

## DETAILED DESCRIPTION: GENERAL STANDARDS FOR CONDITIONAL USES

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. (See Title Seven - Conditional Use Regulations at:

[https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts\\_oh/0-0-0-13983#JD\\_Part11T.7](https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7)

**1. Provide a brief narrative describing your use,** including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

The former Cventry School property was transferred to the Heights Libraries in 2018 and since then the open area has been operated as a public park. The library maintains the property with landscaping, trash pickup, parking lot maintenance (including snowplowing). The park is open down to dusk. It serves families, children, seniors in numbers ranging from 100-1000 a day (when there is a cultural event). Activities include playground, soccer, theater, music, community cultural events, picnics. It is often the site of library programs.

**2. The conditional the use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by eachv of the following general standards for conditional uses (a through j).**

a. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The establishment, maintenance and operation of the conditional use will enhance public safety, health, general welfare and comfort by providing a new playground to replace the 30 year old structure presently located at the park. The whole site will be accessible by people in wheelchairs, strollers or otherwise disabled. Access to a green space within a 10 minute walk is a goal we share with the Trust for Public Land. Equity for people of all incomes is also a goal since the park is adjacent to a number of low- med income neighborhoods.

- b. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

Yes with the addition of at least 60 trees, replacement of chain link w/ decorative fence, staybook loop, and distinctive red cardinal play structure.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

No. The activities will be similar to prior use.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

It will enhance property values by replacing a run down playground with exciting new but natural structures.

- e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Yes. Drainage, lighting, plantings, pavilion, picnic tables, biofiltration, native pollinators are all being provided.

- f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

Yes. Parking at Washington Blvd and in the city lot on Euclid Heights Blvd should be adequate.

- g. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

*The conditional use will be an economic stimulus for Coventry Road merchants.*

- h. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

*No potential for future hardship. The library is excellently positioned to maintain a park.*

- i. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

*Yes.*

- j. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

*Yes.*



PN 23-13

SITE KEYNOTES:

1.0 PAVEMENTS, RAMPS, CURBS

1.1 Text description

ITEM AND BRIEF DESCRIPTION

DETAIL / SHEET SPEC. SECTION

D / L0-01 000000

SPECIFICATION REFERENCE (CSI SECTION NUMBER MASTER FORMAT 2004) NOTE: MULTIPLE SECTIONS MAY BE REFERENCED.  
DETAIL REFERENCE (NUMBER AND SHEET) NOTE: MULTIPLE DETAILS MAY BE REFERENCED.

(SUBGROUP TITLE)

1 Text description

2 Text description

LANDSCAPE GENERAL NOTES

- ANY CONTRACTOR SUBMITTING A PROPOSAL FOR THIS WORK SHALL FIRST EXAMINE THE SITE OF THE PROPOSED WORK AND ALL CONDITIONS AT THE SITE TO FULLY UNDERSTAND ANY FACILITIES, DIFFICULTIES, AND RESTRICTIONS ATTENDING THE EXECUTION OF THE CONTRACT. NO SUBSEQUENT ALLOWANCES SHALL BE MADE DUE TO OMISSION, ERROR, OR NEGLIGENCE, IN CONNECTION WITH THIS PROVISION.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES. CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS AND PLANTING BEDS AS REQUIRED.
- CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR THE LANDSCAPE ARCHITECT SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM.
- DO NOT WILLINGLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE AND LAYOUT OF ANY CONSTRUCTION ELEMENT ON SITE AND THOSE INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S RESPONSIBILITY TO REMOVE AND REINSTALL ITEMS BUILT INCORRECTLY OR AT WORST CASE, BECOME UNABLE TO CHARGE OWNER FOR ITEMS BUILT INCORRECTLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTORS ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
- ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- CONTRACTOR TO CONFORM WITH THE REQUIREMENTS INCLUDED IN THE GEOTECHNICAL REPORTS.
- THE CONTRACTOR SHALL GUARANTEE ALL WORK AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR WILL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD UPON FINAL INSPECTION.

LANDSCAPE DEMOLITION

- REMOVE ITEMS (SITE STRUCTURES) SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS DESIGNATED TO REMAIN.
- VERIFY THE LOCATION OF ITEMS (SITE STRUCTURES) TO REMAIN (TO BE REMOVED) PRIOR TO COMMENCEMENT OF THE WORK.
- ITEMS (SITE STRUCTURES) ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
- CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR SITE REPRESENTATIVE BEFORE STARTING WORK.
- PERFORM EXCAVATION IN THE VICINITY OF EXISTING UTILITIES BY HAND WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT.

LANDSCAPE LIGHTING NOTES

- COORDINATE WITH MEP PLANS FOR LOGICAL CONTROLLER LOCATIONS.
- COORDINATE ALL BUILDING PENETRATIONS FOR WALL MOUNTED ACCESSORIES WITH OWNER.
- PROVIDE LOW VOLTAGE SYSTEM, WIRING AND CONTROLS AS REQUIRED TO PROVIDE A FUNCTIONAL SYSTEM.
- PROVIDE PHOTOCELL AND TIMECLOCK SYSTEM CONTROLS.
- PROVIDE ALL EQUIPMENT INSTRUCTIONS AND WARRANTY INFORMATION TO OWNER PRIOR TO ACCEPTANCE.
- PROVIDE OWNER WITH FIVE (5) EXTRA OF EACH LAMP TYPE USED IN THE PROJECT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. ALL CONTROLS SHALL BE OUT OF WET AREAS, AND ALL FIXTURES SHALL BE SECURELY IMBEDDED INTO GRADES.
- PROVIDE AS-BUILT WIRING DIAGRAM FOR ALL WIRE RUNS PRIOR TO ACCEPTANCE.
- PROVIDE MATERIAL CUT SHEETS AND SUBMITTALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- REFER TO MEP FOR ALL 120V LIGHTING CONNECTIONS.
- NO WIRING OR CONDUIT SHALL BE VISIBLE ABOVE GRADE. MAINTAIN A MINIMUM OF 6" COVERAGE.

LAYOUT NOTES

- LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- FOR DIMENSIONS OF BUILDINGS, GARAGES, TRASH ENCLOSURES, PATIOS AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS. COPIES OF THESE DRAWINGS ARE AVAILABLE FROM THE OWNER.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO A CONSISTENT EDGE.
- MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES IS INDICATED.
- INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
- ALL WALKWAYS SHALL BE LOCATED FROM FINISHED FACE OF BUILDINGS.
- FENCES, WALLS, AND FOOTINGS SHALL SIT ENTIRELY WITHIN PROPERTY LINE.

GRADING AND DRAINAGE NOTES

- EXISTING UNDERGROUND UTILITIES ARE SHOWN PER AVAILABLE RECORDS. VERIFY THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF THE NEW FACILITIES. PROTECT EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET.
- DEBRIS CREATED BY REMOVAL OPERATIONS BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
- NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- REFER TO STRUCTURAL DRAWINGS FOR CONNECTIONS TO DRAINS OVER STRUCTURE.
- REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING OF SLAB PENETRATIONS.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR CONNECTIONS TO DRAINS.

LANDSCAPE PLANTING NOTES

- SOURCE OF BASE SHEETS IS SURVEY PROVIDED BY OTHERS.
- REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
- TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIE AND SIZE DESIGNATED ON THE DRAWINGS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER INCLUDING MULCH.
- PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- IF VEGETATION OR TREES OVER-HANG ACCESSIBLE ROUTE, REPOSITION OR PRUNE BACK UNDER DIRECTION OF LANDSCAPE ARCHITECT TO PROVIDE 8' CLEARANCE ABOVE THE WALKING SURFACE.
- CONTRACTOR SHALL WARRANT PLANTS AND TREES FOR ONE YEAR AFTER FINAL ACCEPTANCE. CONTRACTOR TO REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY LANDSCAPE ARCHITECT. CONTRACTOR TO REPLACE PLANTS, INCLUDING TREES, WHICH IN OPINION OF LANDSCAPE ARCHITECT HAVE PARTIALLY DIED THEREBY DAMAGING SHAPE, SIZE OR SYMMETRY.
- CONTRACTOR TO REPLACE PLANTS AND TREES WITH SAME KIND AND SIZE AS ORIGINALLY PLANTED, AT NO COST OF OWNER. PROVIDE ONE-YEAR WARRANTY ON REPLACEMENT PLANTS. THESE SHOULD BE REPLACED AT THE START OF THE NEXT PLANTING OR DIGGING SEASON. IN SUCH CASES, CONTRACTOR IS TO REMOVE DEAD TREES IMMEDIATELY. CONTRACTOR TO PROTECT IRRIGATION SYSTEM AND OTHER PIPING CONDUIT OR OTHER WORK DURING REPLACEMENT. CONTRACTOR TO REPAIR ANY DAMAGE IMMEDIATELY.
- WARRANTY EXCLUDES REPLACEMENT OF PLANTS AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORM, DROUGHT, DROWNING, HAIL, FREEZE, INSECTS OR DISEASE.
- AT THE END OF THE WARRANTY PERIOD, STAKING AND GUYING MATERIALS SHALL BE REMOVED FROM THE SITE.

GATE AND FENCING NOTES

- CONTRACTOR TO PROVIDE ALL REQUIRED ADA ACCESSIBILITY EQUIPMENT NEEDED FOR GATE OPERATION. ALL GATE CONTROL SHALL MEET ADA REQUIREMENTS OR FIRE CODE IF APPLICABLE.
- ALL FENCING SHALL BE CONSTRUCTED WITHIN THE PROPERTY LINE. CENTERLINES FOR FENCE LAYOUTS SHOULD OFFSET TO ALLOW POSTS AND FOOTINGS TO SIT WITHIN THE PROPERTY LINE.
- ALL FENCE LAYOUT ANGLES ARE ASSUMED TO BE 90. ALLOW NO MORE THAN A 3" GAP IN CONDITIONS WHERE FENCING ADJUTS BUILDINGS OR ARCHITECTURAL FEATURES.
- CONTRACTOR TO WALK SITE AND REVIEW FENCE AND GATE POST LAYOUT IN FIELD WITH OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE CUT SHEETS AND SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO COORDINATE ALL GATE FOR ACCESS WITH ARCHITECT, LANDSCAPE ARCHITECT AND MEP PRIOR TO INSTALLATION.

TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B&B	BALLED AND BURLAPPED	MTD	MOUNTED
BC	BOTTOM OF CURB	MTL	METAL
BF	BOTTOM OF FOOTING	N	NORTH
BLOG	BUILDING	NC	NOT IN CONTRACT
BM	BENCHMARK	NO	NUMBER
BOC	BACK OF CURB	NOM	NOMINAL
BR	BOTTOM OF RAMP	NTS	NOT TO SCALE
BRG	BEARING	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	RECEP	RECEPTACLE
CONTR	CONTRACTOR	REF	REFERENCE
CU	CUBIC	REINF	REINFORCE(D)
CY	CUBIC YARD	REM	REMOVE
DBL	DOUBLE	REQ'D	REQUIRED
DF	DIRECTION OF FLOW	REV	REVISION, REVISED
DEG	DEGREE	ROW	RIGHT OF WAY
DEMO	DEMOLISH, DEMOLITION	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DIM	DIMENSION	SAN	SANITARY
DTL	DETAIL	SCH	SCHEDULE
DWG	DRAWING	SD	STORM DRAIN
E	EAST	SEC	SECTION
EA	EACH	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SHT	SHEET
EL	ELEVATION	SI	STORM INLET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SQ	SPECIFICATIONS
EQUIP	EQUIPMENT	ST	SQUARE
EST	ESTIMATE	SV	STORM SEWER
EW	EACH WAY	STA	SQUARE YARD
EXIST	EXISTING	STD	STATION
EXP	EXPANSION, EXPOSED	STL	STANDARD
FF	FINISHED FLOOR ELEVATION	STR	STEEL
FG	FINISHED GRADE	SYM	STRUCTURAL
FIN	FINISH	T&B	TOP AND BOTTOM
FL	FLOW LINE	TBC	TOP OF BACK CURB
FOC	FACE OF CURB	TC	TOP OF CURB
FT	FOOT (FEET)	TF	TOP OF FOOTING
FTG	FOOTING	THK	THICK
GA	GAUGE	TOC	TOP OF CONCRETE
GAL	GALVANIZED	TOPO	TOPOGRAPHY
GC	GENERAL CONTRACT(OR)	TSL	TOP OF SLAB
GEN	GENERAL	TRAS	TRANSFORMER
HORIZ	HORIZONTAL	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STEP
HT	HEIGHT	TW	TOP OF WALL
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VAR	VARIABLE
IN	INCHES	VERT	VERTICAL
INCL	INCLUDE(D)	VEH	VEHICLE
INL	INLET	VOL	VOLUME
IRR	IRRIGATION	W	WITH
JT	JOINT	W/O	WITHOUT
LIN	LINEAR	WL	WEIGHT
LF	LINEAR FEET	WWF	WEIR LEVEL
LP	LOW POINT	YD	WELDED WIRE FABRIC
LT	LIGHT	@	YARD
MATL	MATERIAL		AT
MAX	MAXIMUM		
MEMB	MEMBRANE		

LANDSCAPE ARCHITECTS REQ'D. FIELD OBSERVATION WORK

- THESE LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS WERE PREPARED FOR THE OWNER WITH THE UNDERSTANDING THAT THE OWNER WILL USE LIONHEART PLACES LLC TO PROVIDE FULL CONTRACT SERVICES INCLUDING CONSTRUCTION OBSERVATION. FAILURE TO USE LIONHEART PLACES LLC TO COMPLETE THE CONSTRUCTION OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING FROM MISINTERPRETATION OF THE DESIGN INTENT, UNAUTHORIZED MODIFICATIONS, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES. IN THE EVENT THAT LIONHEART PLACES LLC DOES NOT COMPLETE THE FIELD OBSERVATION SERVICES AS DESCRIBED HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND LIONHEART PLACES LLC FROM AND AGAINST ANY AND ALL CLAIMS.

CONVENTRY PEACE PARK

PRICING SET

CLEVELAND HEIGHTS, OHIO

ISSUE DATE:

REVISIONS

06-19-2020

ISSUED DATE: 06-19-2020

PROJECT NO: 001-001

DRAWN: AS REVIEWED: JM

SHEET NAME

GENERAL NOTES

SHEET NUMBER

L1.01



Know what's below.  
Call before you dig.











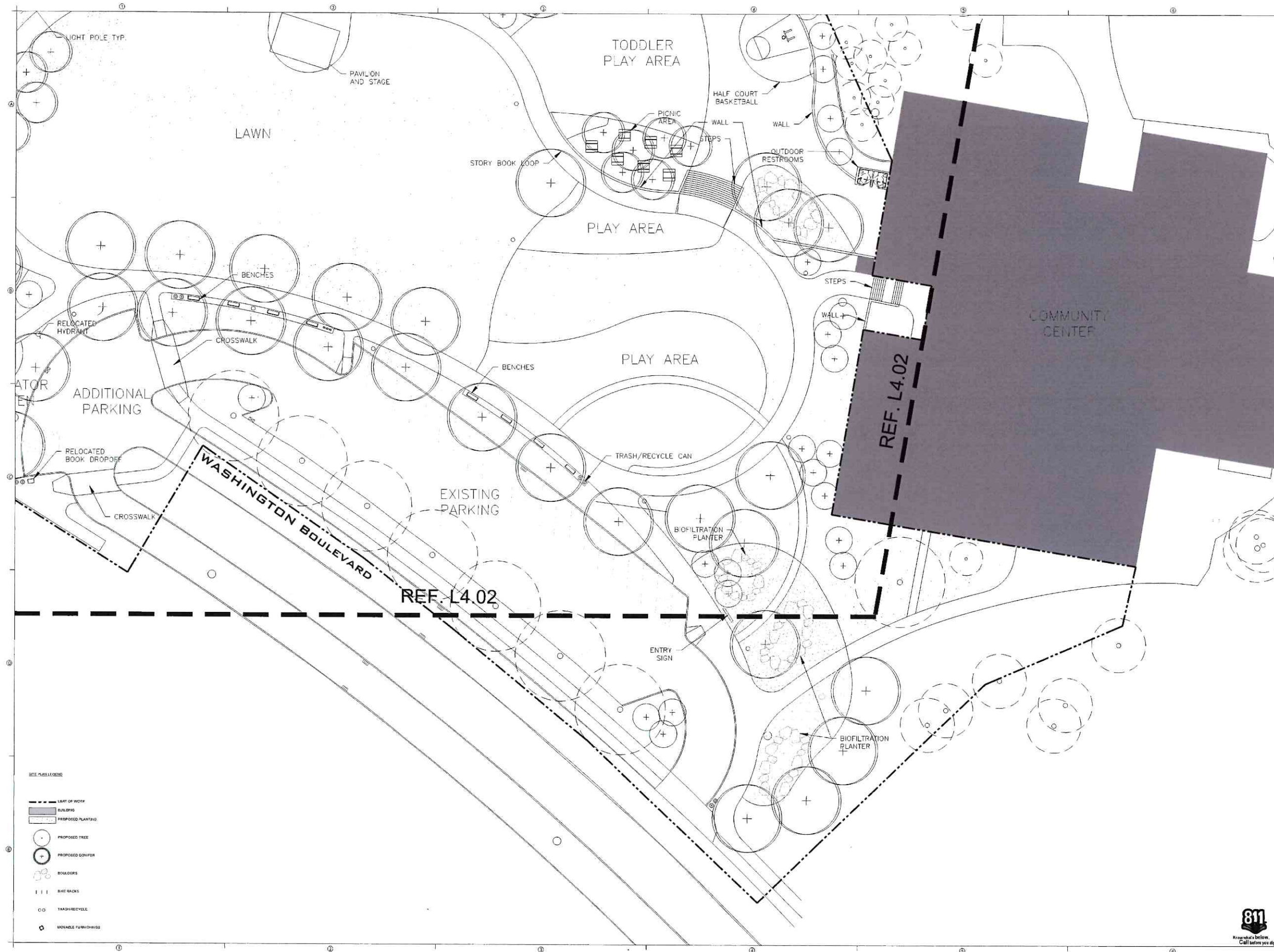








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# CONVENTRY PEACE PARK

PRICING SET

CLEVELAND HEIGHTS, OHIO

ISSUE DATE:  
REVISIONS

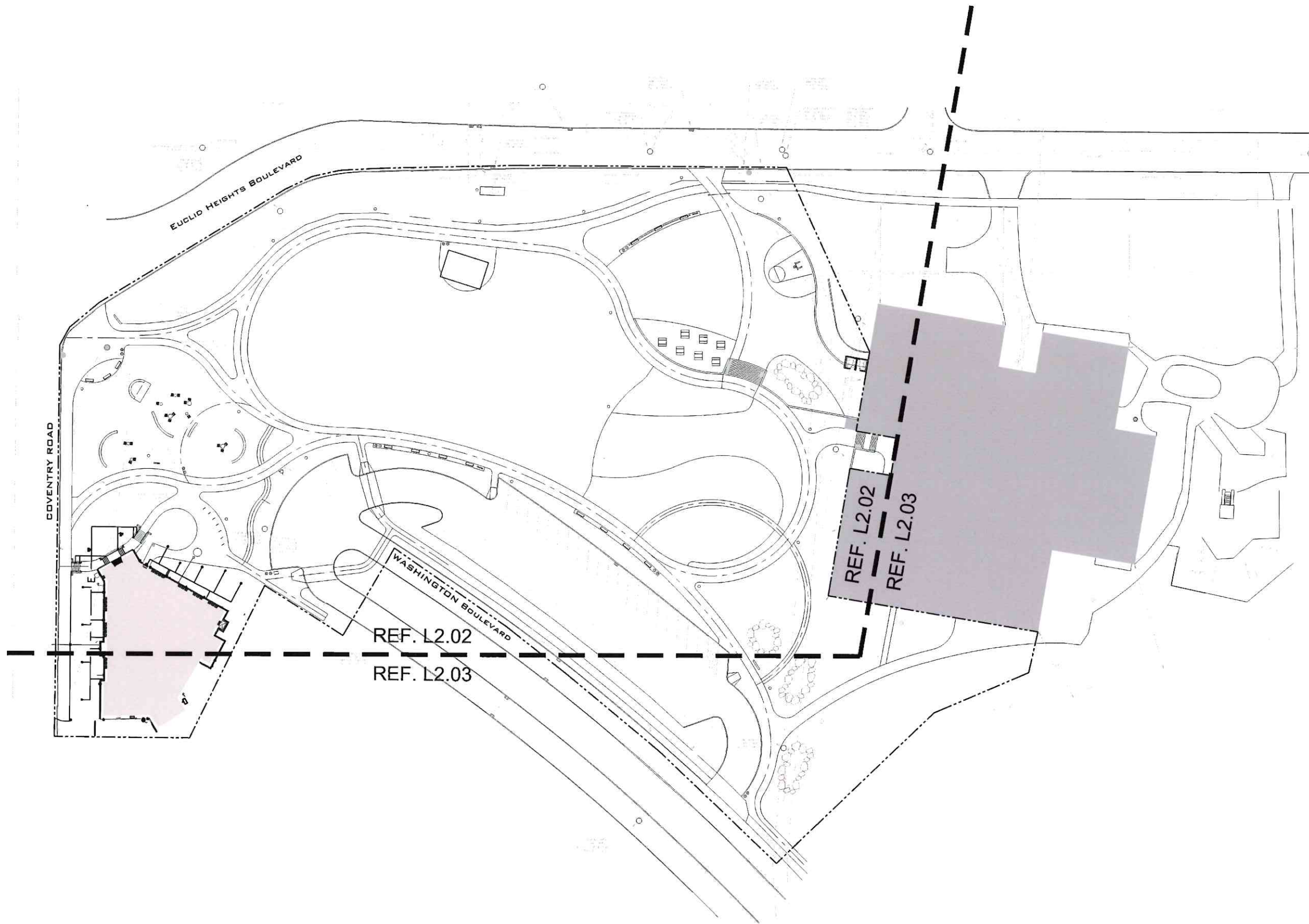
06-19-2020  
ISSUED DATE: 06-19-2020  
PROJECT NO.: 001-001  
DRAWN AS: REVIEWED JM

SHEET NAME  
**SITE PLAN**

SHEET NUMBER  
**L1.06**







LAYOUT PLAN

L2.01



















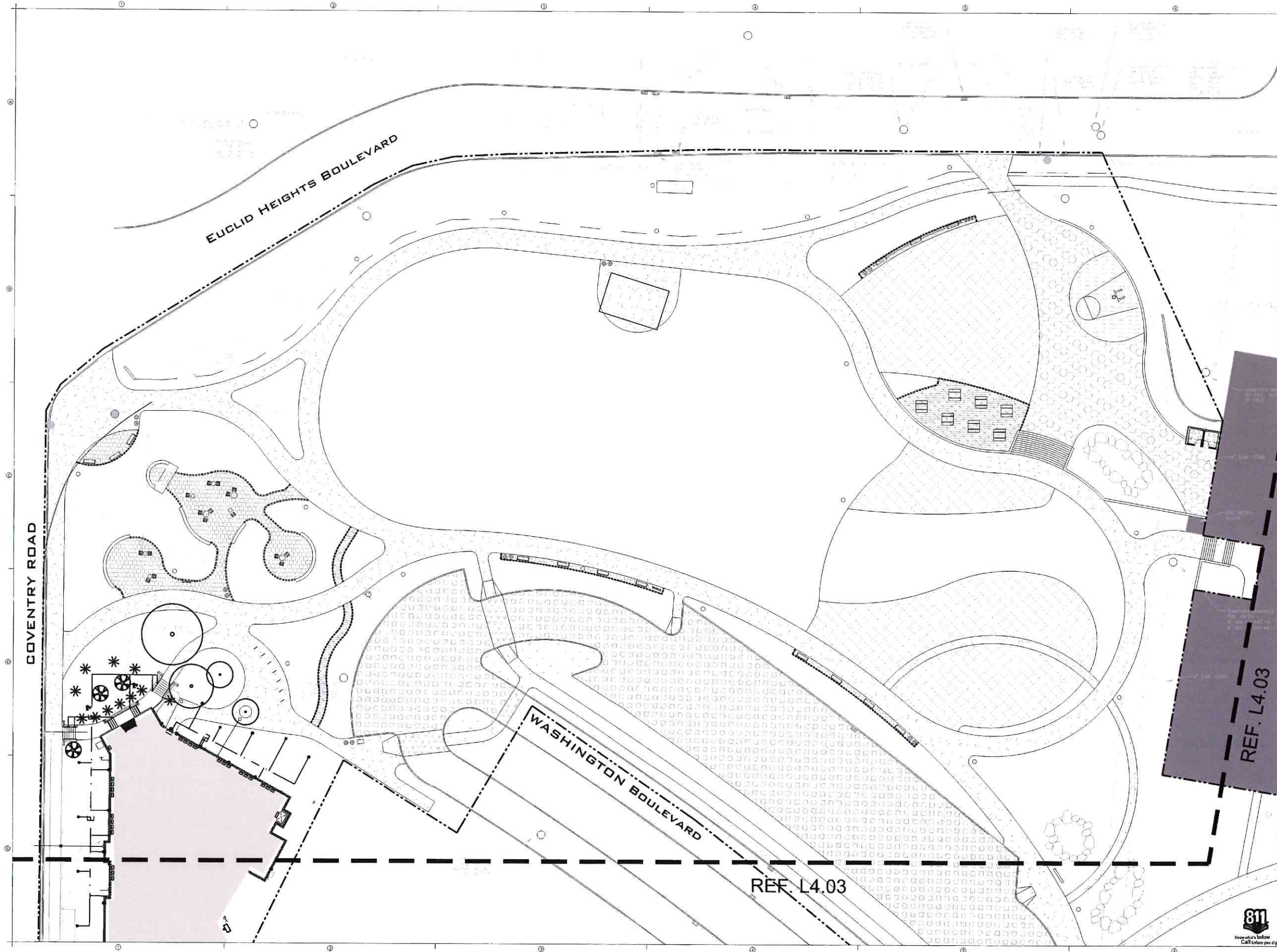








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# CONVENTRY PEACE PARK

PRICING SET

CLEVELAND HEIGHTS, OHIO

ISSUE DATE:	REVISIONS

ISSUED DATE:	06-19-2020
PROJECT NO.:	001-001
DRAWN:	AS
REVIEWED:	JM

SHEET NAME  
MATERIALS PLAN



SHEET NUMBER  
L4.02















