

Beachwood Place Connector

Site Plan Checklist Considerations

1. Property Description/survey: A boundary description has not been provided. The project falls far within the boundary of Beachwood Mall property. No right-of-way impacts are proposed. To view the existing site conditions, please see sheet C0.01 for a stamped survey of the site. Existing contours have been provided at a 1 foot interval.
2. Buildings: Two buildings are proposed for this project. One building is labeled "Living Room" which can be found on the south side of the proposed site. A trellis and pergola are also proposed to run over the trail.
3. Setbacks: No setbacks will be impacted by the proposed design. Note that all setbacks are listed on sheet C.11. No yard areas are proposed to be impacted. See landscaping plan for all landscaping improvements.
4. Traffic: The traffic patterns are proposed to largely stay the same. Drive lanes will be a minimum of 24 feet wide. Construction will not affect emergency access. Pedestrian traffic will be improved with the addition of a covered ADA trail. No changes to mall traffic volume are anticipated with this proposed improvement.
5. Utilities: A yard drain is proposed to be added to the west side of the proposed development. Please see sheet C4.01 for yard drain information. Electrical wire will also be run under the pavement and landscaping to power any proposed lighting and TV screen.
6. Parking facilities: See sheet C0.11 for parking calculations. Drive aisles are 24' wide and parking spaces are 20'L x 9'W. Please see sheet C5.01 for pavement cross section.
7. Drainage: Please see sheet C3.01 for grading plan. Drainage patterns are expected to largely remain the same. All drainage outlets to an existing underground detention facility under the existing parking lot. Drainage is being improved with the addition of pervious areas (lawn and landscaping areas) and sod around the inlets which will naturally filter storm water. Proposed yard drain inlets are to be ADS Nyloplast Inline Drains. No additional calculations for detention or pipe sizing are provided as the proposed reduction in impervious area will not require any alterations to the existing storage facilities on site. Please see Sheet C1.01-C1.02 for Erosion and Sediment Control Plan. All erosion control features are to conform to the Ohio Rainwater and Land development Manual.
8. Landscaping: See landscaping plan.
9. Lighting: one existing parking light will be removed from the site. Additional smaller lighting units will be added around the site. Lighting will be set so no direct light will shine outside the site. Lighting will also be dim to enhance ambiance and ensure no light leaks outside proposed site.
10. Miscellaneous: A small landscaping wall is proposed to ensure the lawn and picnic areas are relatively flat. See Sheet C2.01 for retaining wall locations and Sheet C3.01 for site grading. No recreation areas are specially called out for, although the entire site is designed to be enjoyed by all age groups.
11. Signs: Accessible Parking signs are proposed at all accessible parking locations. A "Beachwood Place" sign is also proposed at the north entrance to the site. See sheet C2.01 for "Beachwood Place" sign location.

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