




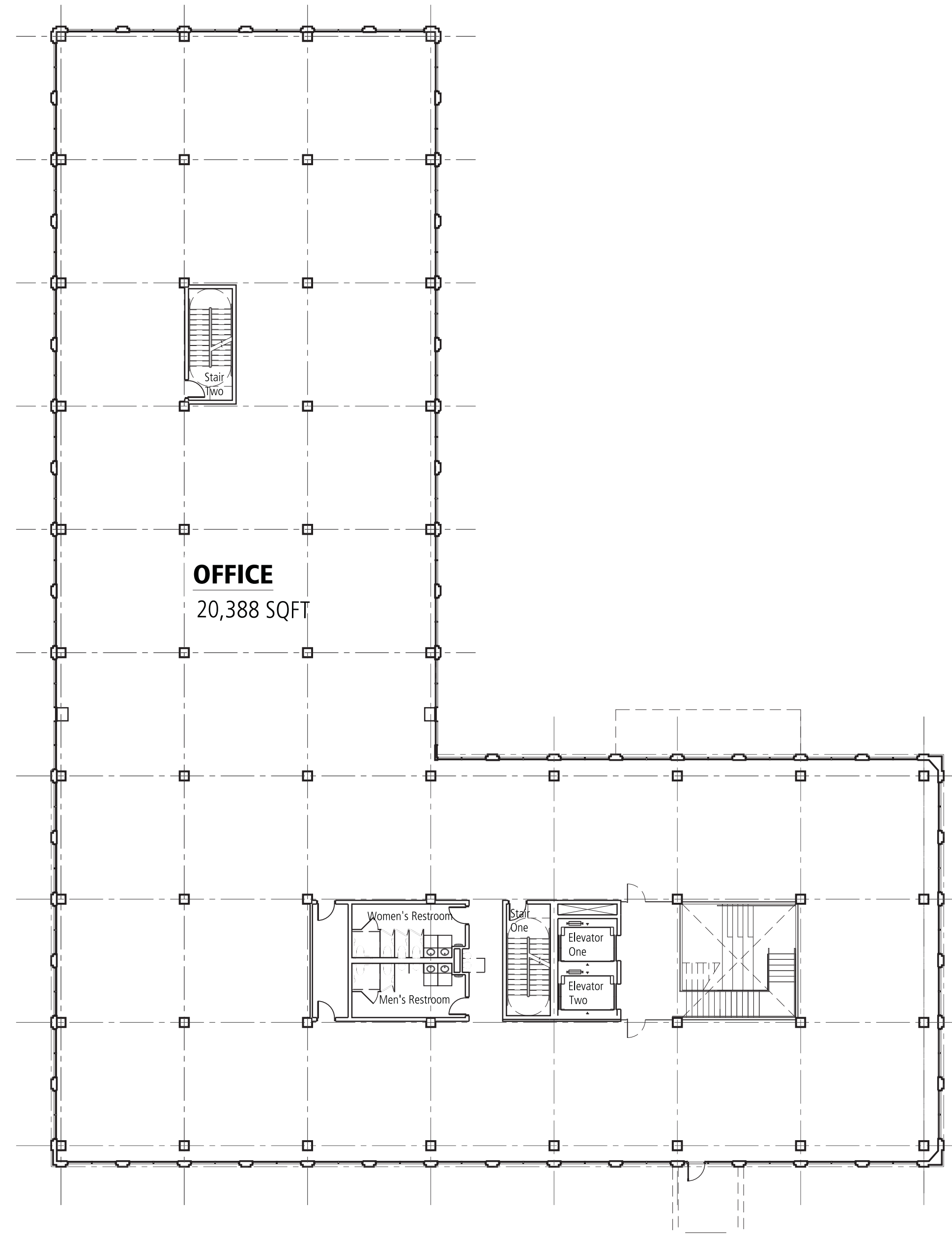
## SITE SUMMARY

- BUILDING A: 4 Story Office
  - BUILDING 1: 5 Story Mixed Use - 82 Units
  - BUILDING 2: 4 Story Residential - 78 Units
  - GARDEN APTS: 3 Story Residential - 68 Units
  - 7 For Sale Townhomes
- TOTAL UNITS: +/- 234
- PARKING GARAGE: 3-1/2 Story, 540 Spaces

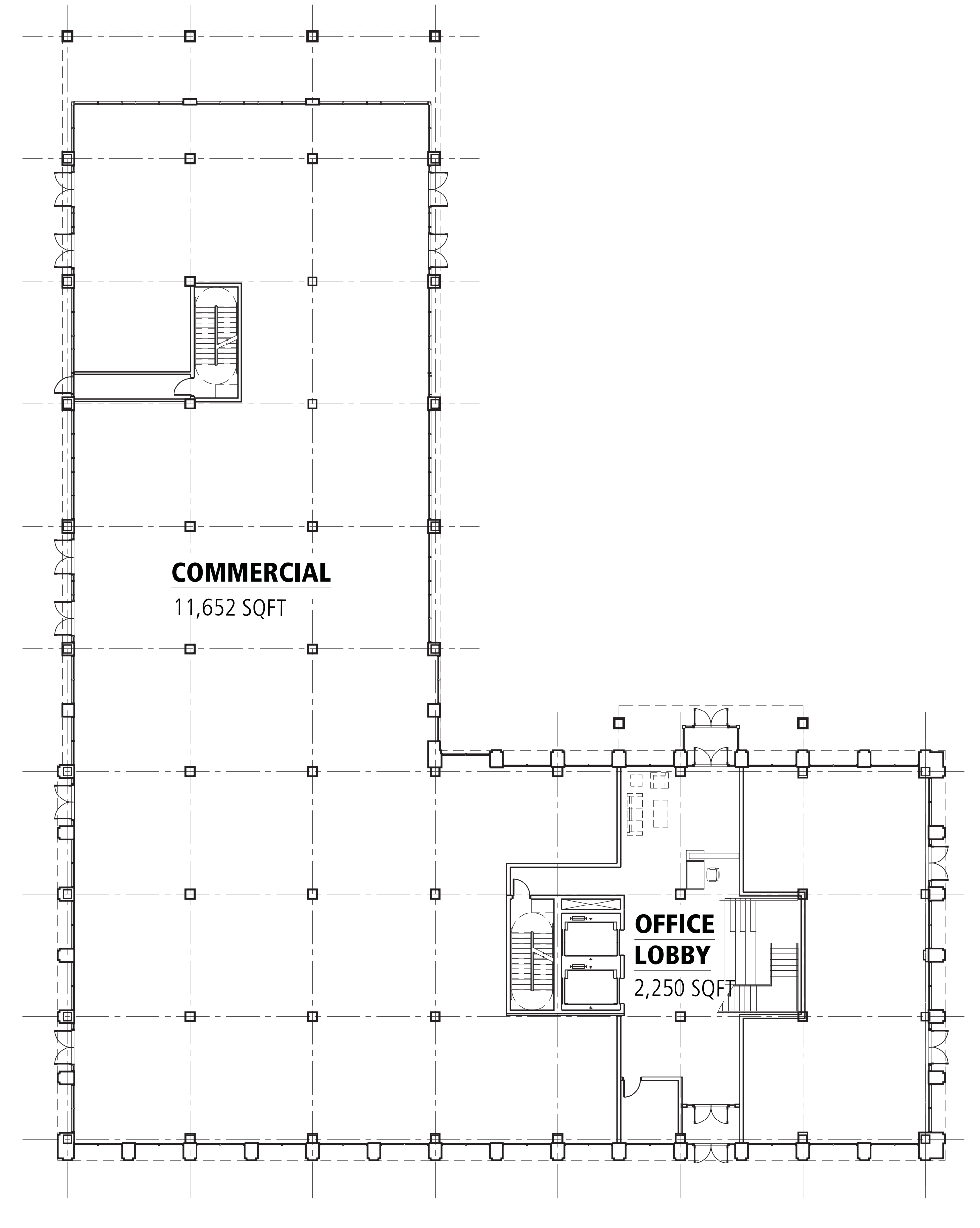




**Level 04**



**Level 02-03**

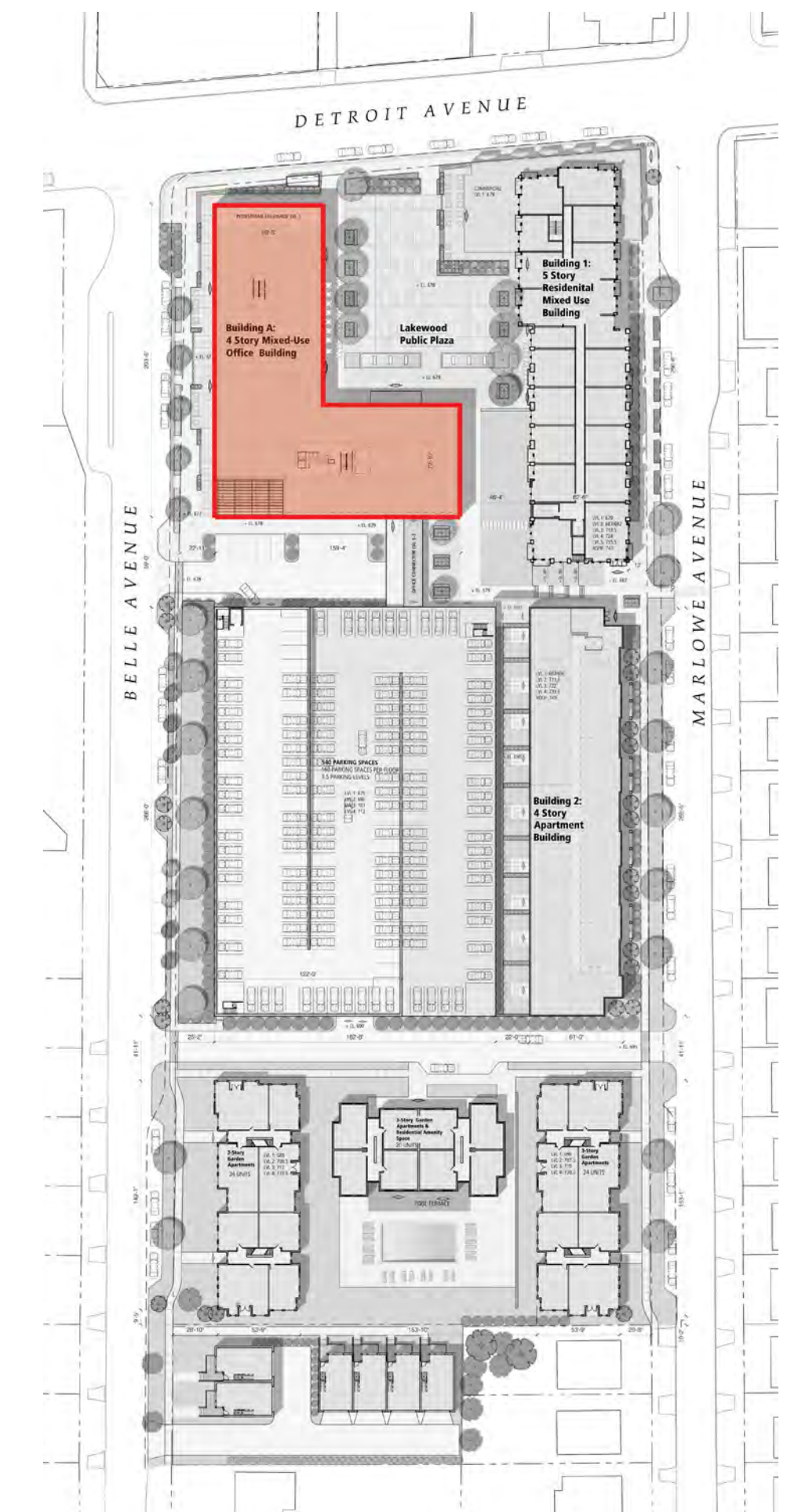


**Level 01**



### Building A:

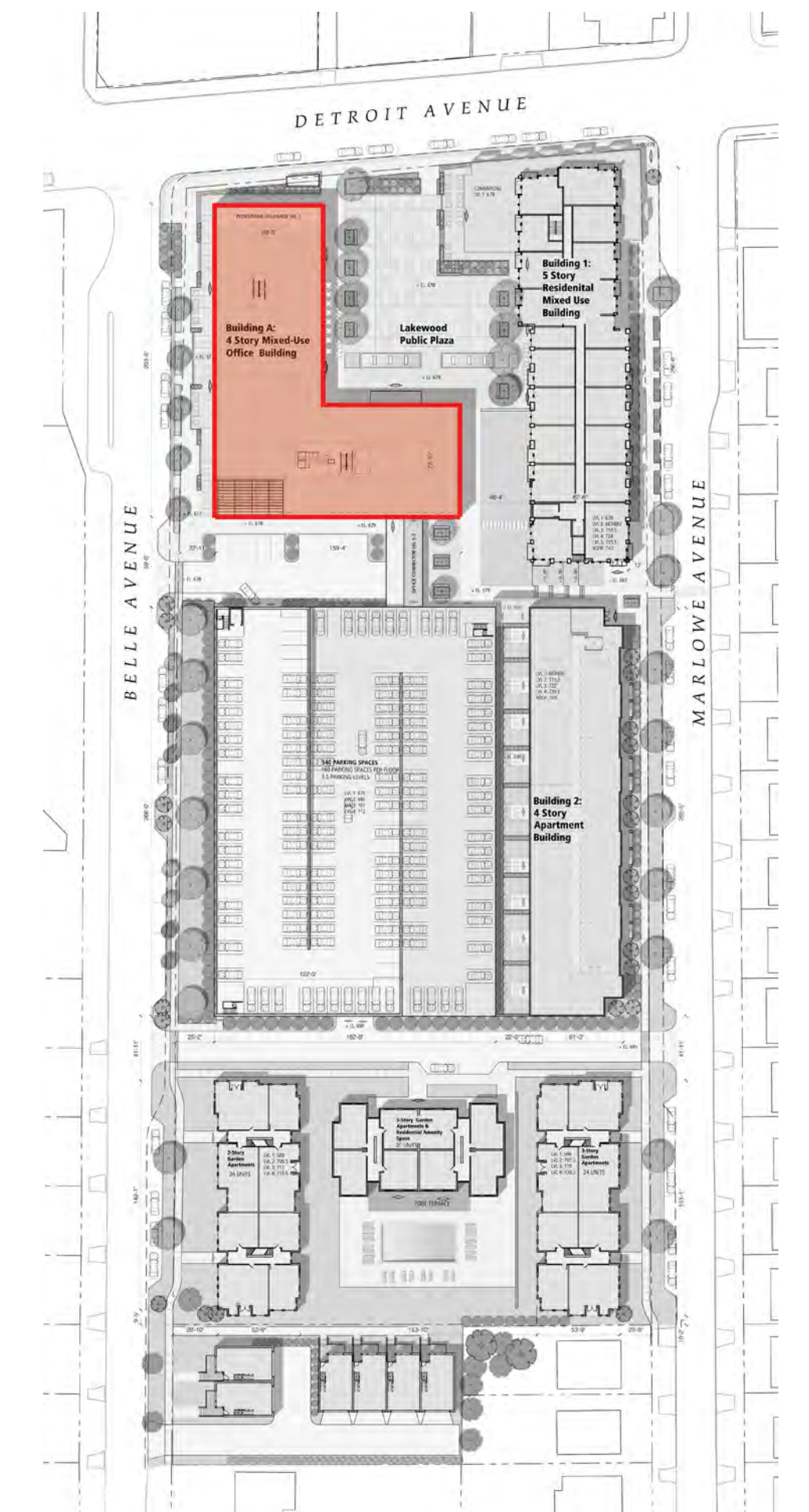
- 4 Story Office / Commercial
- Ground Floor 13,800 sqft Commercial
- 62,500 sqft Office





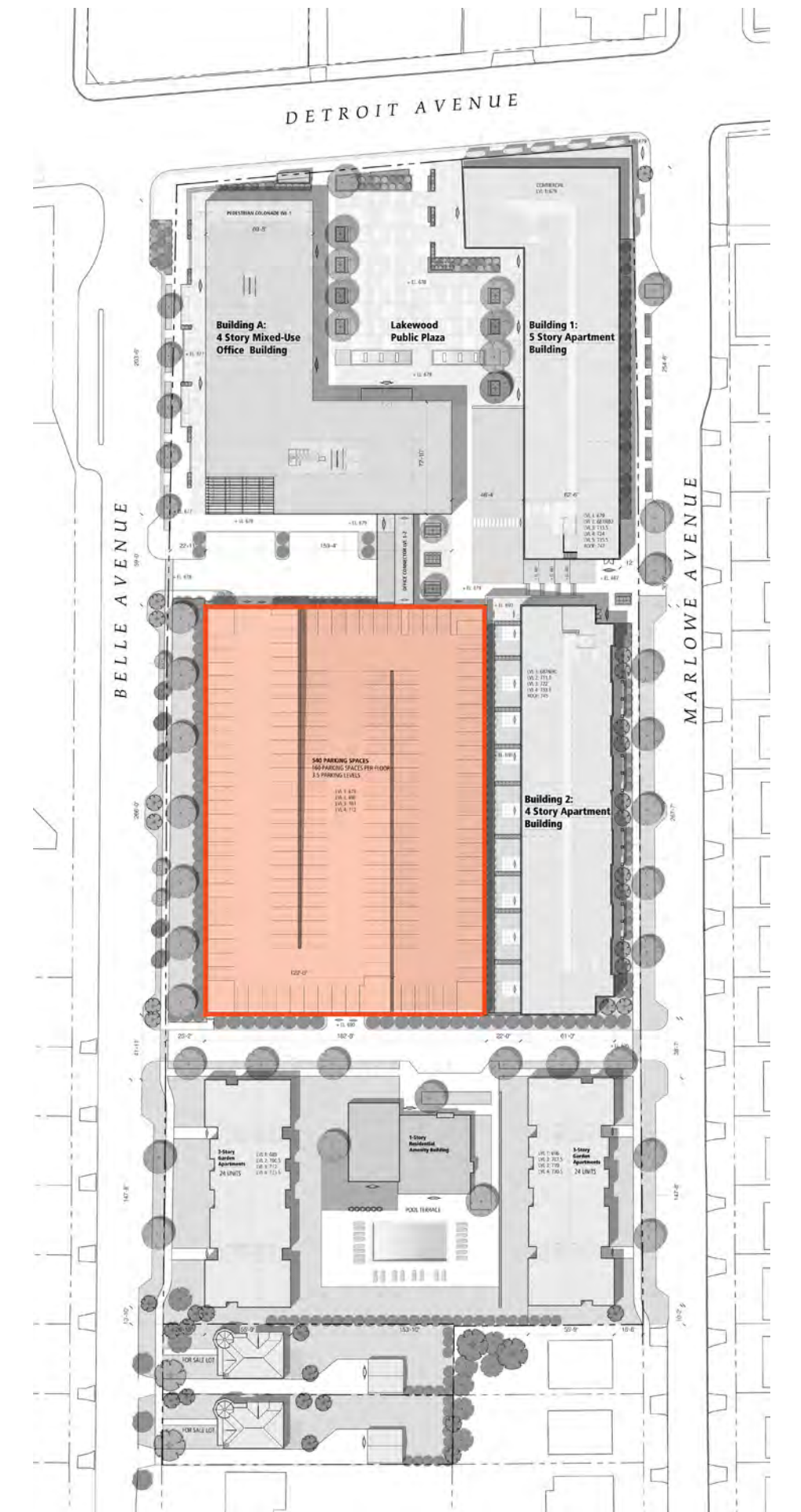
### Building A:

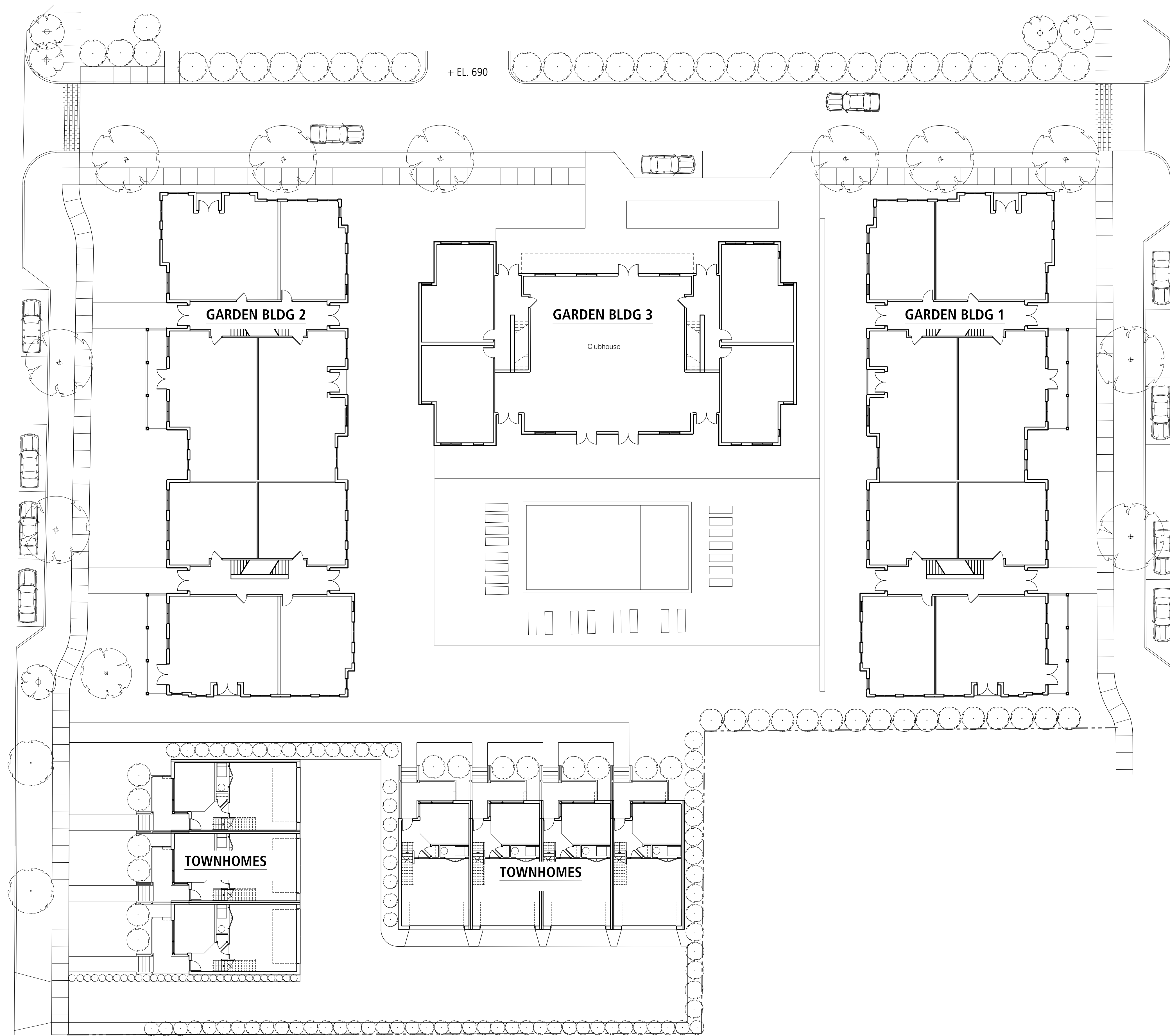
- 4 Story Office / Commercial
- Ground Floor 13,800 sqft Commercial
- 62,500 sqft Office





Garage





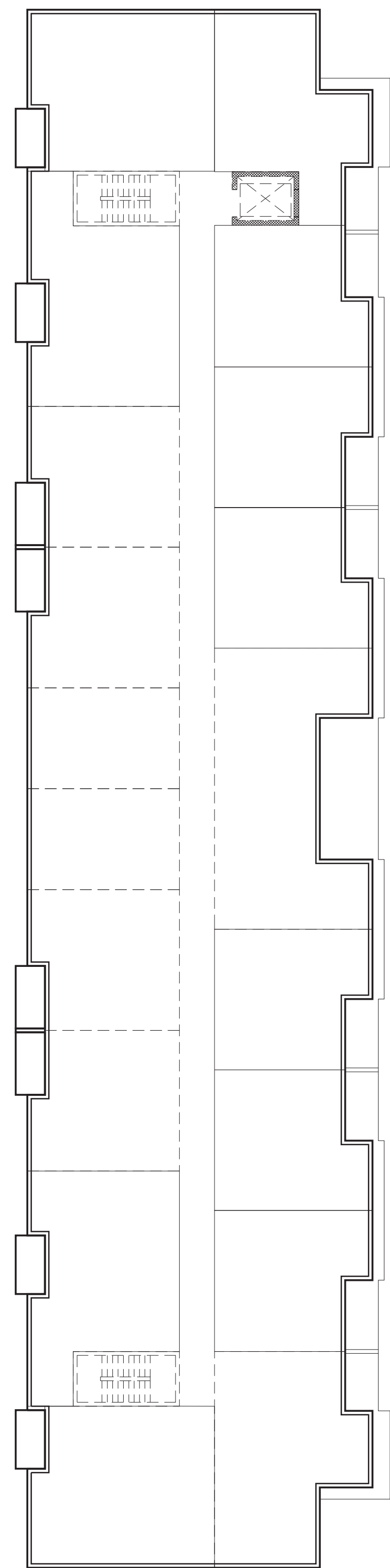
<b>TYP GARDEN APT BUILDING:</b>	
Residential (3 Levels):	23,700 SF
<b>UNITS LVL 1-3:</b>	<b>24</b>
<b>CENTER GARDEN APT BUILDING:</b>	
Residential (3 Levels):	15,446 SF
Community / Amenity:	2,314 SF
<b>UNITS LVL 1-3:</b>	<b>20</b>
<b>TOTAL GARDEN UNITS:</b>	
Residential (3 Levels):	62,846 SF
<b>UNITS LVL 1-3:</b>	<b>64</b>



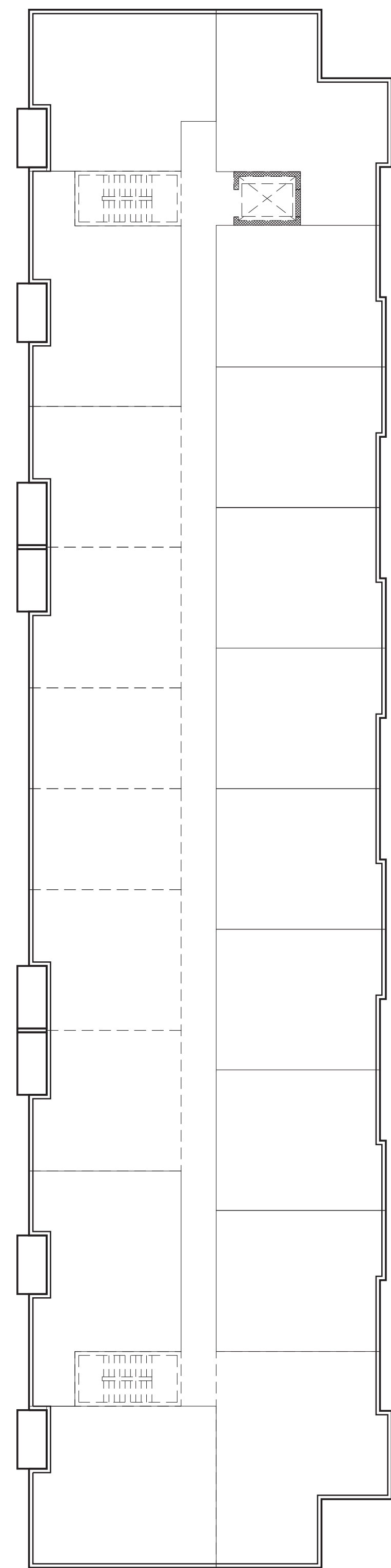
## Garden Apartments

- 3 Story Residential
- 48 Units / 45,600 sqft Residential

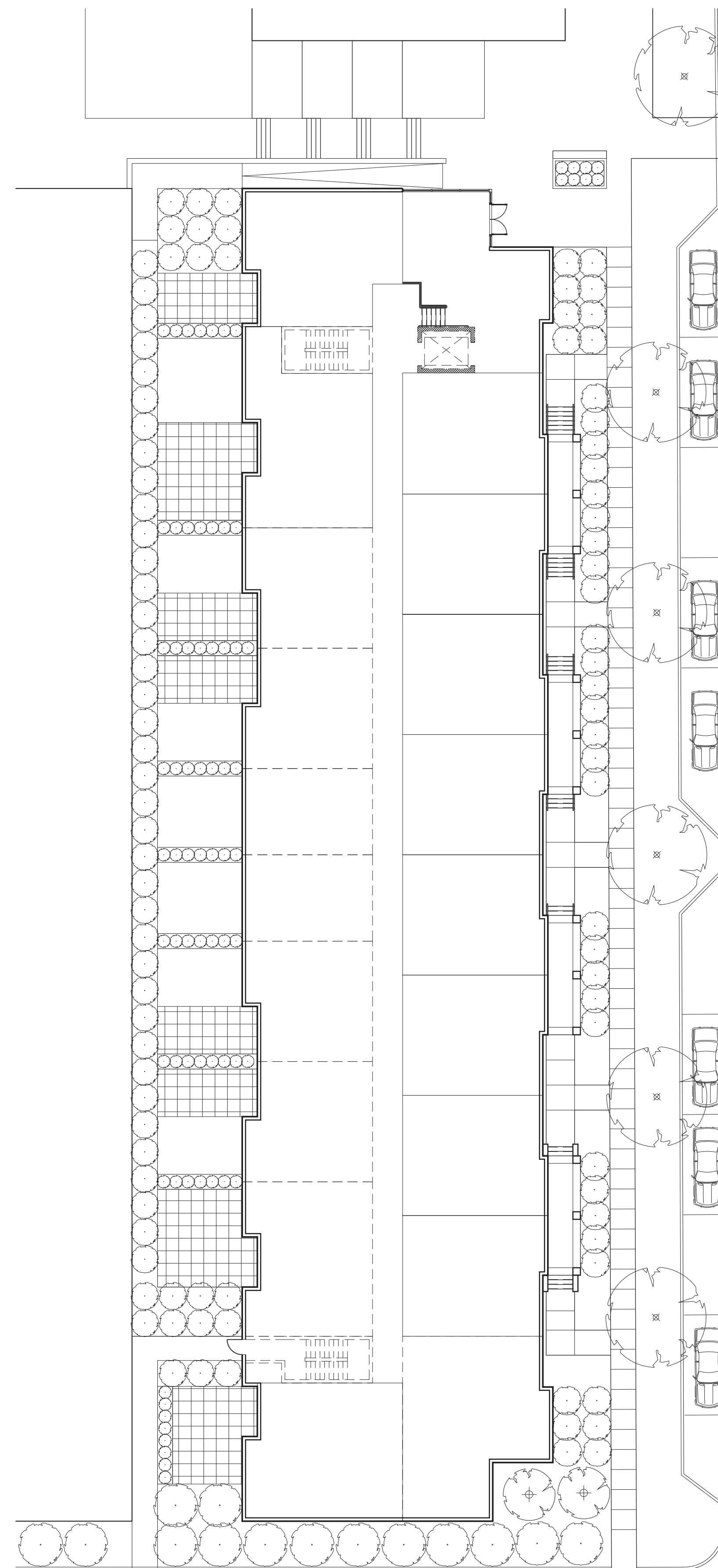




**Level 04**



**Level 02-03**



**Level 01**

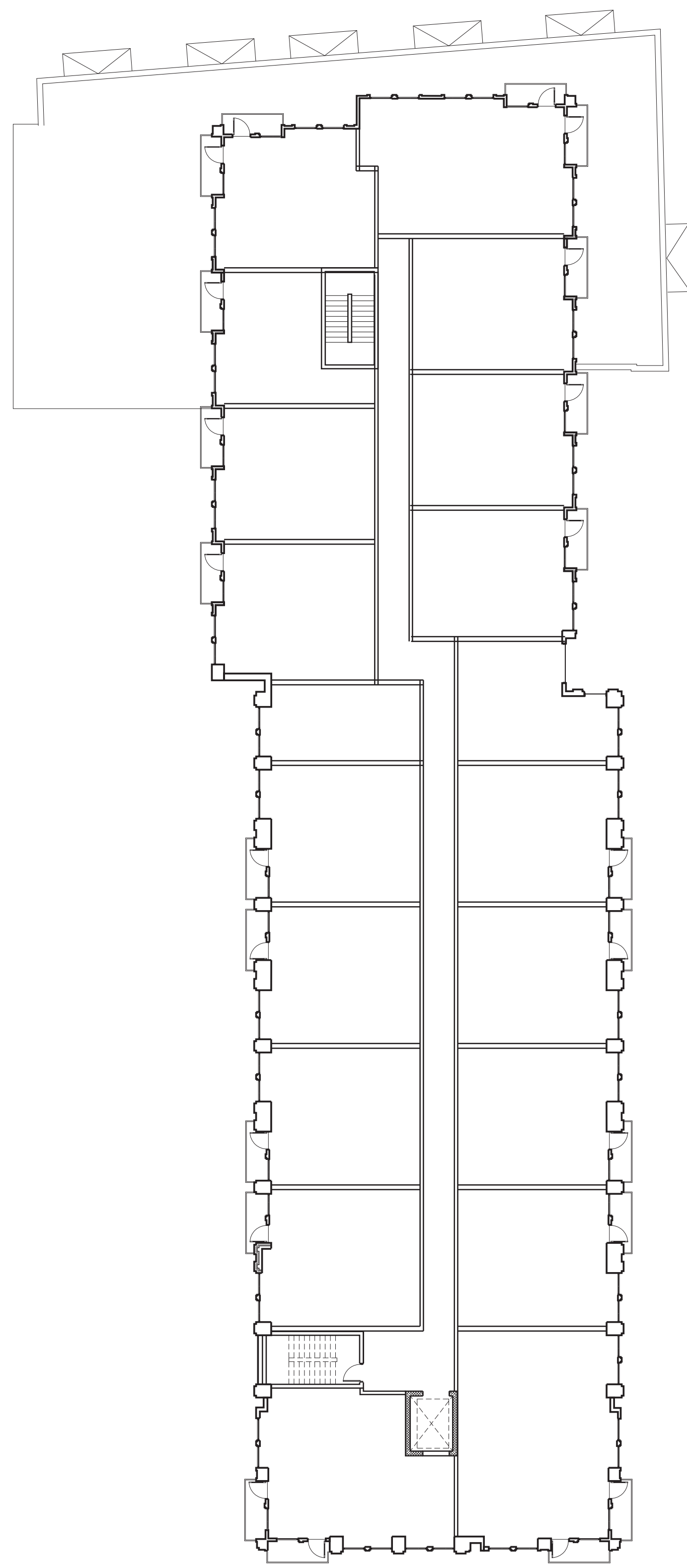
**Building 2 - Floor plans**



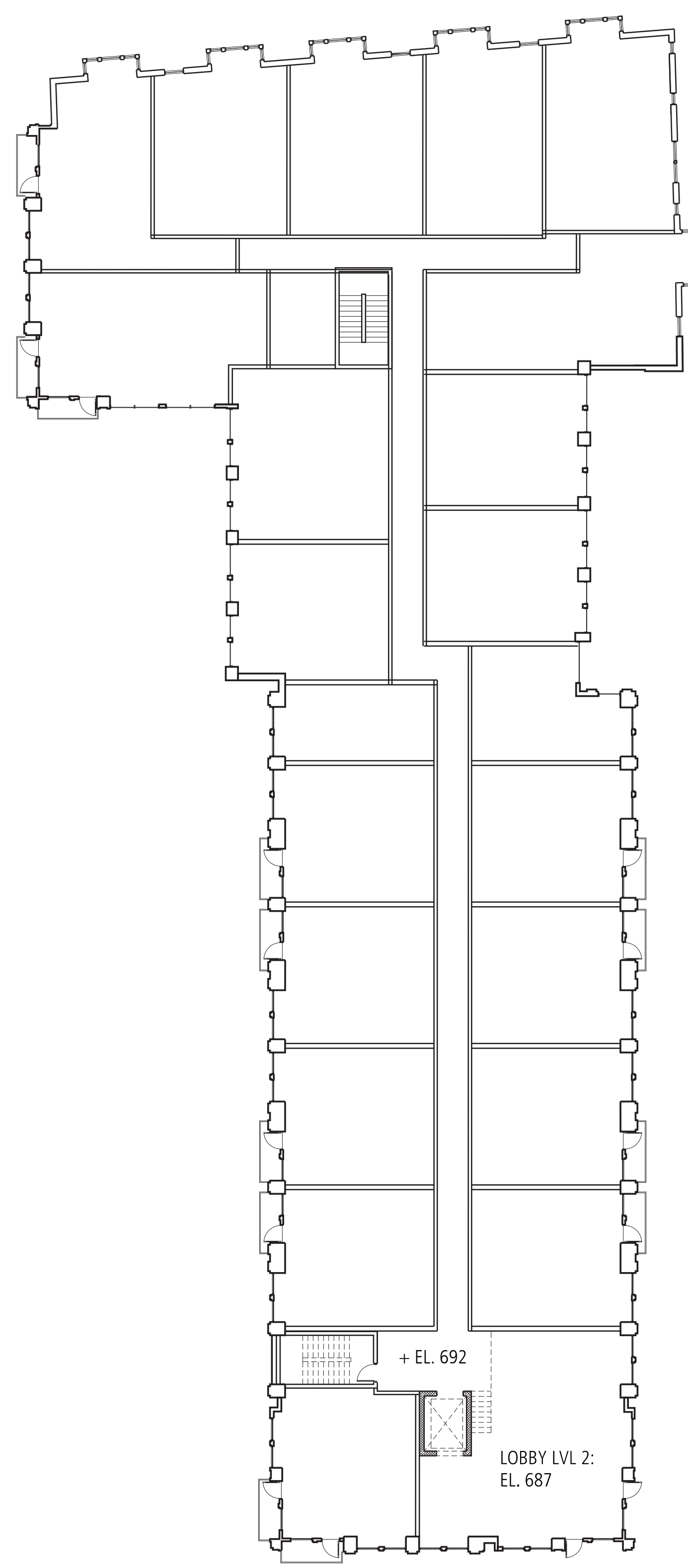
**Building 2:**

- 4 Story Residential
- 78 Units / 62,400 sqft Residential

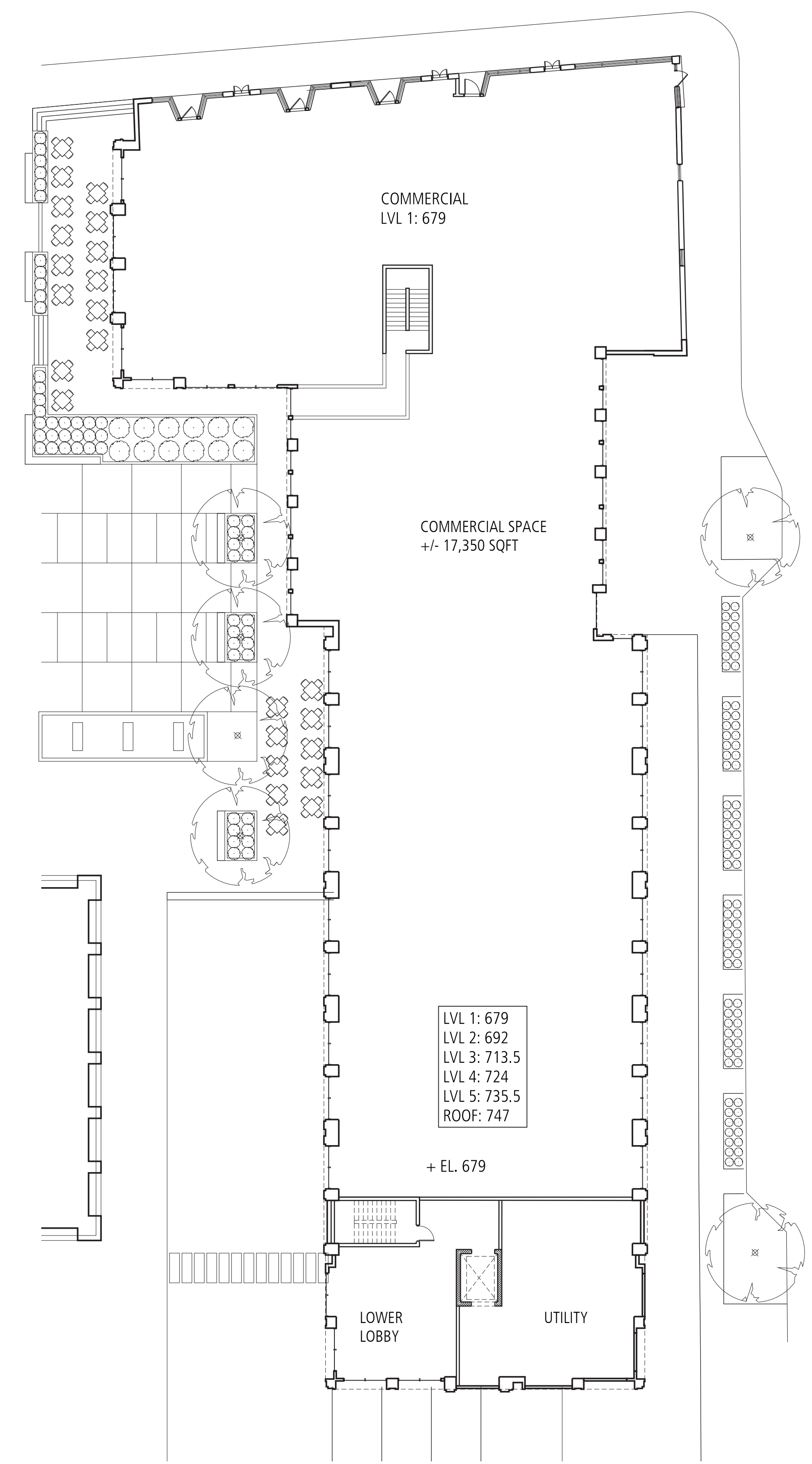




Level 03-05



Level 02



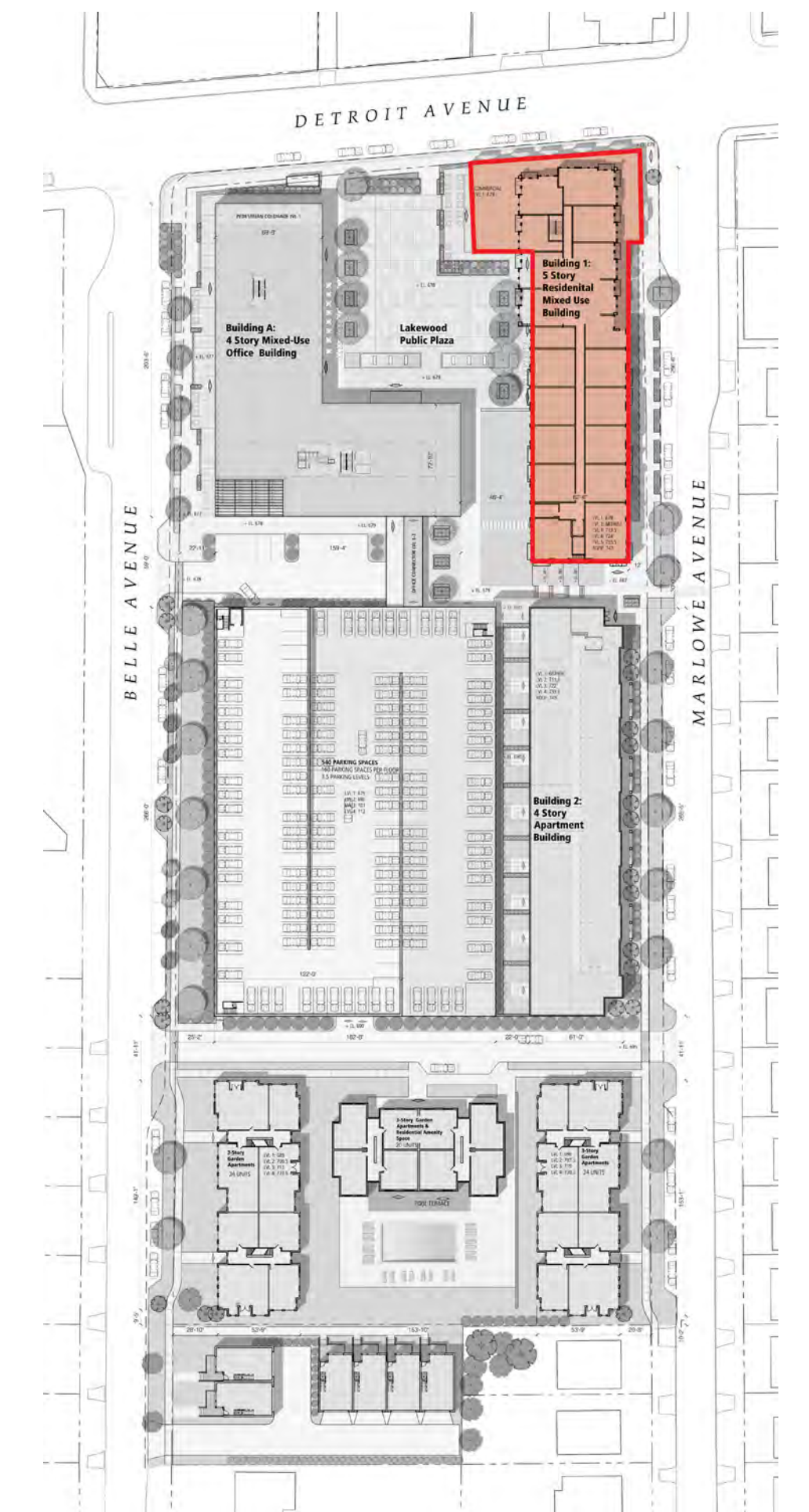
Level 01

Building 1 - Floor plans



### Building 1:

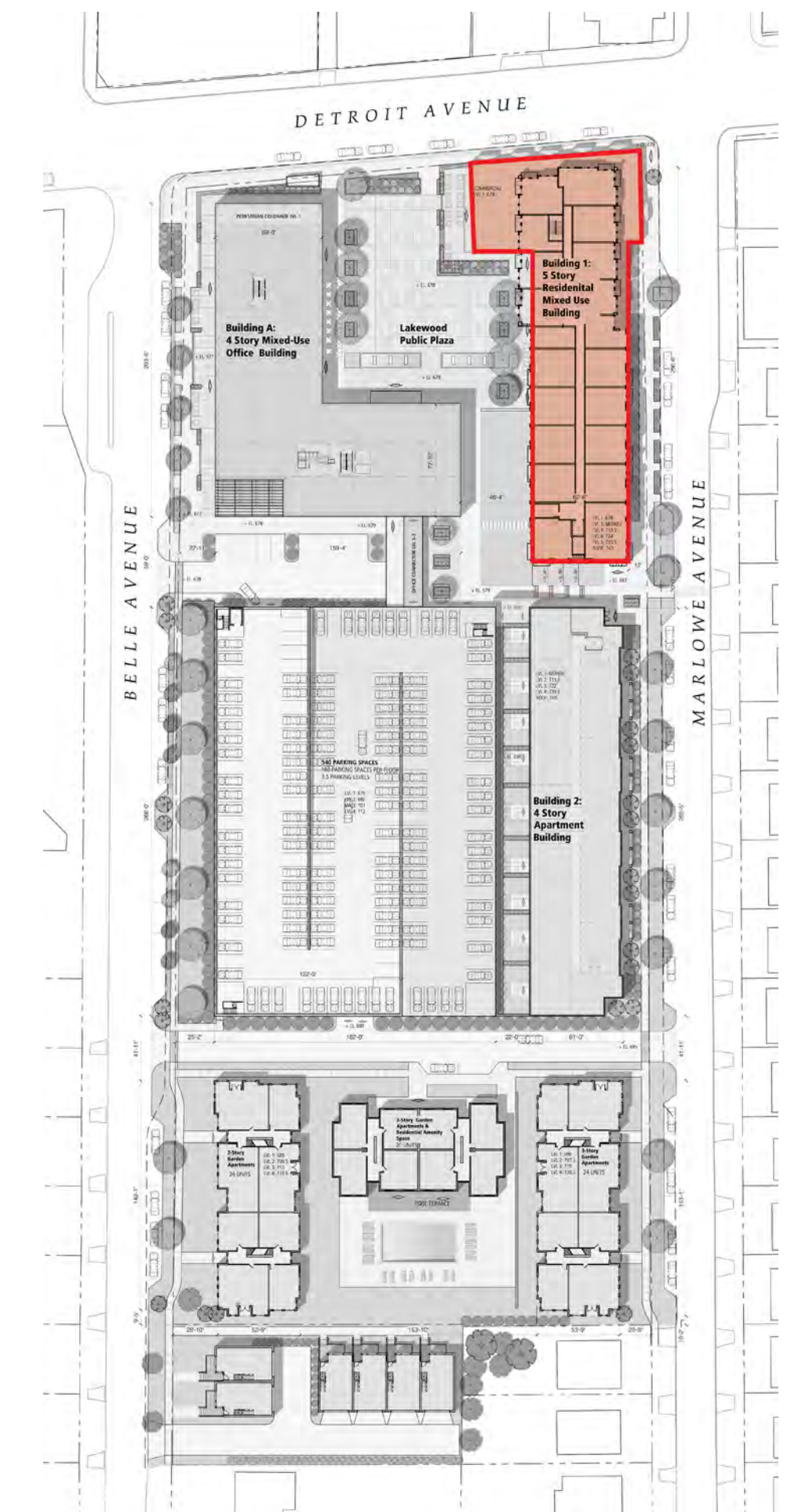
- 5 Story Residential / Commercial
- Ground Floor 17,300 sqft Commercial
- 88 Units / 77,400 sqft Residential





### Building 1:

- 5 Story Residential / Commercial
- Ground Floor 17,300 sqft Commercial
- 88 Units / 77,400 sqft Residential





VIEW FROM SOUTHEAST CORNER OF DETROIT AND BELLE LOOKING EAST

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



**EDGE** PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

**DIMITARCHITECTS**  
architecture + interiors + urban design

November 01, 2021



VIEW FROM DETROIT APPROACHING THE PLAZA

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



**EDGE** PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

**DIMITARCHITECTS**  
architecture + interiors + urban design

November 01, 2021



VIEW FROM NORTH SIDE OF DETROIT LOOKING SOUTH

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



November 01, 2021



PLACE DE LA CONTRESCARPE - PARIS



PLACE DU CATHERINE - PARIS



GRABRODRETORV - COPENHAGEN



FOUNDRY PLAZA - LOVELAND, CO



PLACE DE LA CONTRESCARPE - PARIS



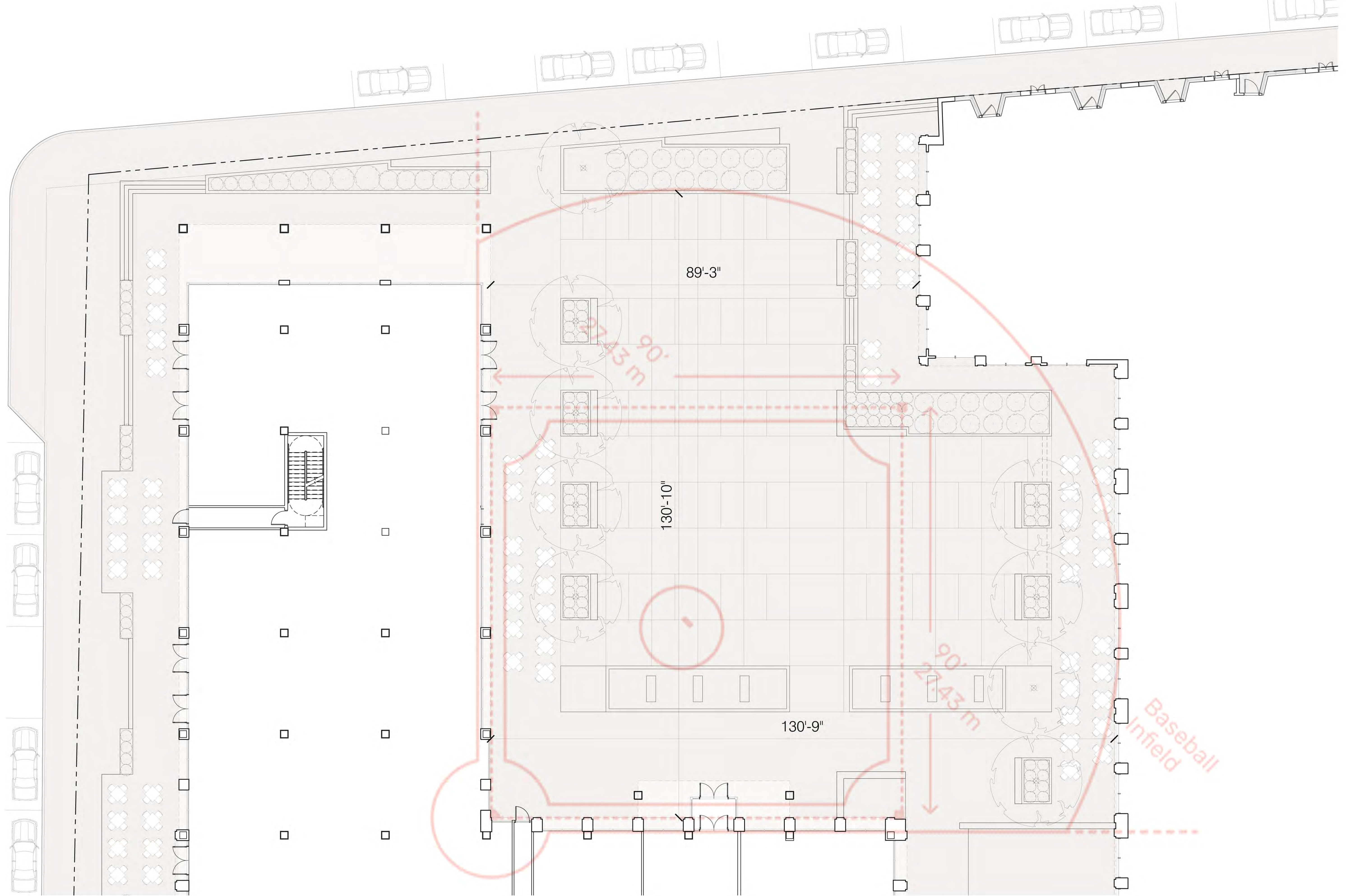
PLACE DU CATHERINE - PARIS



GRABRODRETORV - COPENHAGEN



FOUNDRY PLAZA - LOVELAND, CO





PIAZZA:

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



**EDGE** PLANNING  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN

**DIMITARCHITECTS**  
architecture + interiors + urban design

November 01, 2021



PIAZZA: MARKET

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



November 01, 2021



PIAZZ: CONCERT

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



November 01, 2021

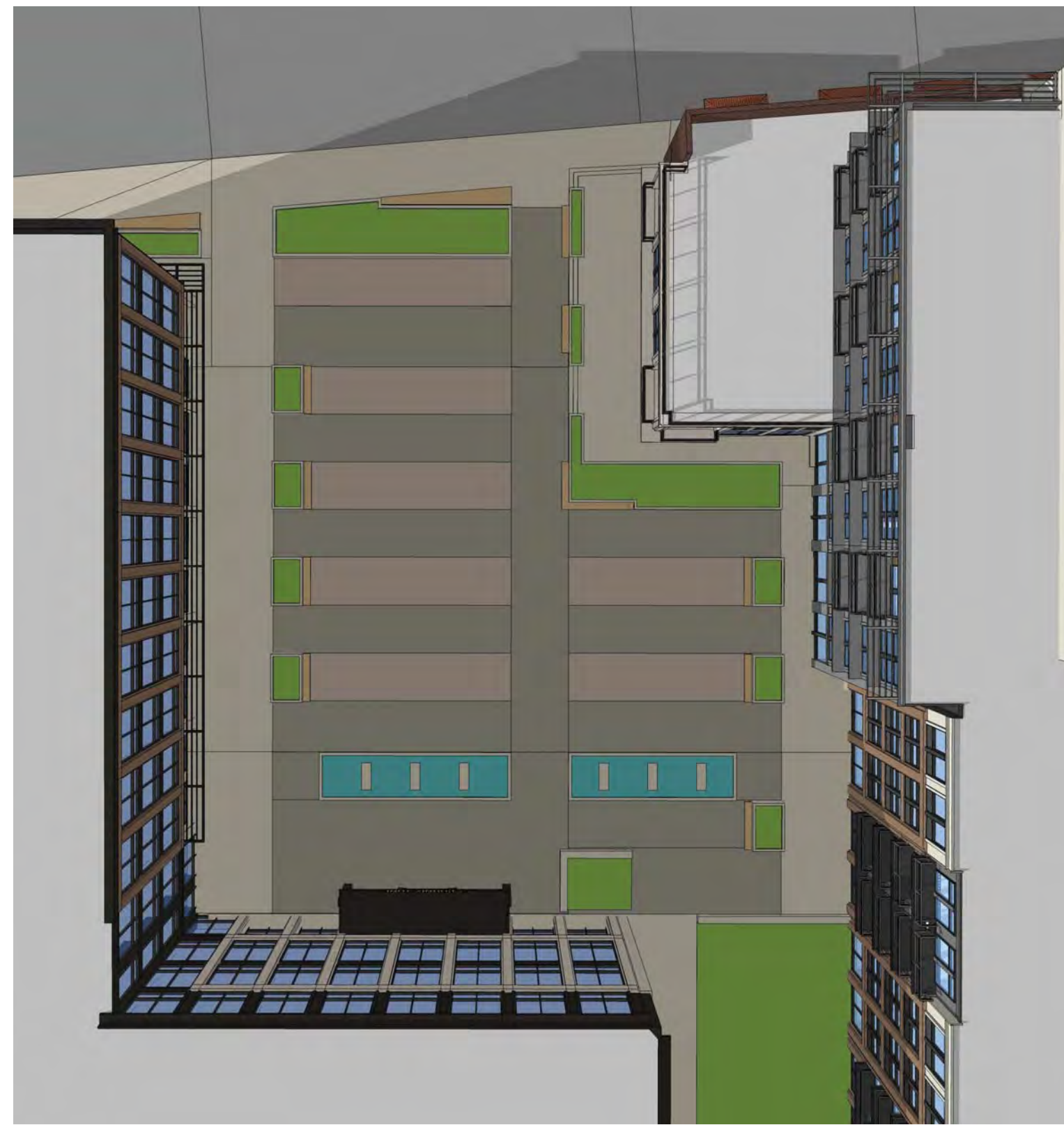


PIAZZA ENTRY FROM THE SOUTH

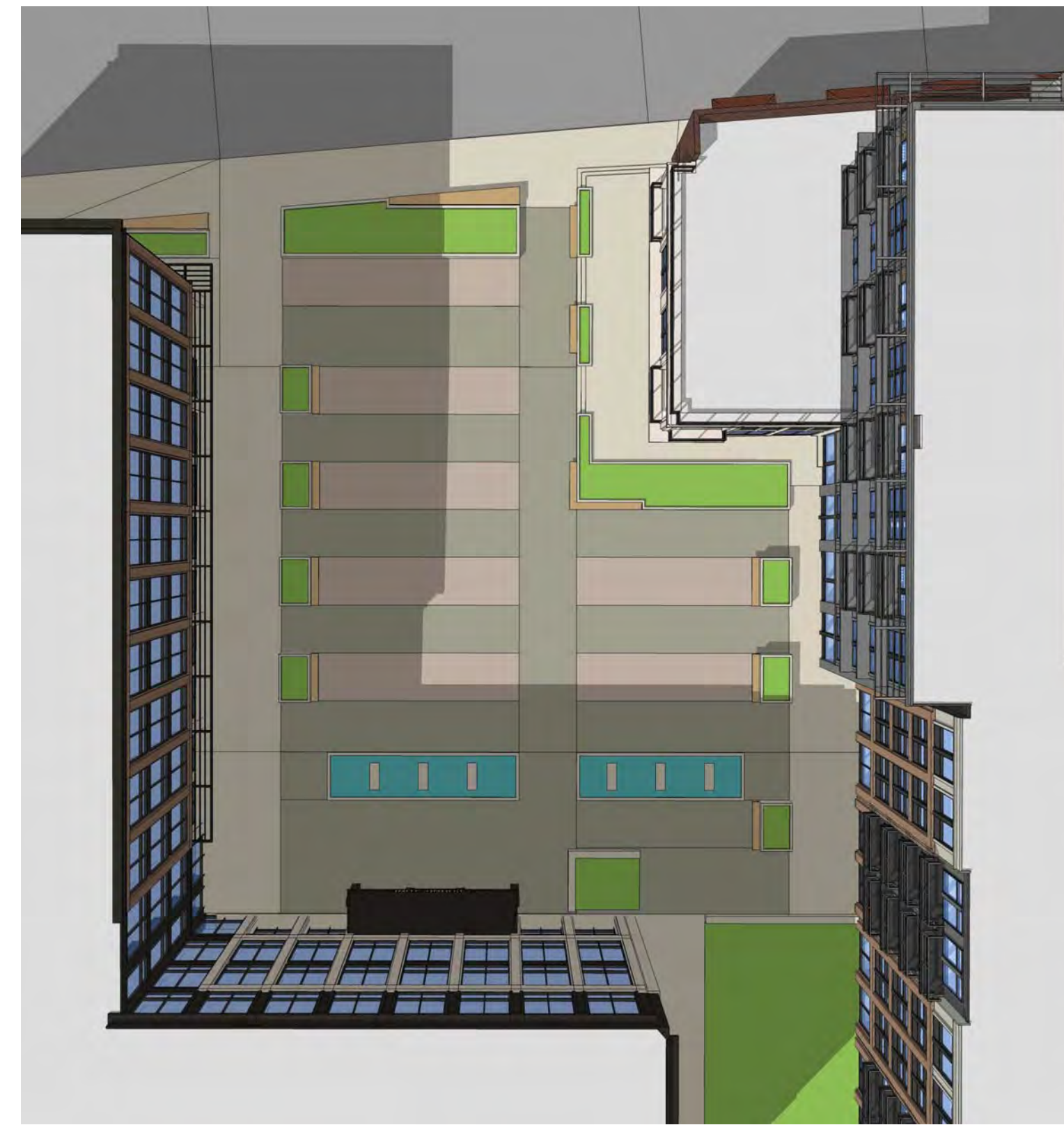
*Lakewood Downtown Redevelopment Site*  
 Lakewood, Ohio



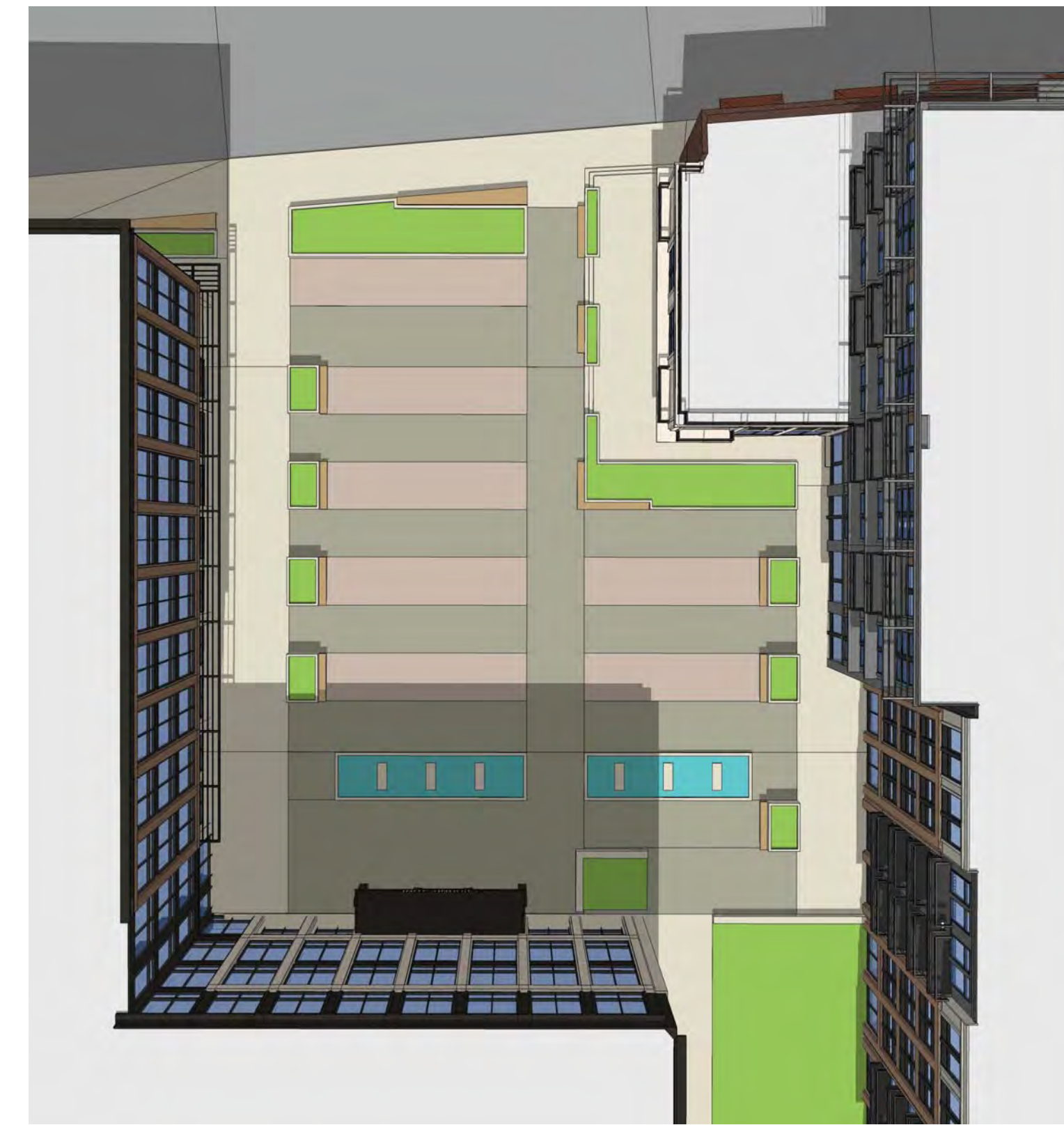
**EDGE** PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN  
**DIMITARCHITECTS**  
 architecture + interiors + urban design  
 November 01, 2021



Vernal Equinox (March 20th) 4 pm



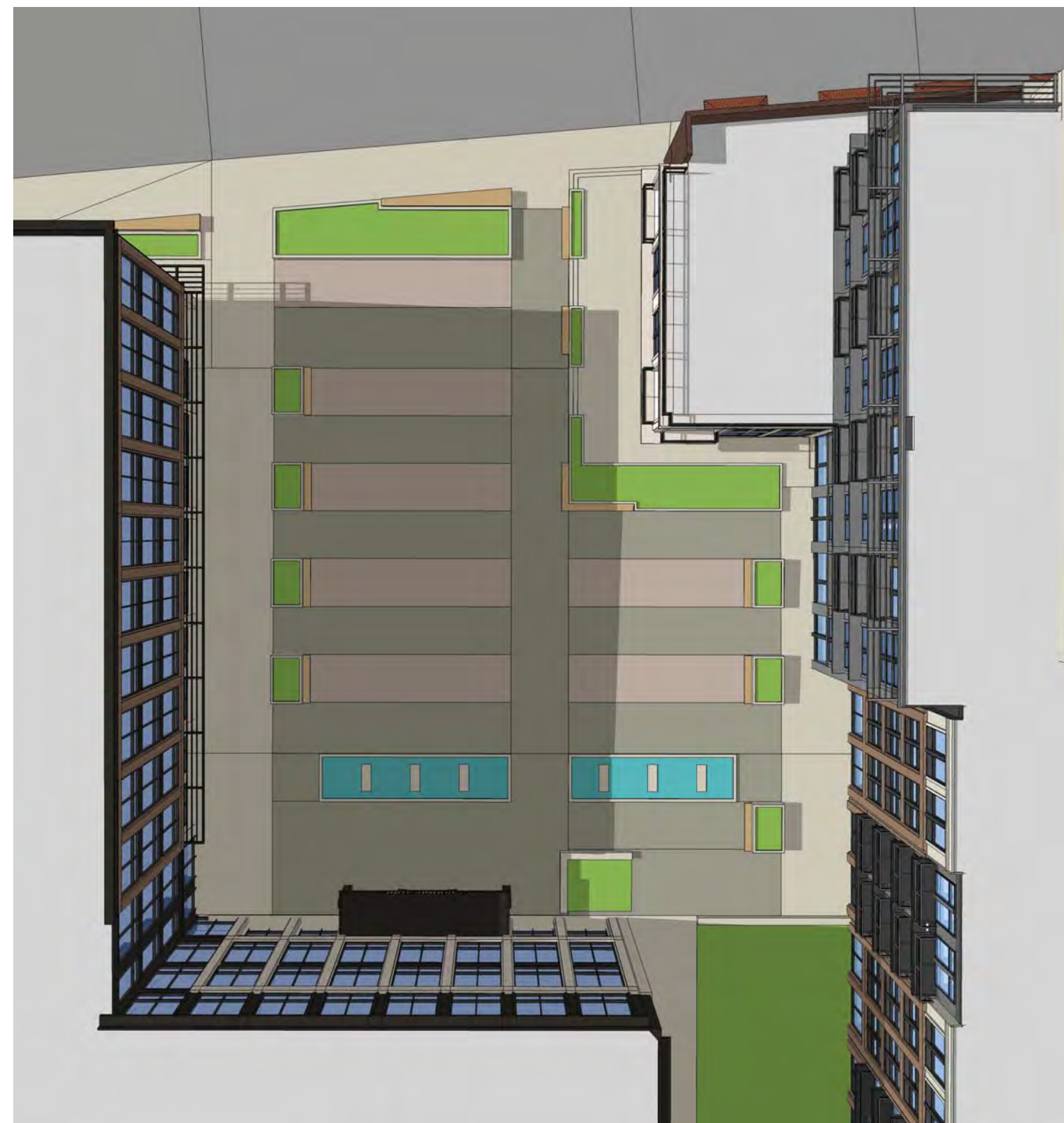
Vernal Equinox (March 20th) 2 pm



Vernal Equinox (March 20th) 12 pm



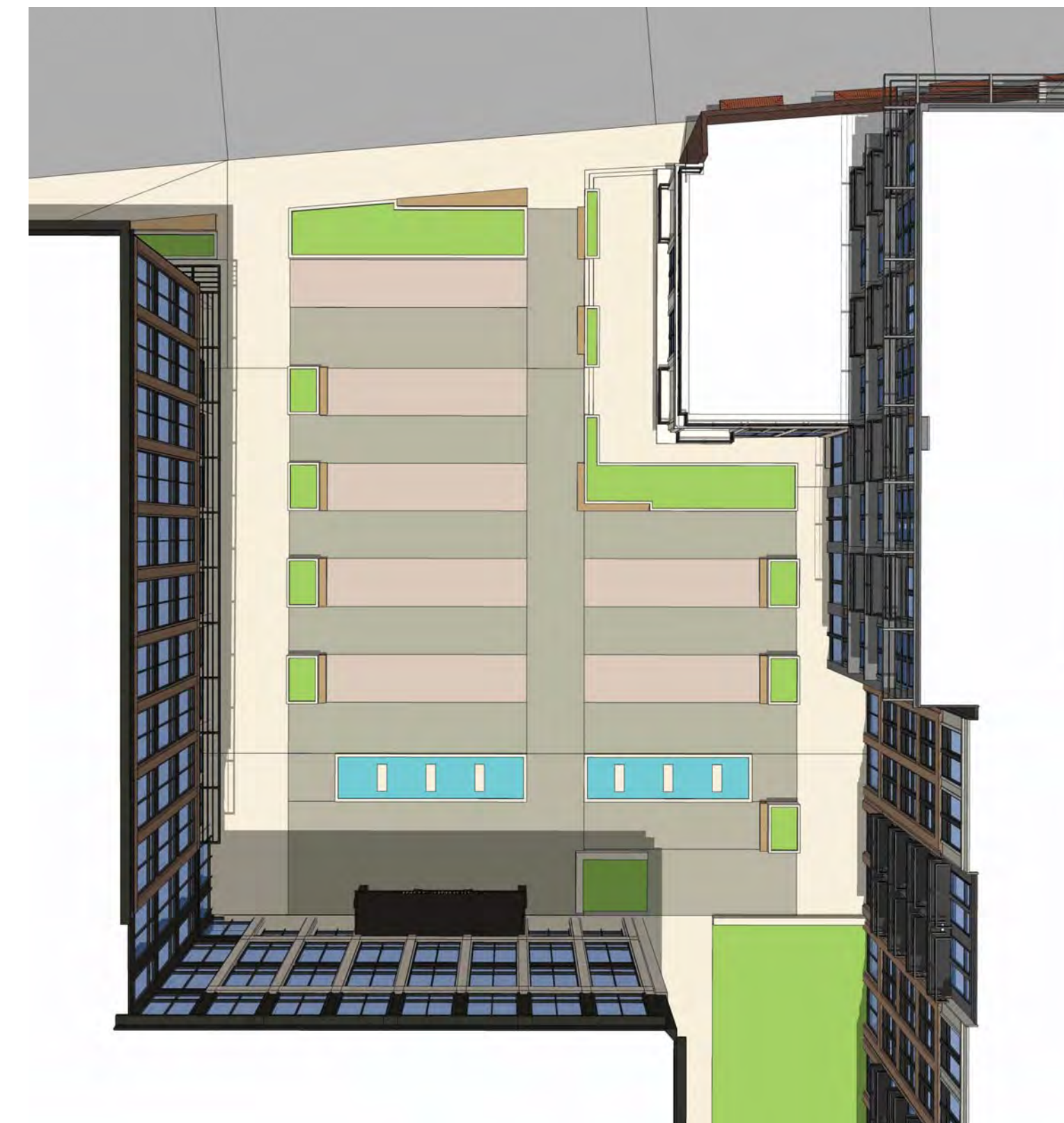
Vernal Equinox (March 20th) 10 am



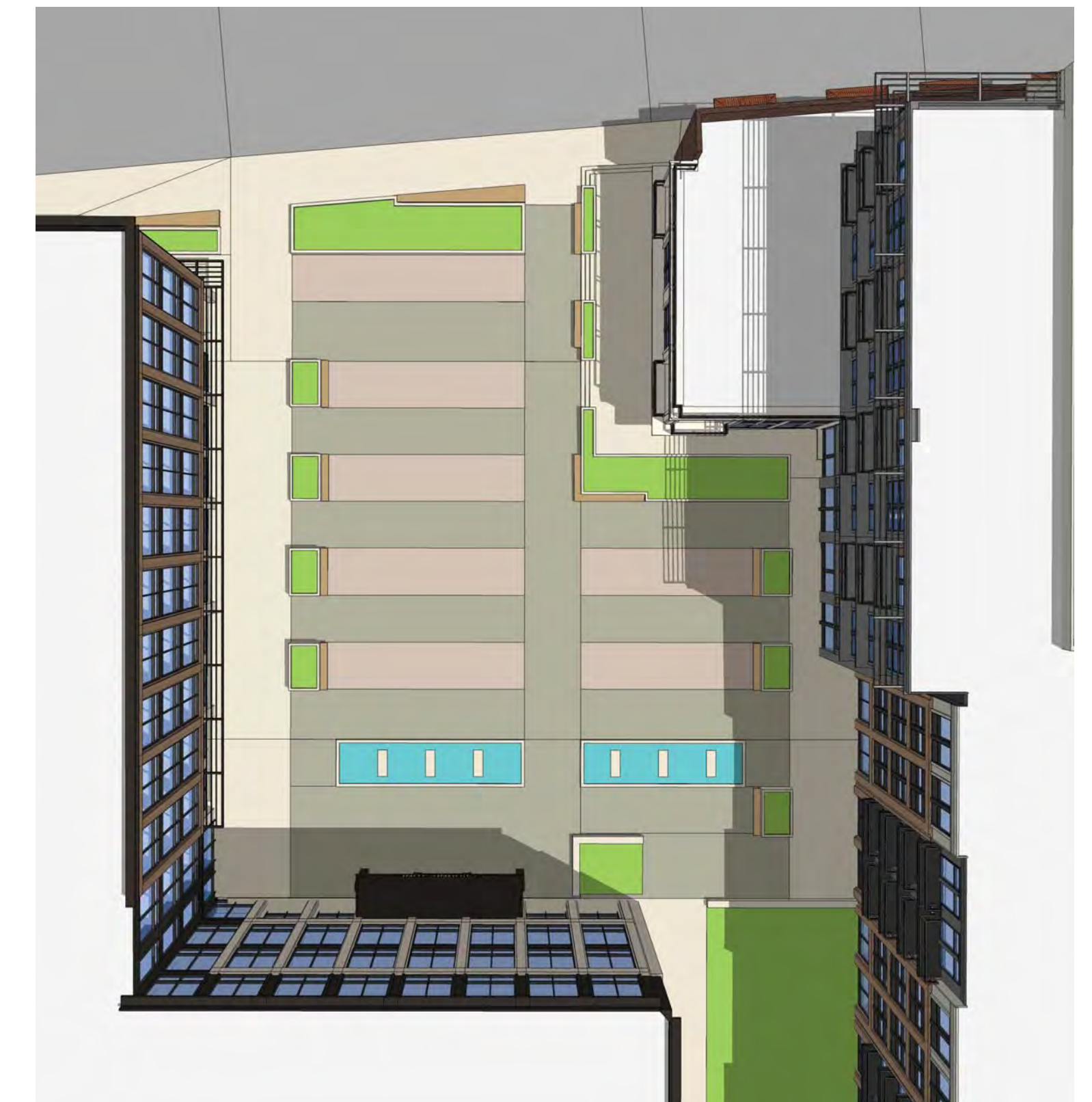
Summer Solstice (June 21st) 4 pm



Summer Solstice (June 21st) 2 pm



Summer Solstice (June 21st) 12 pm



Summer Solstice (June 21st) 10 am



### Site Summary

<b>Building A: Mixed Use Commercial Building</b>		<b>79,578 Total GSF</b>
Retail Space (lv 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
<b>Building 1: Mixed Use Residential Building</b>	<b>82 Units</b>	<b>87,645 Total GSF</b>
Commercial Space (lv 1)		17,000 GSF
Residential Apartments (lvs 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
<b>Building 2: 4 Story Apartment Building</b>	<b>78 Units</b>	<b>61,428 GSF</b>
Residential Apartments (lv 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
<b>Garden Apartments (Rental Apartments)</b>	<b>68 Units</b>	<b>62,846 GSF</b>
0 Studios, 44 1-Bed, 24 2-Bed		
<b>Parking Garage: 3-1/2 Story</b>	<b>540 Spaces</b>	<b>172,900 GSF</b>
<b>For Sale Single Family Townhomes:</b>	<b>7 Units +/-2000 GSF / Unit</b>	
<b>TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:</b>		<b>228 UNITS</b>
<b>TOTAL OFFICE LEASE SPACE:</b>		<b>65,504 GSF</b>
<b>TOTAL RETAIL LEASE SPACE:</b>		<b>12,000 GSF</b>
<b>COMMERCIAL LEASE SPACE:</b>		<b>17,400 GSF</b>

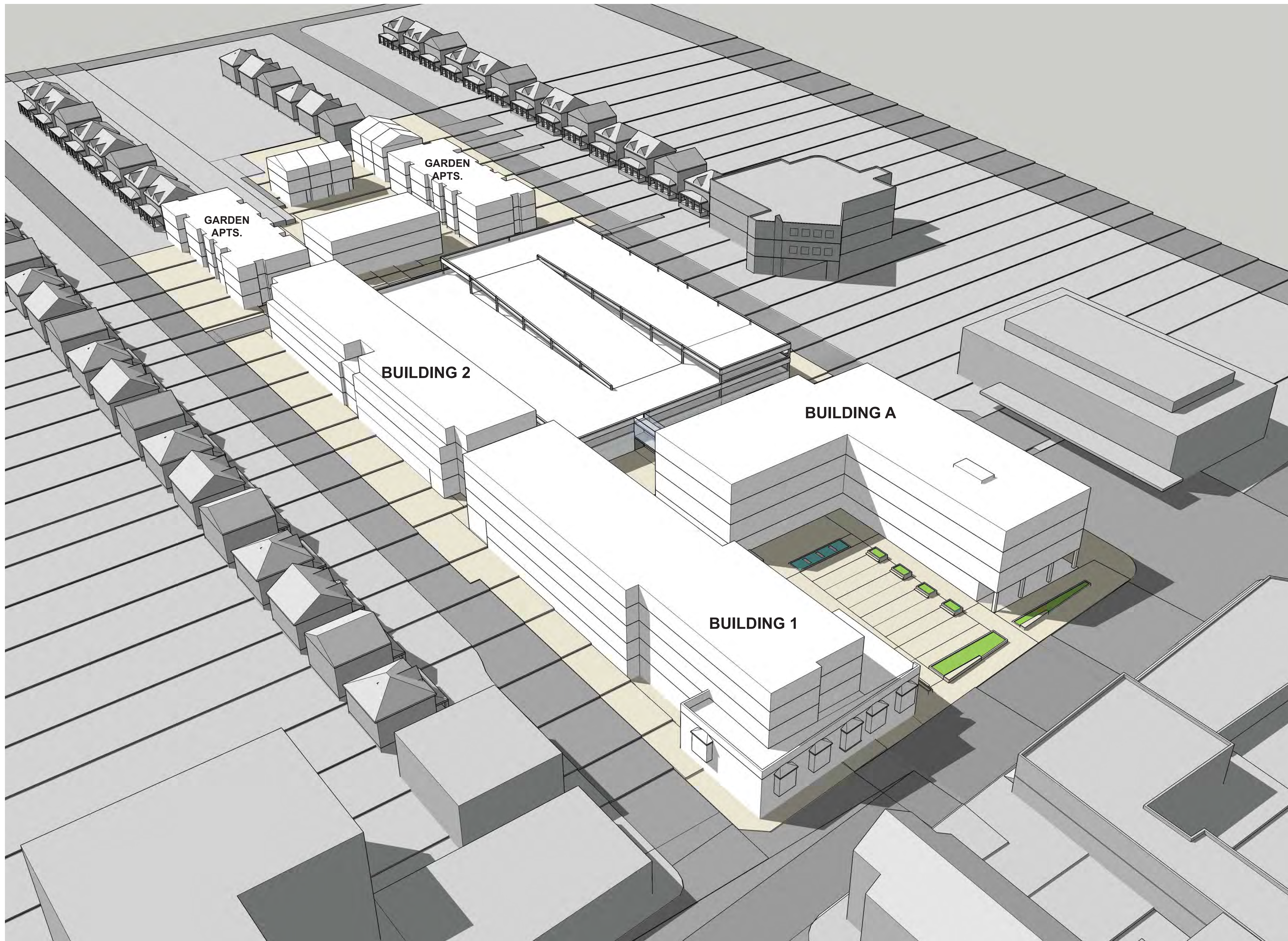
  

### Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
<b>Total Parking Spaces:</b>	<b>596 Spaces</b>

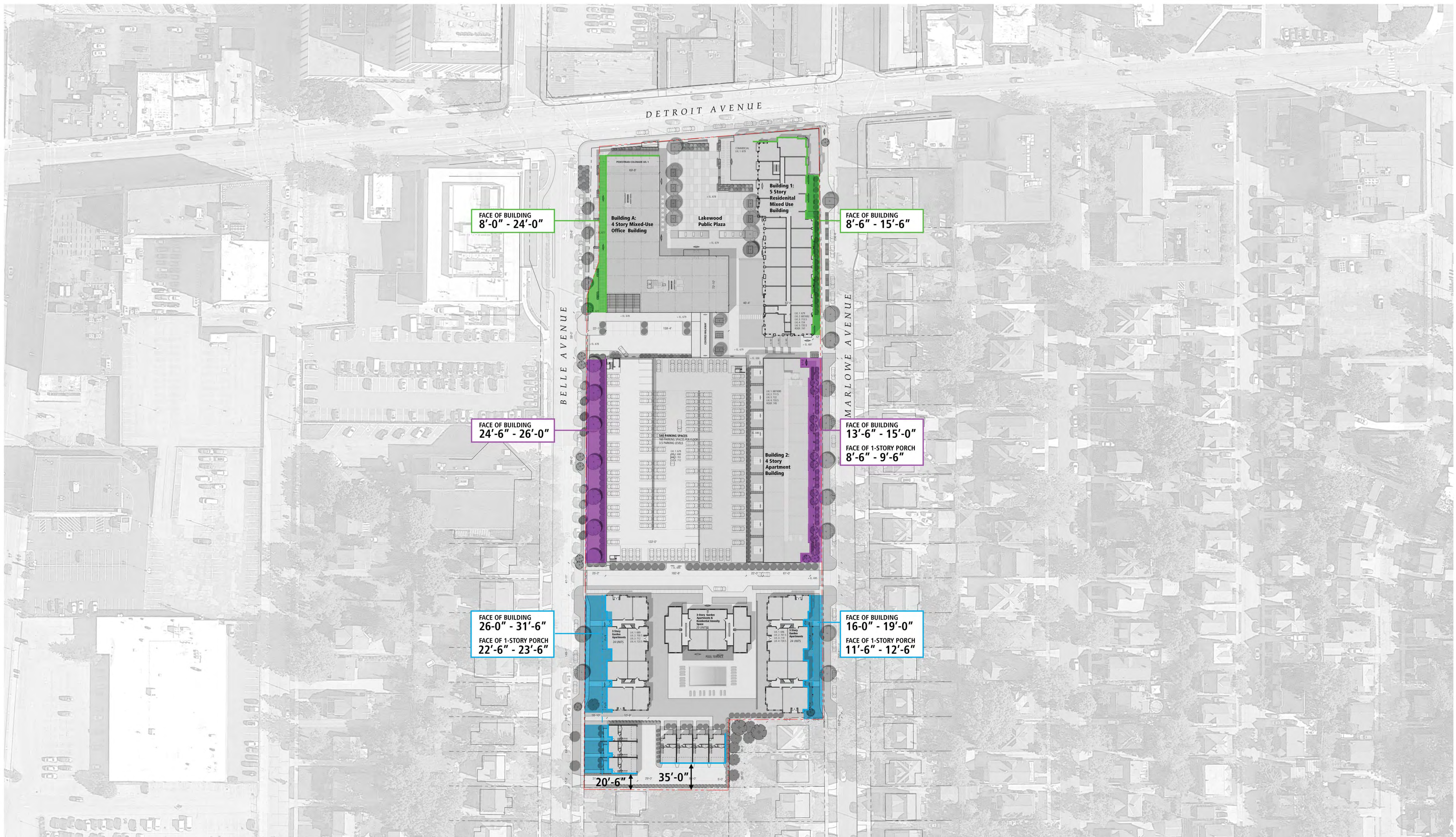
**Proposed Building coverage: 54%**

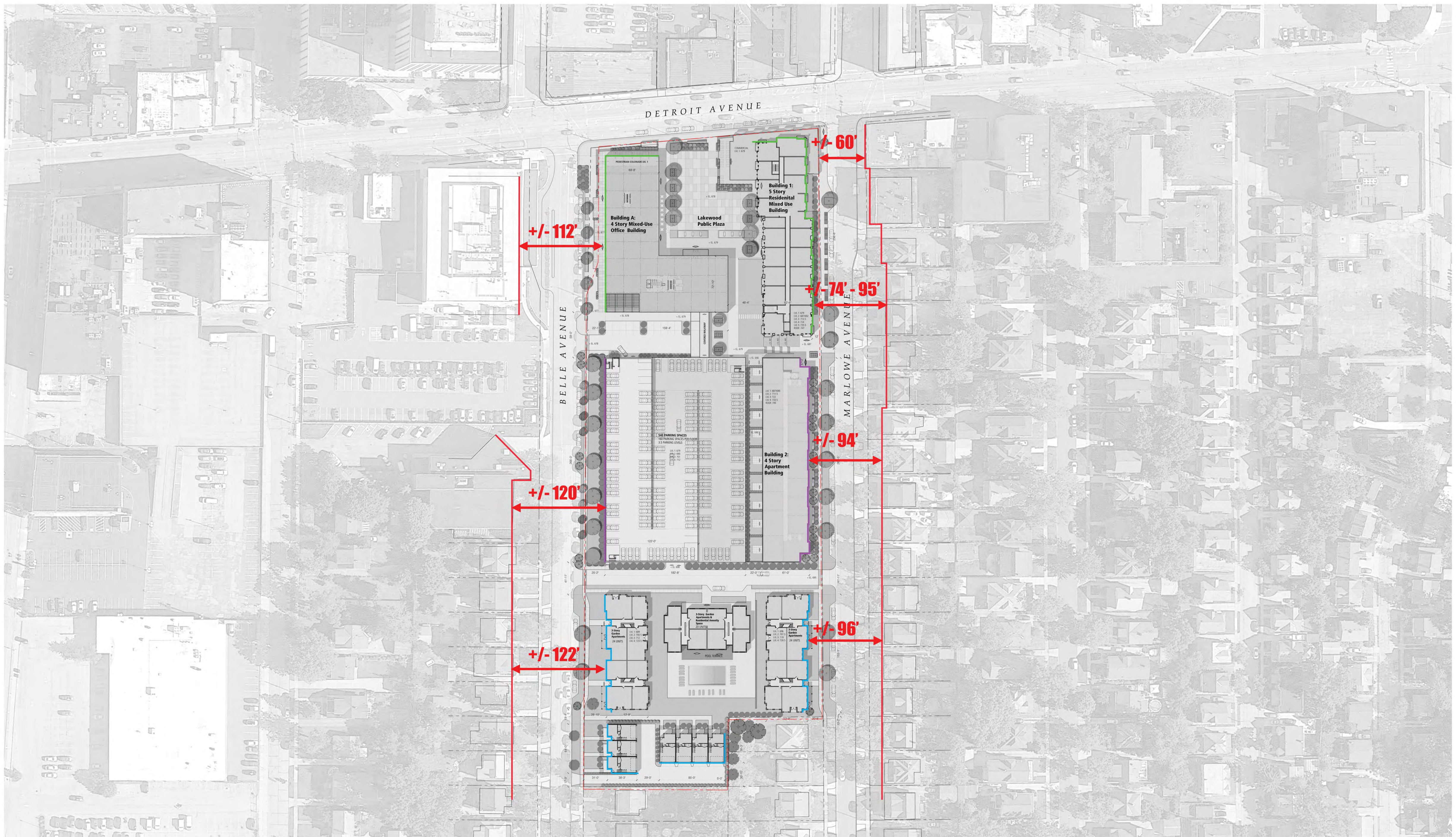


## SITE SUMMARY

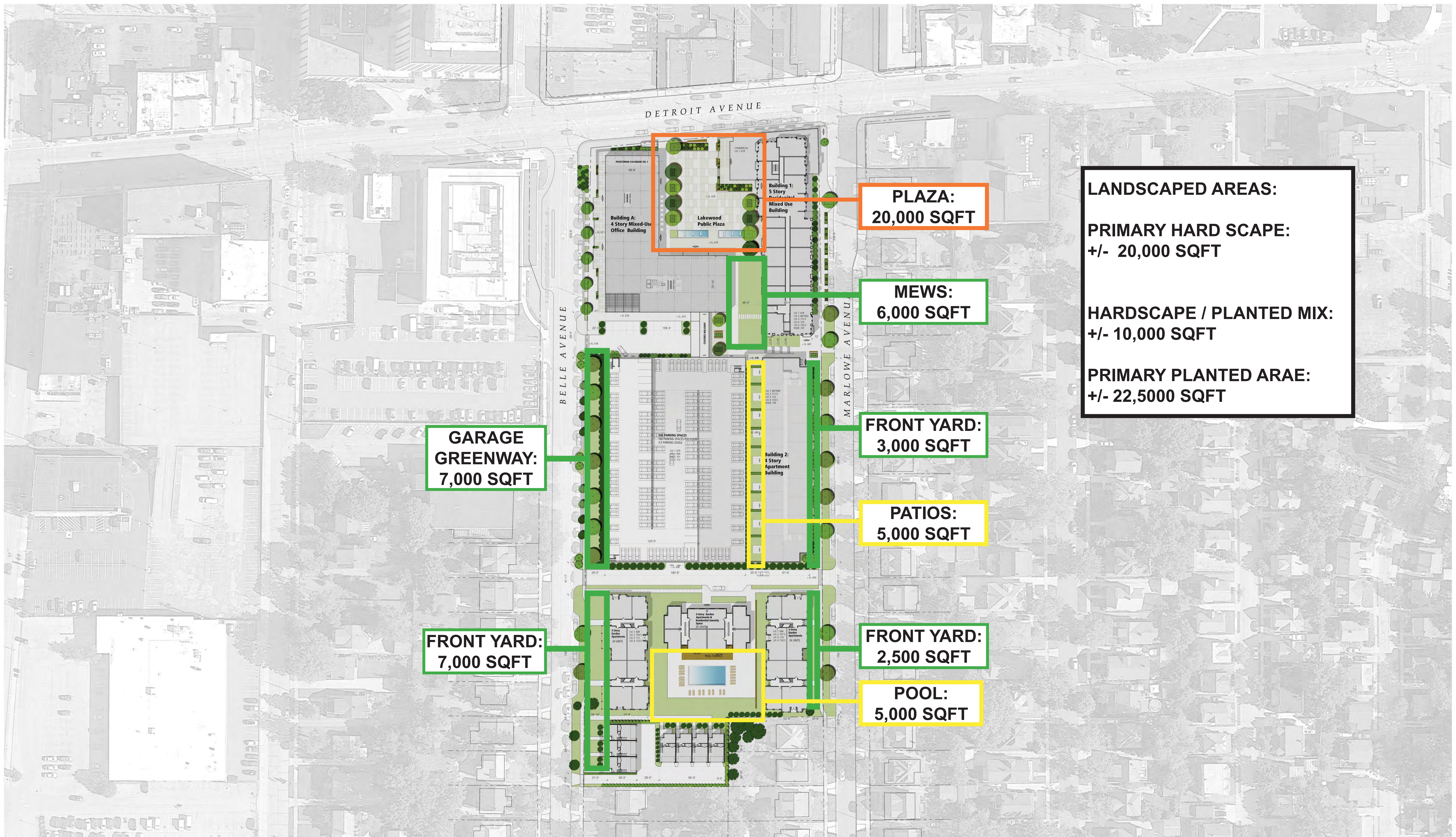
- BUILDING A: 4 Story Office
  - BUILDING 1: 5 Story Mixed Use - 82 Units
  - BUILDING 2: 4 Story Residential - 78 Units
  - GARDEN APTS: 3 Story Residential - 68 Units
  - 7 For Sale Townhomes
- TOTAL UNITS: +/- 234
- PARKING GARAGE: 3-1/2 Story, 540 Spaces





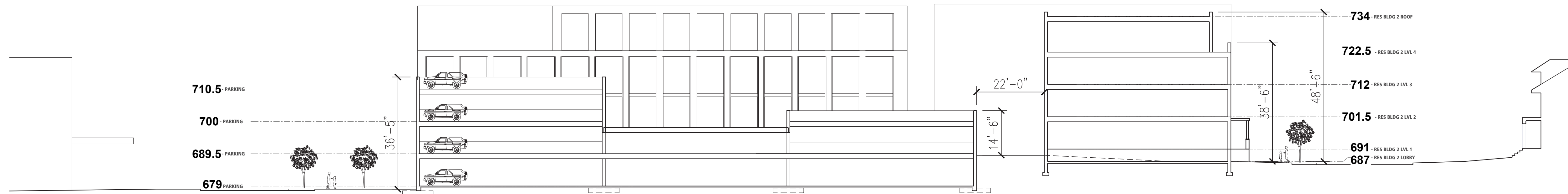


Seperation width Plan

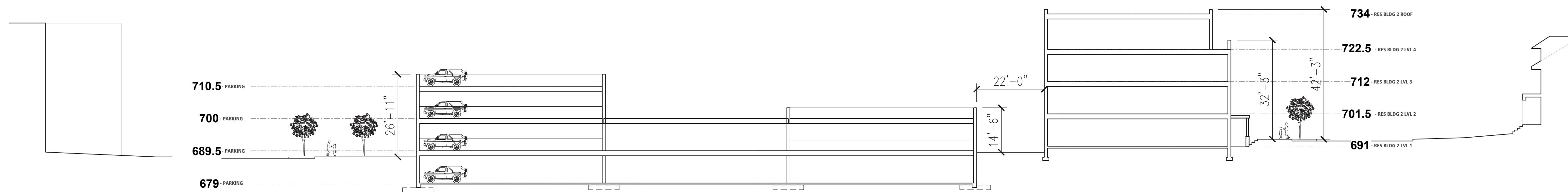




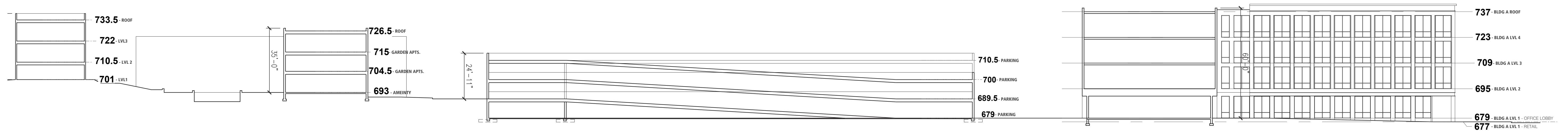
Site Section 4: East / West Looking North



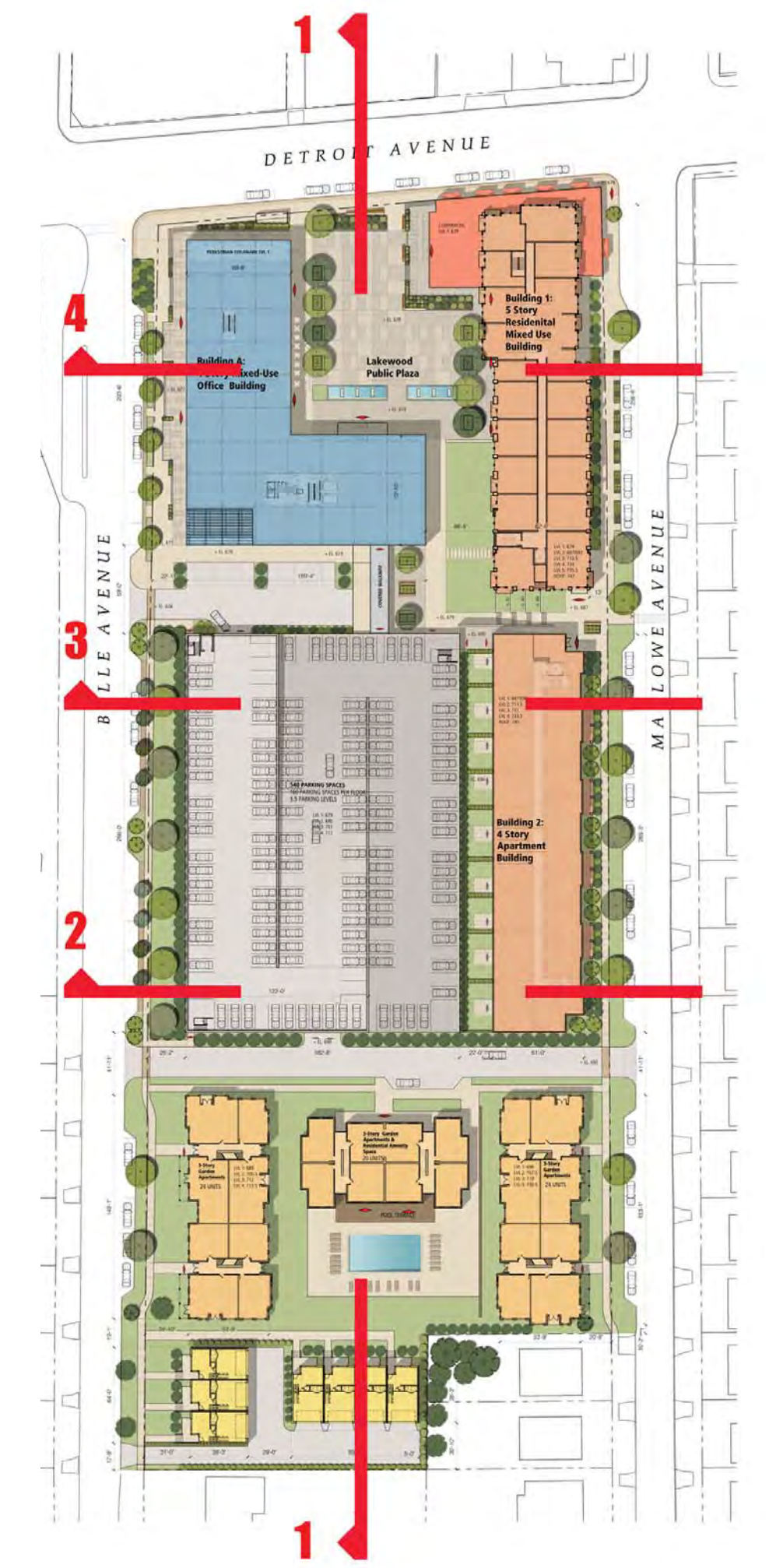
Site Section 3: East / West Looking North



Site Section 2: East / West Looking North



Site Section 1: North / South looking West  
Site Sections





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 04-06-22**

**Permit No.: PC22-000005**

**Applicant Name: Terron Wright, The Architects Partnership, LTD**

**Project Address: 14615 Detroit Ave.**

**Project Name: CHASE Bank**

**Proposal: Conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.**



Attn: David Baas  
Community Development Department  
12650 Detroit Avenue  
Lakewood, OH 44107

May 18<sup>th</sup>, 2022

Re: Narrative for the proposed project located at:  
14615 Detroit Avenue, Lakewood, OH 44107.

Dear Mr. Baas,

This letter is to provide detail on our application for site plan approval as it relates to the redevelopment of 14615 Detroit Ave. The redevelopment includes demolition of the existing buildings on site which is comprised of a standalone “Einstein Bros Bagels” and a standalone walk-up “Fifth Third Bank” ATM to allow for a faux two (2) story (+/- 3,345 sq. ft.) retail banking center for JP Morgan Chase Bank with one detached single lane drive-up ATM. The proposed development will rework the vehicular and pedestrian circulation on site by removing the two (2) existing curb cuts along Detroit Ave. and proposing a second curb cut on to St. Charles Ave. New landscaping and site lighting will be proposed that closely aligns with the city ordinance.

Additionally, a pedestrian green area “pocket park” along Detroit Ave. will be proposed as part of the site redevelopment. Outdoor seating, pedestrian scale lighting, trees, shrubs, bicycle parking and an ornamental fence are the elements that will make up the “pocket park”. New parking stalls and public sidewalks will be provided to match the aesthetics of the area. The proposed grading at the parking lot/building pad will mimic the existing site.

The design intent of the proposed Chase Bank is to compliment the surrounding architecture of the commercial development in the area. “Four-sided” architecture has been incorporated into the building design. The building massing is proposed to have one (1) functional story and one (1) faux story to make up the two (2) story aesthetic found along Detroit Ave. As part of the building design two (2) entrances to the building will be provided, each entrance is of equal prominence along the north (Detroit Ave.) and south (parking lot) sides of the building. The Banking Center is comprised of cultured stone (limestone color), “Rose blend” brick, a black anodized storefront system and canopy over each entrance. All the proposed exterior cladding options are finishes that are long lasting cladding materials that will mesh well with the development growth of the area.

The proposed schedule has construction commencing by early fall of 2022 (pending regulatory approvals) and an anticipated occupancy date of May/June 2023.



**Parties Involved:**

Architect of Record

John Halleran  
The Architects Partnership, LTD (TAP)

Contract Buyer of Record

Jared King  
obo JPMorgan Chase Bank, N.A.

Applicant

Terron Wright  
The Architects Partnership, LTD (TAP)

Landscape Architect and Civil Engineer

Derik Leary  
Kimley-Horn

Currently Property Owner

Victoria Land Partners, L.P.

**Zoning Classification:**

The existing land use is zoned C-1 Commercial Office with an overlay of National Historic Designation. The land use of main retail banking center falls under the Commercial category and is most consistent with a Financial Services and Office use types, which is labeled as permitted by right in the zoning district. A Conditional Use Permit will be required for the drive through ATM due to the pedestrian nature of the historic district. Furthermore, the property is made up of two (2) separate parcels owned by the same owner. The bank intends to acquire the property and will look to consolidate the two existing lots into one.

**Type of Business:**

The type of business is a retail banking center with a detached drive-through service lane for use of an automatic teller machine (ATM). The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight (8) employees will consist of (1) teller, (1) lead teller, (2) bankers, (1) branch manager, (1) mortgage loan offices, (1) financial advisor and (1) business banker. Two (2) vestibules will be proposed for access to the building, one being a weather vestibule exclusively and the second one a twenty four (24) hour transaction vestibule for use of an automatic teller machine (Non drive through oriented). One vestibule is located along the south side facing the parking lot and the other one is on the north side (non 24 hrs. transaction vestibule) located at the entrance on Detroit Ave., respectively.

**Lighting Design and Locations:**

To provide the best and most efficient lighting design and locations a photometric study has been developed and included in this submittal.



**The Architects Partnership, Ltd.** 200 South Michigan Avenue, Suite 1020, Chicago, IL 60604

**Sustainability Components:**

The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Bike racks and increased pedestrian connectivity to public ROW and adjacent development to encourage alternative methods of transportation
- Installation of additional trees/landscaping within development area
- LED lighting

Sincerely,

Terron Wright  
The Architects Partnership, LTD



DETROIT AVE

Detroit Ave

REMOVE DRIVEWAY

REMOVE DRIVEWAY

CHASE  
CUSTOM DUAL ENTRY  
+/- 3,345 S.F.  
24HR VEST.

VALIDATE "POCKET PARK" SOW PER AHJ REQUEST

ORNAMENTAL FENCE W/ STREET PLANTING

MAX. PARKING QTY. PER CODE. VARIANCE REQUEST FOR PARKING INCREASE WILL MORE LIKELY, BE DENIED.

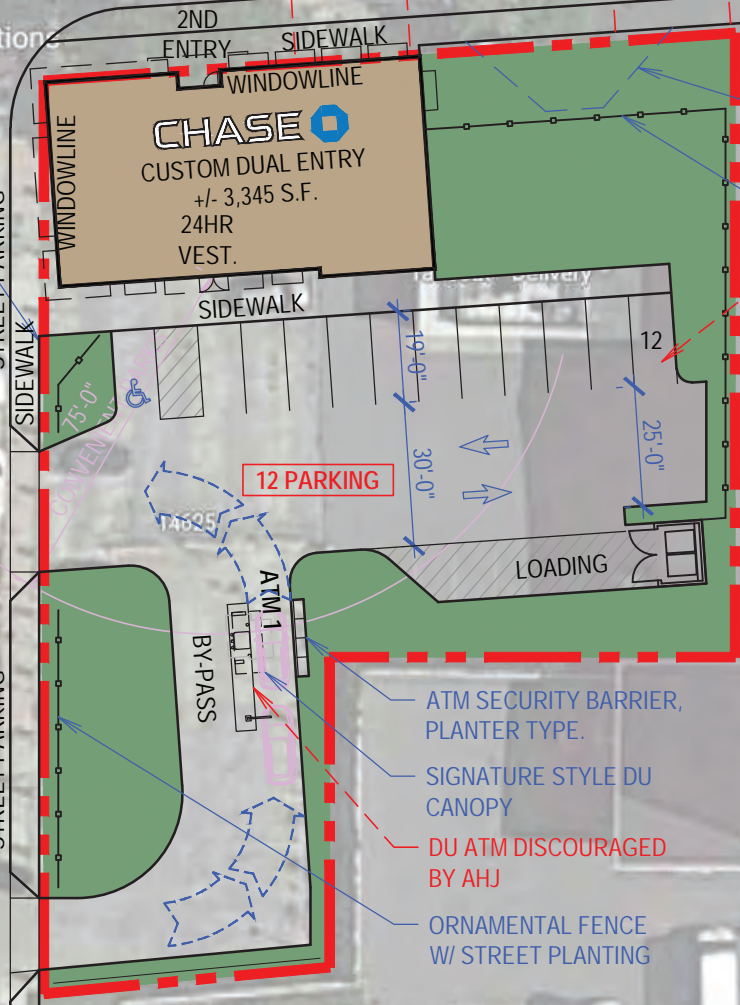
NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

PROPOSED FULL ACCESS

ST CHARLES AVE

PROPOSED ENTER ONLY



12 PARKING

LOADING

ATM 1

BY-PASS

ATM SECURITY BARRIER, PLANTER TYPE.

SIGNATURE STYLE DU CANOPY

DU ATM DISCOURAGED BY AHJ

ORNAMENTAL FENCE W/ STREET PLANTING

Regional Director (RD) DATE

Operating Model Lead (OML) DATE

DRC APPROVED



REGION - OHIO  
OVP NO.- J20204600447

Proposed Site Plan  
Lakewood

14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



DRC Page 7

Drawing name: \\kimley-horn.com\WML\_CMS\GIS\GIS\_LIVE\190041017\_TAP\_Chase\_Lakewood\_OH\_V2\_Design\CAD\PlanSheets\PRELIM\SITE\_PLAN.dwg Layout1 May 17, 2022 12:22pm by Derek Leary  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

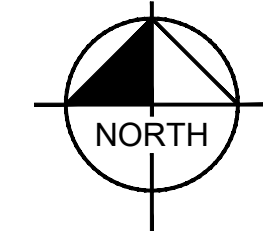
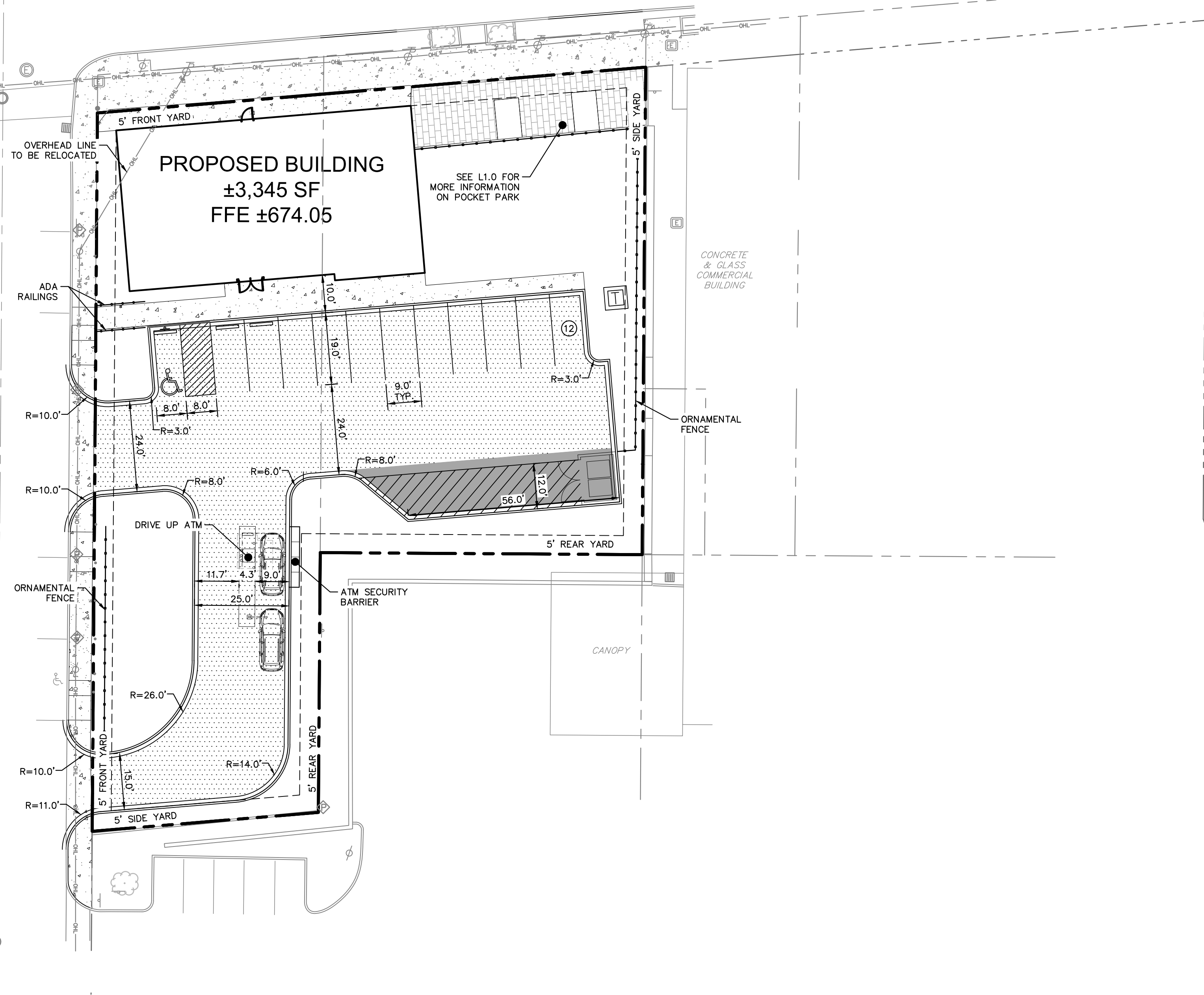
ST. CHARLES AVE.

ST. CHARLES AVENUE  
 (50' Wide Public Right-of-Way)

DETROIT AVENUE  
 (76' Wide Public Right-of-Way)

BELLE AVENUE

BELLE AVENUE



**GENERAL NOTES**

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

**SITE DATA TABLE**

ZONING: COMMERCIAL, OFFICE (C1) - HISTORIC DESIGNATION, LOCAL

	REQUIRED	PROVIDED
<b>BUILDING SETBACKS</b>		
FRONT: (ST CHARLES AVE)	5 FT	5 FT
FRONT: (DETROIT AVE)	5 FT MAX	5 FT
SIDE: (EAST)	5 FT	53 FT
SIDE: (SOUTH)	5 FT	137 FT
SIDE: (SOUTH)	5 FT	69 FT
ADA SPACES	1	1
<b>PARKING</b>		
1 SPACE PER EMPLOYEE		
STANDARD SPACES (90')	9 SPACES MAX	12

**SITE LEGEND**

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CONCRETE CURB AND GUTTER
- SETBACK
- PROPERTY LINE
- ACCESSIBLE PARKING MARKING

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 7965 N. HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 WWW.KIMLEY-HORN.COM

SCALE:  
 DESIGNED BY: SRS  
 DRAWN BY: SRS  
 CHECKED BY: DDL

NOT FOR CONSTRUCTION



**SITE PLAN**

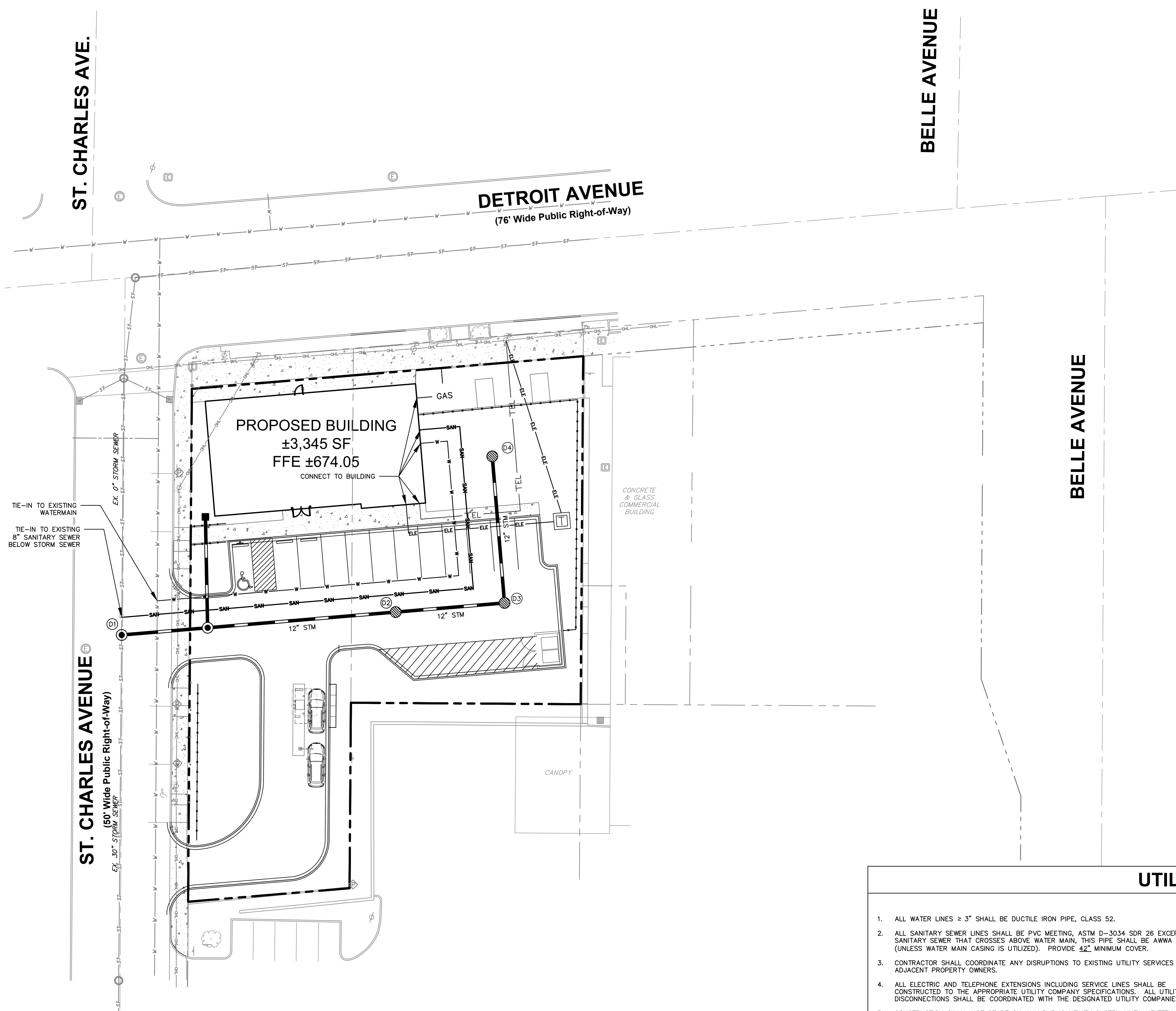
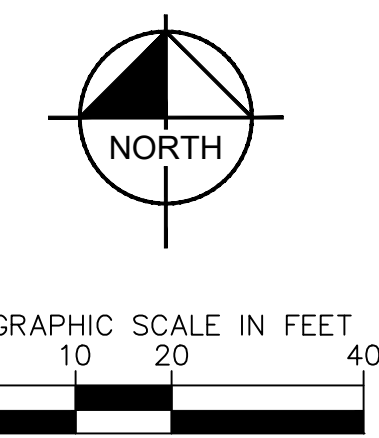
CHASE BANK  
 LAKEWOOD, OH  
 CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

ORIGINAL ISSUE:  
 4/14/2022  
 KHA PROJECT NO.  
 190041017  
 SHEET NUMBER

**C2.0**  
 44



Drawing name: \\kimley-horn.com\MM\_CAD\B\_L\190041017\_TAP\_Chase.Lakewood.DWG Design:CAD\PlanSheets\UTILITY PLANS\UTILITY PLANS\190041017\_TAP\_Chase.Lakewood.DWG Date: May 17, 2022 12:22pm by: DerickLary  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### UTILITY LEGEND

WM	EX. WATER LINE
⊕	EX. HYDRANT
⊙	EX. WATER VALVE
W	EX. WATER METER AND STOP BOX
SAN	EX. SANITARY SEWER LINE
⊙	EX. SANITARY SEWER MANHOLE
ST	EX. STORM DRAIN LINE
⊙	EX. STORM MANHOLE
⊙	EX. STORM STRUCTURE/INLET
G	EX. GAS LINE
G	EX. GAS METER
UG-ELEC	EX. UNDERGROUND ELECTRIC LINE
OH-ELEC	EX. OVERHEAD ELECTRIC LINE
TEL	EX. TELEPHONE LINE
⊙	EX. TELEPHONE POLE
⊙	EX. LIGHT POLE
⊙	EX. ELECTRIC STRUCTURE
⊙	PROPOSED UNDERGROUND ELECTRIC LINE
⊙	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
⊙	PROPOSED STORM SEWER LINE
⊙	PROPOSED INLET STORM STRUCTURE
⊙	PROPOSED CLOSED LID STORM STRUCTURE
⊙	PROPOSED OPEN LID CURB STRUCTURE
⊙	PROPOSED NYLOPLAST DRAIN
SAN	PROPOSED SANITARY SEWER LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER LINE
⊙	PROPOSED TRANSFORMER

### STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D1	MH RIM: 675.50 INV IN: 666.06 (S) INV IN: 669.24 (E) INV OUT: 666.06 (N)
D2	MH RIM: 672.96 INV IN: 670.10 (E) INV OUT: 670.00 (W)
D3	MH RIM: 672.91 INV IN: 670.47 (N) INV OUT: 670.37 (W)
D4	MH RIM: 673.33 INV OUT: 670.82 (S)

- ### UTILITY NOTES
- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
  - ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
  - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
  - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
  - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
  - CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF LAKEWOOD SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
  - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
  - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
  - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
  - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
  - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
  - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

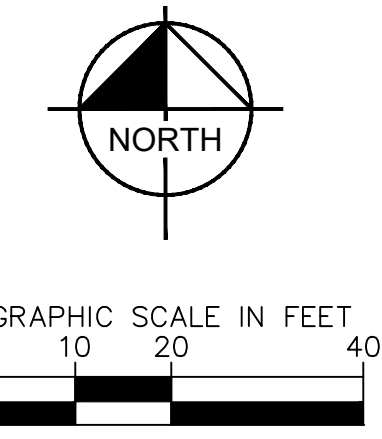
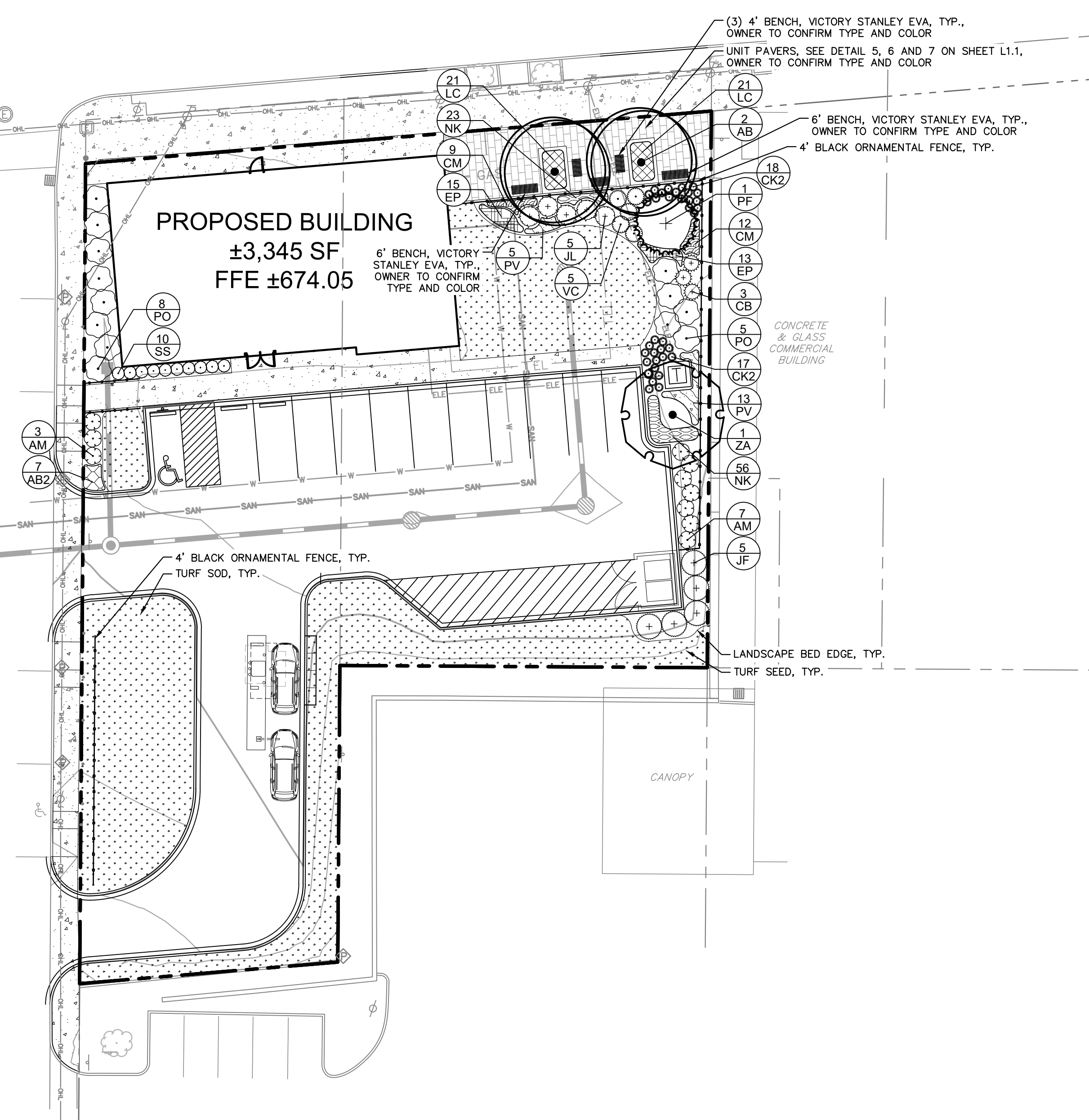
<b>Kimley»Horn</b>	© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: SRS DRAWN BY: SRS CHECKED BY: DDL	NOT FOR CONSTRUCTION		UTILITY PLAN	CHASE BANK LAKEWOOD, OH CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO
ORIGINAL ISSUE: 4/14/2022		KHA PROJECT NO. 190041017		SHEET NUMBER <b>C4.0</b>		REVISIONS No. DATE BY	

Drawing name: \\kimley-horn.com\WWW\GIS\GIS\190041017\_TAP\_Chase\_Lakewood\_Plan.dwg L1.0 LANDSCAPE PLAN May 17, 2022 12:22pm by: Derik Leary  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ST. CHARLES AVE.

ST. CHARLES AVENUE  
 (60' Wide Public Right-of-Way)

DETROIT AVENUE  
 (76' Wide Public Right-of-Way)

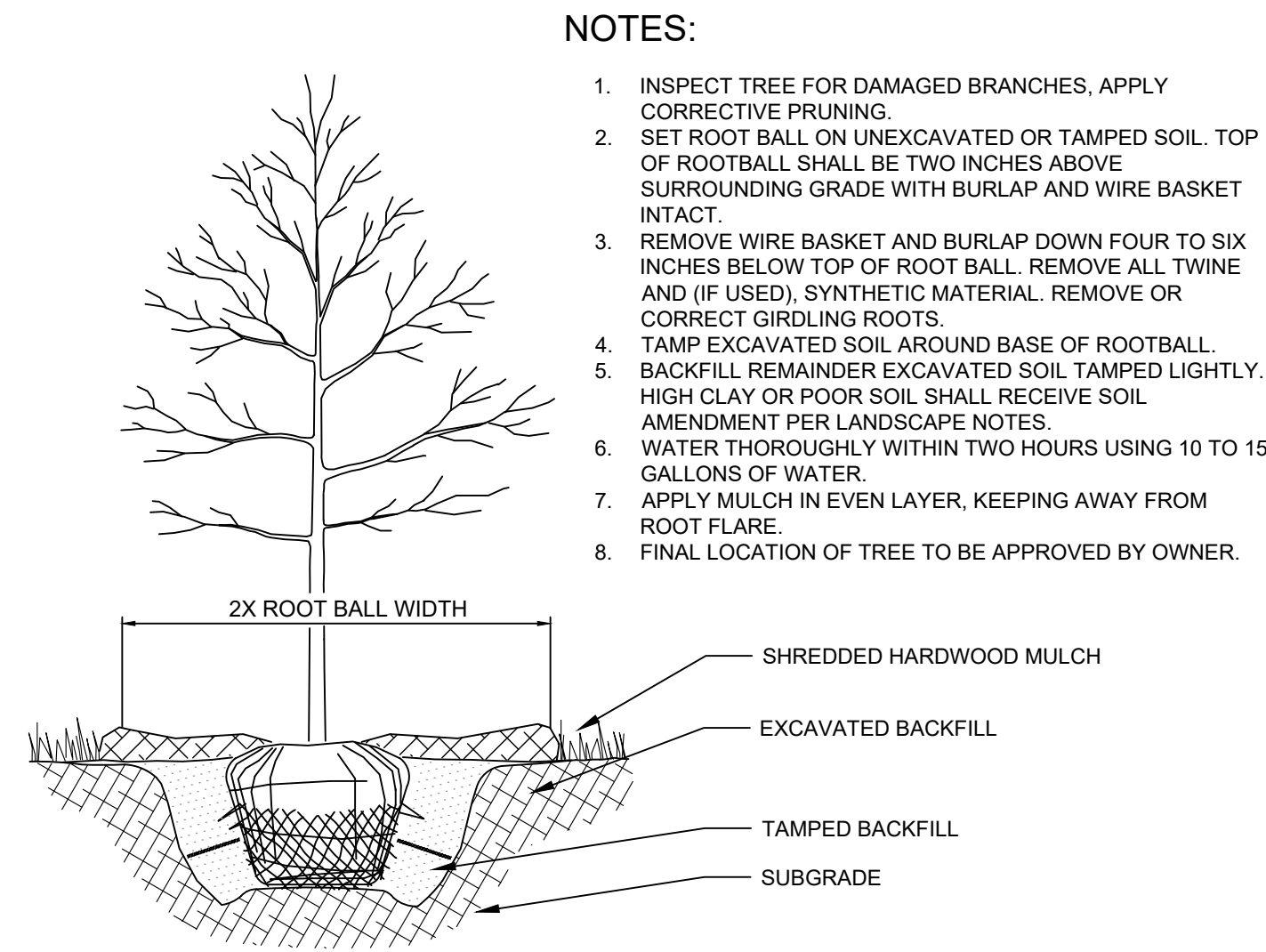


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AB	2	ACER X FREEMANII 'BAILSTON' TM / MATADOR FREEMAN MAPLE	B & B		2" CAL. MIN
	ZA	1	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B		2" CAL. MIN
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PF	1	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B		5' HT. MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	10	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	PO	13	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' TM / GINGER WINE NINEBARK	-	SEE PLAN	18" HT. MIN.
	SS	10	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	-	SEE PLAN	18" HT. MIN.
	VC	5	VIBURNUM CARLESII 'CAYUGA' / CAYUGA KOREANSPICE VIBURNUM	-	SEE PLAN	18" HT. MIN.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CB	3	CHAMAECYPARIS PISIFERA 'BOULEVARD' / BOULEVARD SAWARA CYPRESS	-	SEE PLAN	36" HT. MIN.
	JF	5	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	5' HT. MIN.
	JL	5	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	-	SEE PLAN	18" HT. MIN.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	CK2	35	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	
GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	AB2	7	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL	24" OC	
	CM	21	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	18" OC	
	EP	28	ECHINACEA PURPUREA 'POW WOW WHITE' / POW WOW WHITE CONEFLOWER	1 GAL	18" OC	
	LC	42	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL	18" OC	
	NK	79	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	12" OC	
	PV	18	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	24" OC	
GROUND COVERS			BOTANICAL / COMMON NAME			
			TURF SOD			

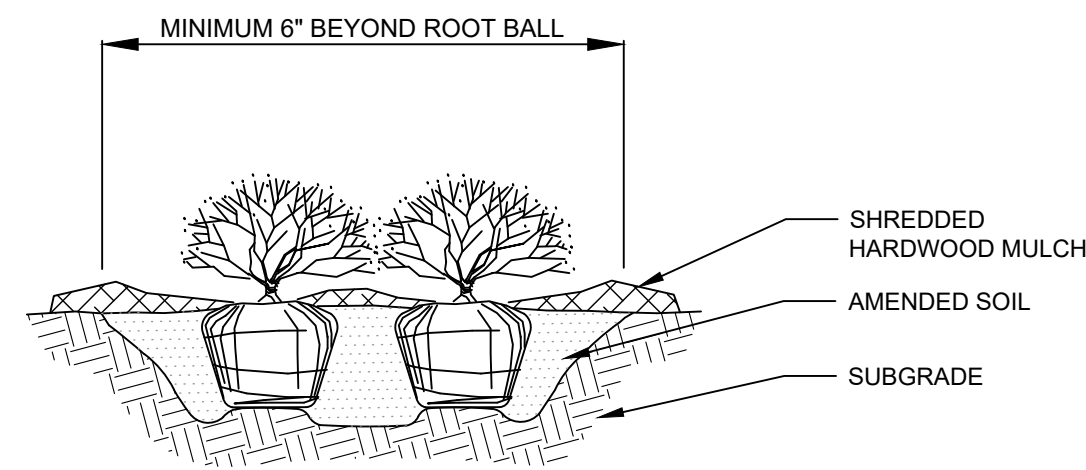
DESIGNED BY: SRS	SCALE: AS NOTED	NOT FOR CONSTRUCTION		LANDSCAPE PLAN	CHASE BANK LAKEWOOD, OH CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO	REVISIONS	DATE	BY
DRAWN BY: SRS	CHECKED BY: DDL					No.		
ORIGINAL ISSUE: 4/14/2022		KHA PROJECT NO. 190041017		SHEET NUMBER		L1.0		47

Drawing name: \\kimley-horn.com\Users\GEB\_L1EV\19041017\_Tap\_Chase\_Lakewood.dwg Design: GAD, P:\Drawings\19041017\_Tap\_Chase\_Lakewood.dwg L1: LANDSCAPE NOTES AND DETAILS May 17, 2022 12:25pm by: DeniLeary  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**NOTES:**

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
5. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
7. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

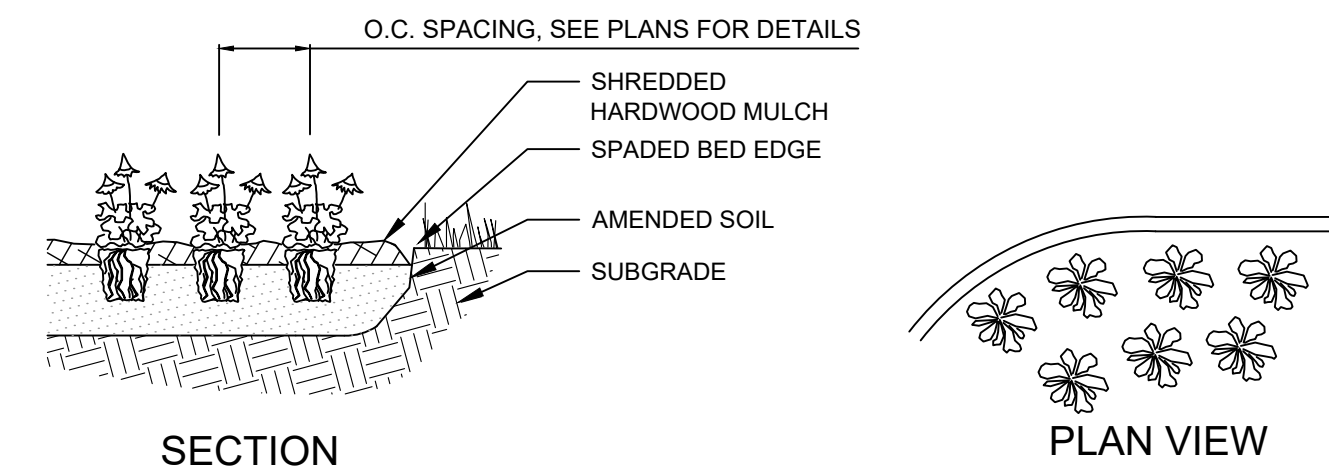


**NOTES:**

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

**NOTES:**

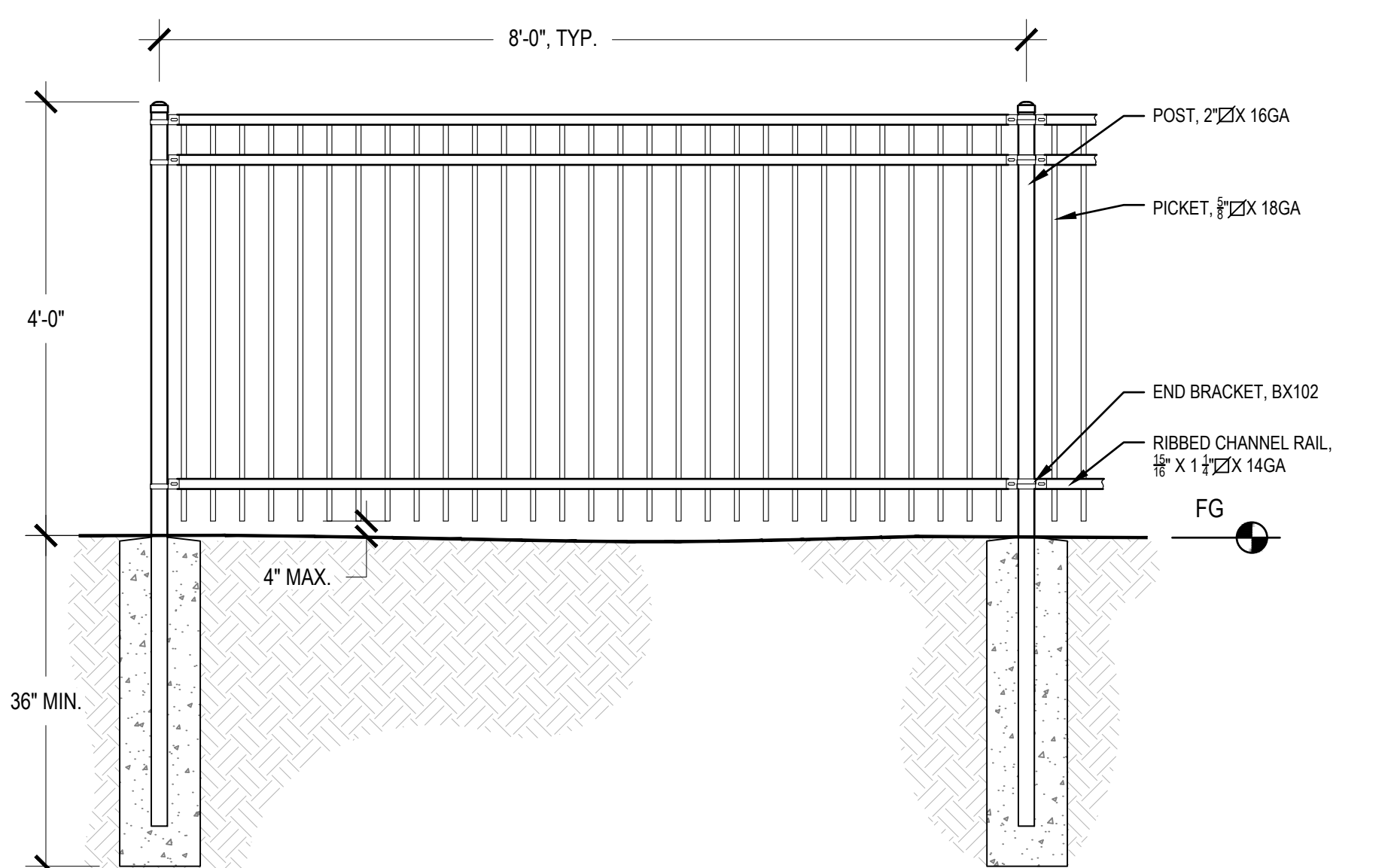
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



**1 TREE PLANTING** NTS

**2 SHRUB PLANTING** NTS

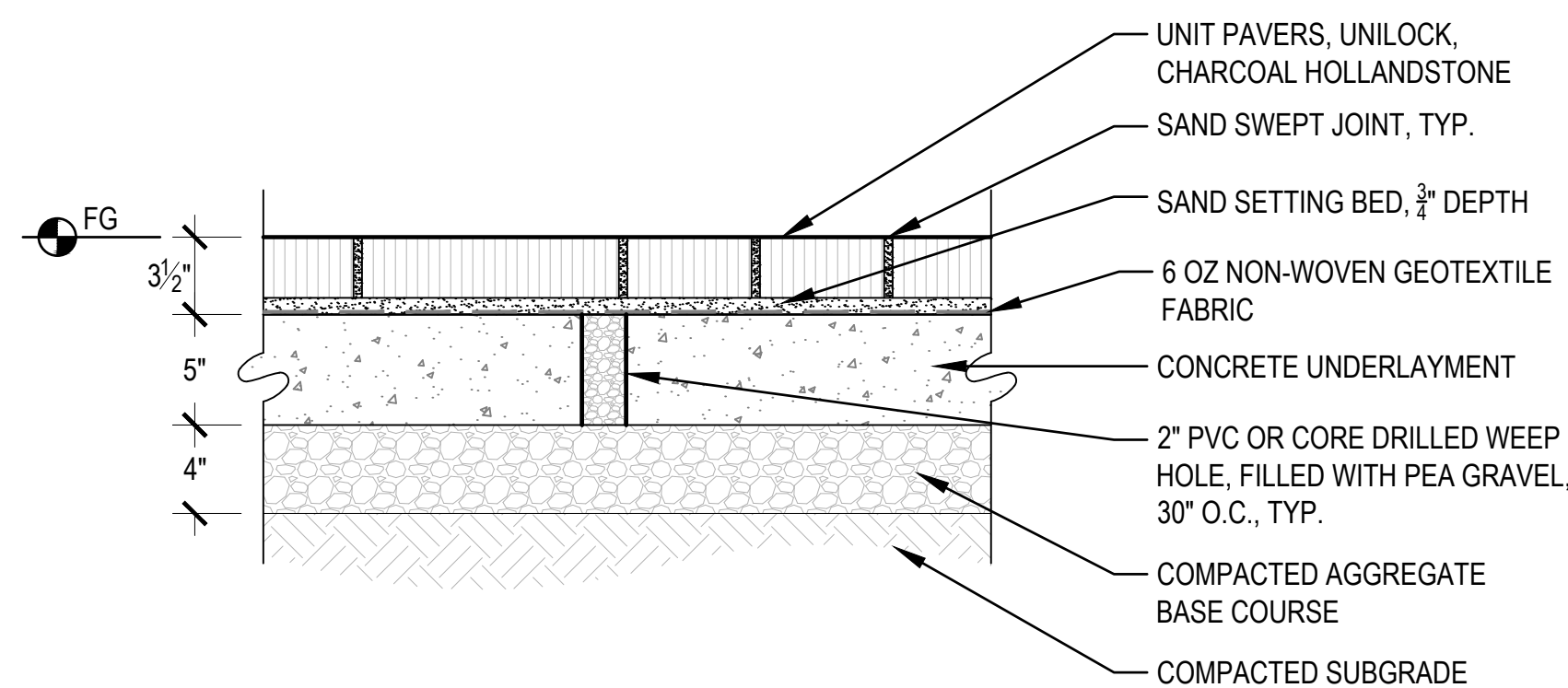
**3 PERENNIAL PLANTING** NTS



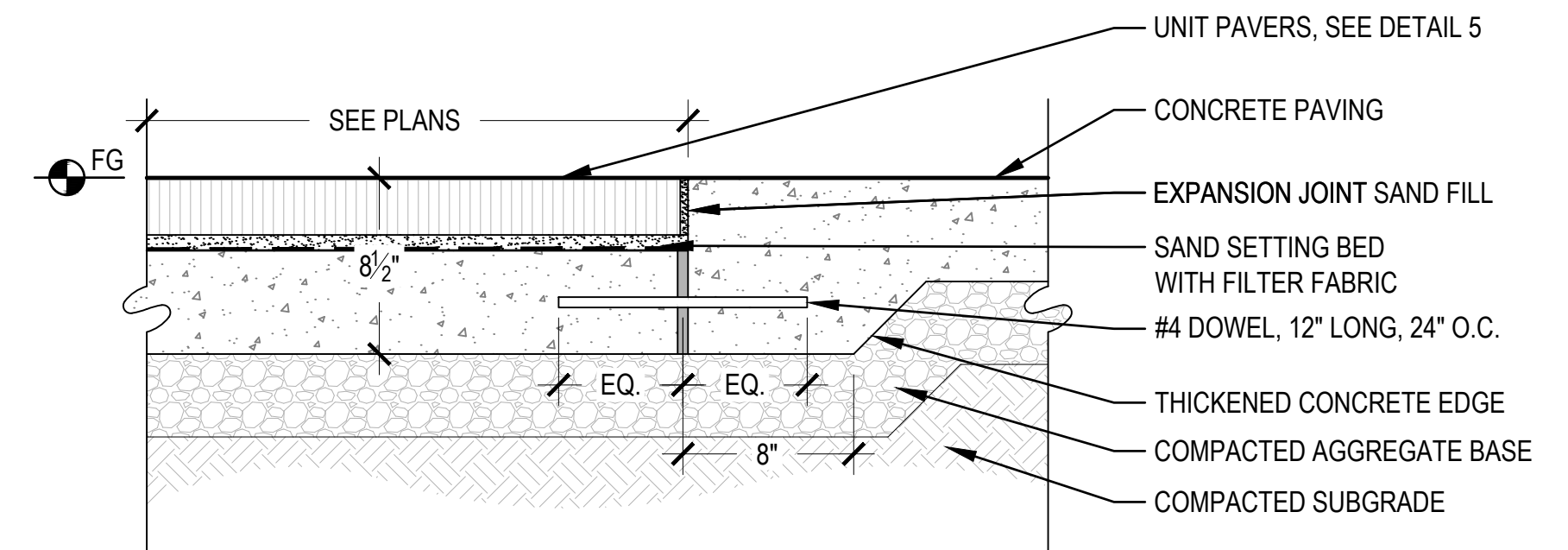
**NOTES:**

1. TYPICAL FENCE DETAIL. REFER TO MANUFACTURERS SPECIFICATIONS.
2. POST SIZE VARIES BY FENCE HEIGHT AND WIND LOAD.
3. CONCRETE FOOTING VARIES BASED ON LOCAL SOIL CONDITIONS.

**4 4' ORNAMENTAL FENCE** 3/4" = 1'-0"



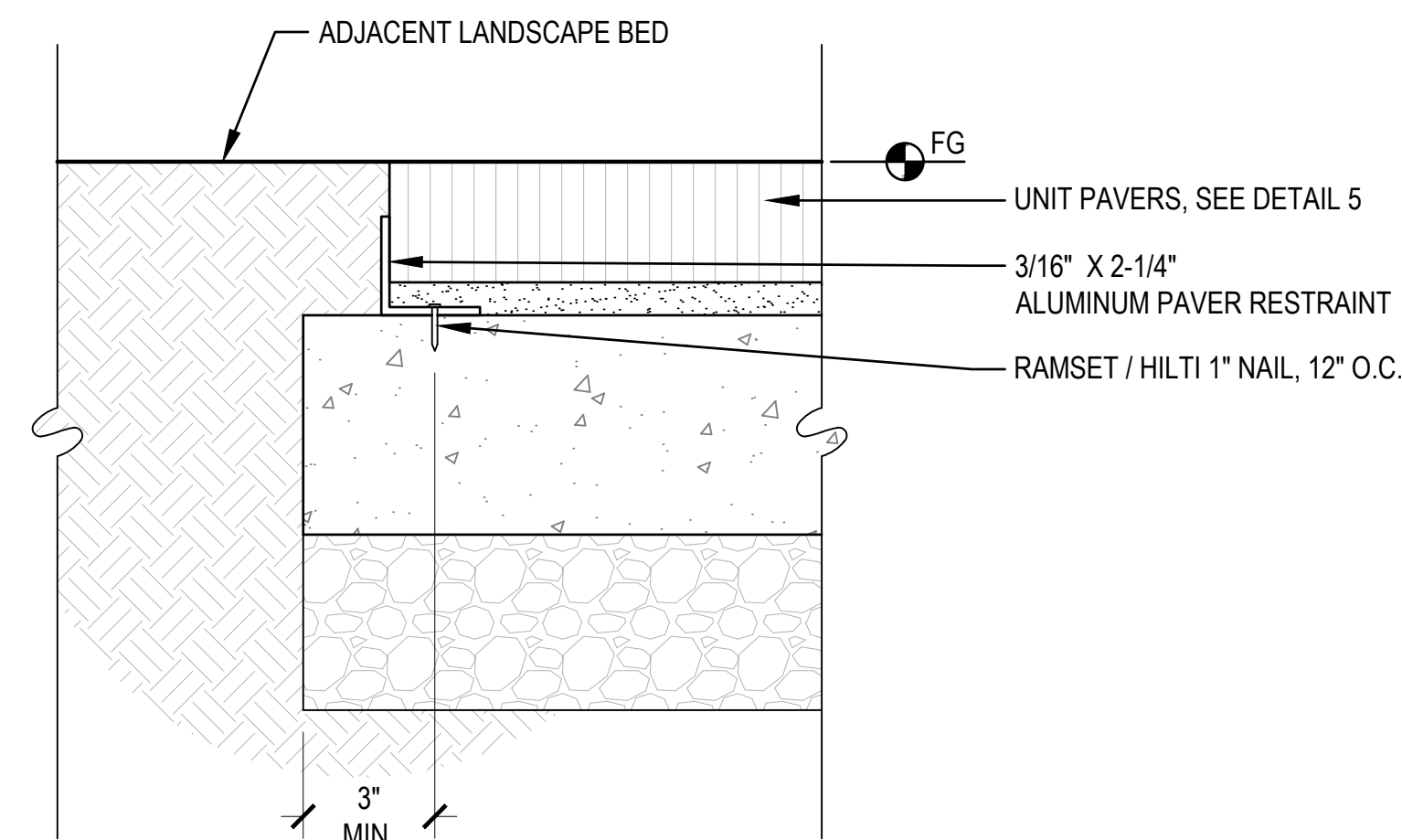
**5 UNIT PAVING ON CONCRETE BASE** 1 1/2" = 1'-0"



**6 UNIT PAVING TO CONCRETE** 1 1/2" = 1'-0"

**LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.



**7 PAVER EDGE AT LANDSCAPE** 3" = 1'-0"

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 7965 N. HIGH STREET, SUITE 200  
 COLUMBUS, OH 43235  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: SRS  
 DRAWN BY: SRS  
 CHECKED BY: DDL

NOT FOR CONSTRUCTION

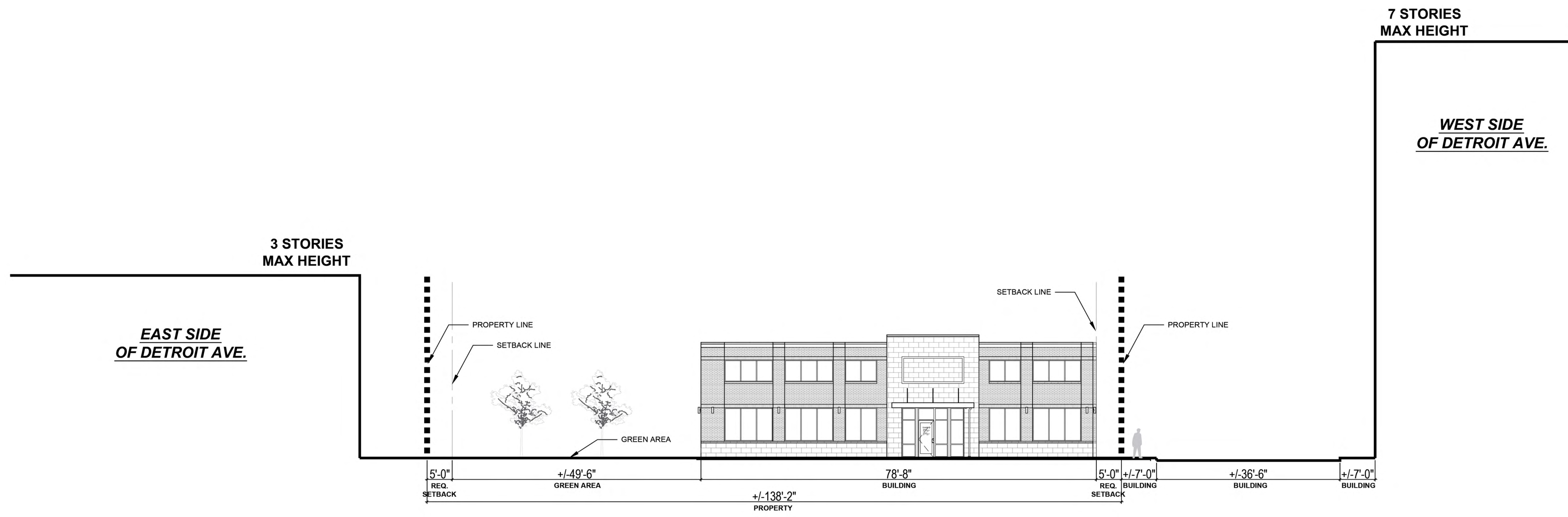
**CHASE**

**LANDSCAPE NOTES AND DETAILS**

CHASE BANK  
**LAKEWOOD, OH**  
 CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO

ORIGINAL ISSUE:  
 4/14/2022  
 KHA PROJECT NO.  
 190041017  
 SHEET NUMBER

**L1.1**



**CHASE**   
**LAKWOOD**  
 14615 Detroit Ave.  
 Lakewood, OH 44107

**HEIGHT STUDY**  
 05.17.2022

Architect/Designer  
 The Architects Partnership, Ltd.  
 200 South Michigan Avenue  
 Chicago, IL 60604  
 t: 312.583.9800  
 f: 312.583.9890  
 TAP Project Number: 21032









CHASE



Clearance 9'-3"

Clearance 9'-3"

CHASE

CHASE

Maple

STOP





EINSTEIN BROS BAGELS











PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 04-06-22**

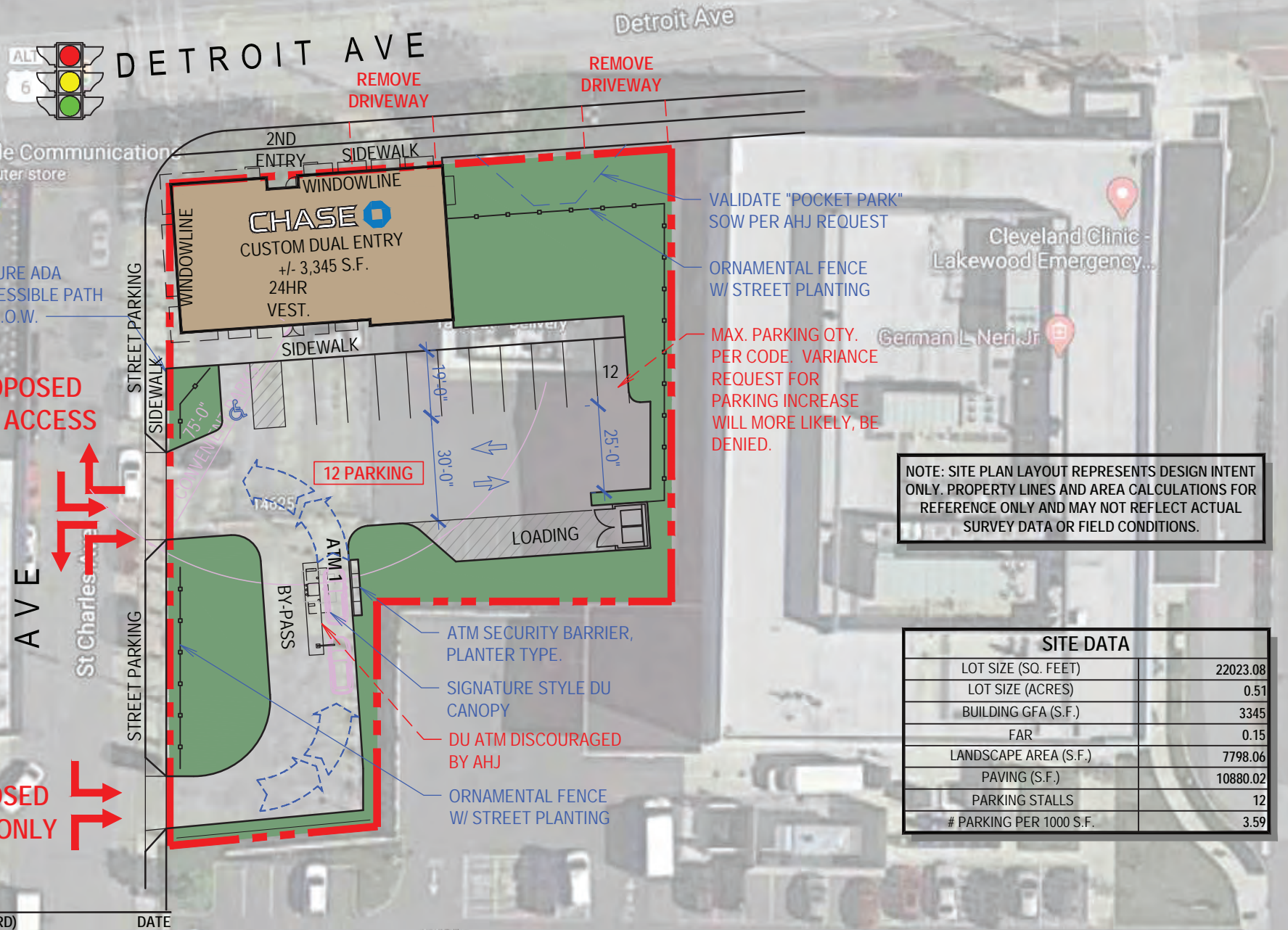
**Permit No.: PC22-000005**

**Applicant Name: Terron Wright, The Architects Partnership, LTD**

**Project Address: 14615 Detroit Ave.**

**Project Name: CHASE Bank**

**Proposal: Conditional use permit for the use of a drive-thru ATM lane. Pursuant to Section 1129.17 – Supplemental Regulations for Drive-through Facilities. The property is located in a C1, Commercial - Office district.**



NOTE: SITE PLAN LAYOUT REPRESENTS DESIGN INTENT ONLY. PROPERTY LINES AND AREA CALCULATIONS FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SURVEY DATA OR FIELD CONDITIONS.

SITE DATA	
LOT SIZE (SQ. FEET)	22023.08
LOT SIZE (ACRES)	0.51
BUILDING GFA (S.F.)	3345
FAR	0.15
LANDSCAPE AREA (S.F.)	7798.06
PAVING (S.F.)	10880.02
PARKING STALLS	12
# PARKING PER 1000 S.F.	3.59

Regional Director (RD) \_\_\_\_\_ DATE \_\_\_\_\_

Operating Model Lead (OML) \_\_\_\_\_ DATE \_\_\_\_\_

**DRC APPROVED**



REGION - OHIO  
OVP NO.- J20204600447

Proposed Site Plan  
**Lakewood**

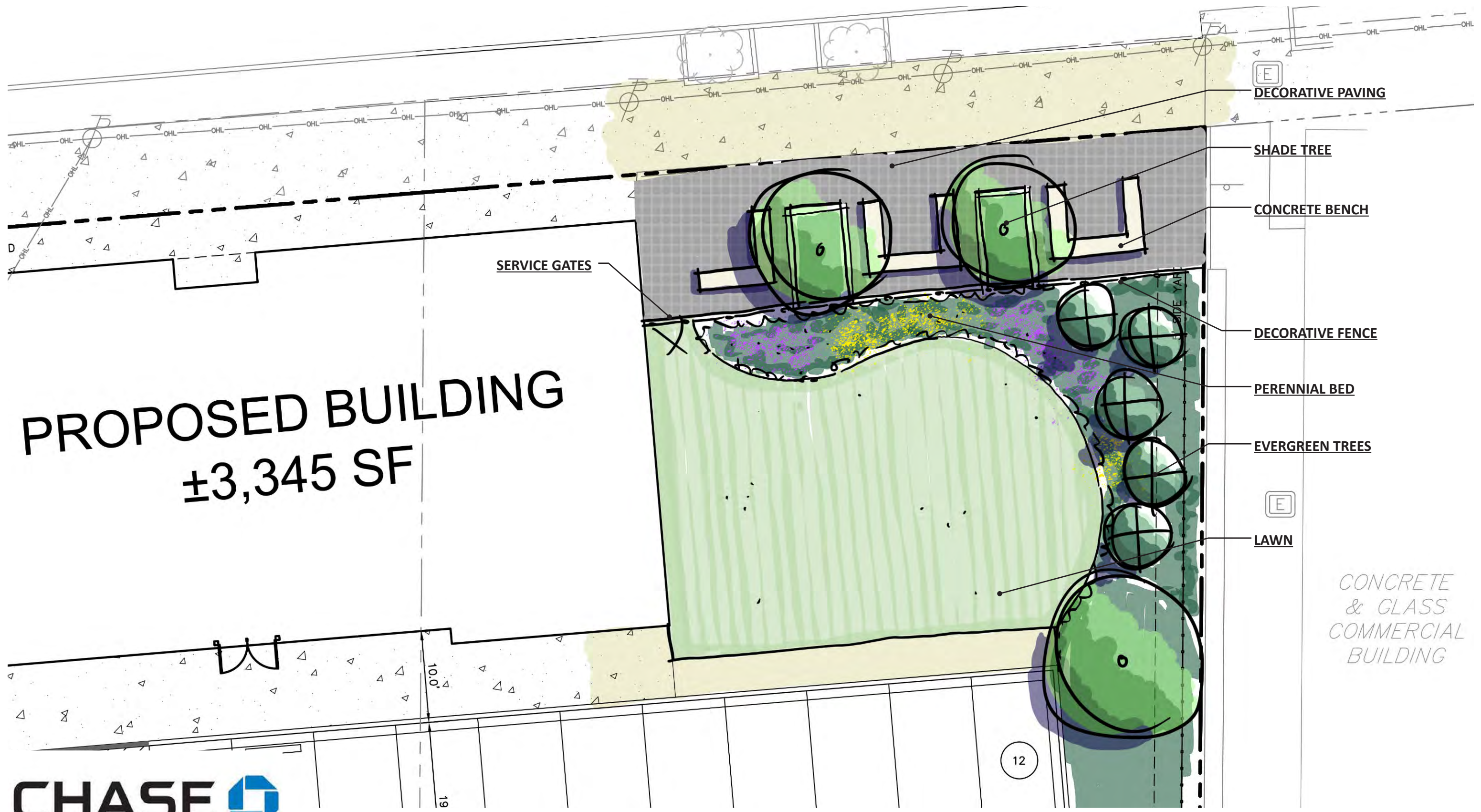
14615 Detroit Rd., Lakewood, OH 44107



DATE	DESIGNER	AREA	SCALE
3/3/21	RJM	+/- 0.51 ac	1" = 40'



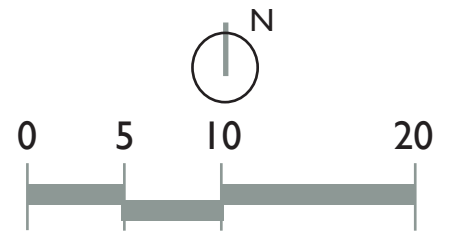
**DRC Page 7**



CHASE - LAKEWOOD, OH  
CONCEPT 1

APRIL 19, 2022

Kimley»Horn









65







AUTO SPKR  
BY THE WAY  
CONCRETE













CHASE

CHASE

## Johanna Schwarz

---

**From:** John Bosman <john@midtown-national.com>  
**Sent:** Wednesday, March 23, 2022 5:52 PM  
**To:** Blake Puttkammer  
**Cc:** Terron Wright; King, Jared; Gabriela Prewitt; Joann Delia  
**Subject:** Re: [EXTERNAL]RE: Lakewood early access  
**Attachments:** image002.jpg; image005.jpg; image007.png

Ownership authorizes the requested consent.

**John J. Bosman**  
*Chief Operating Officer*  
**MNG Midtown National Group**

Direct: [858-332-3514](tel:858-332-3514)  
Cell: [858-774-1441](tel:858-774-1441)  
CA RE Broker # 01204409

Sent from my iPhone

On Mar 23, 2022, at 2:32 PM, Blake Puttkammer <blake@midtown-national.com> wrote:

John,  
Can you please send email confirmation in this thread that it is acceptable for TAP to submit the necessary applications needed for Chase Bank to move forward with their planning/.entitlement process.

Thank you,

**Blake Puttkammer**  
Midtown National Group  
[blake@midtown-national.com](mailto:blake@midtown-national.com)  
Main: 858.736.3673  
Cell: 858.531.0820  
Fax: 858.546.0034



Please consider the environment before printing this

---

**From:** Terron Wright <wright@tapchicago.com>  
**Sent:** Wednesday, March 23, 2022 1:51 PM  
**To:** Blake Puttkammer <blake@midtown-national.com>; King, Jared <jared.king@chase.com>; Gabriela Prewitt <Prewitt@tapchicago.com>  
**Cc:** Joann Delia <joann@midtown-national.com>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

Thanks Blake! Planning Staff requested a simple email from the owner authorizing consent for TAP as the agent to submit the necessary applications on behalf of Chase Bank and the current property owner.



TERRON WRIGHT

Senior Project Manager

**The Architects Partnership, Ltd.**

200 South Michigan Avenue  
Suite 1020  
Chicago, Illinois 60604

mobile: 561. 628. 9845  
w: 312. 583. 9800 x150  
[wright@tapchicago.com](mailto:wright@tapchicago.com)  
[www.tapchicago.com](http://www.tapchicago.com)

---

**From:** Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>  
**Sent:** Wednesday, March 23, 2022 3:44 PM  
**To:** King, Jared <[jared.king@chase.com](mailto:jared.king@chase.com)>; Gabriela Prewitt <[Prewitt@tapchicago.com](mailto:Prewitt@tapchicago.com)>; Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>  
**Cc:** Joann Delia <[joann@midtown-national.com](mailto:joann@midtown-national.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

Jared and Team,

That is correct, John Bosman is an authorized signer for the entity that owns the property so he would be the appropriate contact. If documents need to be sent to someone, they can be sent to myself and/or Joann (she is a notary so we can have the documents notarized and taken care of if needed). Please let us know what exactly you would need as it sounds like there might need to be a document drafted which probably makes the most sense coming from Chase.

Thanks,

**Blake Puttkammer**

Midtown National Group  
[blake@midtown-national.com](mailto:blake@midtown-national.com)  
Main: 858.736.3673  
Cell: 858.531.0820  
Fax: 858.546.0034



Please consider the environment before printing this

---

**From:** King, Jared <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Sent:** Wednesday, March 23, 2022 1:39 PM  
**To:** Gabriela Prewitt <[Prewitt@tapchicago.com](mailto:Prewitt@tapchicago.com)>; Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>; Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access  
**Importance:** High

Blake,

It looks like John Bosman from your group signed the PSA. Please confirm if that is who the entitlement application should be sent to in order to satisfy the requirement below and please provide his contact info ASAP.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.  
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: [jared.king@chase.com](mailto:jared.king@chase.com)

---

**From:** Gabriela Prewitt <[Prewitt@tapchicago.com](mailto:Prewitt@tapchicago.com)>  
**Sent:** Wednesday, March 23, 2022 3:33 PM  
**To:** King, Jared (CCB, USA) <[jared.king@chase.com](mailto:jared.king@chase.com)>; Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>; Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access  
**Importance:** High

Hi Jared,

In order to submit applications with the city, we need a written acknowledgement or quote per their application "Owner's consent" from the owner so TAP can file this entitlements on behalf of Chase.

We will appreciate if you can provide this document at your earliest convenience due to the city needing this by the end of the week.

Thank you,

Gabriela Prewitt  
Designer  
**The Architects Partnership, Ltd.**  
200 South Michigan Avenue  
Suite 1020  
Chicago, Illinois 60604  
P. 312.583.9800 ext. 58  
C. 469.601.0316

---

**From:** King, Jared <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Sent:** Wednesday, March 23, 2022 12:33 PM  
**To:** Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>; Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>  
**Cc:** Gabriela Prewitt <[Prewitt@tapchicago.com](mailto:Prewitt@tapchicago.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

Blake—

I think this is you but please see below and advise.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.  
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: [jared.king@chase.com](mailto:jared.king@chase.com)

---

**From:** Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>  
**Sent:** Wednesday, March 23, 2022 12:30 PM  
**To:** King, Jared (CCB, USA) <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Cc:** Gabriela Prewitt <[Prewitt@tapchicago.com](mailto:Prewitt@tapchicago.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

Jared,

Can you confirm if Blake or Joann are the appropriate contacts for the Landlord? We are preparing the necessary entitlement applications. The applications are electronic...

Thank You,



TERRON WRIGHT

*Senior Project Manager*

**The Architects Partnership, Ltd.**

200 South Michigan Avenue  
Suite 1020  
Chicago, Illinois 60604

mobile: 561. 628. 9845  
w: 312. 583. 9800 x150  
[wright@tapchicago.com](mailto:wright@tapchicago.com)  
[www.tapchicago.com](http://www.tapchicago.com)

---

**From:** King, Jared <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Sent:** Monday, March 7, 2022 4:28 PM  
**To:** Joann Delia <[joann@midtown-national.com](mailto:joann@midtown-national.com)>; Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>;  
Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

Correct we will not be inside of the building exterior only.

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.  
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: [jared.king@chase.com](mailto:jared.king@chase.com)

---

**From:** Joann Delia <[joann@midtown-national.com](mailto:joann@midtown-national.com)>  
**Sent:** Monday, March 07, 2022 4:05 PM  
**To:** Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>; King, Jared (CCB, USA) <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

If the inspection is only on the exterior of the property, they can come at any time. I just need to let them know so tenant is aware someone will be looking around the exterior of the building.

Thanks,

Joann

*Joann Delia*

**Executive Assistant  
Property Manager**

415 S. Cedros Avenue, Suite 240  
Solana Beach, CA 92075  
[Joann@midtown-national.com](mailto:Joann@midtown-national.com)  
Direct: 858-546-0806  
Tel: 858-546-0033 Ext. 105  
Fax: 858-546-0034

---

**From:** Blake Puttkammer  
**Sent:** Monday, March 07, 2022 1:47 PM  
**To:** King, Jared <[jared.king@chase.com](mailto:jared.king@chase.com)>; Joann Delia <[joann@midtown-national.com](mailto:joann@midtown-national.com)>  
**Subject:** RE: [EXTERNAL]RE: Lakewood early access

Joann,  
Will we need to reach back out to the tenant or should we be fine given that notice was just provided and this is a related matter?

Thank you,

**Blake Puttkammer**

Midtown National Group  
[blake@midtown-national.com](mailto:blake@midtown-national.com)  
Main: 858.736.3673  
Cell: 858.531.0820  
Fax: 858.546.0034



Please consider the environment before printing this

---

**From:** King, Jared <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Sent:** Monday, March 07, 2022 9:10 AM  
**To:** Blake Puttkammer <[blake@midtown-national.com](mailto:blake@midtown-national.com)>  
**Subject:** FW: [EXTERNAL]RE: Lakewood early access

Blake,

See below, please let us know if any issues with this.

Thanks,

Jared King | VP, Market Director of Real Estate | JPMorgan Chase & Co.  
10 S Dearborn St, Chicago IL 60603 | Mobile: 614-519-6034 | Email: [jared.king@chase.com](mailto:jared.king@chase.com)

---

**From:** Terron Wright <[wright@tapchicago.com](mailto:wright@tapchicago.com)>  
**Sent:** Monday, March 07, 2022 11:07 AM  
**To:** King, Jared (CCB, USA) <[jared.king@chase.com](mailto:jared.king@chase.com)>  
**Subject:** [EXTERNAL]RE: Lakewood early access

Jared,

The Geotech engineer plans to do site recon and boring layout tomorrow (i.e., walk site, take photos, mark borings with temporary white paint). They will not disclose anything regarding Chase or the proposed development. Please let me know if there are any issues with them being onsite tomorrow?

Thank You,

TERRON WRIGHT

*Senior Project Manager*

**The Architects Partnership, Ltd.**

200 South Michigan Avenue  
Suite 1020  
Chicago, Illinois 60604

mobile: 561. 628. 9845  
w: 312. 583. 9800 x150  
[wright@tapchicago.com](mailto:wright@tapchicago.com)  
[www.tapchicago.com](http://www.tapchicago.com)

This message is confidential and subject to terms at: <https://www.jpmorgan.com/emaildisclaimer> including on confidential, privileged or legal entity information, malicious content and monitoring of electronic messages. If you are not the intended recipient, please delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.

This message is confidential and subject to terms at: <https://www.jpmorgan.com/emaildisclaimer> including on confidential, privileged or legal entity information, malicious content and monitoring of electronic messages. If you are not the intended recipient, please delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.

This message is confidential and subject to terms at: <https://www.jpmorgan.com/emaildisclaimer> including on confidential, privileged or legal entity information, malicious content and monitoring of electronic messages. If you are not the intended recipient, please delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.

This message is confidential and subject to terms at: <https://www.jpmorgan.com/emaildisclaimer> including on confidential, privileged or legal entity information, malicious content and monitoring of electronic messages. If you are not the intended recipient, please delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.



EINSTEIN BROS BAGELS













PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 06-15-22**

**Permit No.: PC22-000014**

**Applicant Name: David Maniet, Maniet Architects**

**Project Address: 15023 Madison Ave.**

**Project Name: Pachamama**

**Proposal: Review and approval for a conditional use permit to operate outdoor sidewalk dining. Pursuant to section 1161.03(t) – outdoor dining facility. Property is in a C2 – Commercial, Retail district.**



David Maniet <djmoneit@gmail.com>

---

## 15023 Madison Ave Consent

---

**Jim Miketo** <jim@forestcityshuffle.com>  
To: David Maniet <davidjmaniet@gmail.com>

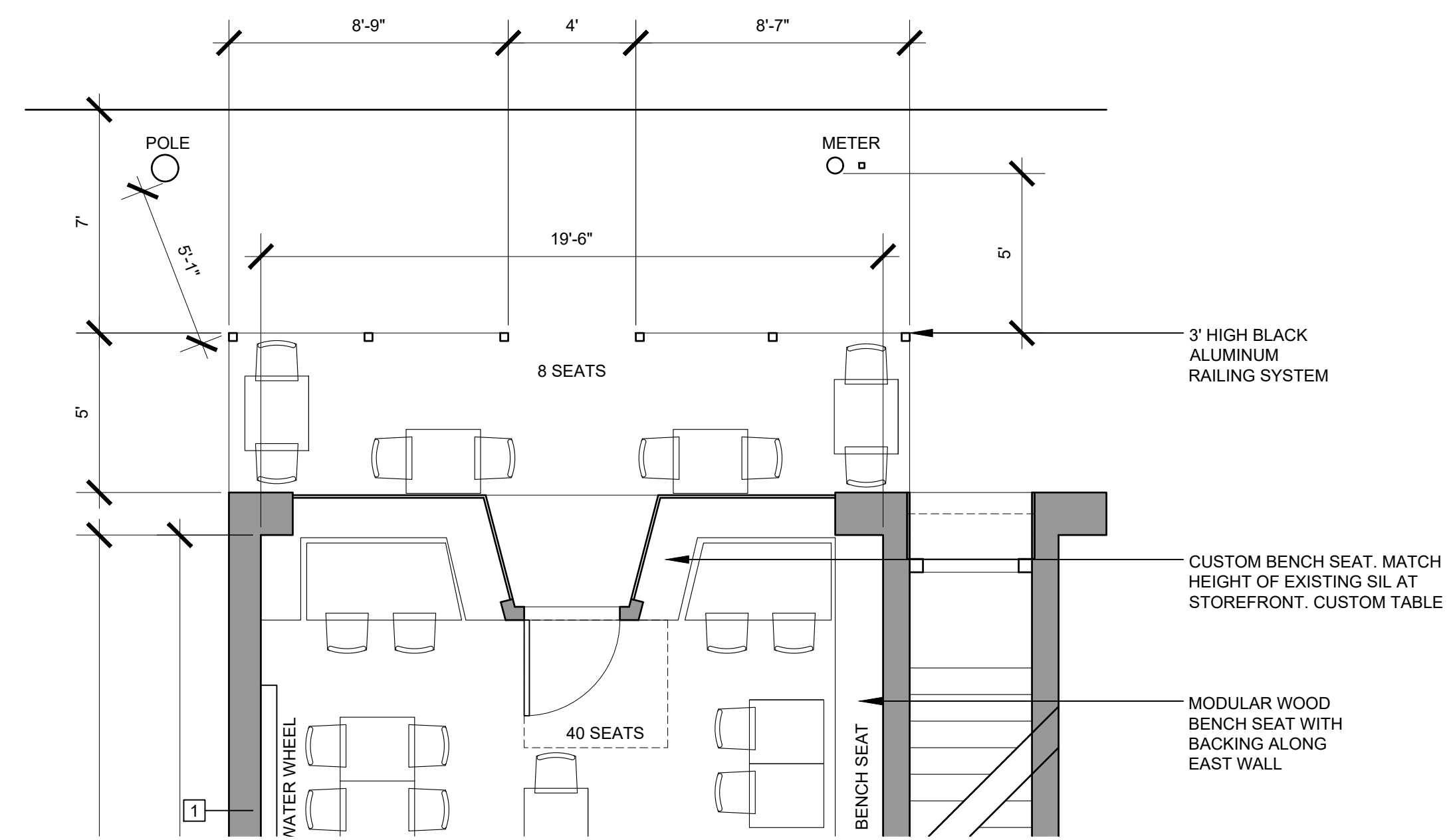
Mon, Sep 20, 2021 at 10:06 AM

David,

Please accept this email as my consent for you to act as my agent for the Project at 15023 Madison Ave. I also consent for you to apply our submission to ABR.

Thanks,  
Jim

--  
Jim Miketo  
Forest City Shuffleboard Arena and Bar  
(440) 666-5836  
[www.forestcityshuffle.com](http://www.forestcityshuffle.com)



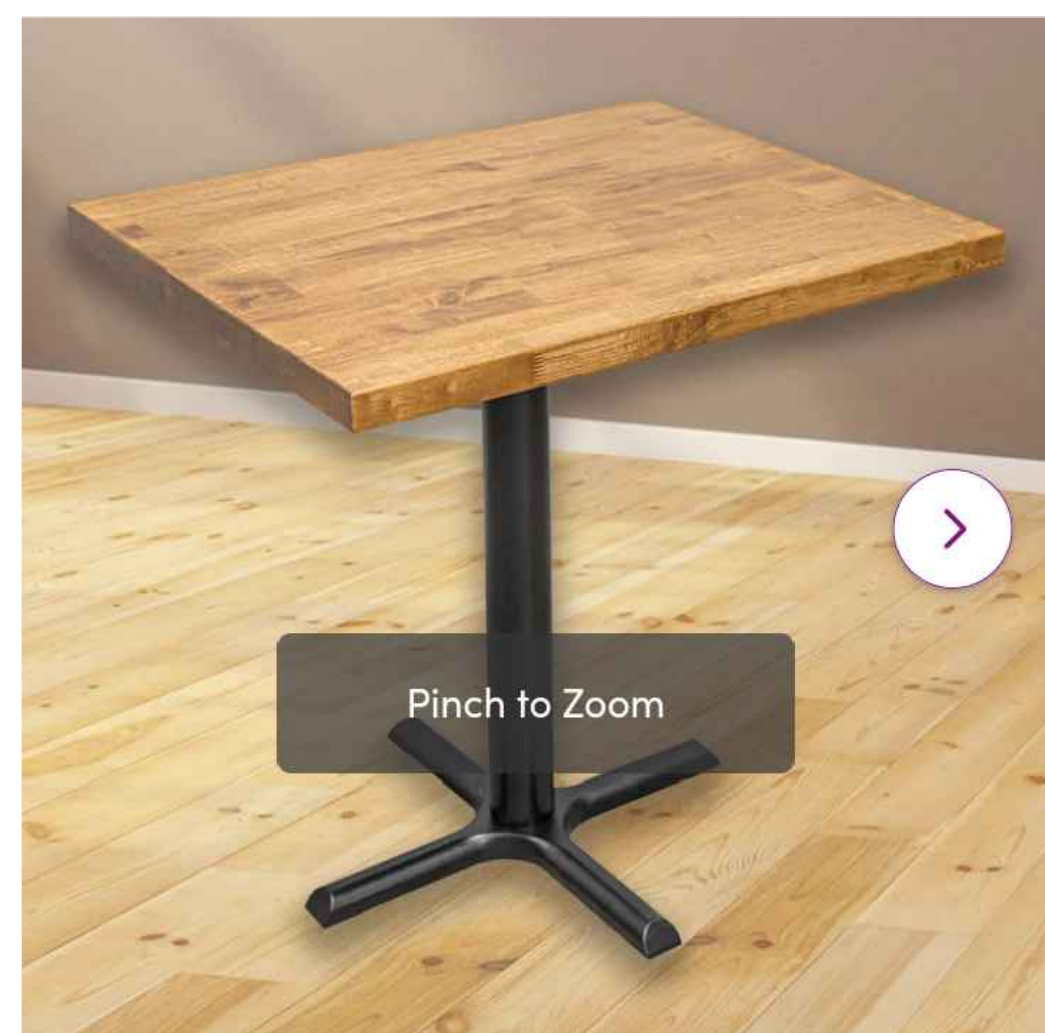
**Proposed First Floor Plan**  
 1/4" = 1'-0"



**Proposed Elevation**  
 1/4" = 1'-0"



Proposed Chair



Proposed Table



Proposed Railing



Existing Photo Looking West



Existing Photo Looking East

**WALL LEGEND**

- DEMOLITION
- █ EXISTING WALL
- █ NEW STUD WALL



4 1 2 . 7 2 0 . 0 4 2 4  
 DavidJManiet@gmail.com

Name / Project Address  
 Pachamama @ The Evelyn  
 15027 Madison Avenue  
 Lakewood, Ohio 44107

Issue for Permit	Sheet
Date	A-
5/2/2022	
Drawn By	
DJM	



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 06-16-22**

**Permit No.: PC22-000015**

**Applicant Name: James Ptacek, Larsen Architects**

**Project Address: 11802 Detroit Ave.**

**Project Name: West 117 Development Phantasy, LLC**

**Proposal: Review and approval for the lot split of PPN 312-33-008 and consolidation with PPN 312-33-015. Pursuant to Section 1155.07 – procedures for lot splits. Property is in a C3 – Commercial, General Business district.**

**From:** [Betsy Figgie](#)  
**To:** [James Ptacek](#); [Daniel Budish](#)  
**Subject:** Approval for PC  
**Date:** Tuesday, May 17, 2022 10:23:46 AM

---

JP - please accept this email as my approval for Larsen Architects to represent West 117 Development Flagship, LLC at the June Planning Commission meeting with the city of Lakewood as it relates to an updated consolidation drawing for the three parcels.

Thank you,  
Betsy Figgie  
Member, West 117 Development Flagship, LLC

**MISCELLANEOUS NOTES**

- SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAN AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
- AT THE TIME OF THE FIELD SURVEY, SNOW AND ICE COVERED AREAS OF THE SURVEYED PREMISES. SOME LOCATIONS MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED AT THE TIME OF THE FIELD SURVEY.
- THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF EASEMENTS AND/OR SIGNIFICANT OBSERVATIONS SHOWN HEREON.

**SURVEY REFERENCES**

- CUYAHOGA COUNTY MAP RECORDS, PLAT VOLUME 30, PAGE 24 C.C.M.R.
- PLAT VOLUME 56, PAGE 28 C.C.M.R.
- PLAT VOLUME 225, PAGE 105 C.C.M.R.
- PLAT VOLUME 231, PAGE 44 C.C.M.R.
- PLAT VOLUME 258, PAGE 78 C.C.M.R.
- PLAT VOLUME 303, PAGE 84 C.C.M.R.
- PLAT VOLUME 337, PAGE 42 C.C.M.R.
- PLAT VOLUME 384, PAGE 19 C.C.M.R.
- PLAT VOLUME 386, PAGE 54 C.C.M.R.
- AFN: 201907120546 C.C.D.R.
- AFN: 202109083558 C.C.D.R.
- CUYAHOGA COUNTY DEED RECORDS, CUYAHOGA COUNTY TAX MAP RECORDS.

**LEGEND**

- BOLLARD
- LIGHT POLE
- UTILITY POLE
- DRILL HOLE FOUND AS NOTED
- DRILL HOLE SET
- REBAR FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- EMPTY MONUMENT BOX FOUND
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE
- ASPHALT

**SIGNIFICANT OBSERVATIONS**

- ASPHALT PAVEMENT CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A WALL CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- CONCRETE PAVEMENT CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- ASPHALT PAVEMENT CROSSES OVER AN EASTERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- BUILDING EXTENDS INTO RIGHT-OF-WAY OF HIRD AVENUE.
- BUILDING EXTENDS INTO RIGHT-OF-WAY OF DETROIT AVENUE.
- BUILDING EXTENDS OVER A WESTERLY LINE OF SURVEYED PROPERTY.
- BUILDING EXTENDS OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.

**APPROVALS**

**CITY ENGINEER**  
THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CITY ENGINEER**

**PLANNING COMMISSION**  
THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CHAIRMAN OF PLANNING COMMISSION**

**SECRETARY OF PLANNING COMMISSION**

**CLERK OF COUNCIL**  
THIS LOT SPLIT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKEWOOD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CLERK OF COUNCIL**

**LOT SPLIT & CONSOLIDATION**

**11802 DETROIT AVENUE**

KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP LOT NOS. 60 & 61, SECTION NO. 21, AND BEING PART OF SUBLT 2 OF THE MAP OF SUBDIVISION OF PERMANENT PARCEL NUMBER 312-33-029 AS RECORDED IN PLAT VOLUME 225, PAGE 105 OF CUYAHOGA COUNTY MAP RECORDS, AND BEING PART SUBLT 2 OF THE RESUBDIVISION FOR THE CITY OF LAKEWOOD AND DISCOUNT DRUG MART, INC., AS RECORDED IN PLAT VOLUME 258, PAGE 78 OF CUYAHOGA COUNTY MAP RECORDS, AND BEING PART OF SUBLOTS 41 AND 42 OF THE LAPHAM & HIRDS SUBDIVISION, AS RECORDED IN PLAT VOLUME 30, PAGE 24 OF THE CUYAHOGA COUNTY MAPS RECORDS, NOW SITUATED IN THE

**CITY OF LAKEWOOD**  
**COUNTY OF CUYAHOGA - STATE OF OHIO**

**McSteen**

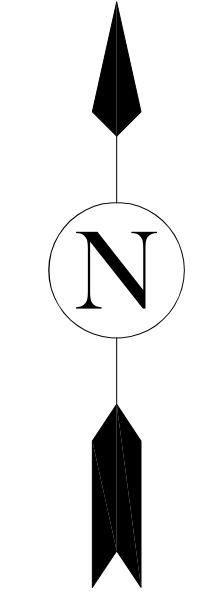
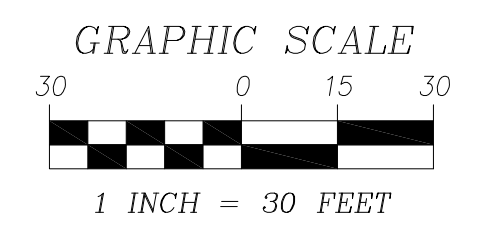
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 3/8" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

*Matthew A. Hildebrandt*  
MATTHEW A. HILDEBRANDT REG. PROF. SURV. No. 8817



JOB NO.: 21-347  
FIELD DATE: APRIL 22, 2022  
SURVEY DATE: APRIL 27, 2022  
DRAWN BY: HKS



**LINE DATA**

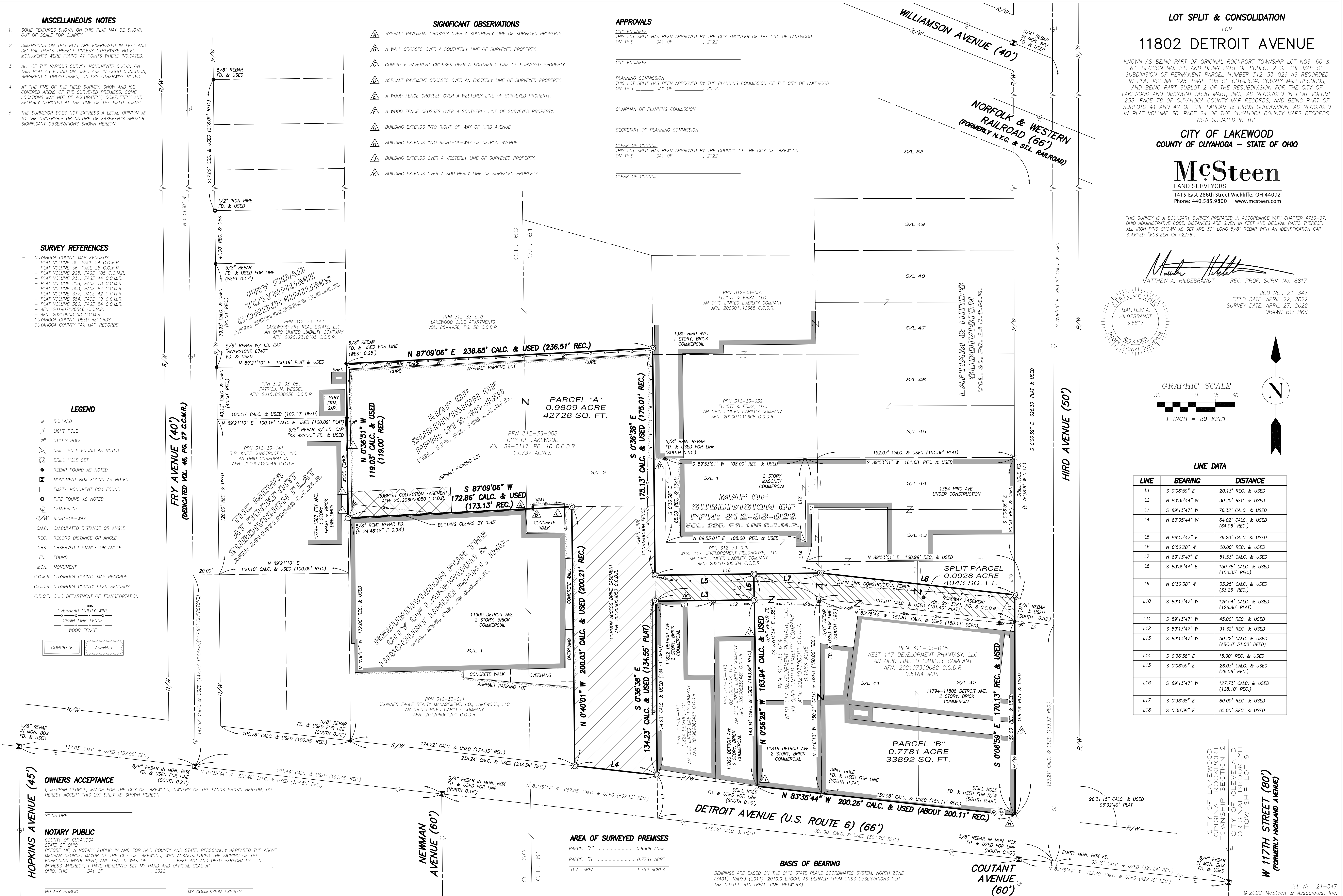
LINE	BEARING	DISTANCE
L1	S 0°06'59" E	20.13' REC. & USED
L2	N 83°35'44" W	30.20' REC. & USED
L3	S 89°13'47" W	76.32' CALC. & USED
L4	N 83°35'44" W	64.02' CALC. & USED (64.06' REC.)
L5	N 89°13'47" E	76.20' CALC. & USED
L6	N 0°56'28" W	20.00' REC. & USED
L7	N 89°13'47" E	51.53' CALC. & USED
L8	S 83°35'44" E	150.78' CALC. & USED (150.33' REC.)
L9	N 0°36'38" W	33.25' CALC. & USED (33.26' REC.)
L10	S 89°13'47" W	126.54' CALC. & USED (126.86' PLAT)
L11	S 89°13'47" W	45.00' REC. & USED
L12	S 89°13'47" W	31.32' REC. & USED
L13	S 89°13'47" W	50.22' CALC. & USED (ABOUT 51.00' DEED)
L14	S 0°36'38" E	15.00' REC. & USED
L15	S 0°06'59" E	26.03' CALC. & USED (26.06' REC.)
L16	S 89°13'47" W	127.73' CALC. & USED (128.10' REC.)
L17	S 0°36'38" E	80.00' REC. & USED
L18	S 0°36'38" E	65.00' REC. & USED

**AREA OF SURVEYED PREMISES**

PARCEL "A" ..... 0.9809 ACRE  
PARCEL "B" ..... 0.7781 ACRE  
TOTAL AREA ..... 1.759 ACRES

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



**OWNERS ACCEPTANCE**

I, MEGHAN GEORGE, MAYOR FOR THE CITY OF LAKEWOOD, OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

**NOTARY PUBLIC**

COUNTY OF CUYAHOGA  
STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MEGHAN GEORGE, MAYOR OF THE CITY OF LAKEWOOD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS HER FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



File No. 21-347  
April 27, 2022

**LEGAL DESCRIPTION**  
**Parcel A**  
**V/L Detroit Avenue, Lakewood, OH**

Situated in the City of Lakewood, County of Cuyahoga, State of Ohio, being part of Original Rockport Township Lot Numbers 60 and 61, Section Number 21, and being part of Sublot 2 of the Map of Subdivision of Permanent Parcel Number 312-33-029 as recorded in Plat Volume 225, Page 105 of Cuyahoga County Map Records, and being part Sublot 2 of the Resubdivision for the City of Lakewood and Discount Drug Mart, Inc., as recorded in Plat Volume 258, Page 78 of Cuyahoga County Map Records, now being further known as **Parcel A** in the Lot Split and Consolidation for 11802 Detroit Avenue as recorded in \_\_\_\_\_ of Cuyahoga County Map Records, containing **0.9809 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in April, 2022 by Matthew A. Hildebrandt, Registered Professional Land Surveyor No. 8817 on behalf of **McSteen Land Surveyors** under Project No. 21-347.



File No. 21-347  
April 27, 2022

**LEGAL DESCRIPTION**  
**Parcel B**  
**11802 Detroit Avenue, Lakewood, OH**

Situated in the City of Lakewood, County of Cuyahoga, State of Ohio, being part of Original Rockport Township Lot Number 61, Section Number 21, and being part of Sublot 2 of the Map of Subdivision of Permanent Parcel Number 312-33-029 as recorded in Plat Volume 225, Page 105 of Cuyahoga County Map Records, and being part Sublot 2 of the Resubdivision for the City of Lakewood and Discount Drug Mart, Inc., as recorded in Plat Volume 258, Page 78 of Cuyahoga County Map Records, and being part of Sublots 41 and 42 of the Lapham & Hirds Subdivision, as recorded in Plat Volume 30, Page 24 of the Cuyahoga County Maps Records, and being all of the land conveyed to West 117 Development Phantasy, LLC, as recorded in AFN 202107300082 of the Cuyahoga County Deed records, and now being further known as **Parcel B** in the Lot Split and Consolidation for 11802 Detroit Avenue as recorded in \_\_\_\_\_ of Cuyahoga County Map Records, containing **0.7781 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in April, 2022 by Matthew A. Hildebrandt, Registered Professional Land Surveyor No. 8817 on behalf of **McSteen Land Surveyors** under Project No. 21-347.



Project No. 21-347  
April 27, 2022

**LEGAL DESCRIPTION  
SPLIT PARCEL  
V/L Detroit Avenue, Lakewood, Ohio**

Situated in the City of Lakewood, County of Cuyahoga, State of Ohio, being part of Original Rockport Township Lot Number 61, Section Number 21, and being part of Sublot 2 of the Map of Subdivision of Permanent Parcel Number 312-33-029 as recorded in Plat Volume 225, Page 105 of Cuyahoga County Map Records, and being part Sublot 2 of the Resubdivision for the City of Lakewood and Discount Drug Mart, Inc., as recorded in Plat Volume 258, Page 78 of Cuyahoga County Map Records, and being part of Sublots 41 and 42 of the Lapham & Hirds Subdivision, as recorded in Plat Volume 30, Page 24 of the Cuyahoga County Maps Records, and being part of Cuyahoga County Auditors Parcel Number 312-33-008, now or formerly owned by the City of Lakewood, as recorded in Volume 89-2117, Page 10 of the Cuyahoga County Deed Records, and being more completely described as follows

**Commencing** at the center-line intersection of Detroit Avenue (US Route 6)(66 feet wide) and Hird Avenue (50 feet wide), thence North 00° 06' 59" West, along the center-line of said Hird Avenue, 183.21 feet, to a point, thence North 83° 35' 44" West, 30.20 feet, to the westerly right-of-way line of said Hird Avenue and the northeasterly corner of land now or formerly owned by West 117 Development Phantasy, LLC, as recorded in AFN 202107300082 of the Cuyahoga County Deed Records, and being the **PLACE OF BEGINNING** for the parcel herein described (a 5/8-inch rebar was found South 0.52 feet);

**Course No. 1:** thence **North 83° 35' 44" West**, along the northerly line of said West 117 Development Phantasy, LLC lands, **151.81 feet**, to a mag nail set;

**Course No. 2:** thence **South 89° 13' 47" West**, continuing along the northerly line of said West 117 Development Phantasy, LLC lands, **50.22 feet**, to mag nail set at the northeasterly corner of land now or formerly owned by QZ Holdings, LLC, as recorded in AFN 202008250480 of the Cuyahoga County Deed Records;

**Course No. 3:** thence **North 00° 56' 28" West**, along a new division line, **20.00 feet**, to a mag nail set on the southerly line of lands now or formerly owned by West 117 Development Fieldhouse LLC, as recorded in AFN 202107300082 of the Cuyahoga County Deed Records;

**Course No. 4:** thence **North 89° 13' 47" East**, along the southerly line of said West 117 Development Fieldhouse LLC lands, **51.53 feet**, to a mag nail set;

**Course No. 5:** thence **South 83° 35' 44" East**, continuing along the southerly line of said West 117 Development Fieldhouse LLC lands, **150.78 feet**, to a mag nail set on the westerly right-of-way line of said Hird Avenue;



Project No. 21-347  
April 27, 2022

**LEGAL DESCRIPTION**  
**SPLIT PARCEL**  
**V/L Detroit Avenue, Lakewood, Ohio**

**Course No. 6:** thence **South 00° 06' 59" East**, along the westerly right-of-way of said Hird Avenue, **20.13 feet**, to the **PLACE OF BEGINNING**, and containing **0.0928 acre** of land, more or less, and being subject to all legal highways, covenants, and easements of record, as surveyed in April, 2022, by Matthew A. Hildebrandt, Registered Professional Land Surveyor No. 8817 on behalf of **McSteen Land Surveyors**, under Project No. 21-347.

Bearings are based on the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

A handwritten signature in black ink, appearing to read "Matthew Hildebrandt", written over a horizontal line.

Matthew A. Hildebrandt  
Registered Professional Land Surveyor No. 8817





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

## Application Cover Page

**Docket No.: 06-17-22**

**Permit No.: PC22-000018**

**Applicant Name: James Ptacek, Larsen Architects**

**Project Address: 11802 Detroit Ave.**

**Project Name: West 117 Development Phantasy, LLC**

**Proposal: Review and approval for conditional use for temporary expansion of outdoor dining, Property is in a C3 Commercial - General district.**

## James Ptacek

---

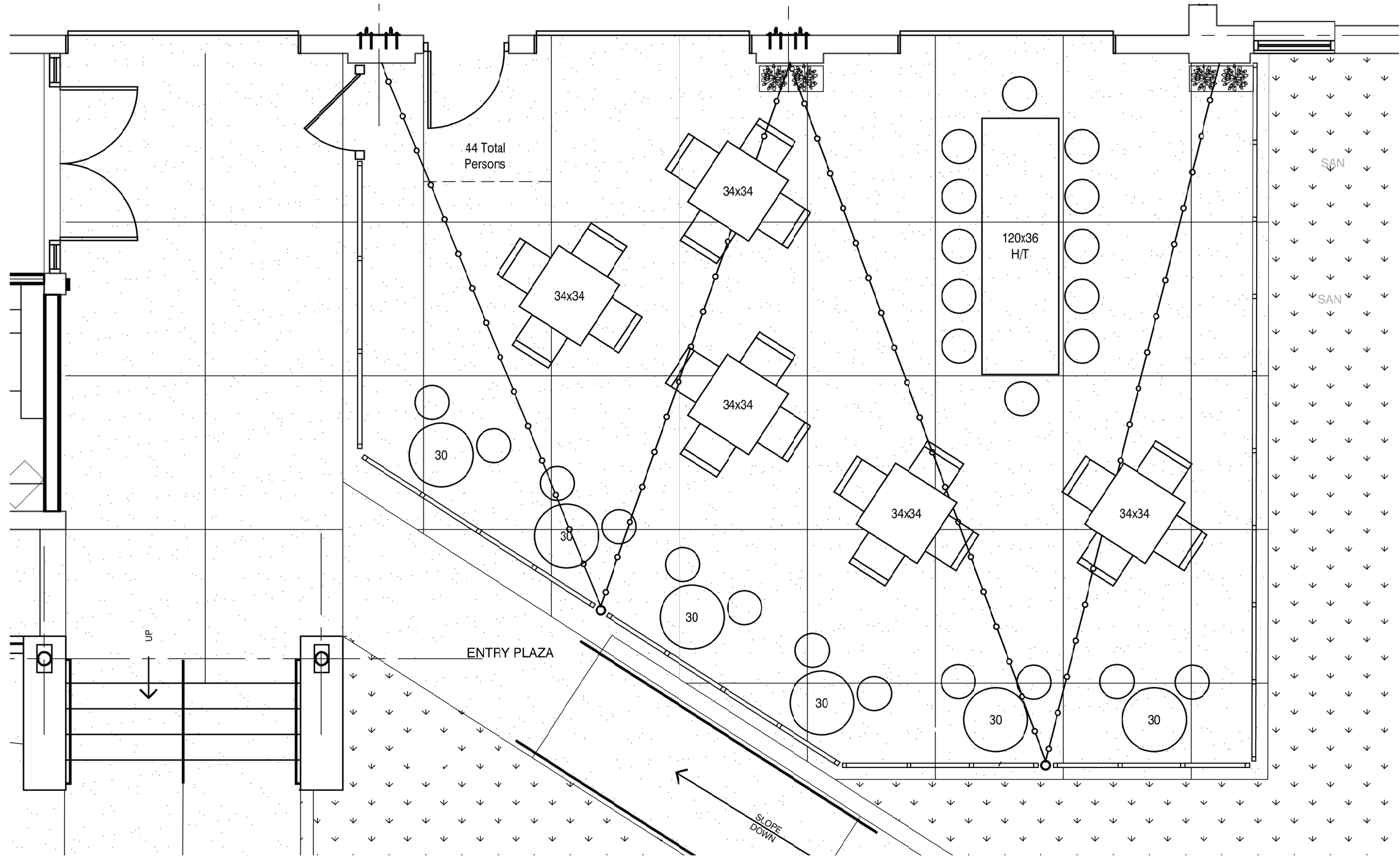
**From:** bfiggie@gmail.com  
**Sent:** Wednesday, December 23, 2020 8:54 AM  
**To:** James Ptacek  
**Cc:** Budish Daniel; Kendra Chatburn  
**Subject:** Authorization for Larsen Architects

Please accept this as our authorization for Larsen Architect to represent West 117 Development Fieldhouse LLC with the city of Lakewood's Planning Committee.

Betsy Figgie  
Member, West 117 Development Fieldhouse LLC

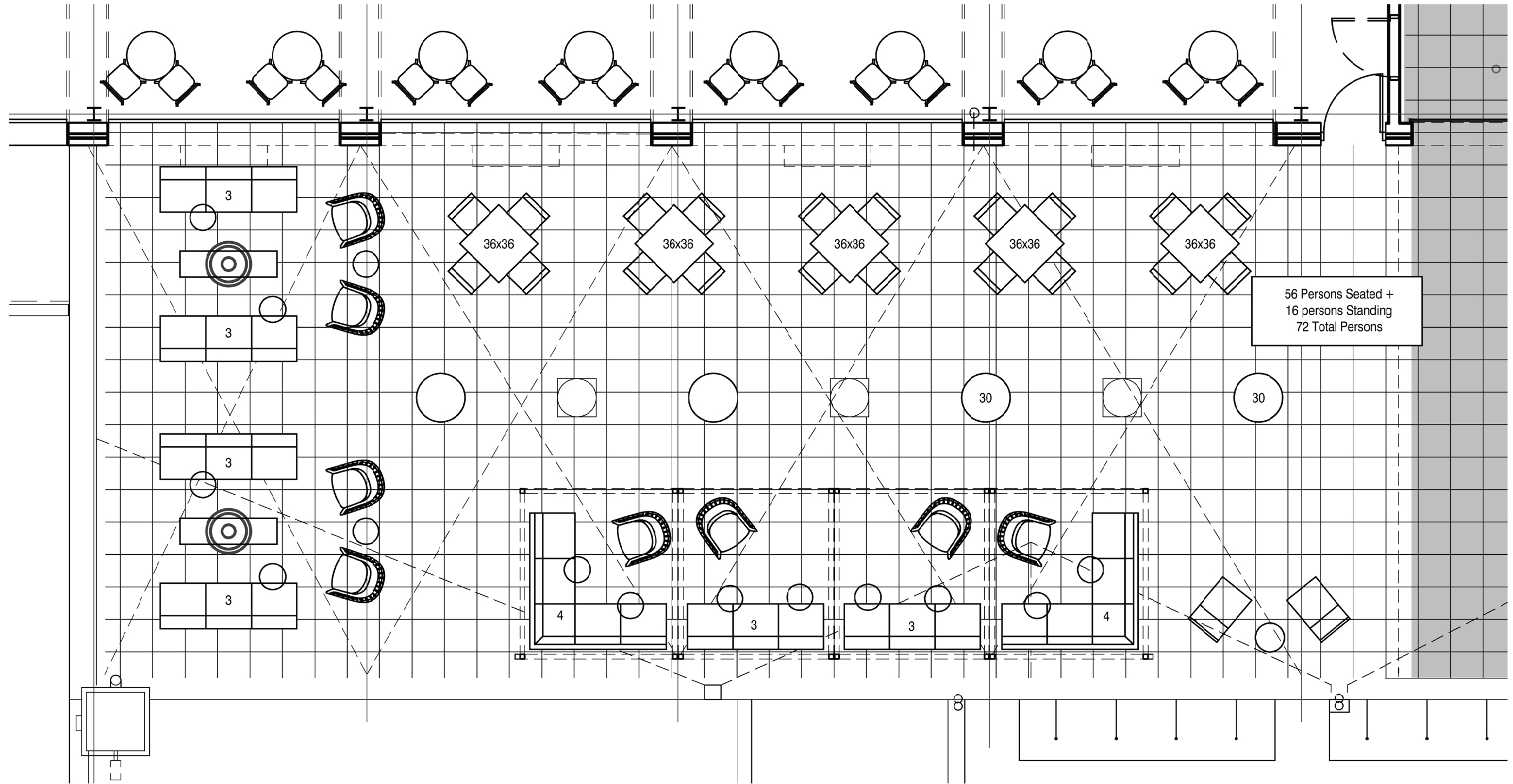
Sent from my iPhone

**The Fieldhouse @ Studio West 117**  
Exterior Furniture Layouts- First Floor Patio



**FIRST FLOOR PATIO FURNITURE PLAN**  
SCALE: 1/4" = 1'-0"

**The Fieldhouse @ Studio West 117**  
Exterior Furniture Layouts- Second Floor Patio



**SECOND FLOOR PATIO FURNITURE PLAN**  
SCALE: 3/16" = 1'-0"