ZONING REGULATIONS

CITY OF WILLOWICK
LAKE COUNTY
CITY OF WILLOWICK HEIGHTS ZONING CODE

PPN: 28A043A000420 (ZONED: RETAIL DISTRICT)
PERMITTED USE: PROFESSIONAL BUSINESS AND SERVICE ESTABLISHMENTS

LOT AREA: 42,689 SQ. FT. (.98 ACRES)

EXISTING COMMERICAL STRUCTURE:
BUILDING AREA: 8,154 SQ FT

PROPOSED LOT COVERAGE: 19%

MAX. BUILDING HEIGHT: 3 STORIES OR 35'-0" (WHICHEVER IS GREATER)

PARKING REQUIRED:

OFFICE USE 1/250 @ 3,156 SF= 12.6
13 SPACES REQUIRED

FUTURE TENANT (TBD) USE @ 4,998 SF
19 SPACES PROVIDED

13 PARKING SPACES REQUIRED
32 PARKING SPACES PROPOSED

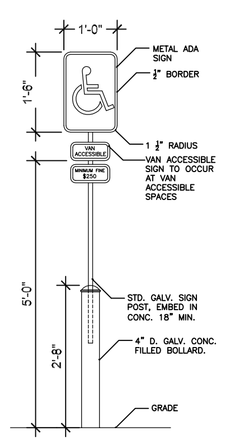
LANDSCAPE SPECIFICATIONS

1. CONTRACTOR TO VERIFY UTILITY ROUTINGS AND COORDINATE THIS WORK WITH EXISTING UTILITY LOCATIONS. ADJUST PLANT MATERIAL ACCORDINGLY.
2. PROVIDE DOUBLE SHREDDED HARDWOOD BARK MULCH 3" DEEP MIN. AT ALL PLANTING BEDS. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED.
3. ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS TO RECEIVE A MIN. 6" DEPTH OF SOIL MIX. SOIL MIX SHALL OF 50% SCREENED TOPSOIL, 25% SAND AND 25% LEAF HUMUS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 2" OF CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS.
4. CONTRACTOR TO APPLY STARTER FERTILIZER (20-26-6) OR APPROVED SIMILAR FOR ALL LAWN AND PLANT MATERIAL.
5. CONTRACTOR TO SEED ALL DISTURBED AREAS. SEEDING TYPES AND PERCENTAGES ARE AS FOLLOWS:
6. MAINTENANCE OF LANDSCAPING / GROUND COVER REQUIRED :ALL GROUND COVER AND LANDSCAPING SHALL BE WELL MAINTAINED AND KEPT REASONABLY WEED FREE. DEAD OR DISEASED PLANT MATERIAL SHALL BE IMMEDIATELY REPLACED.
7. WARRANTY one-year warranty on all deciduous, evergreen and perennial plants, price installation appropriately for possible replacements.

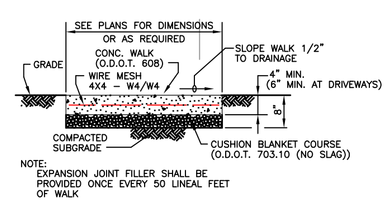
NOTE:
ALL LANDSCAPED AREAS SHALL BE SERVICED BY AN UNDERGROUND IRRIGATION SYSTEM.

SEED SCHEDULE (OR APPROVED SIMILAR)

	SEED TYPE	PERCENTAGE
A	KENTUCKY BLUEGRASS	45%
	PENNLAWN RED FESCUE	15%
	PERENNIAL RYEGRASS	40%

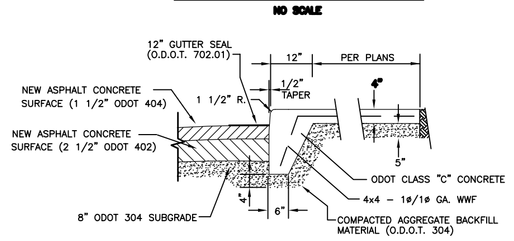


H.C. SIGN POST DETAIL



CONCRETE WALK DETAIL

NO SCALE



INTEGRAL CONCRETE CURB/WALK
and
ASPHALT PVT. DETAILS

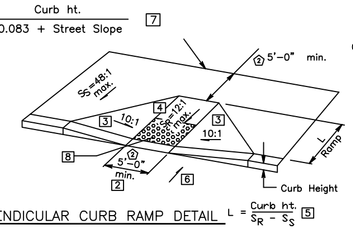
NO SCALE

Street Slope	Ramp Length @ 1"/ft	
	$L_{LOW\ SIDE}$ *	$L_{HIGH\ SIDE}$ *
0.01	5'-5"	6'-10"
0.02	4'-10"	7'-11"
0.03	4'-5"	9'-5"
0.04	4'-1"	11'-8"
0.05	3'-9"	15'-2"

* Measured along the back of a 6" high curb.

$$L_{HIGH} = \frac{\text{Curb ht.}}{0.083 - \text{Street Slope}}$$ [7]

$$L_{LOW} = \frac{\text{Curb ht.}}{0.083 + \text{Street Slope}}$$ [7]



PERPENDICULAR CURB RAMP DETAIL $L = \frac{\text{Curb ht}}{S_R - S_S}$ [5]

PARALLEL CURB RAMP DETAIL (DOUBLE)

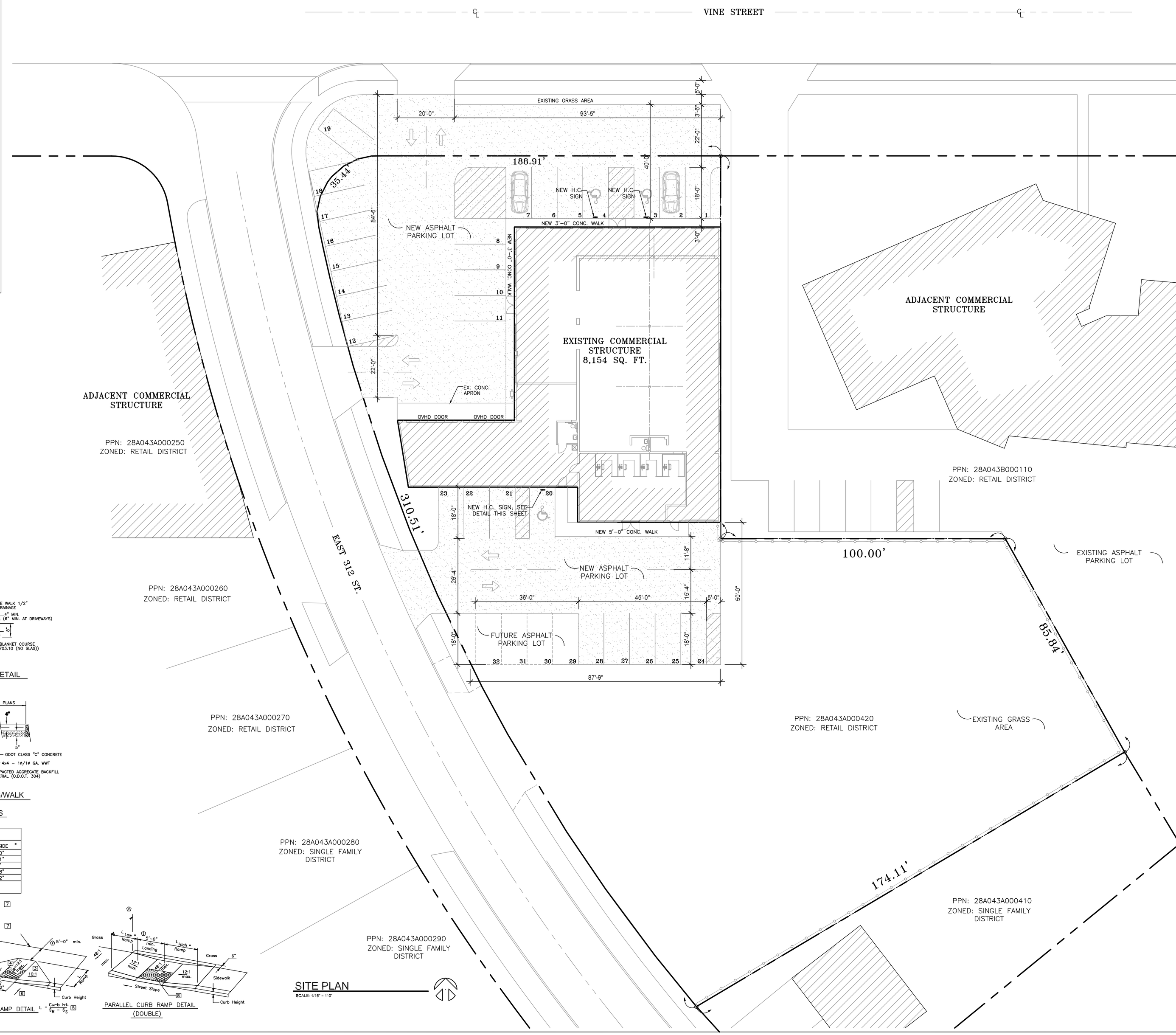
LEGEND

1. May be reduced to 3'-0" in existing sidewalks if the landing is unconstrained along the back edge.
2. Where landing width (D) has been reduced to 3'-0" the flared sides shall have a maximum slope of 12:1.

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
3. The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal, but the maximum slope shall be 12:1 relative to the existing or proposed walk slope.

   In existing sidewalks, where the maximum ramp slope (S) is not feasible, it may be reduced as follows:

   A) 10:1 for a max. rise of 6".
   B) 8:1 for a max. rise of 3".
   C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.
4. The minimum length of a perpendicular ramp is 6' from the back of a 6" curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
5. Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 over a distance of 2'-0" from the curb.
6. Dimensions derived by equation are nominal. Construct ramps to meet required slopes and existing conditions.
7. Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions for location of the domes



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

REV.	DATE

LS ARCHITECTS
22682 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-8654 FAX 440-76-8837

STATE OF OHIO
LEON S. SAMPAT
13053
REGISTERED ARCHITECT

LEON S. SAMPAT
LICENSE# 13053
EXPIRATION DATE 12/31/2025

ALTERATIONS FOR:
CLE ELECTRIC
31222 VINE ST.
WILLOWICK, OH

JOB NO: 24-140

DATE: 11/01/24

ISSUE: REVIEW

SHEET:

SD1.1