



# CRASHCHAMPIONS

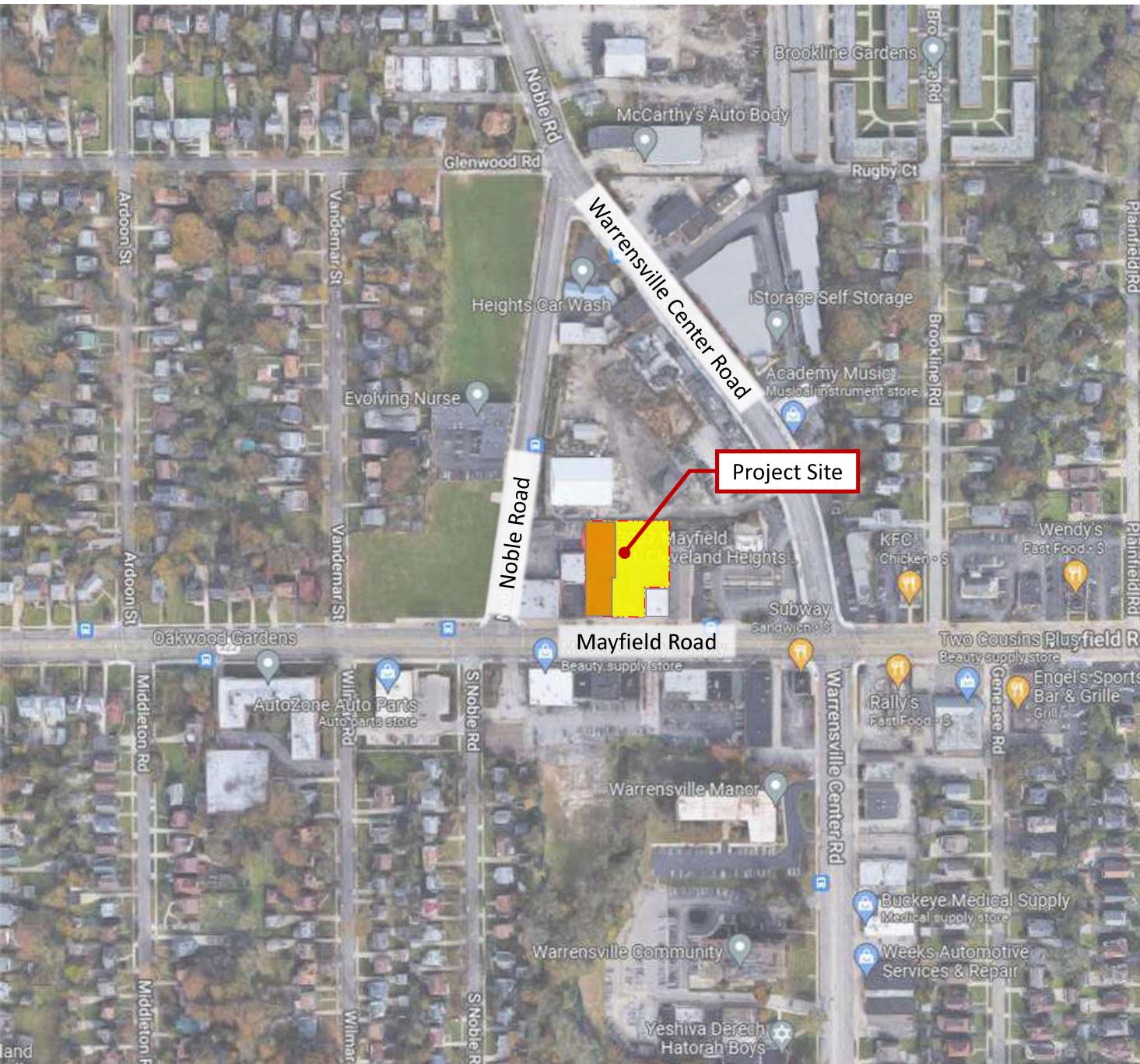
## 3957 Mayfield Road

Cleveland Heights Planning  
Commission Pre-Submission

March 9, 2022



111 FRONT STREET BEREAL, OHIO 44017 (440) 891-8910 [www.mparo.com](http://www.mparo.com)



## Project Description

Crash Champions has purchased multiple existing body shop locations across the country.

Crash Champions provides body repairs for vehicles. The project includes a paint booth. The fumes will be mitigated via a built-in system in the paint booth.

The Cleveland Heights location is a one-story building of approximately 9,540 SF.

Portions of the north and east walls will be rebuilt due to the deterioration of the existing walls, and the building will receive a new roof. In addition, the Crash Champions branding materials will be applied to the exterior of the building and the entire interior of the building will be renovated and refinished.

New landscaping and fencing will be provided. The customer parking area in the front will be screened from the rear lot.

# Site Survey

## LEGAL DESCRIPTION

### PARCEL NO. 1:

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio, to wit:

Known as being Sublot No. 12 in The Mayfield Noble Land Company's Mayfield Noble Subdivision of part of Original Euclid Township Lot No. 22, as shown by the recorded plat in Volume 77 of Maps, Page 24 of Cuyahoga County Records, and being a tract front on the Northwesterly side of Mayfield Road, and extending back a equal width 200 feet deep, as appears by said plat.

### PARCEL NO. 2:

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio, to wit:

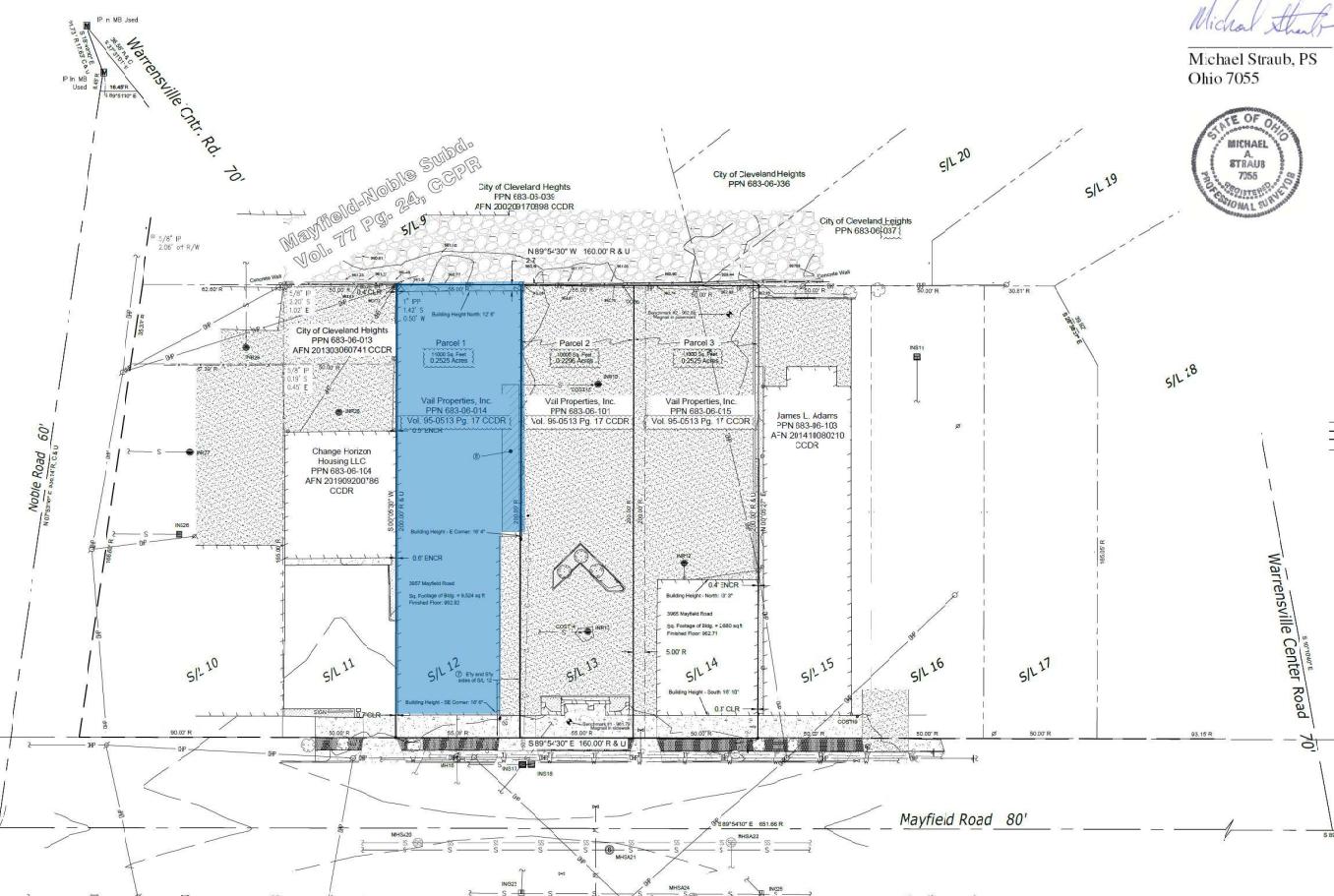
And having been the Mayfield 58 tract of Sublot No. 13 in the Mayfield Noble Land Company's Mayfield-Noble Subdivision of part of Original Euclid Township Lot No. 22, as shown by the recorded plat in Volume 77 of Maps, Page 25 of Cuyahoga County Records, and being 55 feet front on the Northwesterly side of Mayfield Road, and extending back a equal width 200 feet, as appears by said plat.

### PARCEL NO. 3:

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio, to wit:

And known as being Sublot No. 13 and all of Sublot No. 14 in the Mayfield Noble Land Company's Mayfield-Noble Subdivision of part of Original Euclid Township Lot No. 22, as shown by the recorded Plat in Volume 77 of Maps, Page 24 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the Northwesterly line of Mayfield Road, at the Southwesterly corner of land conveyed to Peter P. Brancato by deed dated 10-10-1988, and running Northwesterly 55 feet to the Southwesterly corner of land conveyed by Peter P. Brancato to the Mayfield-Noble Subdivision or part of Original Euclid Township Lot No. 22, as shown by the recorded plat in Volume 77 of Maps, Page 25 of Cuyahoga County Records, and extending along the Northwesterly line of land so conveyed 200 feet to the Northwesterly line of Sublot Nos. 11 and 14, 55 feet to the Northwesterly corner of Sublot No. 14, thence Southerly along the Southerly line of Sublot Nos. 11 and 14, 200 feet to the place of beginning.



## SUBJECT TITLE COMMITMENT

Fidelity National Title Insurance Company Order No. C00012425, 3965 Mayfield Road

### SURVEYORS COMMENT SCHEDULE B - SECTION II EXCEPTIONS OF THE SUBJECT TITLE COMMITMENT

Exceptions 1 through 6 and 11 through 15 were not reviewed by this surveyor.

Exception 7: There is no record of a survey or plan for this property.

Exception 8: Volume 4917 - page 161 affects the subject property and is shown heron via diagonal hatch.

Exception 9: Volume 4917 - page 162 contains an apparent legal description of an encumbrance to the subject property. The description is as follows:

Exception 10: Instrument No. 20130805065 affects the entirety of the property.

FLOOD ZONE - The subject property is located in Zone X, Area of Minimal Flood Hazard per FEMA Flood Map - panel 39035C0003E as of 6/24/2021.

ZONING CLASSIFICATION SETBACKS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS

were not provided to this surveyor and are not shown hereon.

BUILDING SQUARE FOOTAGE AND HEIGHTS are shown hereon.

PARKING SPACES - There are 0 regular parking, 0 handicap, and 0 motorcycle spaces marked in the parking area or elsewhere on the property.

ADJOINING OWNERS are shown heron.

EARTHWORK - There was no evidence of earthwork on the site as of the Date of Survey.

RIGHT OF WAY CHANGES - This surveyor is not aware of any proposed right of way changes at the time of this drawing submittal.

APPURTENANT EASEMENTS - No appurtenant easements were provided to this surveyor.

## SURVEYOR'S NOTES AND BASIS OF BEARINGS

The basis of bearings for this survey is the centerline of Mayfield Road, said centerline being S 90°4'43" E based upon Mayfield - Noble Subdivision Plat Vol. 77 Pg. 24, and is an assumed bearing due to the surveyor's lack of knowledge of the true bearing of the road. Distances are in feet and decimal parts thereof. References used are listed heron. This map is prepared from a survey performed by me or under my direction in accordance with the following:

Unsolicited markings are from field markings and record plans provided by utility companies and government agencies, and surveyed location of above-ground utility features. We do not purport this map to be a complete representation of all utilities - there may be additional utilities not shown and/or utility locations may vary from what is shown.

BM 1. Magnetic North of R/W of Parcel 1, Elev. 962.88  
BM 2. Magnetic North of corner of Parcel 3, Elev. 961.79

Utility locations from markings, previous surveys and record data. There may be other existing utilities that are not shown on this map.

Zoning information for the property was not received and is not shown.

### CERTIFICATION

To Crash Champions LLC, and Fidelity National Title Insurance Company:

This is to certify that the map and the survey on which it based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, partly revised and adopted by the American Land Title Association, Inc., 2, 3, 4, 5, 7(7R), 7(1), 8, 9, 11(6), 11(6), 13, 16, 17, and 18 of Table A thereof, as requested. The field work was completed on 6/25/21, except for the setting of corner monumentation.

Date of Map: 6/28/21  
Revision 1: 6/30/21

*Michael Straub*  
Michael Straub, PS  
Ohio 7055

INVERT TABLE					
Structure	Type	Direction	Distance	Length	Remarks
IN610	Intel Square	SW	962.77	W 958.21' - 6' PVC	
IN611	Intel Square	SE	962.70	S 958.60' - 6' PVC	
IN612	Intel Square	SW	962.65	S 958.57' - 6' PVC	
IN613	Storm Cesspool	961.97	E 958.99' - 6' PVC		
C08114	Storm Cesspool	961.95	E 958.99' - 6' PVC		
CO3015	Storm Cesspool	961.95	E 958.99' - 6' PVC		
MH16	Manhole	961.51	N 955.86' - 6' RCP		
IN617	Intel Square	961.15	S 955.86' - 6' RCP		
-	-	-	W 958.56' - 6' PVC		
-	-	-	SW 958.56' - 6' RCP		
-	-	-	SW 958.56' - 1/2' RCP		
IN618	Intel Square	961.15	W 958.56' - 1/2' RCP		
C08119	Storm Cesspool	961.15	W 958.56' - 1/2' RCP		
MH6430	Sanitary Manhole	962.34	E 958.74' - 1/2' RCP		
MH8121	Storm Manhole	962.23	W 958.46' - 1/2' RCP		
-	-	-	W 958.46' - 2' RCP		
MH8422	Sanitary Manhole	962.42	E 958.17' - 1/2' RCP		
IN623	Gutter Inlet	962.62	E 958.17' - 1/2' RCP		
-	-	-	W 958.62' - 6' PVC		
MH8424	Sanitary Manhole	961.58	E 958.33' - 1/2' RCP		
IN625	Gutter Inlet	961.70	E 958.40' - 6' PVC		
-	-	-	W 958.35' - 1/2' RCP		
IN626	Intel Square	962.46	E 958.40' - 6' PVC		
IN627	Intel Square	962.46	E 958.40' - 6' PVC		
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IN629	Intel Square	962.46	E 958.40' - 6' PVC		
IN630	Intel Square	962.46	E 958.40' - 6' PVC		
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IN664	Intel Square	962.46	E 958.40' - 6' PVC		
IN665	Intel Square	962.46	E 958.40' - 6' PVC		
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IN669	Intel Square	962.46	E 958.40' - 6' PVC		
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IN732	Intel Square	962.46	E 958.40' - 6' PVC		
IN733	Intel Square	962.46	E 958.40' - 6' PVC		
IN734	Intel Square	962.46	E 95		



#### GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. ALL CONSTRUCTION WITHIN A DOT RIGHT-OF-WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE FIRE CONTROL NECESSARY FOR THIS WORK.
4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONCERN. THE CONTRACTOR SHALL DETERMINE CONDITIONS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
9. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
10. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, LOCAL MUNICIPALITY, AND STATE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF CRUMPS, BARRIER, SIGNS, LIGHTS, FENCES, ETC. AS REQUIRED BY THE SITE OWNER, CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM ODOT, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
12. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
14. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
16. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ODOT'S UTILITY PROTECTION SERVICE AT 1-877-230-0465 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
17. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.
18. ALL DISTURBANCE INCURRED TO CITY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OR THE LOCAL AND/OR OHIO DOT.
19. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRE CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.
20. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK.
21. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY REQUIREMENTS.
22. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.
23. ANY TRAFFIC CONTROL REQUESTED OR REQUIRED BY THE CONTRACTOR WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.
24. IF MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.
26. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAY CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
27. WHERE CONFLICT EXISTS BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING CITY REQUIREMENTS, THE MORE CONSERVATIVE SPECIFICATION SHALL PREVAIL.
28. FINAL CLEANUP: THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE GOVERNMENTAL AND REGULATORY AGENCIES.

**GENERAL GRADING & DRAINAGE NOTES:**

1. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
2. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
3. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
4. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
5. VERIFY REQUIRED SPOT ELEVATIONS/GRAADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
6. SPOT ELEVATIONS SHOWN DEPICT THE PROPOSED PAVEMENT OR GROUND SURFACE OR PAVEMENT ELEVATION AT FACE OF CURB, UNLESS OTHERWISE NOTED.
7. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADES SHOWN HEREIN. THE CONTRACTOR MUST CONFIRM ALL EXISTING GRADES PRIOR TO ANY/ALL EXCAVATION.
8. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES SHOWN HEREON WILL BE THE "TOPOGRAPHY OF RECORD" FOR ANY AND ALL SOIL VOLUME DISPUTES.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO ACHIEVE THE PROPOSED GRADES.
10. ALL EXCAVATION UNDER, OVER, EXISTING OR FUTURE PAVEMENT (INCLUDING SIDEWALKS), SUBJECT TO SETTLEMENT, WILL BE BACK FILLED WITH PREMIUM BACKFILL, AS DEFINED HEREIN. AT QUESTIONABLE AREAS THE DECISION OF THE ENGINEER, OR HIS REPRESENTATIVE, WILL BE REQUIRED.



**OSBORN**  
ENGINEERING  
130 E. Chestnut Street • Suite 400 • Columbus, OH 43215  
614.227.0000

## PARKING LOT REHABILITATION

CITY OF CLEVELAND  
HEIGHTS  
OHIO

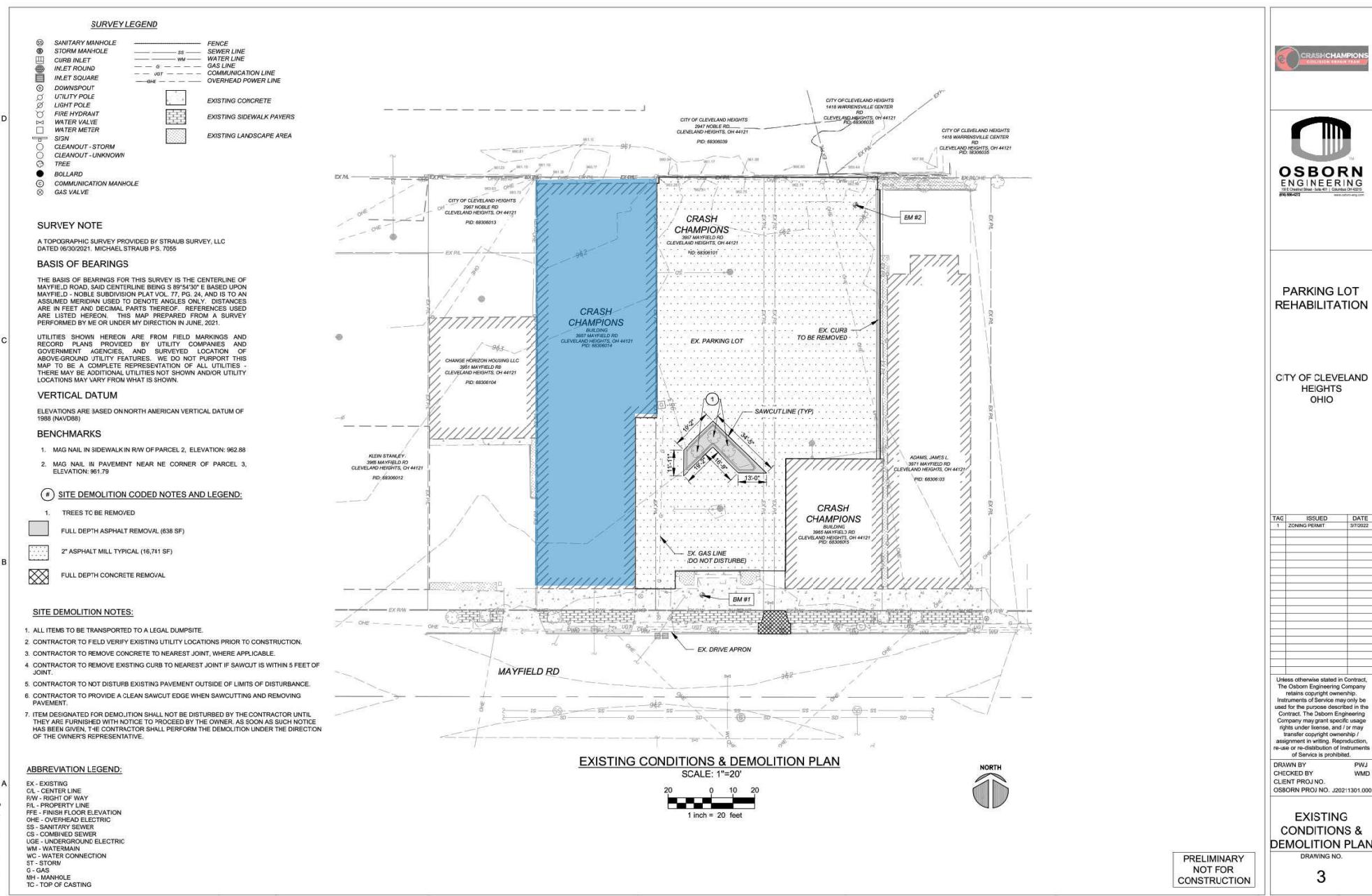
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## GENERAL NOTES

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CONSTRUCTION



## 1 SITE LAYOUT CODED NOTES

1. RE-INHABITATED PARKING LOT
2. PROPOSED VAN ADA ACCESSIBLE PARKING SPACE WITH WHEEL STOP AND HANDICAP PARKING SIGN (SEE DETAIL SHEET C-05)
3. PROPOSED ADA ACCESSIBLE PARKING SPACE WITH WHEEL STOP AND HANDICAP PARKING SIGN (SEE DETAIL SHEET C-05)
4. PROPOSED PAVEMENT MARKING
5. PROPOSED CHAINLINK FENCE
6. PROPOSED 22' ROLLING GATE
7. PROPOSED 18' ROLLING GATE
8. PROPOSED DUMPSITE WITH WOOD FENCE ENCLOSURE. DUMPSTERS TO BE ROLLED (REFERENCE ARCHITECTURAL DRAWINGS FOR ENCLOSURE DETAILS)
9. PROPOSED TREE
10. EXISTING CURB TO BE REMOVED AND REPLACED WITH FULL DEPTH ASPHALT

### SITE PLAN LEGEND

-  FULL DEPTH ASPHALT REPAIR (638 SF) (SEE DETAIL SHEET C-05)
-  2" MLL AND OVERLAY (16,175 SF) (SEE DETAIL SHEET C-05)
-  18" CONCRETE CURB (SEE DETAIL SHEET C-05)
-  SIDEWALK PAVERS ( MATCH EXISTING)
-  PARKING COUNT
-  REFERENTIAL TRAFFIC DIRECTION

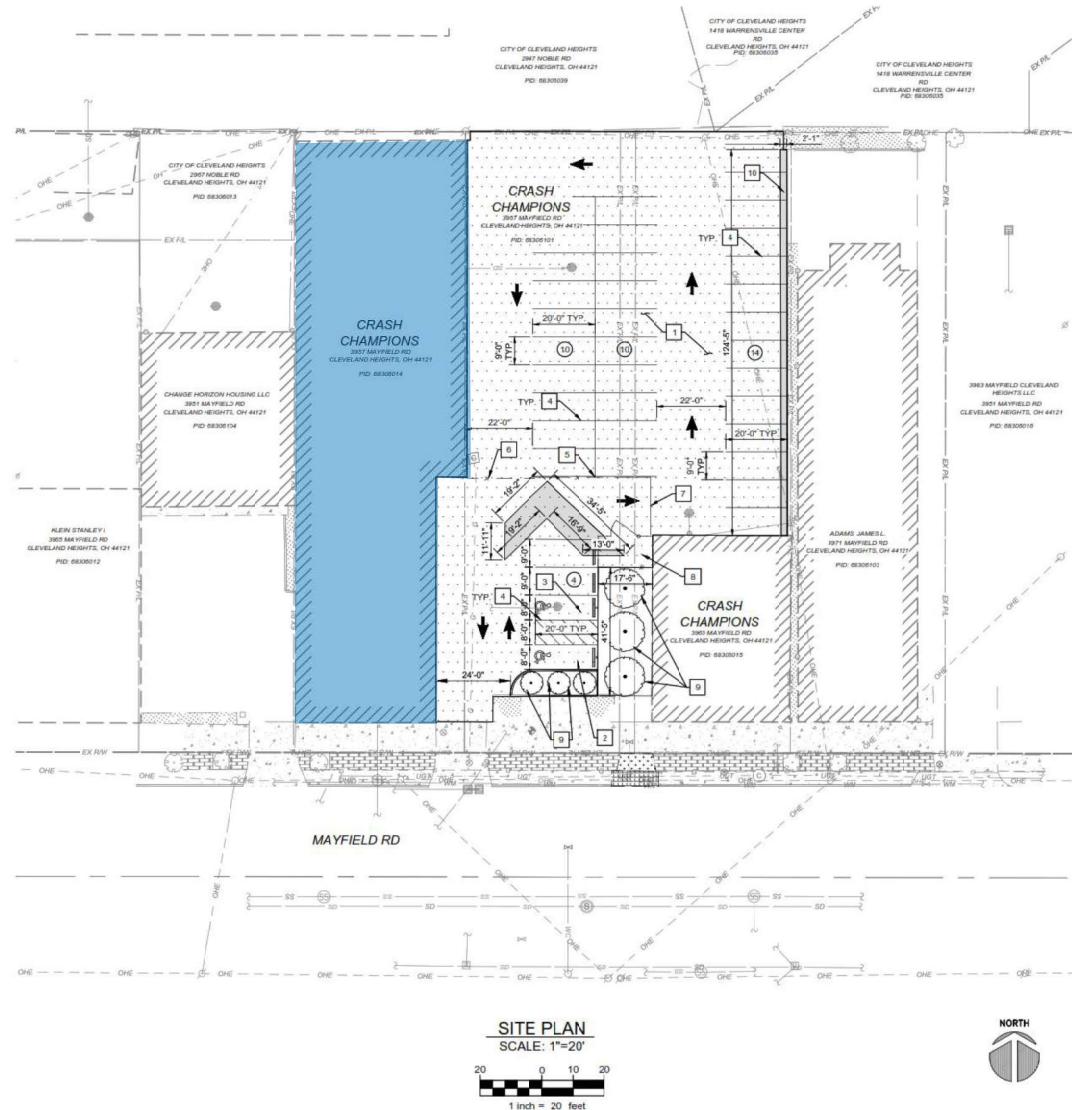
**PARKING LOT GRADING NOTE**

1. PARKING LOT TO BE REGRADED TO EXISTING RIMS AND HAVE POSITIVE DRAINAGE. PARKING LOT GRADES WITHIN ADA PARKING AND ACCESSIBILITY TO HAVE MAXIMUM 2% SLOPE MEETING CURRENT FEDERAL ADA GUIDELINES.

3-9-2022 1:14 PM Jackson, Angelo

#### ABBREVIATION LEGEND:

EX - EXISTING  
CL - CENTER LINE  
R/W - RIGHT OF WAY  
PL - PROPERTY LINE  
FPE - FLOOR PLATE ELEVATION  
OHE - OVERHEAD ELECTRIC  
SS - SANITARY SEWER  
CS - COMMERCIAL SEWER  
UGE - UNDERGROUND ELECTRIC  
WM - WATERMAIN  
WC - WATER CONNECTION  
ST - STORM  
G - GAS  
MH - MANHOLE  
TC - TOP OF CASTING



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## SITE PLAN

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