



SHAKER HEIGHTS

Board of Zoning Appeals & City Planning Commission Agenda City Hall Council Chambers Monday, March 30, 2020 6:00 PM

1. Roll Call.
2. Approval of the March 3, 2020 meeting Minutes.

#2053. HARBOR CHASE OF SHAKER HEIGHTS - 16900 VAN AKEN BOULEVARD:

Public Hearing on the request of Greg Meeter, Confluent Development, 16900 Van Aken Boulevard, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit for an assisted living facility, site plan review, variances, subdivision of land, and dedication and vacation of right-of-way. The applicant proposes a 108 unit, three story assisted living facility with 80 units of assisted living and 28 units of memory care operated by Harbor Chase of Shaker Heights. A total of 82 parking spaces are proposed which exceeds the maximum amount allowed by code of 62 parking spaces. The applicant proposes a front yard setback of 11.5 feet from Winslow Court and a 41.5 foot setback from Winslow Road, a maximum 10 foot setback is required. A variance to the side yard setback where 82 feet is proposed and 18 feet is required. A variance is required to the perimeter parking lot landscaping along the east property line as code requires a 20 foot landscape area with a 6 foot brick wall. A 13 foot wide landscape area is proposed with evergreen shrubs. Two primary signs are proposed on Van Aken Boulevard when only one primary sign is allowed per street frontage. Zoning district design standards require 60% open glass facing the north, west and south when only 20 to 26% is proposed. Subdivision of land is proposed in order to realign the intersection of Winslow Road and Winslow Court. A portion of Winslow Road is vacated and combined with parcel 735-17-020 along with a portion of parcel 735-17-018. A portion of 735-17-018 is then dedicated as new Winslow Road right-of-way. The Conditional Use Permit, dedication and vacation of right-of-way require Council action.

Please Note: For the safety of our staff and residents, the public will not be permitted to attend this meeting in person, but live audio will be available to the public on a listen-only basis. Residents are encouraged to submit comments/questions regarding items on the agenda at least 12 hours in advance of the meeting by emailing DANIEL.FEINSTEIN@SHAKERONLINE.COM or by calling (216) 491-1435. Any comments or questions will be read into the record at the meeting. You may listen to the meeting live that evening by calling 1-877-613-4984 and entering code 1236547. The audio of the meeting will be available the following day on the City's [WEBSITE](#).

Documents:

[16900 VAN AKEN BZACPC PACKET.PDF](#)
[2020 0330 BZACPC PRESENTATION.PDF](#)

To request an accommodation for a person with disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.

CITY OF SHAKER HEIGHTS

3400 LEE ROAD

SHAKER HEIGHTS, OH 44120

Applicant's Name: Confluent Development, LLC Application No: 2053

Property Address: 16800 Van Aken Blvd Parcel No: _____

City: Shaker Heights State: OH Zip: 4120

Applicant's Address 2240 Blake St., Suite 200 Phone No: 303.919.4282

City: Denver State: CO Zip: 80205

Property Owner (if other than applicant) City of Shaker Heights

Property Owner's Address (if different) _____

City: Shaker Heights State: OH Zip: 44120

Zoning District: Commeercial Mixed-Use (CM) District Present Use: Vacant grassy lot

Proposed Use: Assisted Living and Memory Care: New senior living community consisting of a 3-story, 80 unit assisted living apartments (91 beds) and associated common amenities and an attached 1-story, 28-unit (32 beds) assisted living memory care building. Total 108 units and 123 beds.

E-Mail Address: GMeeter@confluentdev.com

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

- Site Plan (to scale)
- Detail Drawings
- Landscape Plan
- Narrative Description
- Proof of Control (Option Lease Ownership)
- Product Information, etc.
- Other Descriptions or Materials as Appropriate
- Photographs

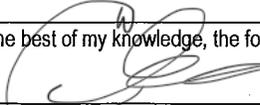
CHECK SPECIFIC ACTION REQUIRED

- | | |
|--|---|
| <p><u>BZA</u></p> <p>1. VARIANCE (requires public hearing)</p> <p>X Sign regulations Fence Regulations</p> <p> Height Regulations X Off-street Parking</p> <p>X Area and Yard Regulations</p> <p>2. OTHER APPROVALS</p> <p><input type="checkbox"/> Appeal</p> <p><input type="checkbox"/> Other: _____</p> | <p><u>CPC</u></p> <p><input checked="" type="checkbox"/> Conditional Use Permit (requires public hearing)</p> <p><input type="checkbox"/> Planned Unit Development</p> <p><input checked="" type="checkbox"/> Site Plan Review</p> <p><input checked="" type="checkbox"/> Resubdivision of Land</p> <p><input type="checkbox"/> Amendment to Zoning Map or Ordinance</p> <p><input type="checkbox"/> Improvements to Public Land</p> <p><input type="checkbox"/> Other: _____</p> |
|--|---|

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced:

See attached narrative.

To the best of my knowledge, the foregoing statements in this application are true and correct.

SIGNATURE:  Christine Hayes, General Counsel of Confluent Development, LLC, a Colorado limited liability company | DATE: 03/19/2020



NOTICE OF PUBLIC HEARING

Notice is hereby given that application is being made by Greg Meeter, Confluent Development, 16900 Van Aken Boulevard, to the Board of Zoning Appeals and City Planning Commission for a Conditional Use Permit for an assisted living facility, site plan review, variances, subdivision of land, and dedication and vacation of right-of-way. The applicant proposes a 108 unit, three story assisted living facility with 80 units of assisted living and 28 units of memory care operated by Harbor Chase of Shaker Heights. A total of 82 parking spaces are proposed which exceeds the maximum amount allowed by code of 62 parking spaces. The applicant proposes a front yard setback of 11.5 feet from Winslow Court and a 41.5 foot setback from Winslow Road, a maximum 10 foot setback is required. A variance to the side yard setback where 82 feet is proposed and 18 feet is required. A variance is required to the perimeter parking lot landscaping along the east property line as code requires a 20 foot landscape area with a 6 foot brick wall. A 13 foot wide landscape area is proposed with evergreen shrubs. Two primary signs are proposed on Van Aken Boulevard when only one primary sign is allowed per street frontage. Zoning district design standards require 60% open glass facing the north, west and south when only 20 to 26% is proposed. Subdivision of land is proposed in order to realign the intersection of Winslow Road and Winslow Court. A portion of Winslow Road is vacated and combined with parcel 735-17-020 along with a portion of parcel 735-17-018. A portion of parcel 735-17-018 is then dedicated as new Winslow Road right-of-way. The Conditional Use Permit, dedication and vacation of right-of-way require Council action.

The Board of Zoning Appeals and City Planning Commission will hold a Public Hearing on said application on **Monday, March 30, 2020 at 6:00 p.m.** in the Council Chamber of City Hall, 3400 Lee Road, Shaker Heights, Ohio. Please see the note below in regard to being heard with respect to this application.

Plans are available for public review online at <https://www.shakeronline.com/AgendaCenter>. Online plans and information are posted at the latest the Friday before the meeting date.

Dan Feinstein
Secretary
Board of Zoning Appeals
City Planning Commission

Please Note: For the safety of our staff and residents, the public will not be permitted to attend this meeting in person, but live audio will be available to the public on a listen-only basis. Residents are encouraged to submit comments/questions regarding items on the agenda at least 12 hours in advance of the meeting by emailing daniel.feinstein@shakeronline.com or by calling (216) 491-1435. Any comments or questions will be read into the record at the meeting. You may listen to the meeting live that evening by calling 1-877-613-4984 and entering code 1236547. The audio of the meeting will be available the following day on the City's [website](#).

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**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

ADDRESS:

16900 Van Aken
Harbor Chase of Shaker Heights (operator)
Confluent Development (property developer)
Case#: 2053

HEARING DATE:

March 30, 2020

SUMMARY:

A Conditional Use Permit for an assisted living facility, site plan review, variances, subdivision of land and dedication and vacation of right-of-way in order to construct an 108 unit, three story building on vacant land at Van Aken Boulevard and Winslow Court with Confluent Development as developer and Harbor Chase as operator.

STAFF POSITION:

- Staff recommends approval with the following conditions:
 - A final, detailed landscape plan including a different tree species in the eastern parking lot with a denser canopy, at least 4-foot tall arborvitae shrubs on the eastern property line parking lot landscape buffer, an additional street tree added to the Van Aken tree lawn and the installation height of shrubs noted as approved by staff.
 - Final approval from the Architectural Board of Review for the building and signage design.
 - Submission of a final subdivision plat to the city and record the plat with the county.
- Based on:
 - The Architectural Board of Review has reviewed the design and approves of the design direction of the project.
 - The City Planning Commission reviewed the project in a work session and comments from that review have been implemented in the proposal.
 - The property was planned to be developed with similar density to the Avalon Station residential building located across Winslow Court.
 - The Winslow Road reconfiguration meets the truck turning requirements for delivery trucks.
 - A parking needs analysis of other Harbor Chase facilities indicates .75 parking spaces per unit need which equals 81 spaces for this proposal.
 - The 50 employees on site per shift may be joined by 50 plus visitors on evening and weekend periods.
 - The eastern parking lots are located on the side and rear of the site.
 - The eastern parking lot landscape buffer incorporates a 13-foot wide area with evergreen shrubs and honey locust trees.
 - The Greenbriar Apartment's driveway and parking garage entries are adjacent to the proposed eastern parking lot.
 - The development follows the established land use policy and ordinance policies of the city.
 - The building meets the required 10-foot maximum building setback on Van Aken Boulevard and is very close to meeting it on Winslow Court, so ordinance intent is met on two of the three street frontages.
 - The rear service entry of the Shaker Towne Center shopping center is across Winslow Road from the rear of the proposed development.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

16900 Van Aken
Harbor Chase of Shaker Heights
Case#: 2053

HEARING DATE:

March 30, 2020

STAFF POSITION (continued):

- The newly combined parcel meets width and size requirements for the CM Commercial Mixed Use zoning district and the standards in the subdivision Section 1213.08.
- The city has a Development and Use Agreement with the applicant for sale and use of the property.
- Public streets bound the property on three (3) sides with the Van Aken Boulevard façade being designed as the front of the building.
- The essential character of the neighborhood will not be adversely impacted by the building setbacks and percentage of clear glass on the first floor as it is similar to other residential buildings on Van Aken Boulevard.
- The building design and materials of brick, stone, and cement board siding meet the design standards in the CM Commercial Mixed Use district with the exception of the first floor open window percentage.
- The site plan review standards, including pedestrian and vehicular circulation are substantially met.
- The Conditional Use standards for an assisted living facility have been substantially met per Section 1263.04.

ACTION:

- Conditional Use Permit to construct an assisted living facility in the CM Commercial Mixed Use zoning district.
- Site plan review for a new primary use building.
- Variance to the maximum number of 62 parking spaces by proposing 82 spaces.
- Variance to the front yard setback to propose 11.5 feet from Winslow Court when 10 feet is the maximum.
- Variance to the front yard setback to propose 41.5 feet from Winslow Road when 10 feet is the maximum.
- Variance to the side yard setback to propose 82 feet from the eastern property line when 18 feet is the maximum.
- Variance to propose two primary signs on Van Aken Boulevard when one is allowed.
- Variance to the 60% first floor windows facing streets requirement by proposing 26% to Van Aken Boulevard, 26% to Winslow Court and 20% to Winslow Road.
- Variance to the parking lot perimeter landscape buffer of 20 feet and a brick wall when a 13-foot landscape buffer and evergreen shrubs are proposed.
- Subdivision of land to combine a portion of 735-17-018 with 735-17-020.
- Vacation of right-of-way for a portion of Winslow Road.
- Dedication of right-of-way for a portion of parcel 735-17-018.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

16900 Van Aken
Harbor Chase of Shaker Heights
Case#: 2053

HEARING DATE:

March 30, 2020

FACTS:

1. The applicant proposes a 108 unit, three story assisted living facility with 80 units of assisted living and 28 units of memory care, operated by Harbor Chase of Shaker Heights.
2. A joint City Planning Commission/Architectural Board of Review work session was held on December 3, 2019, as well as preliminary reviews with the Architectural Board of Review on December 16, 2019 and January 21, 2020 and March 16, 2020.
3. A total of 82 parking spaces are proposed. Code allows a maximum of 62 parking spaces.
4. A front yard setback of 11.5 feet from Winslow Court and a 41.5-foot setback from Winslow Road is proposed. Code requires a maximum 10-foot building setback. The front setback to Van Aken Boulevard meets the 10-foot requirement.
5. A variance to the side yard setback of 82 feet from the eastern property line is proposed. Code requires a maximum 18-foot building setback.
6. A variance to the perimeter parking lot landscaping requirement along the east property line where a 13-foot wide landscape area is proposed with evergreen shrubs. Code requires a 20-foot landscape area with a 6 foot brick wall.
7. Two primary signs are proposed on Van Aken Boulevard. Code allows one primary sign per street frontage including monument, wall, canopy or window signs. There are three street frontages in this instance.
8. Variance to first floor open glass requirements to construct a proposed 20 to 26% facing the north, west and south. Zoning district design standards require 60% open glass.
9. Subdivision of land is proposed in order to realign the intersection of Winslow Road and Winslow Court. A portion of Winslow Road right-of-way is proposed to be vacated and combined with parcel 735-17-020 along with a portion of parcel 735-17-018. A portion of 735-17-018 is then dedicated as new Winslow Road right-of-way. The applicant will construct the new road.
10. Confluent Development has a Development and Use Agreement with the city to purchase this city-owned parcel, develop and own the property and building while Harbor Chase will operate the facility
11. The Conditional Use Permit, dedication and vacation of right-of-way require Council action.

CODE SECTIONS:

1. 1213.06 – Site Plan Review is required to build a new structure with standards on siting, circulation, traffic and buffering.
2. 1251.02 – Parking requirements are 1 parking space per unit of assisted living for a total of 62 parking spaces.
3. 1234.09 – CM Commercial Mixed Use zoning limits the maximum parking to 100% of required, which is 62 in this instance.
4. 1234.07 A – Front yard setback facing streets of 5 to 10 feet.
5. 1234.07 B – Side yard setback is 1/3 of the building height, which is 18 feet in this case.
6. 1250.07 C – One primary sign is allowed per street frontage including monument, wall, canopy or window signs.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

16900 Van Aken
Harbor Chase of Shaker Heights
Case#: 2053

HEARING DATE:

March 30, 2020

CODE SECTIONS (continued):

7. 1250.08 – Monument sign allowed at 24 square feet and wall sign allowed at 50 square feet.
8. 1234.10 B – First floor façades must be 60% open windows.
9. 1213.08 – Subdivision of land to combine, change, and split parcels.
10. 1253.08 – Parking lot perimeter landscape buffering requires a 20 foot wide buffer with a 6 foot tall brick wall.
11. 1213.04 H – Conditional Use standards include ordinance purposes, nuisance or noise, adverse impact, interference with surrounding development, adequate public facilities, and traffic congestion.

OTHER ISSUES:

1. A parking needs analysis document has been submitted with comparisons to other Harbor Chase facilities needing .75 parking spaces per unit. This equals 81 parking spaces for this proposal. This analysis is included in the packet.
2. Besides 10 visitor spaces at the front entry, all other parking spaces are located in the side and rear of the property.
3. The facility will operate with approximately 50 employees on site per shift, with a possible 50 plus visitors and vendors, especially in the evening and weekend periods.
4. The eastern property line is adjacent to the Greenbriar Apartments driveway and parking garage.
5. The eastern side parking lot landscaping includes arborvitae shrubs and honey locust trees in a 13-foot wide landscape area. Staff suggests that the arborvitae bushes be planted at least 4 feet tall and the honey locust be replaced with another shade tree variety with a larger, denser crown.
6. The proposed landscape plan includes replacement of the removed trees, with new tree planting meeting the standards in the Landscape Plan Section (1253.04).
7. Staff suggests one street tree be added to the Van Aken tree lawn to fill a gap in street trees.
8. The 82-foot wide building setback toward the eastern property line provides generous buffer between the only directly adjacent building.
9. The monument sign is proposed to identify the facility to eastbound Van Aken traffic while the canopy sign is proposed to be visible to westbound Van Aken traffic. A total of 3 primary signs are allowed for this property as it fronts on three streets but only one per street frontage. Primary signs could include monument, wall, canopy and windows signs.
10. The two sided monument sign is 24 square feet and meets code size and setback. The canopy sign can be up to 50 square. A primary wall or window sign could also be up to 50 square feet in size.
11. The amount of open windows facing the streets is comparable to other residential structures on the street.
12. Public streets bound the property on 3 sides with the Van Aken façade being designed as the front of the building.

**The City of Shaker Heights
Board of Zoning Appeals and City Planning Commission**

STAFF REPORT

Continued:

ADDRESS:

16900 Van Aken
Harbor Chase of Shaker Heights
Case#: 2053

HEARING DATE:

March 30, 2020

OTHER ISSUES (continued):

13. Winslow Road is proposed to be straightened just east of the Winslow Court intersection. Parcel 735-17-018 will be reconfigured as a portion is combined with Parcel 735-17-020 and a portion will be dedicated into right-of-way. A subdivision plat is included in the packet.
14. The applicant will construct the street right-of-way improvements with city review and approval of the design of the street, intersection and any tree lawn sidewalks and landscaping.
15. The applicant has supplied truck turning simulations to confirm that Heinen's delivery trucks can maneuver the new street alignment.

PRECEDENT:

1. The Woodlands of Shaker Heights – Built as an assisted living facility on city owned property at the corner of Chagrin and Lee.
2. Shaker Gardens – Assisted living and some skilled nursing in a former hotel at the Northfield, Warrensville Center and Chagrin intersection.
3. Library Courts Senior Housing Apartment Building - A senior living apartment building built on city owned land.
4. Campbell Court Apartments – Senior only living apartment building on Van Aken with HUD assisted financing just east of Lee Road.
5. Avalon Station – Multi-family condominium building built on city owned land on the southwest corner of Winslow Court and Van Aken Boulevard east bound across the street.



Architectural Board of Review Minutes
Monday, December 16, 2019
8 A.M.
Council Chambers

Members Present: Sandra Madison, Chair
Hans Walter, Vice Chair
James Neville, Member
Marc Ciccarelli, Alternate Member

Others Present: Daniel Feinstein, Senior Planner
Kelly Beck, Planning Specialist
David E. Weiss, Mayor
John J. Boyle III, City Planning Commission Member

The meeting was called to order by Senior Planner, Dan Feinstein at 8:02 a.m.

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Approval of minutes from the December 2, 2019 meeting.

Approved.

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16900 Van Aken Boulevard - Preliminary Review: Confluent Development.

Mr. Feinstein explained this is the second preliminary review for an assisted living facility. The first review was part of a City Planning Commission and Architectural Board of Review joint Work Session last week. The plans have been revised to address the comments from that meeting.

Suzanne Meltzer, RDL Architects, said the building inspiration is moving to reflect the design of the other courtyard-style buildings along Van Aken Boulevard. The detailing has been redesigned. The front courtyard is larger with more landscaping to disguise the driveway parallel to Van Aken. The one story portion of the building has been moved further back on the site, so it has less impact on the Van Aken Boulevard street view.

Ms. Madison said this plan is more successful and is an improvement. The driveway and parking changes are better located and have less impact.

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There was discussion regarding the eastern driveway apron location and design.

Mr. Ciccarelli said he encourages a lot of landscaping between the street and the access driveway around the building.

Ms. Meltzer explained the floor plan revisions and how the food service needs to reach the dining room as well as the memory care unit. The rooftop equipment will be placed over the memory care level, and screened so the residents on this side of the building do not see it. The cantilever bays have gable roof details. There will be more detailing on the side facing Winslow Court as a larger part of this portion will be seen regularly than further down Van Aken. The rear of the building is much more simple, but has the banding found on the rest of the building. The green shown on the front trellis and port cochere look like copper, to tie into Avalon Station. The Tudor styling on the building is not brown but an off-white color, as the styling is for texture only.

Mr. Ciccarelli said the water table band seems too low proportionally. A taller base for the building is better. The direction is improved but the arches and curves now seem forced. Study these areas to make sure these are the right forms for the building.

Mr. Walter said the language of the Tudoresque contemporary interpretation could go further. If the shed roof form is eliminated, the development of the building's architecture could move forward.

Ms. Madison said the projected balcony at the front entry seems spindly. She would also like more detail at the rear. People visiting will see this part of the building.

Mr. Walter said the trellis above the port cochere seems small. He would like them to look into this area and make more of it. He is encouraged by the design direction and it should be developed further.

The Board noted the one (1) story portion is underdeveloped. They agreed the site and massing are good. The re-alignment of Winslow for circulation helps.

Mr. Feinstein noted there are three monument signs located on the site plan.

Greg Meeter, Confluent Development, explained these are placeholders. There will also need to be a discussion regarding the possibility of a sales trailer.

Mr. Feinstein said a signage plan and the sales trailer could be addressed during zoning review.

Mayor Weiss asked about the service/outdoor area at the rear of the building.

Ms. Meltzer said this area has a 6 foot wall around it. There is also fencing with landscaping in other areas at the rear. The delivery trucks will back in to this area.

Mr. Feinstein said he would expect a traffic study would be needed to show the impact of the facility on traffic circulation and how the Winslow Road realignment works.

Mr. Walter asked if the center curb cut on Van Aken Boulevard could go away. He also asked if the access to the parking area should be one way.

Mayor Weiss suggested eliminating one access point to Van Aken Boulevard.

Mr. Meeter said this use has much less traffic than other uses. Most visits to the building, other than employees, occur on the way home in the evening. A child or friend will stop on their way home from work or their day to have dinner and visit, then leave.

After further discussion the Board suggested the following: 1) The revised site and building layout is an improvement; 2) elimination of the center curb cut driveway entrance to the front entry area; 3) additional landscaping in the removed curb cut area; 4) raise the water table band detail; 5) further study of the single story portion architecture; 6) continue refining the architectural details throughout the building and movement toward details similar to other buildings on Van Aken Boulevard; and 7) study the proportion and form of the port cochere arch form and roof.

Plans will be submitted for Board review at a future meeting.

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Mr. Walter said he is concerned with the busy language of the shed roof, dormers, and ins and outs of the building. The hierarchy of architecture is lost in all the forms. He likes the left end of the front elevation better, but the corners could be simplified.

Ms. Meltzer said the roof line could be continuous throughout and end the balcony element at the lower floor on the front elevation.

M. Ciccarelli said the entry storefront should have a hierarchy of mulls and dividers. The port cochere could be enhanced as the other details become submissive. The cement board material at the corners lightens this view. He prefers the corners be grounded. These details look applied, or forced onto the facade. In the one story area the windows should be in proportion to the gable area. He suggests muntins throughout the building as this is an easy texture addition.

Ms. Madison noted the stark white color shown draws a lot of attention to those details.

Ms. Meltzer noted they were using lighter, natural colors as contrast. They do like the idea of a darker, almond color window.

The Board agreed the elements should be tied together with more subtle colors.

Mr. Ciccarelli noted the side elevation balcony columns need a visual termination into the gable roof. Trim detailing is needed here.

There was discussion regarding the rear entry. The height of the gable over the entry should be reduced to bring it away from the ridge of the roof.

Mr. Ciccarelli said the rear balconies work better, as they do not extend into the roofline.

The Board agreed a gentle color on the one story element keeps it quiet. Use the stone element as inspiration for the field color. The trim should be white throughout.

Mr. Ciccarelli said the rear storefront windows should have a hierarchy, like the front entry windows.

Mr. Sullivan said the massing should be consistent at the front corners.

Tabled for formal review. The Board suggested the following changes: 1) simplify the north elevation corner transitions; 2) maintain a continuous main roof edge on the front elevation, eliminating the breaks at each balcony form to deemphasize that form; 3) enhance the port cochere element with improved storefront details with a hierarchy of window mullions and sizes; 4) added muntins to all windows for texture; 5) color changes to soften the appearance of the sided and panelized sections to complement the brick and stone colors; 6) added detail to the rear storefront windows above the entry to add a window hierarchy like on the front façade; and 7) consider transom windows or enlarged windows in the panelized façade elements.

Plans will be submitted formally to a future Board meeting.



Architectural Board of Review Minutes
Monday, March 16, 2020
8 A.M.
Council Chambers

Members Present: Hans Walter, Chair
Sandra Madison, Vice Chair
Marc Ciccarelli, Alternate Member
Greydon Petznik, Alternate Member

Others Present: Daniel Feinstein, Senior Planner
Kelly Beck, Planning Specialist
Joyce G. Braverman, Director, Planning
Katharyne Starinsky, Senior Economic Development Specialist

The meeting was called to order by Mr. Feinstein at 8:00 a.m.

* * * *

Approval of the March 2, 2020 Meeting Minutes

Approved with corrections.

* * * *

#20400 - 16900 Van Aken Boulevard - Confluent Development.

Mr. Feinstein called Mr. Meeter who joined the meeting remotely.

Mr. Feinstein said this is the first formal review, but the Board has seen this proposal preliminarily two (2) times. The site plan is the same and will be reviewed by the City Planning Commission, but the colors and some details have changed. He gave a summary of the action items from the January 21, 2020 review.

Suzanne Meltzer, RDL Architects, said the bay cantilevers between the balconies. The roof then has a straight edge. The balconies on the side elevation were left as they are for texture. The ends of the north elevation now are very similar in detailing. The port cochere has been opened up further. At the third floor more traditional windows will be used at the port cochere. Muntins were also added. At the rear, because of the one story portion, this elevation was left more simple, but glazing was added at the dining area. Depth has been added to the bays and the cantilever element. The memory care wing is simple without brick and like many homes with a side porch. She showed the brick and

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wall color choices, as well as the base stone and roof color. The windows will be almond in color, not white.

Eileen Nacht, RDL Architects, said they chose the Cobblestone Grey with purpose as a lighter color roof is desired.

Mr. Ciccarelli said the stone that was chosen is a concern. The tones are very cold in color and the concern is that it will look like concrete block from farther away.

Ms. Nacht said in the natural light the colors are much warmer. There is color and texture change in this material as well, which will lessen any appearance of concrete block.

The Board discussed the roof color. A warmer color such as driftwood is much more appropriate.

Mr. Walter asked about the colors of the materials in the Tudor detailing.

Ms. Meltzer said they have chosen the two lighter colors for this detailing.

The Board agreed the darker color, Natural Clay, should be used for the batten details.

Mr. Ciccarelli said they should study the head of the windows in order to achieve more detail, or relief from the façade wall. The port cochere has nice detailing and now feels more significant. He said the band above the windows on the single story should be eliminated in order to give the area lift. Treat the window headers and leave the rest simple.

The Board discussed other details that need refinement.

Approved of the design direction with the use of the following materials and color scheme: “Raleigh Court” brick; Desert Tan, Savannah Wicker, and Natural Clay composite siding colors; and Driftwood color roof shingles.

Ms. Nacht said there were questions regarding the monument sign size and locations that are possible.

Mr. Feinstein explained the zoning regulations for signage.

Greg Meeter, Confluent Development, said a second monument sign will capture visibility from the westbound Van Aken Boulevard traffic. This could also be a building or canopy sign, or one much larger monument sign.

Ms. Nacht said the preference is for signage at the option 1 location with high visibility for the eastbound traffic.

Ms. Braverman said there are no large monument signs in Shaker Heights. This would set an unwelcome precedent.

Mr. Ciccarelli said he would like to see the various options in groups instead of separated out.

Ms. Nacht said a canopy sign location gives the greatest visibility.

Mr. Walter said he would like to keep the sign off of the building, as this will detract from the architecture. He would like to see signs at locations 1 and 4.

The Board asked for blue or black lettering, not red.

The Board requested the applicant review the “Matrix” color stone material and asked for a slightly warmer color palette; the darker color siding color should be used for the battens in the Tudor detailed areas; asked the architect to soften the edges of the port cochere support beams; and to add muntins in the bottom of the windows in the one story element bay window elements.

The Board suggested revisions to the signage locations in order to minimize or eliminate signage from the building itself and consider and study locations of two monument signs as an alternative. This item requires variances from the Board of Zoning Appeals

Revised plans/drawings/material samples are to be submitted for further review by the Architectural Board of Review.

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March 19, 2020

Joyce Braverman,
Director of Planning
City of Shaker Heights

HarborChase of Shaker Heights

City of Shaker Heights - City Planning Commission/Board of Zoning Appeals

Application for Conditional Use Permit, Site Plan Review and Resubdivision of Land

Confluent Development, LLC and Harbor Retirement Associates Applicants

Dear Joyce:

On behalf of Confluent Development, LLC and Harbor Retirement Associates, we are pleased to submit the enclosed City of Shaker Heights - City Planning Commission/Board of Zoning Appeals Applications for Conditional Use Permit, Site Plan Review and Resubdivision of Land for the proposed HarborChase of Shaker Heights project. HarborChase of Shaker Heights is a proposed 108-unit/123-bed senior living community consisting of a 3-story, 80 unit assisted living apartments (91 beds) and an attached 1-story, 28-unit (32 beds) assisted living memory care building to be constructed on the undeveloped, 3.08-acre property located at 16800 Van Aken Boulevard in Shaker Heights.

The following are included with this project application set:

1. City Planning Commission/Board of Zoning Appeals Applications
2. Application Fees **\$450.00**
3. Project Narrative (included with this letter)
 - a. Project Team Capabilities
 - b. Project Description
 - c. Compliance with City Standards
 - i. Zoning
 - ii. Condition Use Permit
 - iii. HarborChase of Shaker Heights Operations Summary
 - d. Variance requests:
 - i. Parking
 - ii. Landscape buffer
 - iii. Signage – see attached signage plan.
 - e. Resubdivision and Winslow Road/Winslow Court Realignment
4. HarborChase of Shaker Heights Corporate Profile and Plan of Operations
5. Traffic Impact Letter
6. Drawings to scale and dimensioned. Includes two copies of full-size scaled drawings and two copies of drawings at 11"x 17"
 - a. Site Plan Set -
 - i. Title Sheet
 - ii. ALTA Survey
 - iii. Lot Split, Consolidation, Vacation and Dedication Plat
 - iv. Existing Conditions and Demolition Plan
 - v. Site Layout Plan
 - vi. Marketing Trailer Layout Plan

- vii. Site Utility Plan
 - viii. Site Grading Plan
 - ix. Tree Preservation plan
 - x. Landscape Plan
 - xi. Exterior Lighting Plan
7. Exhibits
- a. Existing Use and Zoning of Land within 300 feet of Site Exhibit
 - b. Truck Turn Exhibits
8. Architectural Plans
- a. Building Elevations
 - b. Floor Plans
 - c. Signage Plan

Project Team Capabilities

Confluent Development is a leading full-service real estate development and investment firm that owns and develops ground-up commercial real estate throughout the United States. Confluent Senior Living (a subsidiary of Confluent Development) is a national developer and investor of senior housing projects. Confluent Senior Living partners with a variety of industry-renowned senior living operators across the U.S. An expert in developing, buying and selling senior living communities, Confluent Senior Living has a national senior housing portfolio of award-winning communities. Currently, Confluent has developed 17 senior housing communities. In addition, 4 are under construction and 6 are in various stages of design and permitting. For more information, visit www.ConfluentSeniorLiving.com.

Once completed, the project will be operated and managed by Harbor Retirement Associates (“HRA”). HRA is a regional senior living development and management company, focused primarily on Assisted Living and Memory Care communities, but is also engaged in the development and operations of Independent Living and Skilled Nursing communities. HRA operates more than 34 communities in 10 states and is partnering on the construction of even more communities in 5 additional states. HRA manages over \$150 million in revenue and approximately \$1 billion in assets while employing 2,500 associates. For more information, visit www.HRAseiorliving.com.

The proposed building is being designed by RDL Architects, Inc., located in Shaker Heights, OH. RDL’s Senior Living studio specializes in the design of environments for seniors, for the full continuum of care, including, independent living, assisted living, memory support, and nursing care. Our senior living architects, designers and planners are committed to helping our clients create environments that promote wellness, instill comfort and foster a sense of community.

For more information, visit www.rdlarchitects.com

The site plans, landscaping and associated utilities are all being designed by The Mannik & Smith Group, Inc.(MSG), located in Shaker Heights, Ohio. MSG is a full service Civil Engineering firm with over 350 employees in 14 offices throughout the Midwest. MSG has worked with national, regional and local assisted living developers on numerous projects of broad complexity and scope. MSG has carefully assembled core competencies that allow them to assist clients early in each and every site development project, address the critical path items throughout multi-disciplined engineering and environmental design processes, and provide construction administration and materials testing during construction. MSG continuously evolves to meet the changing needs of the industry and implements innovative ideas to streamline processes and add value to projects. Learn more at www.MannikSmithGroup.com.

Proposed Project Description

HarborChase of Shaker Heights will be a high-quality senior living community with a strong emphasis on hospitality. The new state of the art 108-unit community will provide a home for approximately 91 residents (80 units) in assisted living apartments and approximately 32 residents (28 units) in a secure memory care setting. The assisted living portion of the building will be three (3) stories and the memory care section will be single story.

One enters the building through a porte-cochere into a two-story grand lobby where you are greeted by a concierge. First floor amenities spaces include multiple dining venues such as a bistro, sports bar, exhibition kitchen with a pizza oven, formal dining and private dining, as well as a wellness center and community room. Additional amenities, located on the second or third floor, include a beauty salon, activity rooms, game room and tearoom.

From the ground floor, one can enter the memory care, which is a secured area within the building. The memory care portion of the building has a vaulted living room, dining room and activity areas with direct access to a secured, outdoor garden. An open, residential style kitchen/servery is located across from dining to enhance familiar room to room circulation and cueing.

The project team had a joint ABR/ PC work session on 12/3/2019 and several preliminary meetings with the ABR. The feedback was invaluable and informed the development of the current design. A formal ABR meeting was held on 3/16/2020. The following is a summary resulting from discussion and input from these meetings:

- The 'H-shaped' building configuration is a common typology along Van Aken Boulevard and provides a gracious drop-off experience. The circular entry drive and drop-off accommodates 10 parking spaces, which will be screened with landscaping. An additional parking lot with access from Van Aken as well as Winslow Road provides an additional 53 parking spaces.
- In addition, the developer has agreed to improve the existing parcel at the corner of Winslow. The area will be reconfigured to accommodate a 21-space parking lot, public park/ green space with a walkable path to the shopping center.
- Service access for the building is off Winslow Road. The service drive and dumpster enclosures are screened with 8' high masonry enclosures. This works with the truck routes servicing the adjacent shopping center.
- The proposed layout, massing and architectural style for HarborChase of Shaker Heights is a modern interpretation of the traditional Tudor, French and Georgian styles which are characteristic of Shaker Heights vernacular. Massing, rooflines and balcony treatments are kept simple to emphasize the continuous horizontal lines prevalent in this style.
- The one-story Memory Care portion of the building is setback from Van Aken; its proportion and materials are compatible with the neighborhood as an addition to a larger building.
- Materials include brick, stone as well fiber cement panels and horizontal lapped siding. Sloped roofs will be an architectural grade fiberglass shingle. Windows will be primarily residential style vinyl windows; storefront with heavy mullions are utilized judiciously in common areas to maximize natural light.

- Masonry banding at the base of the building reflects detailing of neighboring buildings.

The ABR is supportive of the current massing and architectural development. They had the following comments and suggestions, which the team will address:

- Eliminate the horizontal band on the MC building
- Add muntins to the lower portion of windows on MC bay elements with transom windows.
- Add brick mould profile on the headers of windows in siding to make the headers wider than the trim at jambs. Utilize precast headers in brick.
- Soften the profile of the exposed structural beam ends at the Porte Cochere.
- The 3 siding colors are good. Suggested changing the battens to the darkest color to add contrast and reflect a more traditional Tudor style.
- Consensus is that the proposed Cobblestone Gray shingle is too light. Suggestion to change it to Driftwood.
- There were mixed opinions regarding the color of the stone. The preference is for a warmer stone, similar to what's reflected in the renderings.

Compliance with City Standards

Zoning

The property is located within the Shaker Heights Commercial Mixed-Use (CM) District. Assisted Living and Memory Care are permitted as Conditional Uses in the CM District. – Section 1263.04.

Adjacent Uses:

- North: Van Aken Boulevard
- East: CM Zoning - Multifamily residential
- South: Winslow Road / CM Zoning – commercial shopping center
- West: Winslow Court / CM Zoning – Multifamily residential

Condition Use Permit Statement

The HarborChase of Shaker Heights senior living community will conform to the standards set forth in City Code Section 1213.05.H and 1263.04 Standards for Conditional Use Permits.

The proposed assisted living use and senior living community project is consistent with the land use policies established by the City Council, zoning code and long-range planning. The assisted living use is supported by policies promoting quality redevelopment of the site while meeting community a need to allow more residents to age in place. The project will not create any significant public nuisance by reason of noise, smoke, odors, vibrations, objectionable lights or congestion of traffic. As mentioned above, the project design will help maintain and enhance the character of the neighborhood and will not interfere with the use and development of neighboring properties. The proposed senior living community will not have a substantial or undue adverse impact upon adjacent property, the character of the neighborhood or area, or the public peace, health, safety, and general welfare. As indicated in the attached in the traffic impact letter, the proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. The senior living use generates much less traffic than retail, office, or multi-family residential uses. The site plan and structure have been designed to meet requirements of the Americans with Disabilities Act (ADA) and any applicable state code accessibility requirements. The site plan includes adequate lighting, sidewalks, and drop-off zones to promote safe separation between vehicular and pedestrian traffic.

HarborChase of Shaker Heights Operations Summary

- Employees/Visitors: HarborChase employs an Executive Director along with seven department directors who are responsible for the daily operations of the community. Along with the leadership team, there will be many other associates working for all departments. Once a community has stabilized occupancy there will be 75+ associates who work for HarborChase as per diem, part-time and full-time associates. During peak times there could be as many as 50 employees and 50-100 visitors –family, friends and 3rd party vendors. It’s critical that the project provide ample parking to accommodate these peak times.
- Hours of Operation: HarborChase communities, including HarborChase at Shaker Heights, will operate 24 hours a day, 365 days a year. HarborChase runs three 8-hour shifts, seven days a week to ensure that all Residents’ needs are being met. While the community operates 24-hours a day, primary business hours of operation are 8am to 8 pm daily when the main entrance is open. Visitors are welcome at any time of day throughout the week, however the Concierge position is only staffed during primary business hours so the visitor would ring the doorbell for after-hours entry into the community.
- Deliveries: Deliveries will happen from 5 am and 11 pm. While rare, some deliveries may need to occur after hours. In this case, the delivery person would need to utilize the doorbell located at the front entrance or at the service/delivery entrance. She/He is also able to call the main phone line which will ring to a portable that is carried by the 3rd shift nurse.
- Trash: Trash will be handled through a private 3rd party contract and is usually removed three times weekly.
- Traffic: While minor, the height of traffic will occur during staff shift changes, which will overlap one to two hours. Most visitors fluctuate in/out during the evening hours around dinner time or weekends to visit with their loved ones.
- Please see the attached Corporate Profile and Operations Plan for HarborChase at Shaker Heights for more detailed information.

Subdivision of Land Proposal/ Winslow Road and Winslow Court Realignment

The new configuration of land on the southwest corner of the developed area accommodates the HarborChase facility parking needs and retains the pedestrian safety and connectivity to neighboring adjacent parcels and the shopping center area. The re-alignment of the roadway accommodates the turning radii all trucks and deliver traffic serving the neighboring Heinen’s and shopping center tenants. Furthermore, the roadway re-alignment provides increases safety of vehicle traffic, channeling flow to primary roads ways vice the parking area. The new configuration clearly demarks pedestrian crossing at all intersections, utilizes pavement hatching to accommodate wide truck turns on the road surface (vice grass or curb impacts) and serves as visual indicator to motorists to ensure efficient and safe traffic channelization into the intersection.

Variance Requests

Parking

We are proposing 83 on-site parking spaces for 108 units. The City Parking Code in the CM District provides a maximum parking ratio of 0.5 parking spaces per bed for assisted living communities. HarborChase at Shaker Heights is proposing 123 beds. Per the parking code, 62 spaces are permitted.

Respectfully, HRA requests a variance to allow for 21 additional on-site parking spaces. The additional spaces will be located behind the building at the modified intersection of Winslow Court and Road. This location effectively shields view of this parking lot from Van Aken Boulevard.

As mentioned above, HRA expects to have at least 75 associates working at the HarborChase Shaker Heights senior living community. Larger hospitality and care driven communities tend to require more staff and have more visitors than smaller and less amenitized communities. During peak times, there could be as many as 50 employees and 50-100 visitors –family, friends and 3rd party vendors. It’s critical that the project site provide sufficient parking to accommodate these peak times. After developing dozens of senior living facilities, HRA has determined that each community needs to provide at a minimum of 0.75 parking spaces per assisted living/memory care unit to accommodate for associates, visitors and 3rd party vendors. Per the exhibit below, HRA has successfully used this formula on other similar communities.

Similar Community	Total number of units	Current occupancy (unit)	Total FT Associates	Total PT Associates	Total number of off-street parking spaces	On-street Parking allocated	Total allocated parking spaces	Parking Spaces per Unit
Mandarin	114	60	50	30	85	0	85	0.75
The Villages Crossing	96	82	46	14	71	0	71	0.74
Naperville	101	76	65	55	75	0	75	0.74
Plano	120	91.5	82	25	106	0	106	0.88
Sarasota	108	99	64	24	80	0	80	0.74
Shorewood*	94	68	46	55	59	13	72	0.77
South Portland, ME	123	Under construction	50-75	25-50	93	0	93	0.76
							Average per	0.77

* A new public street was built to serve the Shorewood project. The street was built to serve the service entrance and provide 13 additional parking spaces so that .75 spaces per unit were met

The proximity of the train service, shopping center, and walkable streets is one of the reasons the site is so attractive. HRA will encourage staff and visitors to utilize alternative means to travel to the property. The proposed 83 spaces assume that a portion of its associates will travel to work by train, carpooling, walking or biking. At peak shift 50 or more employees will be on site. HRA calculates that at least 75% of these employees will need to park a car on site -requiring 38 spots. HRA typically have 50-100 visitors at maximum park time (later afternoon). At peak, at least 50 visitors will be on site. HRA expects that 90% of these visitors will park on site - requiring 45 spots. 3rd party vendors (flower deliveries, events, etc.) will require up to 5 spots. Both work and visitor peaks overlap in the afternoon. Conservatively, HRA will require 88 parking spaces to accommodate peak day needs. The proposed 83 on-site spaces will accommodate this need with the availability of some on-street spaces to account for the additional 5 spaces. Please see table below.

HRA Shaker -Units			Beds			Employees		Visitors	City Parking Requirement		HRA Requirements		
AL Units	MC Units	Total Units	AL Beds	MC Beds	Total Beds	Total employees	Max at shift change	Max at Peak	0.5 Spaces per Bed	Spaces permitted	0.75 Spaces per Unit	Minimum Spaces Needed	Spaces Requested
80	28	108	91	32	123	75	50	75	0.5	62	0.75	81	83
Employee Needs													
			Max at Shift		50								
			% Parking		0.75		assumes 25 % by other means (light rail, car pool, bike, walk)						
			Parking Needed		37.5								
Visitor Needs													
			Max at Peak (50-100)		50		typical daily peak is 50						
			% Parking		0.9		assumes 10 % by other means						
			Parking Needed		45								
3rd Party Vendors													
			Max at Peak		5		short term front entrance deliveries, events, special catering.						
			Parking Needed		5								
			Total Employees, visitors and 3rd party		105								
			Total parking		88								
			Parking Provided		83		Accounts for 5 adjacent on-street parking can accommodate average daily peak						

Landscape Buffer Variance:

For landscape parking lot buffer purposes between a commercial use and residential use, the Commercial Mixed Use (CMU) zoned parcel require a 20' landscape buffer and 6' tall brick wall. As a senior living facility, this development creates more residential options for seniors and contains amenities that serve and attract an aging population. As such, it is important to retain a residential feel and aesthetic, with an emphasis on community and connectivity and acknowledge that this senior living development has much lower traffic than a typical commercial mixed-use development. In lieu of a 6' tall brick wall on the eastern boundary of the parcel, this development provides a dense screen of staggered evergreen planting that provide a softer, natural, and aesthetically pleasing screen to the adjacent parcels. Given the site constraints, to optimize the available acreage for development and best service the needs of the future residents, in lieu of a 20' buffer, this development provides a 13' wide landscape buffer which is continuous along the eastern boundary and contains two 18'x9' landscaped peninsula projections into the adjacent parking surface. This 13' wide landscaped buffer in conjunction with the dense evergreen screening effectively addresses both the functional requirements of CMU zoning, and functional parking needs of the development. The proposed buffers will effectively screen (headlight, views, etc.) the apartments located to the east of the development, especially given that the first floor of these apartments are not occupied near the boundary.

Signage Variance:

Signs are regulated by the City Sign Code: Chapter 1250 – Sign Regulations; 1250.07 Sign Regulations by District; C. Sign Regulations in Commercial and Office Districts:

- **Primary Signs:** Every business is permitted one (1) of the primary sign types for each public right-of way upon which the property fronts provided that the ROW is over 80 feet long.
- **Permitted Primary sign types:** Wall Signs; Window Signs; Canopy Signs; and Monument Signs

The project fronts along Van Aken Boulevard, Winslow Court and Winslow Road. Each frontage exceeds 80 linear feet. Hence, primary signs are permitted along each frontage for total of three signs.

Based on their experience operating dozens of senior living communities throughout the country, HRA requires that their community identification signs be visible from both eastbound and westbound traffic.

The signs need to be visible for marketing, visitation, deliveries, and emergency service reasons. Through 3D analysis, we have determined that a single monument sign adhering to sign code dimensional requirements cannot be not fully visible to both eastbound and westbound traffic. More specifically, monument signage visibility is obscured to westbound traffic by the wide Van Aken median/train tracks that includes a raised brick wall along most of the project's frontage.

Two signs along Van Aken Boulevard can provide visibility from eastbound and westbound traffic. Hence, we respectfully request a sign variance to allow for two primary signs along Van Aken. Please note that while we are permitted to have a total of three primary signs, we will only be asking for two primary signs if this variance request is approved.

Two signs along Van Aken Boulevard Sign Proposal:

1. One monument sign to provide eastbound traffic and wayfinding to the main entrance. Please note that the proximity of the monument sign could count toward the Winslow frontage. The proposed sign meets setbacks and dimensional standards.
2. One canopy sign that will be visible to westbound traffic. The canopy sign will be 40 SF so that it can be visible from westbound traffic. The size and design compliment the canopy structure.

This project presents an exciting opportunity for Confluent/HarborChase and the City of Shaker Heights. We look forward to working with the City through this approval process. If you have questions, comments or need further information, please contact me at 303-919-4282 or gmeeter@confluentdev.com.

Respectfully,



Greg Meeter
Senior Director of Real Estate Entitlements



MEMORANDUM

To: Joyce Braverman, City of Shaker Heights, Ohio
From: Joe Comar, MSG
CC: Matthew Krakora, MSG
Date: March 11, 2020

Project #: C4800005
Re: Trip Generation Assessment for Proposed Assisted Living Site at 16800 Van Aken Blvd

Introduction

The Mannik & Smith Group (MSG) has completed a trip generation memorandum to summarize expected site traffic generated by a planned assisted living site in Shaker Heights, Ohio. A current site plan is attached for reference.

Background Conditions

The planned assisted-living facility is located at the vacant ground just east of 16800 Van Aken Boulevard on the south side of the street in Shaker Heights. Van Aken Boulevard is a four-lane, two-way boulevard separated by a set of tracks in the median, with a posted speed limit of 35 mph.

Expected Trip Generation

To establish site generated traffic volumes, the ITE *Trip Generation* Manual 10th edition was consulted for Land Use Code #254, Assisted Living. The documented trip generation rates were applied to the new site using the planned 123 beds for this facility. The total peak hour traffic is expected to be 23 trip ends in the AM peak and 32 trip ends in the PM peak hour, as shown in **Table 1** below. Calculation worksheets are attached for reference.

Table 1 – Expected Trip Generation									
Facility	Trip Rate (Trip Ends / Unit)		Size (Unit)	AM Peak Hour			PM Peak Hour		
	AM	PM		Entering	Exiting	Total	Enteri ng	Exiting	Total
Assisted Living Facility	0.19	0.26	123 beds	14	9	23	12	20	32

Conclusion

Based upon the site trips expected to be generated by the proposed development being less than 33 vehicles in either AM or PM peak hours, it is our recommendation that a traffic study not be required as the development does not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

If you have questions or comments during your review of this trip generation memo, please contact me at your convenience.

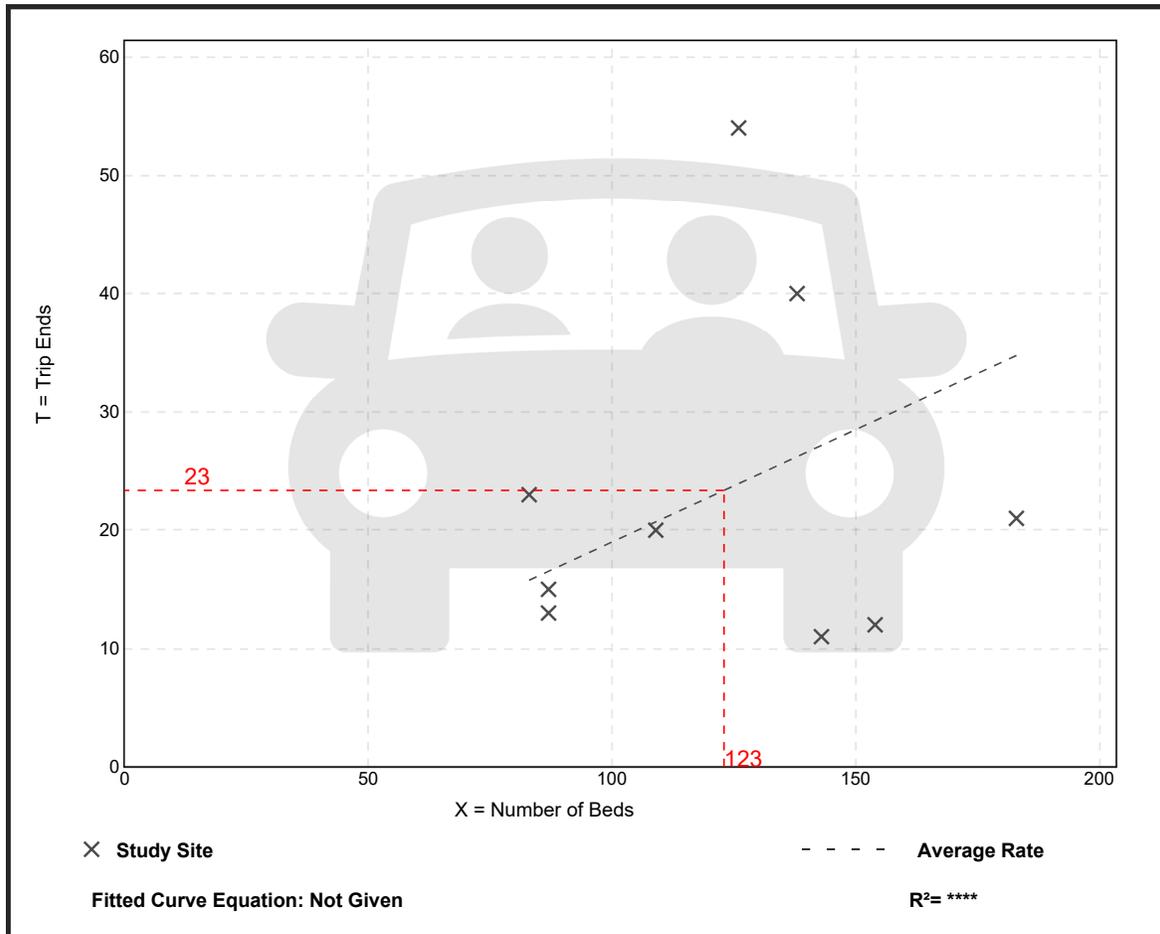
Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

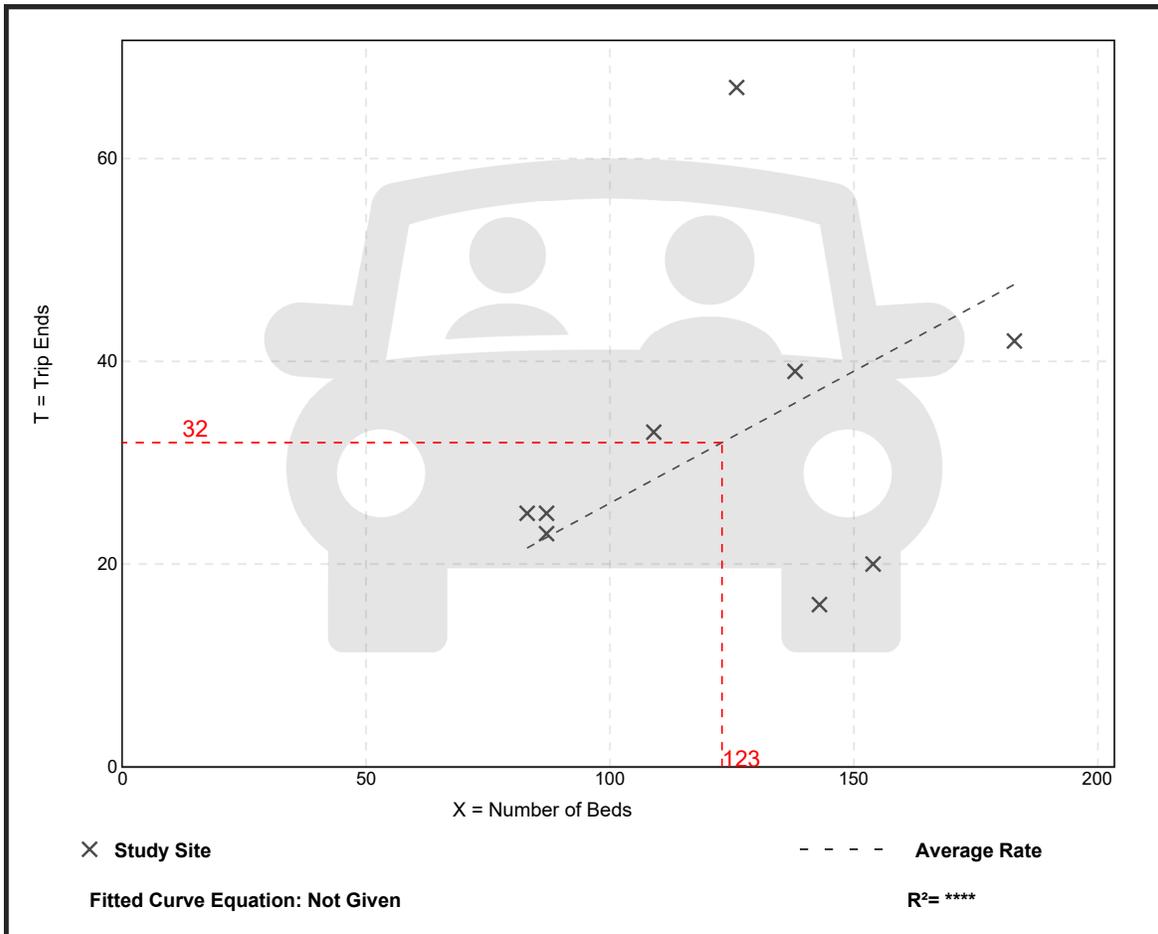
Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 38% entering, 62% exiting

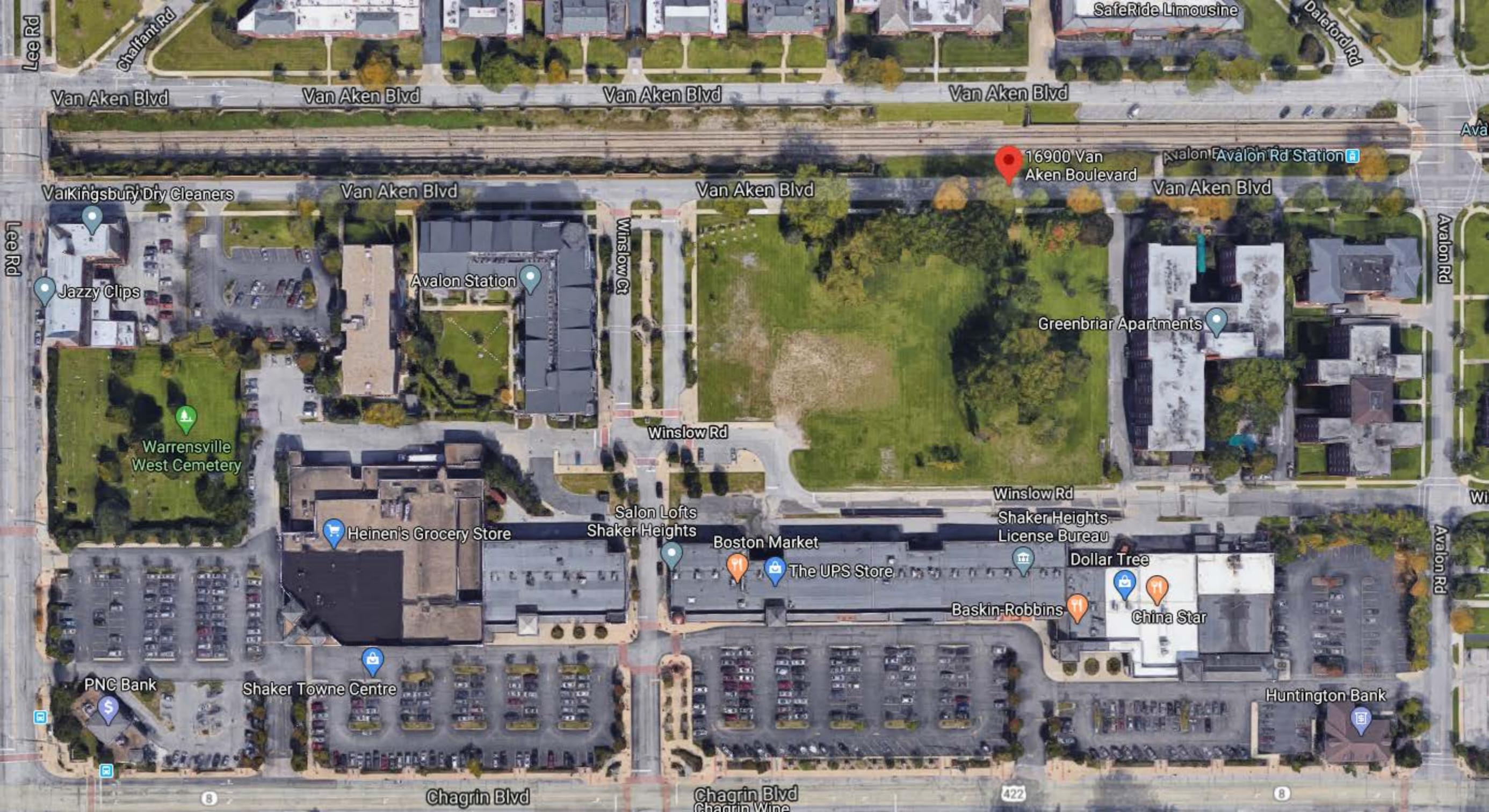
Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers



SafeRide Limousine

Lee Rd

Chalfant Rd

Daleford Rd

Van Aken Blvd

Van Aken Blvd

Van Aken Blvd

Van Aken Blvd

Av...

16900 Van Aken Boulevard

Avalon Rd Station

Va Kingsbury Dry Cleaners

Van Aken Blvd

Van Aken Blvd

Van Aken Blvd

Lee Rd

Jazzy Clips

Avalon Station

Winslow Ct

Avalon Rd

Greenbriar Apartments

Warrensville West Cemetery

Winslow Rd

Wi...

Heinen's Grocery Store

Salon Lofts Shaker Heights

Boston Market

Winslow Rd

Shaker Heights License Bureau

Dollar Tree

PNC Bank

Shaker Towne Centre

The UPS Store

Baskin-Robbins

China Star

Avalon Rd

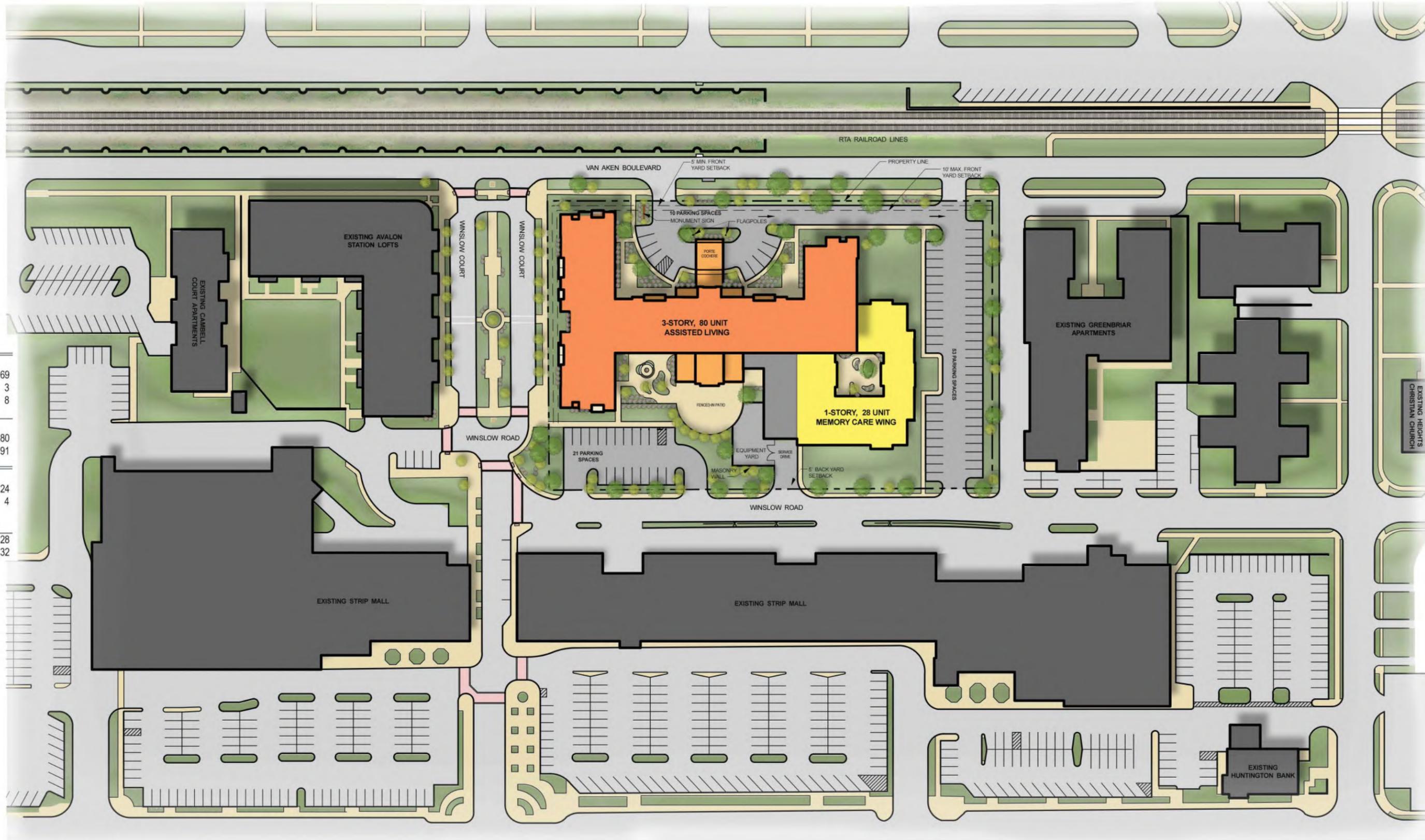
Huntington Bank

Chagrin Blvd

Chagrin Blvd

422

8



UNIT MIX:

ASSISTED LIVING UNITS	
- 1 BEDROOM	69
- 2 BEDROOM	3
- 2 BEDROOM CORNER	8
TOTAL ASSISTED LIVING	
- UNITS	80
- BEDS	91
MEMORY CARE UNITS	
- 1 BEDROOM	24
- 2 BEDROOM	4
TOTAL MEMORY CARE	
- UNITS	28
- BEDS	32

EXTENDED OVERALL SITE PLAN



UNIT MIX:

ASSISTED LIVING UNITS	
- 1 BEDROOM	69
- 2 BEDROOM	3
- 2 BEDROOM CORNER	8
TOTAL ASSISTED LIVING	
- UNITS	80
- BEDS	91
MEMORY CARE UNITS	
- 1 BEDROOM	24
- 2 BEDROOM	4
TOTAL MEMORY CARE	
- UNITS	28
- BEDS	32

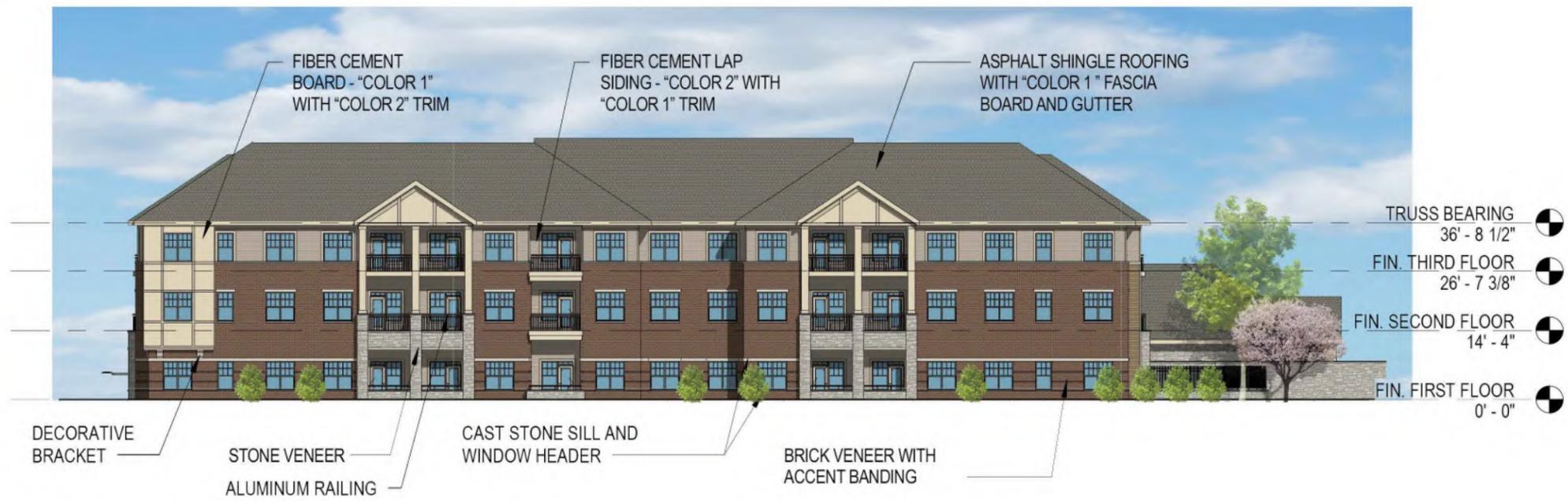


OVERALL SITE PLAN





1 NORTH ELEVATION - VAN AKEN BLVD
1" = 30'-0"



2 WEST ELEVATION - WINSLOW COURT
1" = 30'-0"



1 SOUTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



FRONT ENTRY - VAN AKEN BLVD.



FRONT OF BUILDING - VAN AKEN RD.



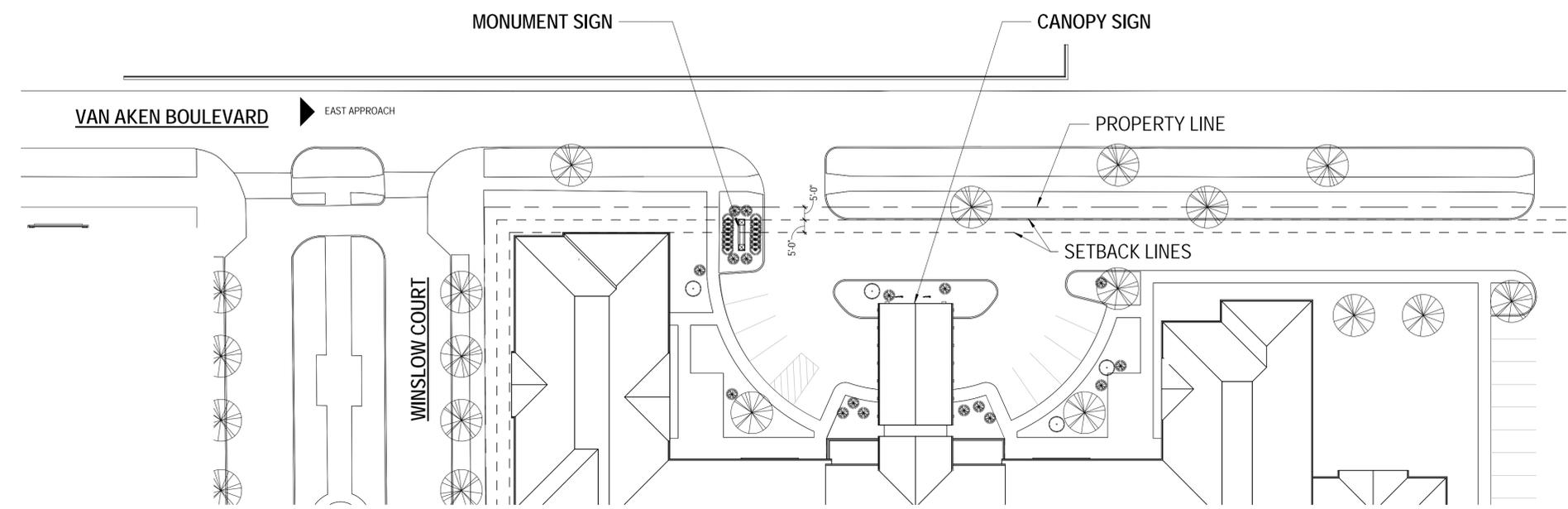
REAR OF BUILDING - WINSLOW RD.



REAR OF BUILDING - WINSLOW RD.



2 MONUMENT SIGN
S-1 1/2" = 1'-0"



1 SITE PLAN
S-1 1" = 30'-0"



3 CANOPY SIGN ELEVATION
S-1 1/4" = 1'-0"



4 EAST APPROACH CANOPY
S-1 12" = 1'-0"



5 CANOPY SIGN
S-1 12" = 1'-0"



6 CANOPY WEST APPROACH
S-1 12" = 1'-0"

MONUMENT SIGN OPTION 1



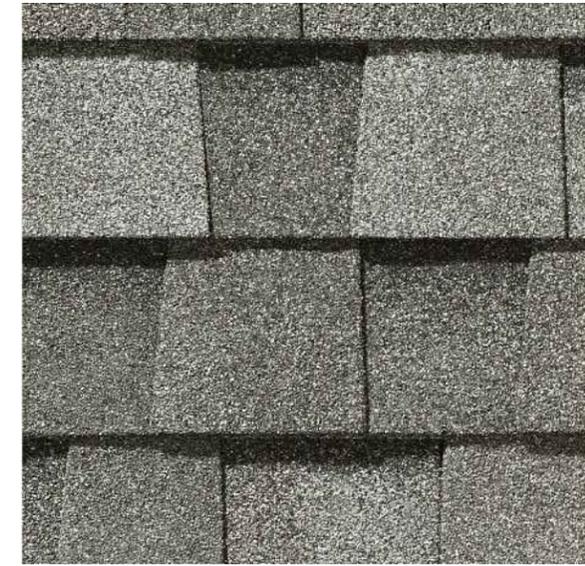
BRICK



STONE



ROOF



FIBER CEMENT SIDING



COLOR 1



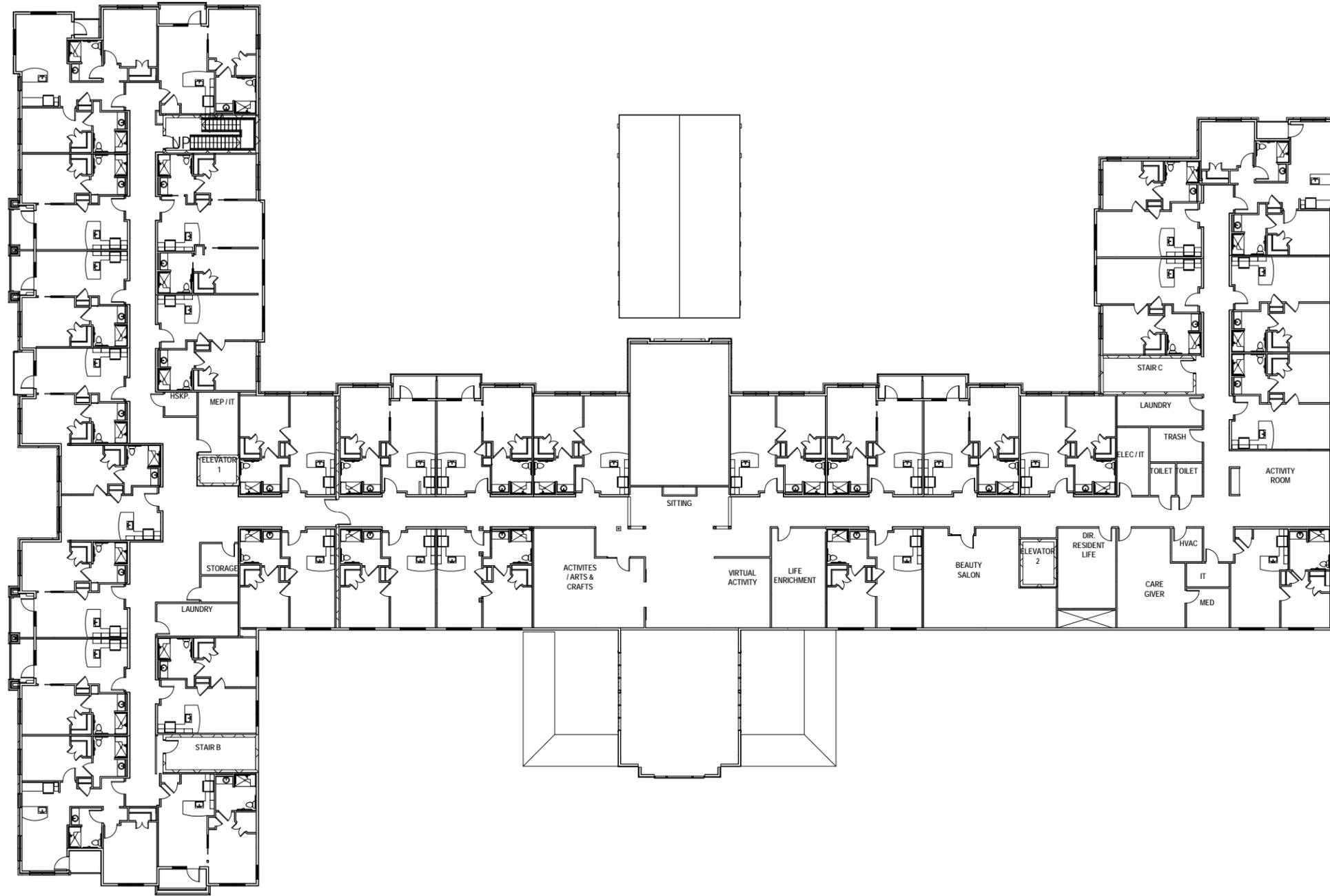
COLOR 3



COLOR 2

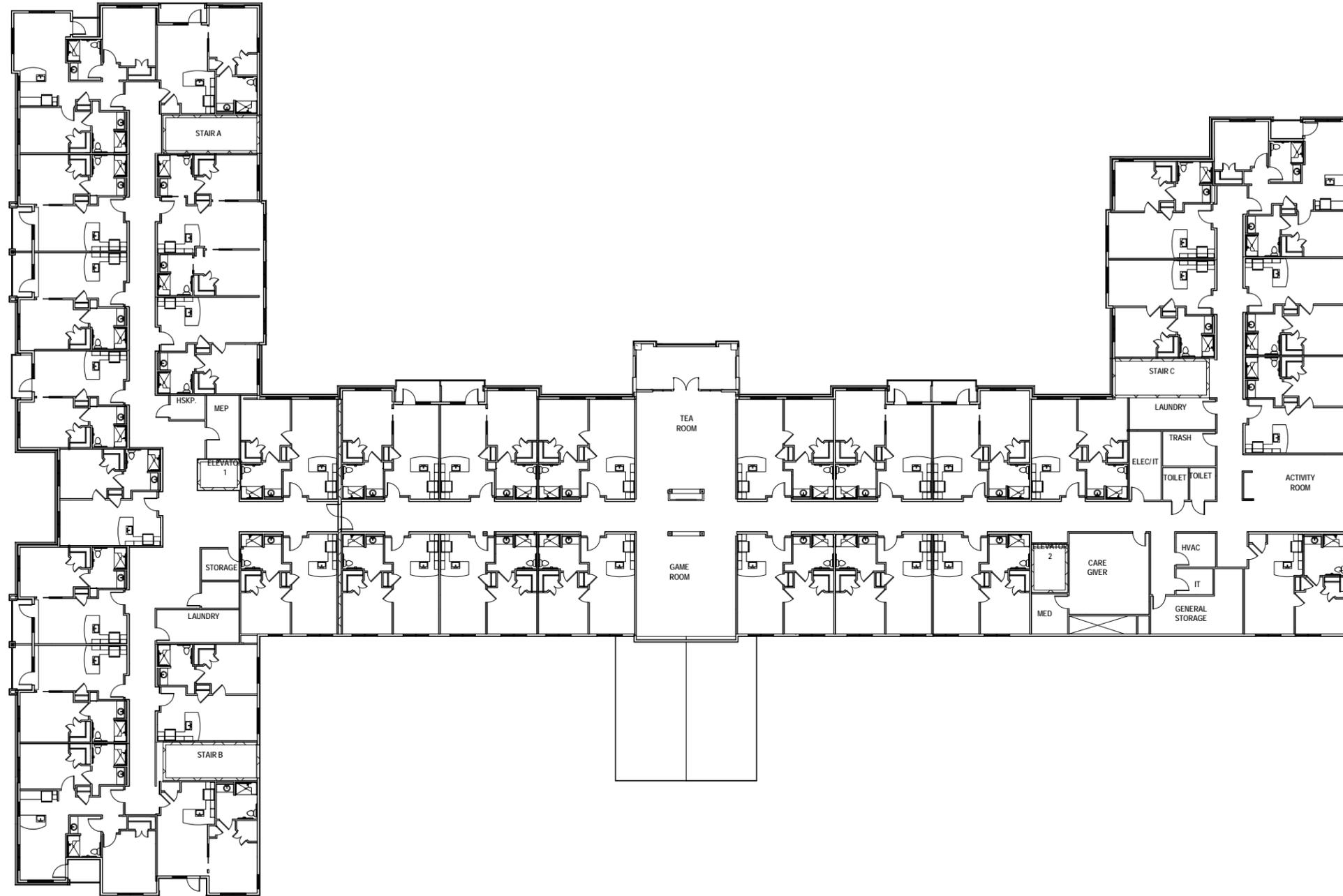
WINDOWS / RAILINGS



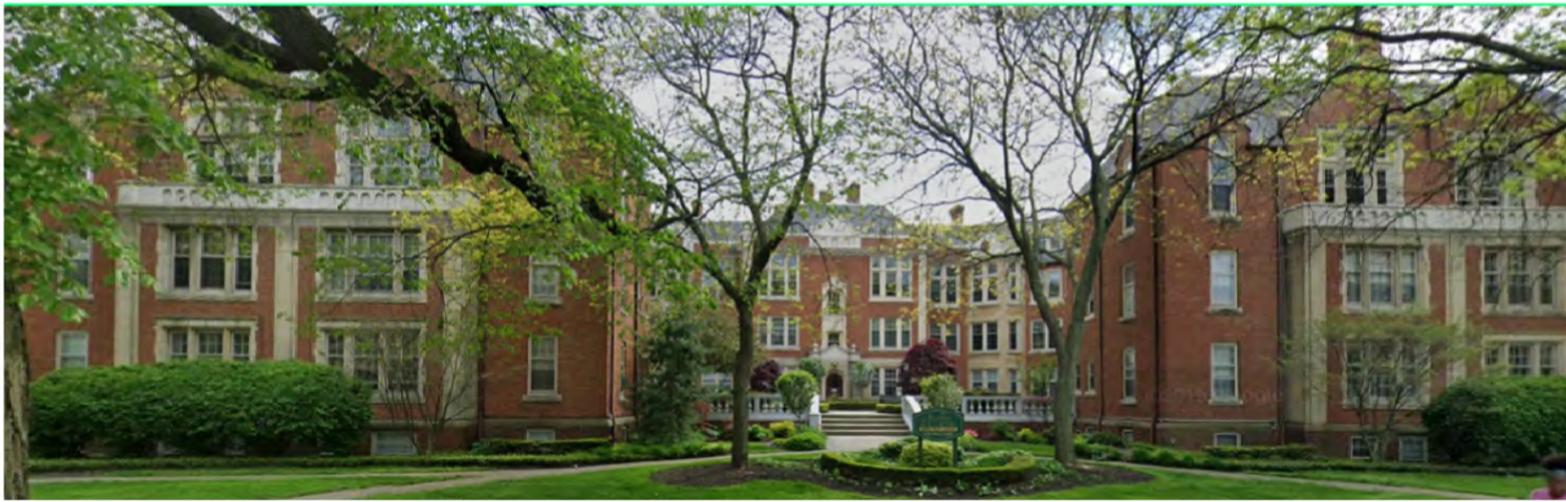


SECOND FLOOR PLAN
 1" = 30'-0"

rdla: #19171 COPYRIGHT © 2020



THIRD FLOOR PLAN
 1" = 30'-0"



THE SOUTH SHAKER APARTMENTS
ADDRESS: 15700 VAN AKEN BLVD.



THE SEDGEWICK
ADDRESS: 15610 VAN AKEN BLVD.



THE SHAKER PARK MANOR APARTMENTS
ADDRESS: 19220 VAN AKEN BLVD.



PORTE COCHERE EXAMPLE
ADDRESS: HARBORCHASE
SHORE WOOD



BRICK FACADE EXAMPLE
ADDRESS: N/A



WINDOW WALL EXAMPLE
ADDRESS: N/A

SURROUNDING ARCHITECTURE

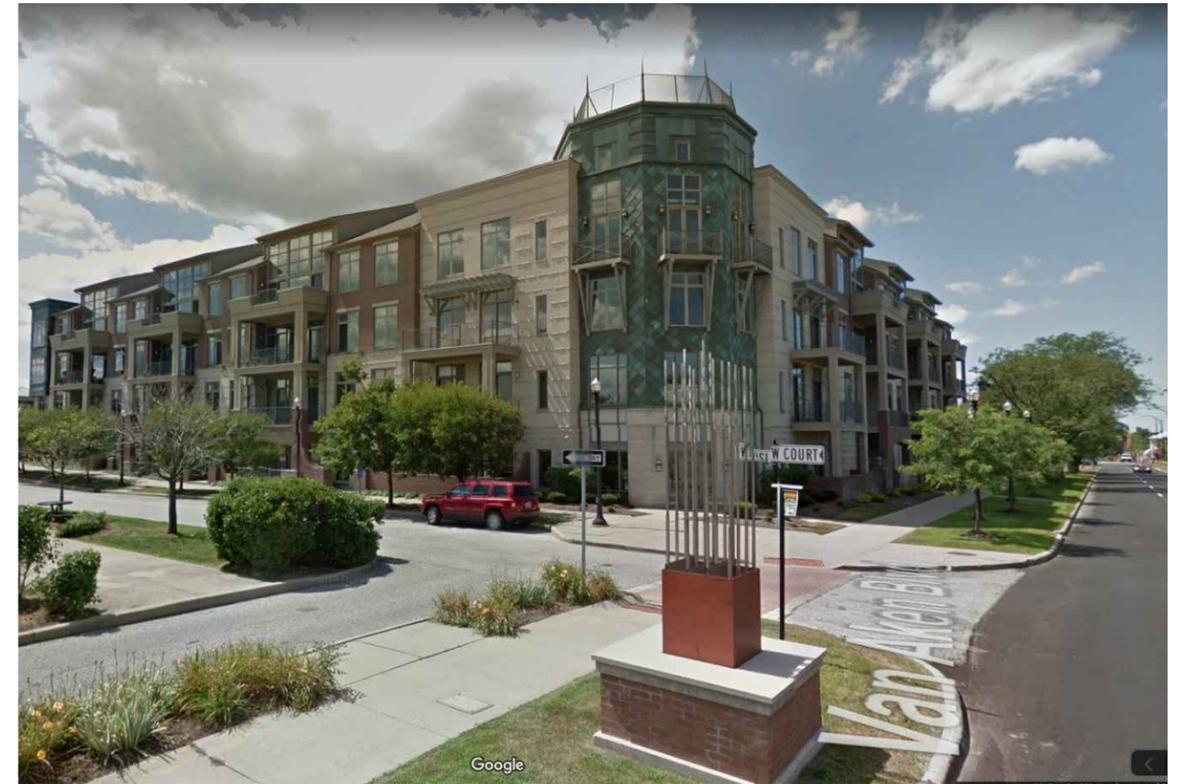
HarborChase of Shaker Heights Shaker Heights, OH

January 15, 2020

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RDL
ARCHITECTS

RDL ARCHITECTS, INC
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com



GREENBRIAR APARTMENTS
ADDRESS: 17100 VAN AKEN BLVD.

THE AVALON STATION
ADDRESS: 16800 VAN AKEN BLVD.

SURROUNDING ARCHITECTURE

03.11.2020

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CONFLUENT DEVELOPMENT, LLC.

HARBORCHASE OF SHAKER HEIGHTS SHAKER HEIGHTS, OHIO

BENCHMARKS

- BENCHMARK 1**
 NORTHEAST FLANGE BOLT ON A FIRE HYDRANT ON THE SOUTHERLY RIGHT OF WAY OF WINSLOW ROAD APPROXIMATELY 475 FEET WEST OF THE INTERSECTION OF WINSLOW ROAD AND AVALON ROAD.
 ELEVATION: 995.47
- BENCHMARK 2**
 MAGNETIZED NAIL SET IN THE BACK OF WALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF WINSLOW ROAD AND WINSLOW COURT.
 ELEVATION: 988.28
- CP 1**
 IRON PIN SET BEHIND THE NORTHERN CURB OF WINSLOW ROAD APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF WINSLOW ROAD AND AVALON ROAD.
 NORTHING: 656748.956
 EASTING: 2225995.223
- CP 2**
 MAGNETIC SURVEY NAIL SET IN THE NORTHEAST CORNER OF THE INTERSECTION OF WINSLOW ROAD AND WINSLOW COURT.
 NORTHING: 656812.611
 EASTING: 2225495.435

STANDARD ODOT DETAILS

STANDARD DRAWING NUMBER	ITEM DESCRIPTION
CB-1.2	CATCH BASIN 2-3
MH-1.2	MANHOLE NO.3

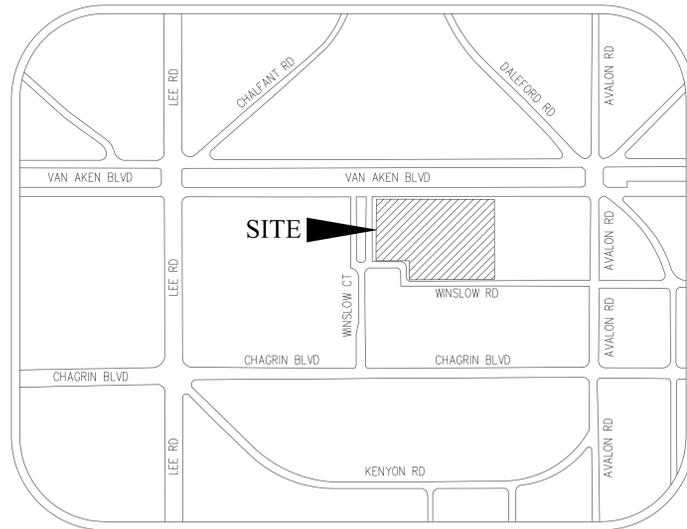
SITE DATA TABLE

LOT AREA	
EXISTING SITE:	3.08 AC
PROPOSED SITE:	3.27 AC
ZONING DISTRICT:	
CM: COMMERCIAL MIXED USE	
BUILDING AREA	
OVERALL:	106,698 SQ. FT. (1ST FLOOR 48,841 SQ. FT.)
3-STORY ASSISTED LIVING:	87,644 SQ. FT.
1-STORY MEMORY CARE:	19,054 SQ. FT.
UNIT MIX	
ASSISTED LIVING:	80 UNITS (91 RESIDENTS)
MEMORY CARE:	28 UNITS (32 RESIDENTS)
STORIES	
BUILDING:	3 STORIES
PARKING SPACES	
	REQUIRED* PROVIDED
BUILDING	62 SPACES 62 SPACES
SIDE LOT:	0 SPACES 20 SPACES
TOTAL	62 SPACES 82 SPACES

*ONE SPACE REQUIRED PER EVERY 2 BEDS

PREPARED FOR
CONFLUENT DEVELOPMENT, LLC.
 2240 BLAKE STREET, SUITE 200
 DENVER, COLORADO 80205

VAN AKEN BOULEVARD, CITY OF SHAKER HEIGHTS,
 COUNTY OF CUYAHOGA AND STATE OF OHIO



VICINITY MAP
 NOT TO SCALE

INDEX OF SHEETS

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ALTA SURVEY.....	1 OF 2
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LOT SPLIT AND CONSOLIDATION.....	1 OF 1
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SITE LAYOUT PLAN.....	3
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APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

PLAN SET APPROVED BY:

SIGNATURE _____ DATE _____

PROJECT CONTACTS

DEVELOPER
 CONFLUENT DEVELOPMENT, LLC
 2240 BLAKE STREET, SUITE 200
 DENVER, COLORADO 80205
 CONTACT: GREG MEETER, AICP
 PHONE: (720) 257-6058

ARCHITECT
 RDL ARCHITECTS
 16102 CHAGRIN BOULEVARD, SUITE 200
 CLEVELAND, OHIO 44120
 CONTACT: EILEEN NACHT, AIA, LEED AP, EDAC
 PHONE: (216) 752-4300

CIVIL ENGINEER
 THE MANNIK & SMITH GROUP, INC.
 20600 CHAGRIN BOULEVARD, SUITE 500
 SHAKER HEIGHTS, OH 44122
 CONTACT: JOE COMAR PE, PMP
 PHONE: (216) 378-1490

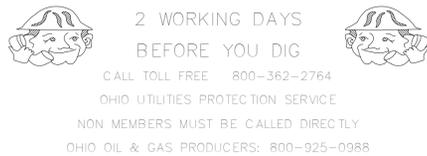
NO.	DATE	BY	DESCRIPTION
1	03/19/2020	JAC	PRELIMINARY PLANNING COMMISSION SUBMITTAL



PREPARED FOR:
CONFLUENT DEVELOPMENT, LLC.
 2240 BLAKE STREET, SUITE 200
 DENVER, CO 80205

HARBORCHASE OF SHAKER HEIGHTS
 VAN AKEN BOULEVARD
 SHAKER HEIGHTS, OH 44120

TITLE SHEET



ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS AS LISTED IN THE TITLE COMMITMENT:

NONE GIVEN

LEGAL DESCRIPTION OF PARCEL:

SITUATED IN THE CITY OF SHAKER HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO, AND BEING A PORTION OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NO. 43 AS RECORDED IN VOLUME 229 OF MAPS, PAGE 75, AND, BEING SHOWN AS PARCEL C ON THAT CERTAIN PLAT ENTITLED "DEDICATION & LOT SPLIT PLAT FOR THE CITY OF SHAKER HEIGHTS AND SHAKER TOWNE CENTRE (E&A), LLC," PLAT 5, DATED JUNE 28, 2004, REVISED NOVEMBER 9, 2005, PREPARED BY ADACHE CIJINI LYNN ASSOCIATES, INC., RECORDED IN VOLUME 345 OF MAPS, PAGE 41 CUYAHOGA COUNTY RECORDS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING IN THE CENTERLINE OF VAN AKEN BOULEVARD, 180 FEET WIDE, AT ITS INTERSECTION WITH THE CENTER LINE OF LEE ROAD, WIDTH VARIES;

THENCE EASTERLY ALONG THE CENTERLINE OF VAN AKEN BOULEVARD, NORTH 89°53'21" EAST, 714.78 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF PROPOSED CENTER STREET;

THENCE SOUTHERLY ALONG THE CENTERLINE OF PROPOSED CENTER STREET, SOUTH 00°27'53" EAST, 90.00 FEET TO A POINT THEREIN IN THE SOUTHERLY LINE OF VAN AKEN BOULEVARD;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF VAN AKEN BOULEVARD, NORTH 89°53'21" EAST, 60.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF VAN AKEN BOULEVARD, NORTH 89°53'21" EAST, 469.74 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO GREENBRIAR APARTMENTS BY DEED RECORDED IN VOLUME 15243, PAGE 217 OF CUYAHOGA COUNTY RECORDS;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO GREENBRIAR APARTMENTS, SOUTH 00°06'08" EAST, 302.35 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER BEING ON THE NORTHERLY LINE OF WINSLOW ROAD, WIDTH VARIES, AS SHOWN BY PLAT RECORDED IN VOLUME 118, PAGE 33 OF CUYAHOGA COUNTY MAP RECORDS;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF WINSLOW ROAD, AS SHOWN BY PLAT RECORDED IN VOLUME 139, PAGE 38 OF CUYAHOGA COUNTY MAP RECORDS, SOUTH 89°32'08" WEST, 352.67 FEET TO A POINT;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF PROPOSED WINSLOW ROAD (RELOCATED), NORTH 00°27'53" WEST, 71.28 FEET TO A POINT;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF PROPOSED WINSLOW ROAD (RELOCATED), SOUTH 89°32'07" WEST, 115.15 FEET TO A POINT;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED CENTER STREET, NORTH 00°27'53" WEST, 233.96 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 3.08 ACRES OF LAND, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS.

FLOOD ZONE DESIGNATION:

THE SUBJECT PARCEL LIES WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE WESTERN 0.1439 ACRES LIES WITHIN ZONE AH: AREAS SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET WITH A BASE FLOOD ELEVATION OF 985.00 FEET. BASE FLOOD ELEVATION (BFE) IS DERIVED FROM DETAILED HYDRAULIC ANALYSES SHOWN IN THIS ZONE.

SOURCE: NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP), MAP NUMBER 39035C0204E, EFFECTIVE DATE: DECEMBER 03, 2010.

ZONING:

ZONING CLASSIFICATION

SUBJECT PARCEL IS CLASSIFIED AS C-M - COMMERCIAL MIXED USE.

SOURCE: MAP PRODUCED BY CITY OF SHAKER HEIGHTS, JULY 1995

CITY OF SHAKER HEIGHTS ZONING ORDINANCE 1234.06

ZONING SETBACKS

MINIMUM FRONT YARD: 5.0' MAXIMUM FRONT YARD: 10.0' MINIMUM SIDE YARD: NONE MINIMUM REAR YARD: 20.0' CORNER LOTS: ON A CORNER LOT, EXTERIOR SIDE YARD SHALL BE SET FORTH IN SECTION 1234.07 A, FRONT YARD.

SETRBACKS PER VOL. 5826, P. 493

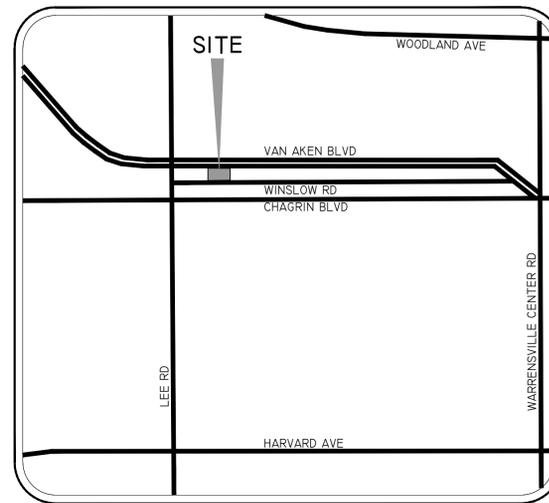
PER SCHEDULE B-II, EXCEPTION 12, COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, LIENS, CHARGES, EASEMENTS, SETBACK LINES, TERMS AND/OR PROVISIONS AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 21, 1944 IN/AS VOLUME 5826, PAGE 493 OF CUYAHOGA COUNTY RECORDS, ITEM 1; NO BUILDINGS OR STRUCTURES SHALL BE ERRECTED, RECONSTRUCTED OR SUFFERED TO REMAIN UPON SAID PREMISES WITHIN THIRTY (30) FEET SOUTH OF VAN AKEN BOULEVARD (FORMERLY MORELAND BOULEVARD), NOR TWENTY (20) FEET OF THE SIDE LINES OF SAID PREMISES.

REFERENCE DOCUMENTS:

- BASED ON RECORDED PLATS FROM CUYAHOGA COUNTY, OHIO RECORDS.
- BASED ON RECORDED DEED DESCRIPTIONS FROM CUYAHOGA COUNTY, OHIO RECORDS.
- BASED ON DOCUMENTS PROVIDED BY THE CLIENT.
- BASED ON DOCUMENTS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-965219-CLE, EFFECTIVE DATE: AUGUST 22, 2019.
- UTILITIES BASED ON SHAKER TOWN CENTER FLOOD PLAIN BYPASS SEWER DRAWING BY ARCADIS ENGINEERING, PROJECT NO. AK000190.B001.
- VOL. 60 P. 16
- VOL. 118 P. 33
- VOL. 139 P. 38
- VOL. 139 P. 39
- VOL. 185 P. 25
- VOL. 227 P. 105
- VOL. 228 P. 57
- VOL. 229 P. 74
- VOL. 229 P. 75
- VOL. 252 P. 35
- VOL. 252 P. 36
- VOL. 257 P. 99
- VOL. 335 P. 67
- VOL. 343 P. 8
- VOL. 345 P. 38
- VOL. 345 P. 39
- VOL. 345 P. 40
- VOL. 345 P. 41

CONFLUENT DEVELOPMENT, LLC., THE CITY OF SHAKER HEIGHTS, OHIO, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

SITUATED IN THE CITY OF SHAKER HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO, AND BEING A PORTION OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NO. 43 AS RECORDED IN VOLUME 229 OF MAPS, PAGE 75



(SHOWS NEARBY STREETS, AND MAJOR CONNECTORS, ONLY.)
NTS

LOCATION MAP

SURVEYOR'S CERTIFICATE :

TO CONFLUENT DEVELOPMENT, LLC., THE CITY OF SHAKER HEIGHTS, OHIO, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A & B), 8, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 13, 2019.

DATE: NOVEMBER, 04 2019
DATE:LAST REVISED DATE: SEPTEMBER, 27 2019

DRAFT

FOR MANNIK AND SMITH GROUP
STEVE BARLOW, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8744
SBARLOW@MANNIKSMITHGROUP.COM

SURVEY NOTES

- DATE(S) OF FIELD SURVEY: SEPTEMBER 12-13, 2019.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- SOURCE OF VERTICAL RELIEF IS THE NAD83 HORIZONTAL DATUM AND THE NAVD88 VERTICAL DATUM ON THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE).
- NO EVIDENCE FOUND THAT WINSLOW ROAD CUL DE SAC WAS VACATED.
- APPARENT ENCROACHMENT BY CONCRETE CURB UP 0.25' ALONG EAST PROPERTY LINE.
- SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO WINSLOW ROAD AND VAN AKEN BLVD.

**FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-965219-CLE, EFFECTIVE DATE: AUGUST 22, 2019,
SCHEDULE B-II EXCEPTIONS:**

- # REFERENCE ANNOTATION WHEN SHOWN ON THE MAP.
- 10 MATTERS SHOWN ON THE DEDICATION PLAT OF WINSLOW ROAD EXTENSION #2, RECORDED IN PLAT BOOK 139 OF MAPS, PAGES 38 AND 39 OF CUYAHOGA COUNTY RECORDS.
SHOWN ON MAP
- 11 EASEMENT FOR SANITARY SEWER RECORDED MAY 23, 1930 IN VOLUME 4015, PAGE 49 OF CUYAHOGA COUNTY RECORDS.
SHOWN ON MAP
- 12 COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, LIENS, CHARGES, EASEMENTS, SETBACK LINES, TERMS AND/OR PROVISIONS AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 21, 1944 IN/AS VOLUME 5826, PAGE 493 OF CUYAHOGA COUNTY RECORDS.
SHOWN ON MAP
- MODIFICATION OF RESTRICTIONS RECORDED NOVEMBER 23, 2005 AS DOCUMENT NO. 200511231078 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- 13. RIGHT OF WAY EASEMENT IN FAVOR OF THE EAST OHIO GAS COMPANY RECORDED DECEMBER 27, 1951 IN/AS VOLUME 7433, PAGE 198 OF CUYAHOGA COUNTY RECORDS.
BLANKET IN NATURE
- 14. COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, LIENS, CHARGES, EASEMENTS, SETBACK LINES, TERMS AND/OR PROVISIONS AS DISCLOSED BY THE DOCUMENT RECORDED SEPTEMBER 29, 1964 IN/AS VOLUME 11195, PAGE 631 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- 15. DEVELOPMENT AND USE AGREEMENT BETWEEN CITY OF SHAKER HEIGHTS AND SHAKER TOWNE CENTRE LIMITED PARTNERSHIP, DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 28, 1990 IN VOLUME 90-5954, PAGE 26 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- A) FIRST AMENDMENT RECORDED JANUARY 4, 1994 IN VOLUME 94-0077, PAGE 59 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- B) SECOND AMENDMENT RECORDED NOVEMBER 22, 1994 IN VOLUME 94-11015, PAGE 17 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- C) THIRD AMENDMENT RECORDED JULY 3, 1996 IN VOLUME 96-6405, PAGE 13 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- D) ASSUMPTION, CONSENT AND ASSIGNMENT AGREEMENT RECORDED AS DOCUMENT NO. 199906301399 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- E) SECOND ASSUMPTION, CONSENT AND ASSIGNMENT AGREEMENT RECORDED SEPTEMBER 8, 2000 AS DOCUMENT NO. 200009080300 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- F) FOURTH AMENDMENT RECORDED MARCH 28, 2006 AS DOCUMENT NO. 200603280291 OF CUYAHOGA COUNTY RECORDS.
SHOWN ON MAP
- G) THIRD ASSUMPTION, CONSENT AND ASSIGNMENT AGREEMENT FILED DECEMBER 29, 2009 AS DOCUMENT NO. 200912290410 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- H) FIFTH AMENDMENT RECORDED FEBRUARY 24, 2011 AS DOCUMENT NO. 201102240333 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- I) FOURTH ASSUMPTION, CONSENT AND ASSIGNMENT AGREEMENT RECORDED DECEMBER 21, 2012 AS DOCUMENT NO. 201212210883 OF CUYAHOGA COUNTY RECORDS.
NOT SURVEY RELATED
- 17 COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, LIENS, CHARGES, EASEMENTS, SETBACK LINES, TERMS AND/OR PROVISIONS AS DISCLOSED BY THE DOCUMENT RECORDED MARCH 28, 2006 IN/AS DOCUMENT NO. 200603280296 OF CUYAHOGA COUNTY RECORDS.
SHOWN ON MAP

EXISTING UNDERGROUND UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

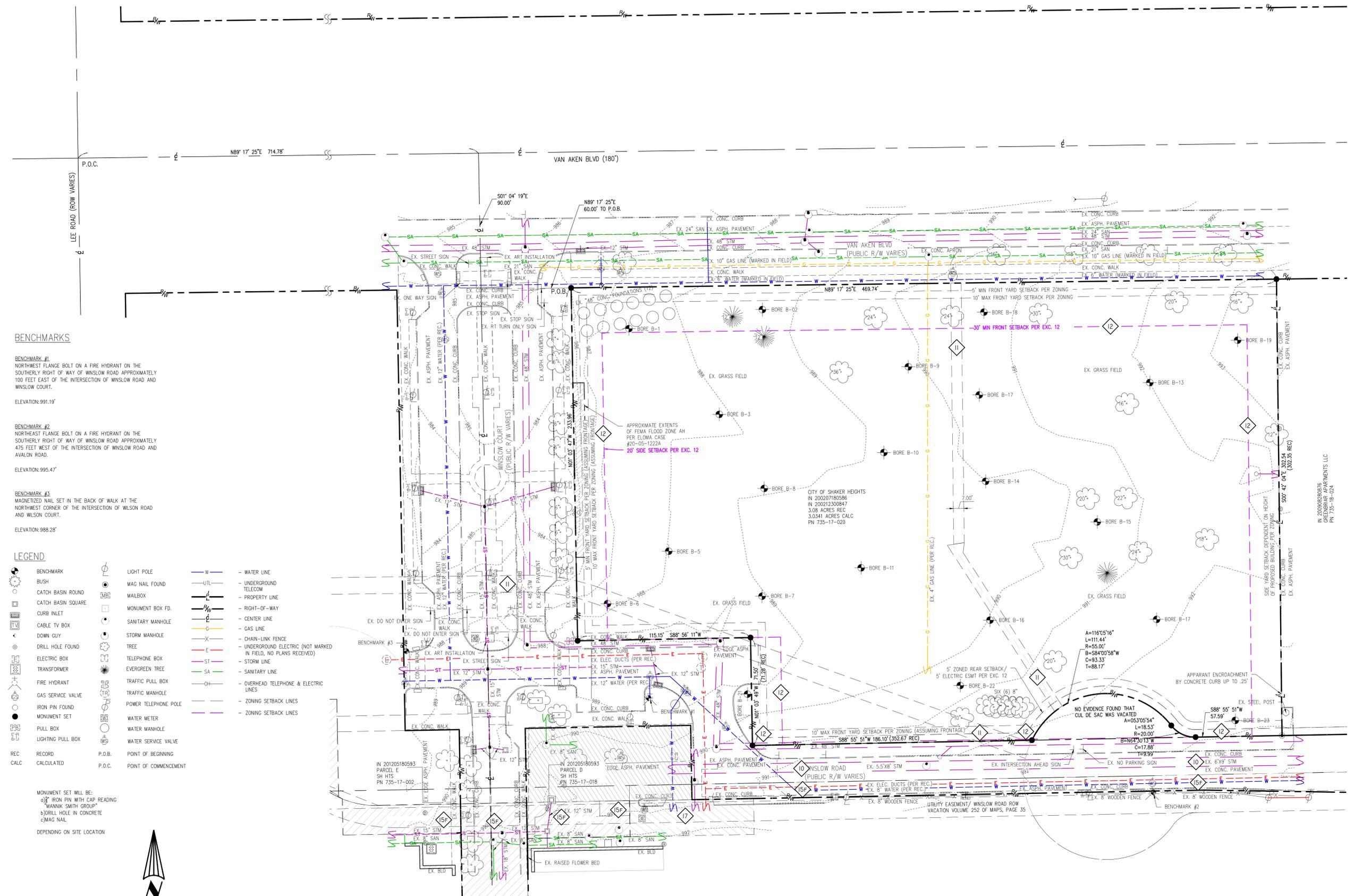
ALL UTILITIES SERVING THE SURVEYED PROPERTY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS, AS SHOWN ON THE SURVEY.

UTILITY COMPANIES (PER OHIO UTILITY PROTECTION SERVICE):

AT&T 150 E. GAY STREET COLUMBUS, OHIO 43215 PHONE: (800)-351-0500	CITY OF CLEVELAND WATER 1201 LAKESIDE AVE CLEVELAND, OHIO 44114 PHONE: (216)-664-3130	ILLUMINATING COMPANY 11517 FRUITLAND COURT CLEVELAND, OHIO 44102 PHONE: (800)-633-4766
SPECTRUM 2027 W. 25TH STREET CLEVELAND, OHIO 44113 PHONE: (866)-874-2389	DOMINION ENERGY OHIO 1201 E. 55TH STREET CLEVELAND, OHIO 44103 PHONE: (800)-362-7557	CITY OF SHAKER HEIGHTS 3400 LEE ROAD SHAKER HEIGHTS, OHIO 44120 PHONE: (216)-491-1400

NO.	DATE	BY	DESCRIPTION	COMMENTS FROM CLIENT
1	11/04/2019	SSB		
<p>23225 MERCANTILE ROAD BEACHWOOD, OH 44122 TEL: 216-278-1490 FAX: 216-278-1487</p> <p>PROJECT DATE: 09/10/2019 PROJECT NO.: C4800006 DRAWN BY: SSB CHECKED BY: SEB</p>				
<p>TECHNICAL SKILL - CREATIVE SPIRIT.</p> <p>Mannik Smith GROUP www.MannikSmithGroup.com</p>				
<p>PREPARED FOR: CONFLUENT DEVELOPMENT, LLC 2240 BLAKE STREET, SUITE 200 DENVER, CO 80205</p>				
<p>PROPOSED ASSISTED LIVING COMMUNITY VAN AKEN BLVD CLEVELAND, OH</p>				
<p>ALTA SURVEY</p>				
1				
				2

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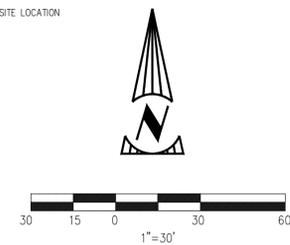
BENCHMARKS

- BENCHMARK #1**
NORTHWEST FLANGE BOLT ON A FIRE HYDRANT ON THE SOUTHERLY RIGHT OF WAY OF WINSLOW ROAD APPROXIMATELY 100 FEET EAST OF THE INTERSECTION OF WINSLOW ROAD AND WINSLOW COURT.
ELEVATION: 991.19'
- BENCHMARK #2**
NORTHEAST FLANGE BOLT ON A FIRE HYDRANT ON THE SOUTHERLY RIGHT OF WAY OF WINSLOW ROAD APPROXIMATELY 475 FEET WEST OF THE INTERSECTION OF WINSLOW ROAD AND AVALON ROAD.
ELEVATION: 995.47'
- BENCHMARK #3**
MAGNETIZED NAIL SET IN THE BACK OF WALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF WILSON ROAD AND WILSON COURT.
ELEVATION: 988.28'

LEGEND

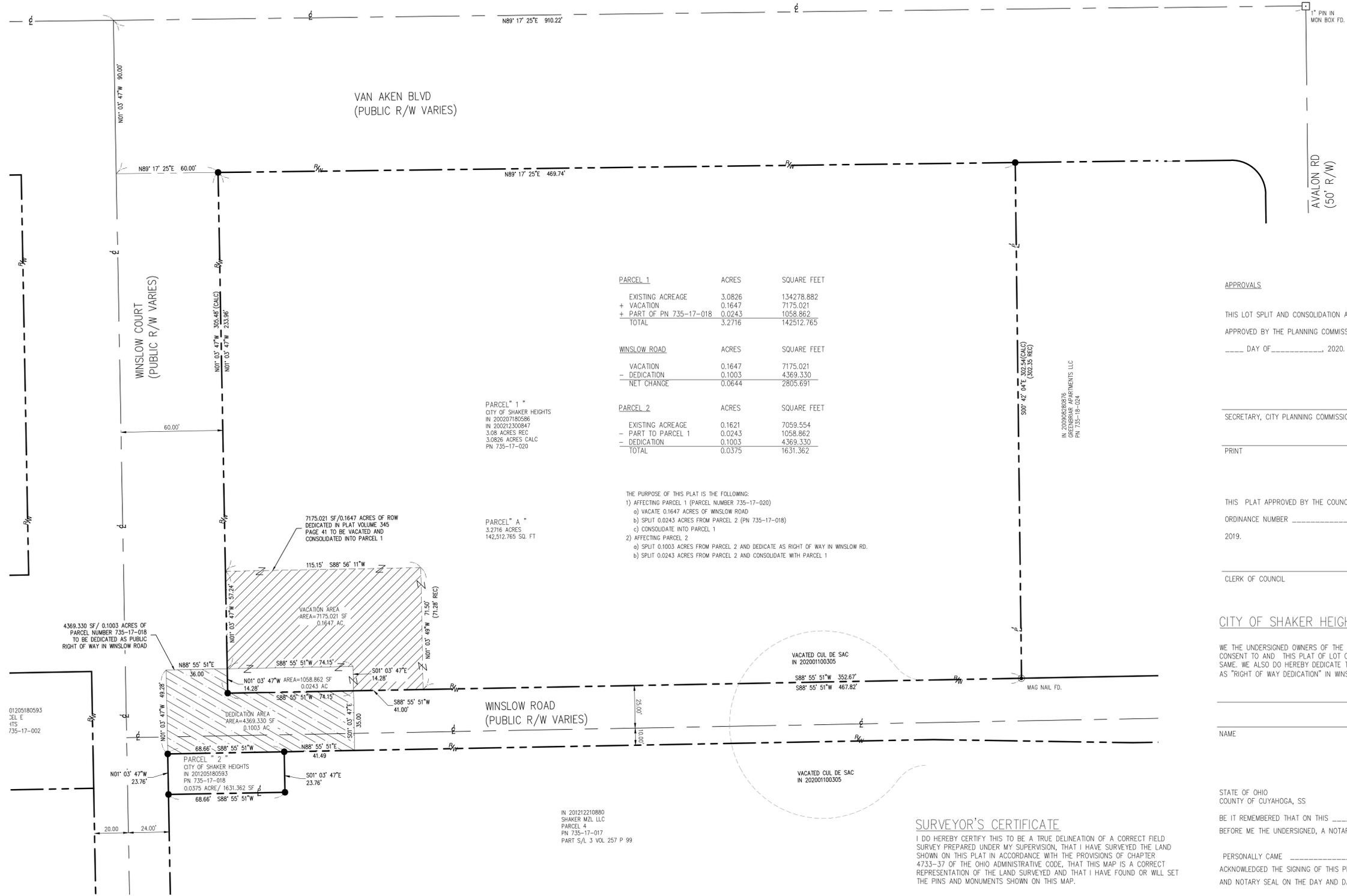
- | | | | |
|--|--------------------|--|---|
| | BENCHMARK | | W - WATER LINE |
| | BUSH | | UTL - UNDERGROUND TELECOM |
| | CATCH BASIN ROUND | | P - PROPERTY LINE |
| | CATCH BASIN SQUARE | | R/W - RIGHT-OF-WAY |
| | CURB INLET | | C - CENTER LINE |
| | CABLE TV BOX | | G - GAS LINE |
| | DOWN GUY | | CL - CHAIN-LINK FENCE |
| | DRILL HOLE FOUND | | E - UNDERGROUND ELECTRIC (NOT MARKED IN FIELD, NO PLANS RECEIVED) |
| | ELECTRIC BOX | | ST - STORM LINE |
| | TRANSFORMER | | SA - SANITARY LINE |
| | FIRE HYDRANT | | OH - OVERHEAD TELEPHONE & ELECTRIC LINES |
| | GAS SERVICE VALVE | | ZS - ZONING SETBACK LINES |
| | IRON PIN FOUND | | ZS - ZONING SETBACK LINES |
| | MONUMENT SET | | |
| | PULL BOX | | |
| | LIGHTING PULL BOX | | |
| | REC | | |
| | CALC | | |

MONUMENT SET WILL BE:
 IRON PIN WITH CAP READING
 MANNIK SMITH GROUP
 DRILL HOLE IN CONCRETE
 MANNIK SMITH GROUP
 DEPENDING ON SITE LOCATION



NO.	DATE	BY	DESCRIPTION
1	11/04/2019	SSB	COMMENTS FROM CLIENT
23225 MERCANTILE ROAD BEACHWOOD, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497			
PROJECT DATE: 09/16/2019 PROJECT NO.: C-480005 DRAWN BY: SSB CHECKED BY: SEB			
PREPARED FOR: CONFLUENT DEVELOPMENT, LLC 2240 BLAKE STREET, SUITE 200 DENVER, CO. 80205			
PROPOSED ASSISTED LIVING COMMUNITY VAN AKEN BLVD CLEVELAND, OH			
ALTA SURVEY			
2			2

**LOT SPLIT, CONSOLIDATION,
VACATION AND DEDICATION PLAT**
PORTION OF WINSLOW ROAD
PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NUMBER 43
CITY OF SHAKER HEIGHTS, CUYAHOGA COUNTY, OHIO
FEBRUARY 24, 2020



PARCEL 1	ACRES	SQUARE FEET
EXISTING ACREAGE	3.0826	134278.882
+ VACATION	0.1647	7175.021
+ PART OF PN 735-17-018	0.0243	1058.862
TOTAL	3.2716	142512.765

WINSLOW ROAD	ACRES	SQUARE FEET
VACATION	0.1647	7175.021
- DEDICATION	0.1003	4369.330
NET CHANGE	0.0644	2805.691

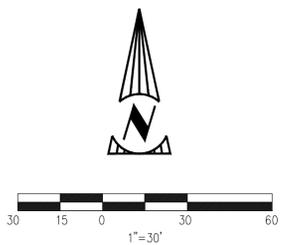
PARCEL 2	ACRES	SQUARE FEET
EXISTING ACREAGE	0.1621	7059.554
- PART TO PARCEL 1	0.0243	1058.862
- DEDICATION	0.1003	4369.330
TOTAL	0.0375	1631.362

PARCEL 1
CITY OF SHAKER HEIGHTS
IN 200207180586
IN 200212300847
3.08 ACRES REC
3.0826 ACRES CALC
PN 735-17-020

PARCEL 2
CITY OF SHAKER HEIGHTS
IN 201212210880
IN 201205180593
0.0375 ACRES / 1631.362 SF
PN 735-17-017
PART S/L 3 VOL 257 P 99

THE PURPOSE OF THIS PLAT IS THE FOLLOWING:
1) AFFECTING PARCEL 1 (PARCEL NUMBER 735-17-020)
a) VACATE 0.1647 ACRES OF WINSLOW ROAD
b) SPLIT 0.0243 ACRES FROM PARCEL 2 (PN 735-17-018)
c) CONSOLIDATE INTO PARCEL 1
2) AFFECTING PARCEL 2
a) SPLIT 0.1003 ACRES FROM PARCEL 2 AND DEDICATE AS RIGHT OF WAY IN WINSLOW RD.
b) SPLIT 0.0243 ACRES FROM PARCEL 2 AND CONSOLIDATE WITH PARCEL 1

- LEGEND**
- MAG NAIL FOUND
 - MONUMENT BOX FD.
 - DRILL HOLE FOUND
 - IRON PIN FOUND
 - MONUMENT SET
 - MONUMENTS SET WILL BE READING "MANNIK SMITH GROUP" OR 1" MAG NAIL WHEN CORNER IS IN CONCRETE
 - PROPERTY LINE
 - EXISTING ROW
 - CENTER LINE
 - ▨ DEDICATION AREA
 - ▨ VACATION AREA
 - REC RECORD
 - CALC CALCULATED
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT



NOTE:
OHIO REVISED CODE SECTION 723.041 PERMANENT EASEMENT IN VACATED STREET FOR PUBLIC UTILITY FACILITIES. WHEN ANY STREET, ALLEY, OR PUBLIC HIGHWAY, OR A PORTION THEREOF, IS VACATED OR NARROWED BY A MUNICIPALITY PURSUANT TO THE PROVISIONS OF ANY SECTION OF CHAPTER 723 OF THE REVISED CODE, AND THE RELOCATION OF ANY CONDUITS, CABLES, WIRES, TOWERS, POLES, SEWER LINES, STEAM LINES, PIPELINES, GAS AND WATER LINES, TRACKS, OR OTHER EQUIPMENT OR APPLIANCES OF ANY RAILROAD OR PUBLIC UTILITY, WHETHER OWNED PRIVATELY OR BY ANY GOVERNMENTAL AUTHORITY, LOCATED ON, OVER, OR UNDER THE PORTION OF THE STREET, ALLEY OR HIGHWAY AFFECTED BY SUCH A VACATION OR NARROWING, IS NOT REQUIRED, FOR PURPOSES OF THE MUNICIPALITY, INCLUDING URBAN RENEWAL, ANY AFFECTED RAILROAD OR PUBLIC UTILITY SHALL BE DEEMED TO HAVE A PERMANENT EASEMENT IN SUCH VACATED PORTION OR EXCESS PORTION OF SUCH STREET, ALLEY, OR HIGHWAY FOR THE PURPOSE OF MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING SAID UTILITY FACILITIES AND FOR PURPOSES OF ACCESS TO SAID FACILITIES.
EFFECTIVE DATE: 10-16-1961

SURVEYOR'S CERTIFICATE
I DO HEREBY CERTIFY THIS TO BE A TRUE DELINEATION OF A CORRECT FIELD SURVEY PREPARED UNDER MY SUPERVISION, THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT I HAVE FOUND OR WILL SET THE PINS AND MONUMENTS SHOWN ON THIS MAP.

FOR THE MANNIK & SMITH GROUP, INC.
STEVE BARLOW P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8744

APPROVALS

THIS LOT SPLIT AND CONSOLIDATION AND ROAD VACATION AND DEDICATION PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SHAKER HEIGHTS, OHIO, THIS ____ DAY OF _____, 2020.

SECRETARY, CITY PLANNING COMMISSION, CITY OF SHAKER HEIGHTS OHIO

PRINT

THIS PLAT APPROVED BY THE COUNCIL OF THE CITY OF SHAKER HEIGHTS, OHIO, BY ORDINANCE NUMBER _____ PASSED THIS ____ DAY OF _____ 2019.

CLERK OF COUNCIL

PRINT

CITY OF SHAKER HEIGHTS ACCEPTANCE

WE THE UNDERSIGNED OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO AND THIS PLAT OF LOT CONSOLIDATION, VACATION AND DEDICATION OF THE SAME. WE ALSO DO HEREBY DEDICATE TO THE PUBLIC USE THE LANDS SHOWN HEREON AS "RIGHT OF WAY DEDICATION" IN WINSLOW ROAD.

NAME _____ TITLE _____ PRINT _____

STATE OF OHIO
COUNTY OF CUYAHOGA, SS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2019 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY CAME _____ AND ACKNOWLEDGED THE SIGNING OF THIS PLAT. IN WITNESS WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC FOR OHIO _____

MY COMMISSION EXPIRES _____

NO.	DATE	BY	DESCRIPTION
1	11/04/2019	SSB	COMMENTS FROM CLIENT
2	03/09/2020	SEB	ADDRESS COMMENTS FROM COUNTY
3	03/11/2020	SEB	ADD ROW DIMENSIONS PER CITY ENGINEER COMMENTS

23225 MERCANTILE ROAD
BEACHWOOD, OH 44122
TEL: 216-278-1490
FAX: 216-278-1497

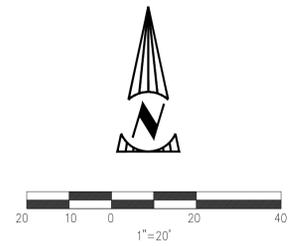
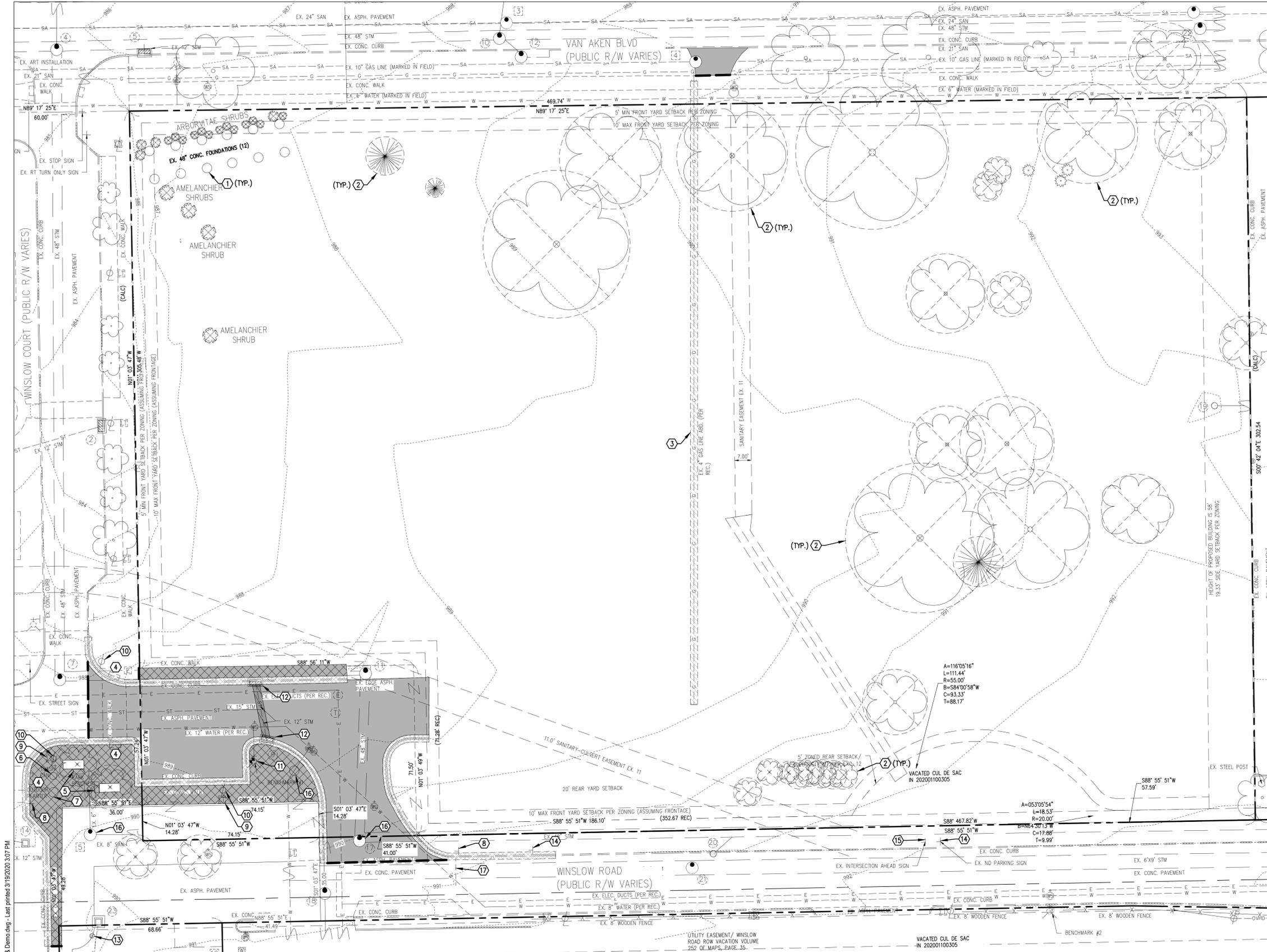
PROJECT DATE: 09/16/2019
PROJECT NO.: C4800005
DRAWN BY: SSB
CHECKED BY: SEB

Mannik & Smith GROUP
CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
CITY OF SHAKER HEIGHTS

LOT SPLIT AND CONSOLIDATION, DEDICATION AND VACATION OF PART OF WINSLOW ROAD AND LOT SPLIT FOR THE CITY OF SHAKER HEIGHTS

1 / 1



DEMOLITION LEGEND

- PAVEMENT REMOVAL
- CONCRETE WALK REMOVAL. SAW CUT AT NEAREST EXPANSION JOINT PAST REMOVAL AREA.
- PAVEMENT REMOVAL FOR INSTALLATION OF UTILITIES IN PUBLIC RIGHT OF WAY
- CLEARING LIMITS
- SAWCUT
- CONCRETE CURB REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL
- DEMOLITION CODED NOTE

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN PER ALTA SURVEY PERFORMED BY THE MANNIK AND SMITH GROUP, INC. DATED NOVEMBER 4, 2019.
2. THE GEOTECHNICAL REPORT WAS PREPARED BY PROFESSIONAL INDUSTRIES SERVICES, INC. DATED OCTOBER 31, 2019.
3. CONTRACTOR TO LOCATE CONSTRUCTION FENCING AS NEEDED ON SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
6. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING SIDEWALK, PAVEMENT, AND CURB TO A CLEAN NEAT EDGE IN LOCATIONS SHOWN OR TO THE NEAREST CONTROL JOINT. PROVIDE TEMPORARY BYPASS AS REQUIRED BY THE CITY OF SHAKER HEIGHTS.
7. CONTRACTOR SHALL NOT ACCESS ANY OF THE SURROUNDING PARCELS FOR ANY REASON WITHOUT EXPRESSED WRITTEN CONSENT FROM THE PROPERTY OWNER.

CODED NOTES:

- ① CONTRACTOR SHALL REMOVE (12) EXISTING CONCRETE FOOTINGS.
- ② CONTRACTOR SHALL REMOVE (54) EXISTING TREES/SHRUBS AND ROOTS.
- ③ CONTRACTOR SHALL REMOVE EXISTING GAS UTILITY LATERAL AND CAP AT THE RIGHT OF WAY. COORDINATE REMOVAL AND CAPPING WITH DOMINION ENERGY OHIO.
- ④ CONTRACTOR SHALL REMOVE ADA WARNING PAD.
- ⑤ CONTRACTOR SHALL REMOVE PARK BENCHES.
- ⑥ CONTRACTOR SHALL REMOVE TRASH CAN.
- ⑦ CONTRACTOR SHALL REMOVE OUTDOOR PLANTER.
- ⑧ CONTRACTOR SHALL REMOVE STOP SIGN.
- ⑨ CONTRACTOR SHALL REMOVE LIGHTING PULL BOX.
- ⑩ CONTRACTOR SHALL REMOVE LIGHT POLE.
- ⑪ CONTRACTOR SHALL REMOVE FIRE HYDRANT.
- ⑫ CONTRACTOR SHALL REMOVE STORM INLET.
- ⑬ CONTRACTOR SHALL REMOVE BOLLARD.
- ⑭ CONTRACTOR SHALL REMOVE "NO PARKING OR STOPPING ANYTIME" SIGN.
- ⑮ CONTRACTOR SHALL REMOVE "INTERSECTION AHEAD SIGN".
- ⑯ CONTRACTOR SHALL RESET THE EXISTING UTILITY CASTING AS NEEDED TO MEET PROPOSED GRADES AND LOCAL REQUIREMENTS.
- ⑰ CONTRACTOR SHALL REMOVE PAVEMENT MARKING FROM WINSLOW ROAD.

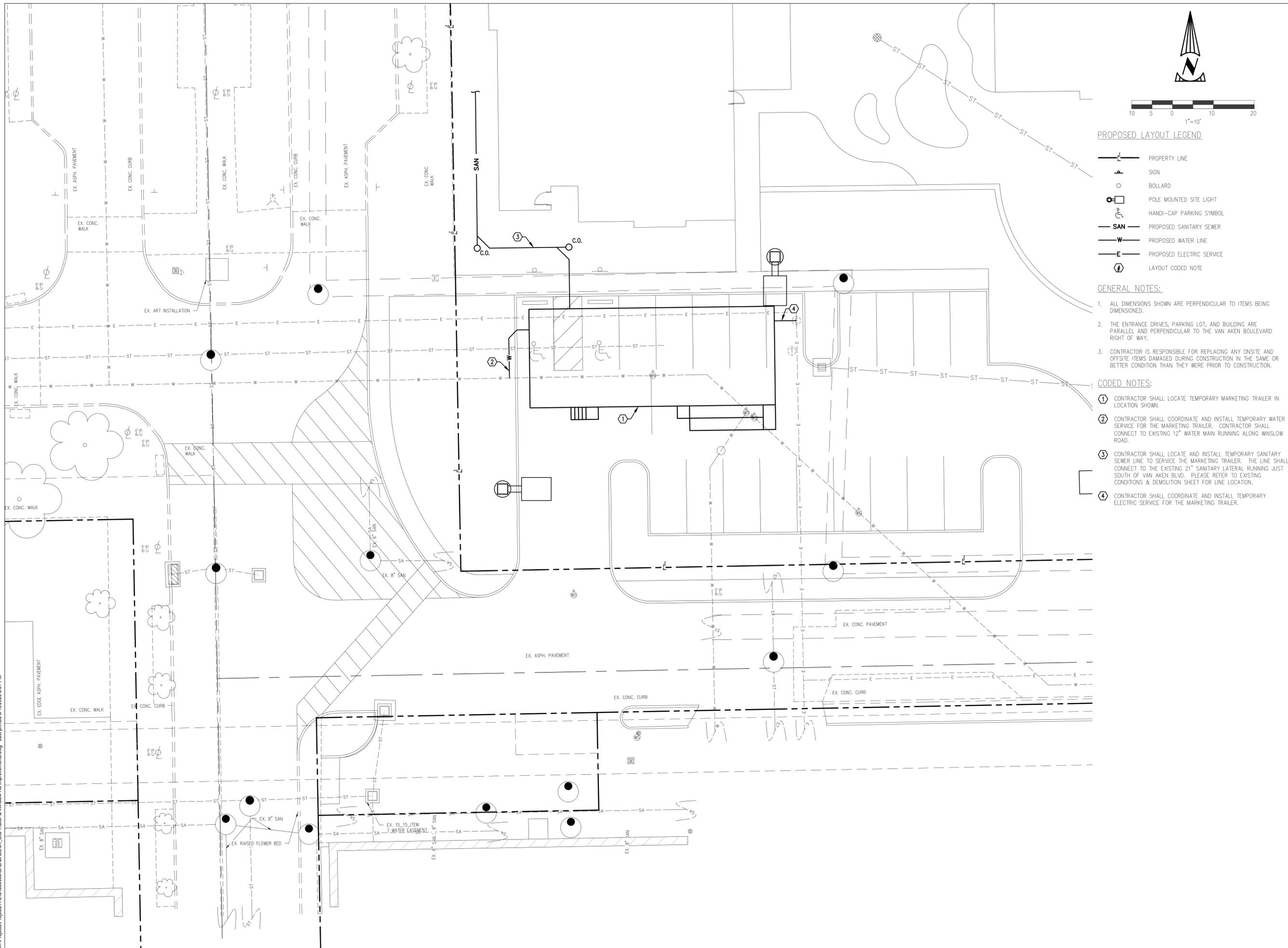
EXISTING SANITARY STRUCTURE TABLE

1. EX. SAN MH #1432 RM 984.48' FL. 975.79' ~24" BRICK W FL. 975.79' ~24" BRICK E FL. 975.79' ~24" BRICK SE	2. EX. SAN MH #1431 RM 984.89' FL. 975.29' ~21" BRICK W FL. 975.29' ~21" BRICK NW FL. 975.29' ~21" BRICK E FL. 977.49' ~21" BRICK E	3. EX. SAN MH #1440 FL. 977.84' ~24" BRICK W FL. 977.84' ~24" BRICK E	4. EX. SAN MH #1350 RM 989.53' FL. 979.98' ~21" BRICK W FL. 979.98' ~21" BRICK E	5. EX. SAN MH #1793 RM 990.76' FL. 986.31' ~6" VCP N FL. 981.64' ~8" VCP E	6. EX. SAN MH #1447 RM 992.42' FL. 978.44' ~24" BRICK W FL. 987.44' ~24" BRICK E	7. EX. SAN MH #2186 RM 990.08' FL. 984.78' ~8" VCP W FL. 984.78' ~8" VCP E FL. 984.73' ~8" VCP S	8. EX. SAN MH #2184 RM 990.65' FL. 985.00' ~8" VCP W FL. 985.00' ~8" VCP E	9. EX. SAN MH #2177 RM 991.73' FL. 985.38' ~8" VCP W FL. 985.38' ~8" VCP E	10. EX. SAN MH #2174 RM 991.49' COULD NOT BE OPENED AT TIME OF SURVEY - VEHICLE PARKED OVER	11. EX. SAN MH #2173 RM 992.35' COULD NOT BE OPENED AT TIME OF SURVEY - VEHICLE PARKED OVER
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EXISTING STORM STRUCTURE TABLE

1. EX. INLET #1973 RM 982.93' FL. 979.43' ~12" PVC SE	2. EX. INLET #1640 RM 983.02' FL. 976.69' ~12" PVC SW	3. EX. STM MH #1891 RM 984.58' FL. 977.92' ~12" PVC NW FL. 977.92' ~12" PVC NE FL. 976.38' ~15" PVC S	4. EX. STM MH #1435 RM 985.68' FL. 967.14' ~48" RCP N FL. 971.78' ~48" RCP E FL. 967.14' ~48" RCP S FL. 971.78' ~48" RCP W	5. EX. INLET #1377 RM 986.05' FL. 982.05' ~12" PVC N	6. EX. INLET #1717 RM 988.01' FL. 983.75' ~12" PVC SE	7. EX. STM MH #1708 RM 988.13' FL. 973.35' ~48" RCP N FL. 973.35' ~48" RCP E	8. EX. INLET #1841 RM 988.17' FL. 984.39' ~12" PVC E	9. EX. INLET #1733 RM 988.79' FL. 984.04' ~12" PVC NW	10. EX. STM MH #1441 RM 988.42' FL. 983.52' ~12" RCP N FL. 977.02' ~48" RCP E FL. 984.02' ~12" RCP S FL. 977.02' ~48" RCP W	11. EX. STM MH #2029 RM 988.44' FL. 974.04' ~48" W FL. 974.04' ~48" S	12. EX. STM MH #1364 RM 988.64' FL. 984.39' ~12" RCP NW	13. EX. STM MH #1477 RM 988.79' FL. 984.79' ~12" RCP SE	14. EX. CATCH BASIN #1843 RM 988.82' FL. 985.01' ~12" PVC NW	15. EX. STM MH #1842 RM 989.12' FL. 984.27' ~12" PVC SE FL. 984.46' ~12" PVC W FL. 975.01' ~15" PVC N FL. 975.01' ~15" PVC S	16. EX. STM MH #1802 RM 989.12' FL. 981.37' ~12" PVC W FL. 975.07' ~15" PVC S FL. 981.54' ~12" PVC E FL. 975.52' ~15" PVC N	17. EX. STM MH #1138 RM 990.01' FL. 975.82' ~48" CPP N FL. 975.82' ~48" CPP E	18. EX. STM MH #1127 RM 990.43' FL. 982.78' ~12" PVC S FL. 977.48' ~12" PVC N	19. EX. CATCH BASIN #1025 RM 989.12' FL. 990.05' ~4" PVC E	20. EX. CATCH BASIN #1067 RM 989.98' FL. 988.91' ~4" PVC NE	21. EX. STM MH #1068 RM 991.42' FL. 977.88' ~6"X8" BRICK E FL. 977.88' ~6"X8" BRICK W	22. EX. STM MH #1449 RM 992.41' FL. 982.31' ~48" RCP W FL. 982.31' ~48" RCP E	23. EX. CATCH BASIN #2179 RM 989.54' FL. 987.09' ~12" CCP SW	24. EX. STM MH #XXXX RM 988.96' FL. 982.54' ~15" CPP W FL. 982.56' ~18" CCP S	25. EX. CATCH BASIN #2178 RM 990.06' FL. 984.21' ~12" CCP W FL. 986.71' ~12" CPP NE FL. 986.75' ~6" PVC S
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DESCRIPTION	PRELIMINARY PLANNING COMMISSION SUBMITTAL		
BY	JAC	DATE	03/19/2020
NO.	1	PROJECT NO.	02/25/2020
PROJECT NO.	C480005	DRAWN BY:	MJK
PROJECT NO.	C480005	CHECKED BY:	JAC
20600 CHAGRIN BLVD, SUITE 600 SHAKER HEIGHTS, OH 44122 TEL: 216.278.1490 FAX: 216.278.1497			
PREPARED FOR: CONFLUENT DEVELOPMENT, LLC. 2240 BLAKE STREET, SUITE 200 DENVER, CO 80205			
EXISTING CONDITIONS			
2	11		



PROPOSED LAYOUT LEGEND

- PROPERTY LINE
- SIGN
- BOLLARD
- POLE MOUNTED SITE LIGHT
- HANDI-CAP PARKING SYMBOL
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ELECTRIC SERVICE
- LAYOUT CODED NOTE

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE PERPENDICULAR TO ITEMS BEING DIMENSIONED.
2. THE ENTRANCE DRIVES, PARKING LOT, AND BUILDING ARE PARALLEL AND PERPENDICULAR TO THE VAN AKEN BOULEVARD RIGHT OF WAY.
3. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.

CODED NOTES:

- ① CONTRACTOR SHALL LOCATE TEMPORARY MARKETING TRAILER IN LOCATION SHOWN.
- ② CONTRACTOR SHALL COORDINATE AND INSTALL TEMPORARY WATER SERVICE FOR THE MARKETING TRAILER. CONTRACTOR SHALL CONNECT TO EXISTING 12" WATER MAIN RUNNING ALONG WINSLOW ROAD.
- ③ CONTRACTOR SHALL LOCATE AND INSTALL TEMPORARY SANITARY SEWER LINE TO SERVICE THE MARKETING TRAILER. THE LINE SHALL CONNECT TO THE EXISTING 21" SANITARY LATERAL RUNNING JUST SOUTH OF VAN AKEN BLVD. PLEASE REFER TO EXISTING CONDITIONS & DEMOLITION SHEET FOR LINE LOCATION.
- ④ CONTRACTOR SHALL COORDINATE AND INSTALL TEMPORARY ELECTRIC SERVICE FOR THE MARKETING TRAILER.

DESCRIPTION	PRELIMINARY PLANNING COMMISSION SUBMITTAL
BY	JAC
DATE	03/19/2020
NO.	1
PROJECT NO.	C480005
PROJECT DATE	02/25/2020
DRAWN BY	MJK
CHECKED BY	JAC

TECHNICAL SKILL.
CREATIVE SPIRIT.

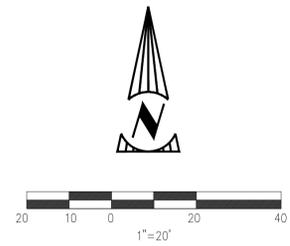
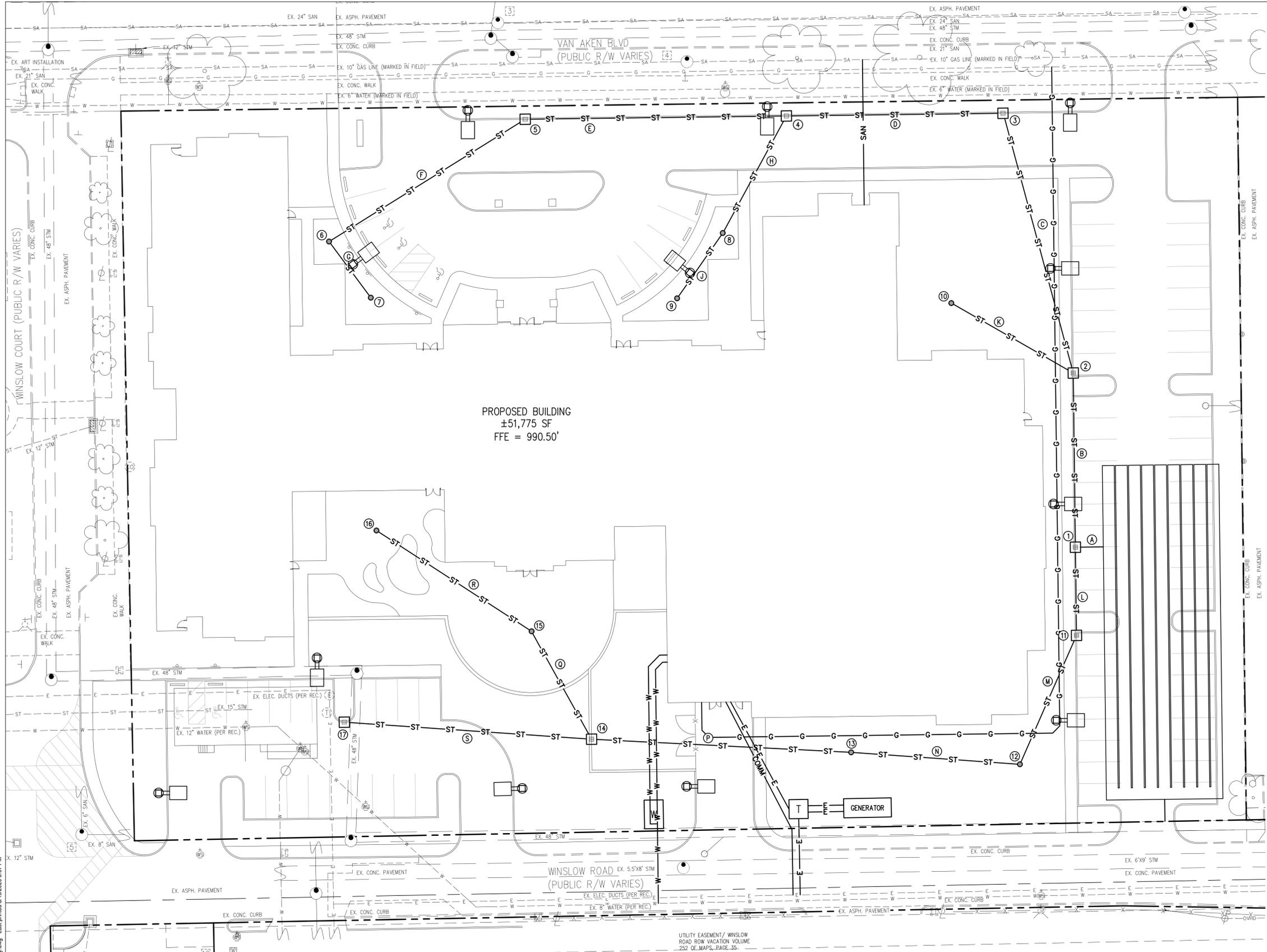
Mannit Smith GROUP
www.MannitSmithGroup.com

PREPARED FOR:
CONFLUENT DEVELOPMENT, LLC.
2240 BLAKE STREET, SUITE 200
DENVER, CO 80205

HARBORCHASE OF SHAKER HEIGHTS
VAN AKEN BOULEVARD
SHAKER HEIGHTS, OH 44120

MARKETING TRAILER & WINSLOW ROAD PLAN

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PROPOSED UTILITIES LEGEND

- ST** PROPOSED STORM SEWER
- SAN** PROPOSED SANITARY SEWER
- W** PROPOSED WATER LINE
- E** PROPOSED ELECTRIC SERVICE
- COMM** PROPOSED TELECOM. SERVICE
- G** PROPOSED GAS LINE
- PROPOSED UNDERDRAIN
- MANHOLE
- CATCH BASIN, FINGER DRAINS WHERE SHOWN ON PLANS
- YARD DRAIN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- PROPOSED UTILITY POLE
- UTILITY CODED NOTE

GENERAL NOTES:

1. CONTRACTOR TO SUPPORT AND PROTECT EXISTING UTILITIES THROUGHOUT DURATION OF CONTRACT. ALL UTILITIES ARE TO REMAIN ACTIVE.
2. CONTRACTOR SHALL USE CAUTION WHILE WORKING AROUND ALL EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.
4. ALL UTILITY TRENCHES LOCATED UNDER FUTURE PAVEMENT SHALL BE BACKFILLED WITH PREMIUM FILL.

PROPOSED BUILDING
±51,775 SF
FFE = 990.50'

STORM PIPE SCHEDULE

	LENGTH (FT.)	DIA (IN.)	SLOPE (%)	TYPE
A	12	24	TBD	HDPE
B	73	15	TBD	HDPE
C	113	15	TBD	HDPE
D	91	15	TBD	HDPE
E	110	15	TBD	HDPE
F	97	12	TBD	HDPE

STORM PIPE SCHEDULE

	LENGTH (FT.)	DIA (IN.)	SLOPE (%)	TYPE
G	29	12	TBD	HDPE
H	56	12	TBD	HDPE
J	33	12	TBD	HDPE
K	59	12	TBD	HDPE
L	37	15	TBD	HDPE
M	59	15	TBD	HDPE

STORM PIPE SCHEDULE

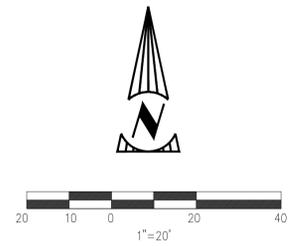
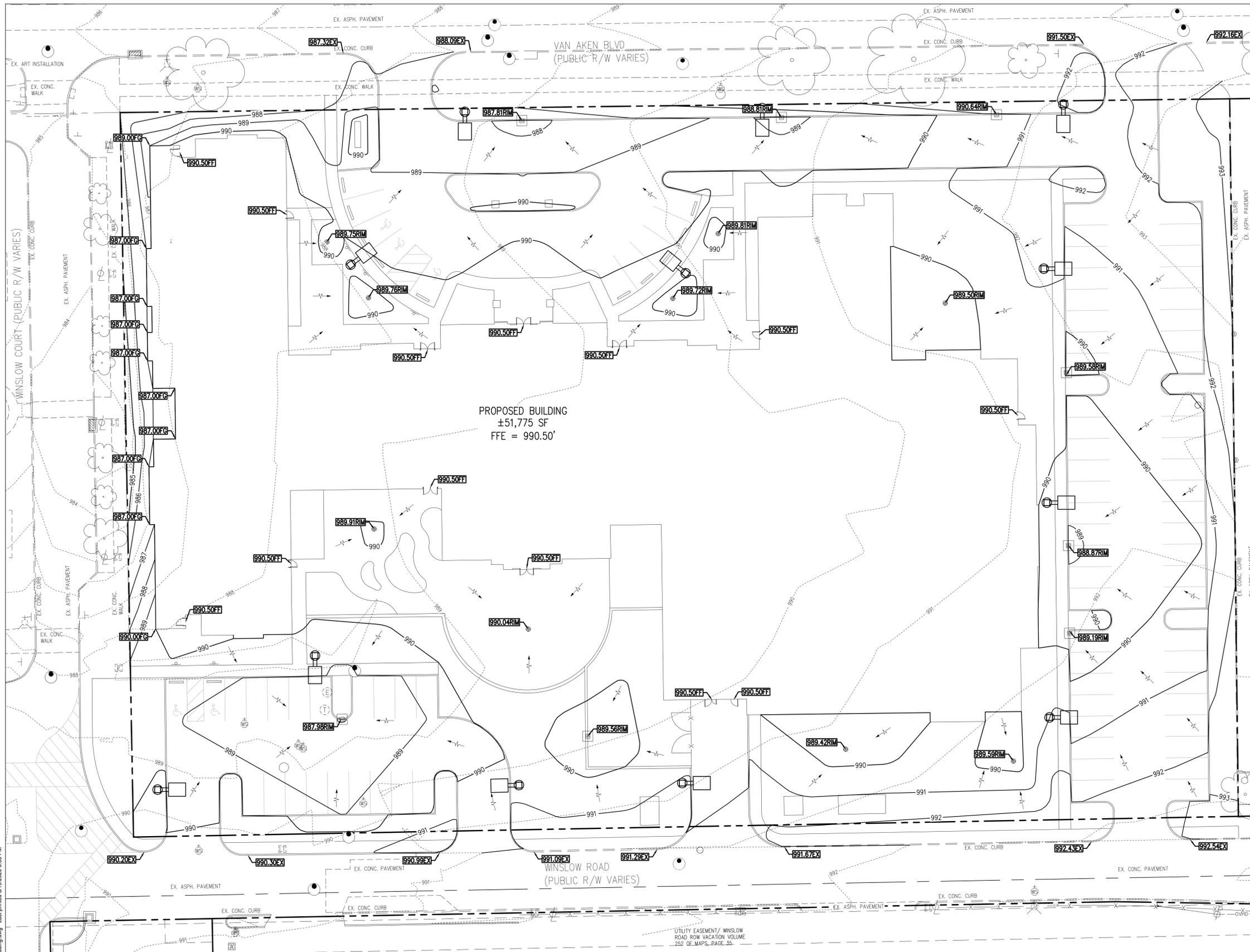
	LENGTH (FT.)	DIA (IN.)	SLOPE (%)	TYPE
N	71	15	TBD	HDPE
P	109	15	TBD	HDPE
Q	52	12	TBD	HDPE
R	78	12	TBD	HDPE
S	104	12	TBD	HDPE

PROPOSED STORM STRUCTURE TABLE

1 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 24" E FL XXX.XX ~ 15" N FL XXX.XX ~ 15" S	5 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" W FL XXX.XX ~ 15" S	6 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" E FL XXX.XX ~ 12" SW	7 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" NW	9 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" NE	11 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" N FL XXX.XX ~ 15" W	13 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" E FL XXX.XX ~ 15" W	15 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" SE FL XXX.XX ~ 12" NW	17 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" E
2 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" N FL XXX.XX ~ 15" S FL XXX.XX ~ 12" NW	4 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" W FL XXX.XX ~ 15" E FL XXX.XX ~ 12" SW	8 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" NE FL XXX.XX ~ 12" SE	10 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" SE	12 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" NE FL XXX.XX ~ 15" W	14 CB ODOT 2-3 N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 15" E FL XXX.XX ~ 15" W FL XXX.XX ~ 12" NW	16 YARD INLET N XXXX.XX E XXXX.XX RIM XXX.XX FL XXX.XX ~ 12" SE		

UTILITY EASEMENT/ WINSLOW ROAD ROW VACATION VOLUME 252 OF MAPS, PAGE 35.

DESCRIPTION	PRELIMINARY PLANNING COMMISSION SUBMITTAL		
BY	JAC	DATE	03/19/2020
NO.	1	PROJECT NO.	C480005
PROJECT NO.	C480005	PROJECT DATE	02/25/2020
DRAWN BY:	MJK	CHECKED BY:	JAC
20600 CHAGRIN BLVD, SUITE 500 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497			
PREPARED FOR: CONFLUENT DEVELOPMENT, LLC. 2240 BLAKE STREET, SUITE 200 DENVER, CO 80205			
HARBORCHASE OF SHAKER HEIGHTS VAN AKEN BOULEVARD SHAKER HEIGHTS, OH 44120			
SITE UTILITY PLAN			
5	11		



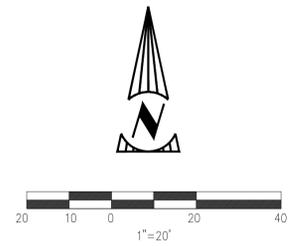
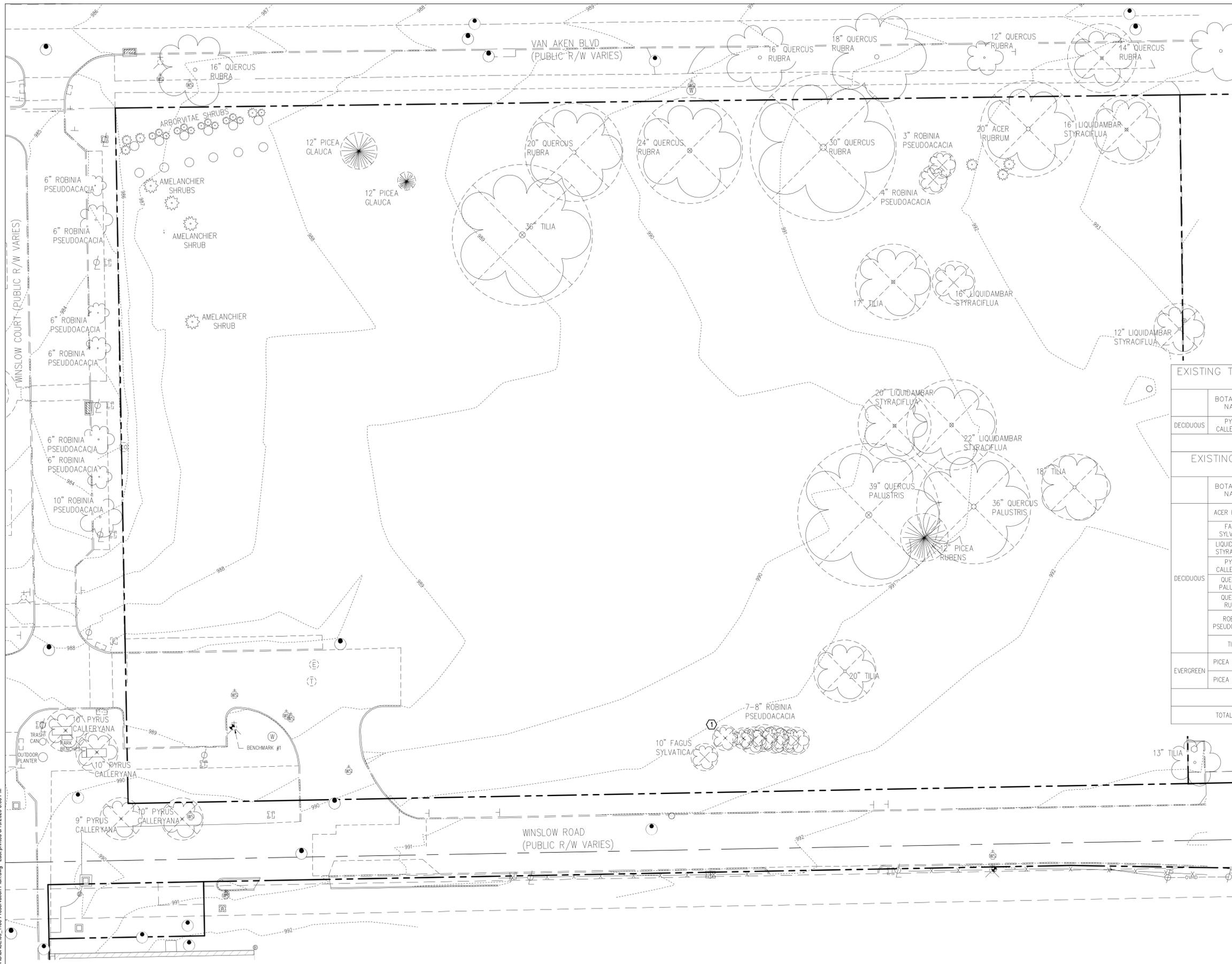
PROPOSED GRADING LEGEND

— 99 —	PROP. INTERMEDIATE CONTOUR
— 100 —	PROP. INDEX CONTOUR
--- 99 ---	EXISTING INTERMEDIATE CONTOURS
--- 100 ---	EXISTING INDEX CONTOURS
---	RIDGE, VALLEY, OR GRADE BREAK AS INDICATED
0.00%	PAVT/SWALE SLOPE PERCENT
↘	RUNOFF FLOW DIRECTION
000.00	PROPOSED SPOT ELEVATION
000.00	EXISTING SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
HP	HIGH POINT
LP	LOW POINT
EX.	MEET EXISTING PAVEMENT GRADE
WK	WALK
PA	PAVEMENT
RIM	STRUCTURE RIM
CC	CURB CUT
FF	FINISH FLOOR
FG	FINISH GRADE
Ⓢ	GRADING CODED NOTE

- GENERAL NOTES:**
1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.

DESCRIPTION	PRELIMINARY PLANNING COMMISSION SUBMITTAL
BY	JAC
DATE	03/19/2020
NO.	1
PROJECT NO.	C480005
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DRAWN BY	MJK
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20600 CHAGRIN BLVD, SUITE 900 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497	
TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com	
PREPARED FOR:	CONFLUENT DEVELOPMENT, LLC. 2240 BLAKE STREET, SUITE 200 DENVER, CO 80205
HARBORCHASE OF SHAKER HEIGHTS VAN AKEN BOULEVARD SHAKER HEIGHTS, OH 44120	
SITE GRADING PLAN	
6	11

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TREE PRESERVATION LEGEND
 TREE TO BE REMOVED AND REPLACED PER LANDSCAPE PLAN

GENERAL NOTES:
 1. ALL TREES WITHIN GRADING LIMITS ARE TO BE REMOVED.

CODED NOTES:
 ① DEAD 8" BLACK LOCUST TREE. TREE IS NOT INCLUDED IN TABLE OF EXISTING TREES WITHIN DEVELOPED AREA TO BE REPLACED.

EXISTING TREES OUTSIDE OF DEVELOPED AREA TO BE REMOVED

	BOTANICAL NAME	COMMON NAME	2" TO 6" DBH	GREATER THAN 6" DBH	TOTAL TREES
DECIDUOUS	PYRUS CALLERYANA	CALLERY PEAR	0	5	5
	SUBTOTAL:			0	5

EXISTING TREES WITHIN DEVELOPED AREA TO BE REMOVED

	BOTANICAL NAME	COMMON NAME	2" TO 6" DBH	GREATER THAN 6" DBH	TOTAL TREES
DECIDUOUS	ACER RUBRUM	RED MAPLE	0	1	1
	FAGUS SYLVATICA	EUROPEAN BEECH	0	1	1
	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	0	5	5
	PYRUS CALLERYANA	CALLERY PEAR	0	0	0
	QUERCUS PALUSTRIS	PIN OAK	0	2	2
	QUERCUS RUBRA	RED OAK	0	4	4
	ROBINIA PSEUDOACACIA	BLACK LOCUST	2	5	7
EVERGREEN	TILIA	BASSWOOD	0	4	4
	PICEA GLAUCA	WHITE SPRUCE	0	2	2
	PICEA RUBENS	RED SPRUCE	0	1	1
SUBTOTAL:			2	25	27
TOTAL TREES TO BE REPLACED:			2	30	32

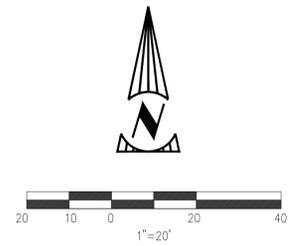
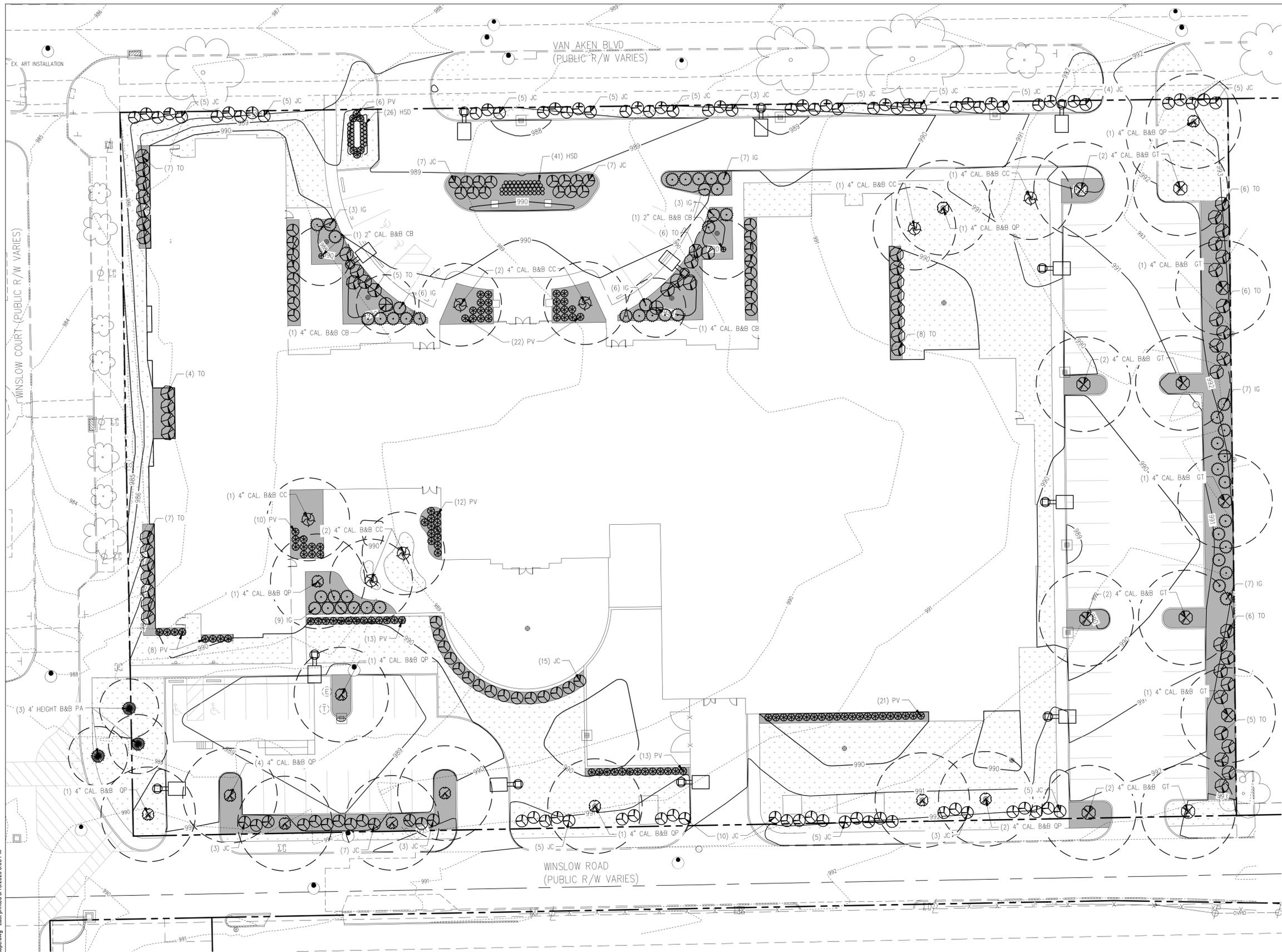
NO.	DATE	BY	DESCRIPTION
1	03/19/2020	JAC	PRELIMINARY PLANNING COMMISSION SUBMITTAL

20600 CHAGRIN BLVD, SUITE 600 SHAKER HEIGHTS, OH 44122 TEL: 216.278.1490 FAX: 216.278.1497	PROJECT DATE: 02/25/2020	MJK
PROJECT NO.: C480005	DRAWN BY: JAC	CHECKED BY: JAC



PREPARED FOR:
CONFLUENT DEVELOPMENT, LLC.
 2240 BLAKE STREET, SUITE 200
 DENVER, CO 80205

HARBORCHASE OF SHAKER HEIGHTS
 VAN AKEN BOULEVARD
 SHAKER HEIGHTS, OH 44120



GENERAL NOTES:
 1. REFER TO LANDSCAPE NOTES AND DETAILS SHEET FOR LANDSCAPE REQUIREMENTS AND PROPOSED PLANT AND SEEDING QUANTITIES.

DESCRIPTION PRELIMINARY PLANNING COMMISSION SUBMITTAL		DATE 03/19/2020	BY JAC
NO. 1		PROJECT DATE 02/25/2020	DRAWN BY MJK
20600 CHAGRIN BLVD, SUITE 900 SHAKER HEIGHTS, OH 44122 TEL: 216.278.1490 FAX: 216.278.1497		PROJECT NO. C480005	CHECKED BY JAC
 TECHNICAL SKILL: CREATIVE SPIRIT: www.MannikSmithGroup.com			
PREPARED FOR: CONFLUENT DEVELOPMENT, LLC. 2240 BLAKE STREET, SUITE 200 DENVER, CO 80205		HARBORCHASE OF SHAKER HEIGHTS VAN AKEN BOULEVARD SHAKER HEIGHTS, OH 44120	
PRELIMINARY LANDSCAPE PLAN		8	11

PROPOSED REPLACEMENT TREE QUANTITIES						
SYMBOL	NUMBER OF TREES	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	SIZE AT MATURITY	MINIMUM SPACING
NUMBER OF 2" CALIPER TREES TO BE REPLACED PER TREE PRESERVATION PLAN = 2 TREES PROVIDED = 2 TREES						
⊕ CB	2	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL. B&B	40' HEIGHT 25' SPREAD	PER PLAN
NUMBER OF 4" CALIPER TREES TO BE REPLACED PER TREE PRESERVATION PLAN = 30 TREES PROVIDED = 32						
⊕ CB	2	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	4" CAL. B&B	40' HEIGHT 25' SPREAD	PER PLAN
⊗ GT	11	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	4" CAL. B&B	45' HEIGHT 40' SPREAD	PER PLAN
⊗ QP	12	PIN OAK	QUERCUS PALUSTRIS	4" CAL. B&B	60' HEIGHT 40' SPREAD	PER PLAN
⊗ CC	7	PURPLE-LEAVED EASTERN REDBUD (TREE FORM)	CERCIS CANADENSIS 'FOREST PANSY'	4" CAL. B&B	30' HEIGHT 35' SPREAD	PER PLAN
⊗ CC	3	NORWAY SPRUCE	PICEA ABIES	4' HEIGHT	40' HEIGHT 25' SPREAD	PER PLAN

PROPOSED SHRUB AND PERENNIAL QUANTITIES				
SYMBOL	NUMBER OF SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE
⊗ TO	60	RHEINGOLD ARBORVITAE	THUJA OCCIDENTALIS 'RHEINGOLD'	5 GAL. CONT.
⊗ JC	87	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	3 GAL. CONT.
⊗ IG	48	DENSE INKBERRY HOLLY	ILEX GLABRA 'DENSEA'	5 GAL. CONT.
⊗ PV	105	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	3 GAL. CONT.
⊗ HSD	67	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL. CONT.

PROPOSED MULCH AND SEEDING		
SYMBOL	COMMON NAME	DESCRIPTION
■	HARDWOOD MULCH BED	PLANTING AREA TO BE MULCHED WITH BLACK DYED DOUBLE PROCESSED SHREDDED HARDWOOD MULCH. SEE EDGING DETAIL.
■	EMERGENT WETLAND SEED MIX BY JFNEW	SEED MIX OF 8-10 NATIVE GRASSES, SEDGE OR RUSH SPECIES AND 13 FORB SPECIES. INCLUDE ANNUAL RYE AND COMMON OAT COVER CROP PER SUPPLIER'S RECOMMENDATIONS.
■	SEED MIX	GRASS SEED MIX PER GENERAL LANDSCAPING NOTES

LANDSCAPE REQUIREMENTS:

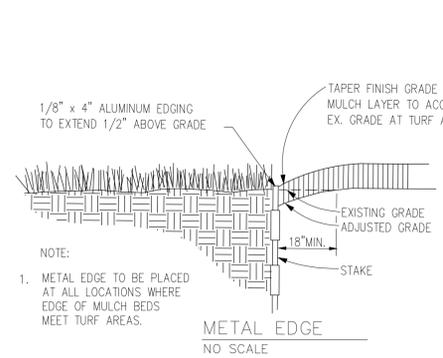
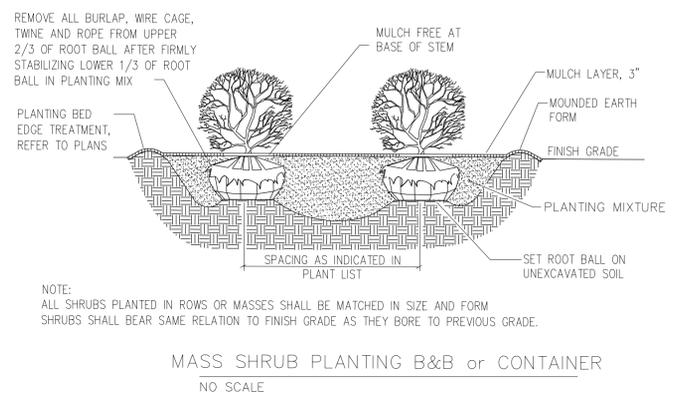
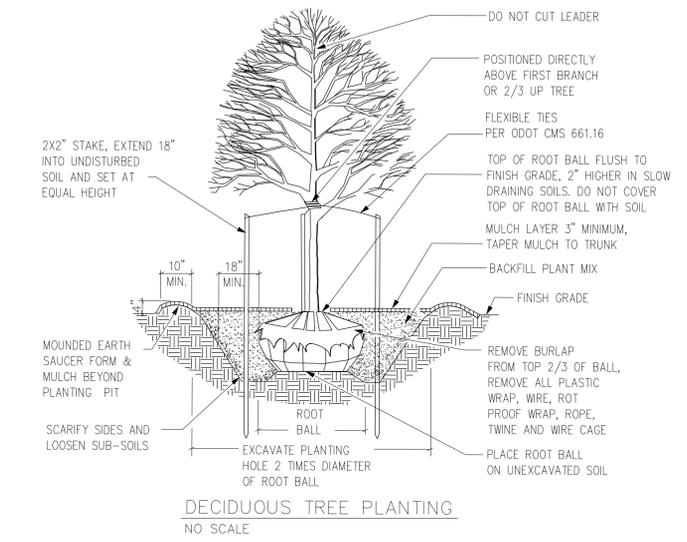
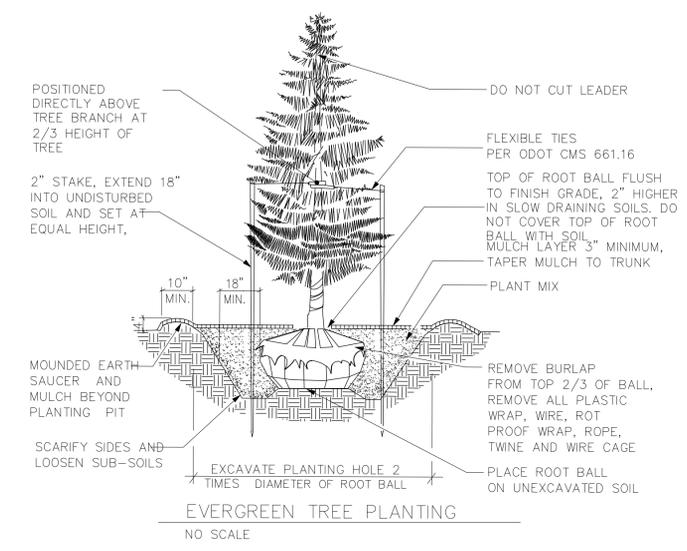
	REQUIRED:	PROVIDED:
TABLE 1253.08 PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS ALONG REAR AND INTERIOR SIDE YARDS FOR PROPERTY ADJACENT TO NON-RESIDENTIAL		
1. MINIMUM LANDSCAPE STRIP	5'	5'
2. PERCENT OF SCREENING COVERING FRONTAGE	50%	50%
3. MINIMUM HEIGHT OF SHRUBS	100% AT 5'	100% AT 5'
1253.09 C. INTERIOR PARKING LOT LANDSCAPING		
4. 120 SF PER EVERY 10 PARKING SPACES	(72 SPACES / 10) * 120 SF = 864 SF	1651 SF
5. ONE SHADE TREE PER 120 SF LANDSCAPE AREA	1651 SF / 120 SF = 14 TREES	14 TREES
TABLE 1253.09 LANDSCAPE BUFFER AND SCREENING REGULATIONS FOR CM DISTRICT		
6. REAR YARD LANDSCAPE BUFFER	10'	10'
7. SHRUBS	2.5' MIN. DEPTH MASS PLANTING	2.5' MIN. DEPTH MASS PLANTING
8. SHADE TREES	MIN. 1 SHADE TREE / 50' 200 FT / 50 FT = 4 TREES	6 TREES

GENERAL LANDSCAPE NOTES

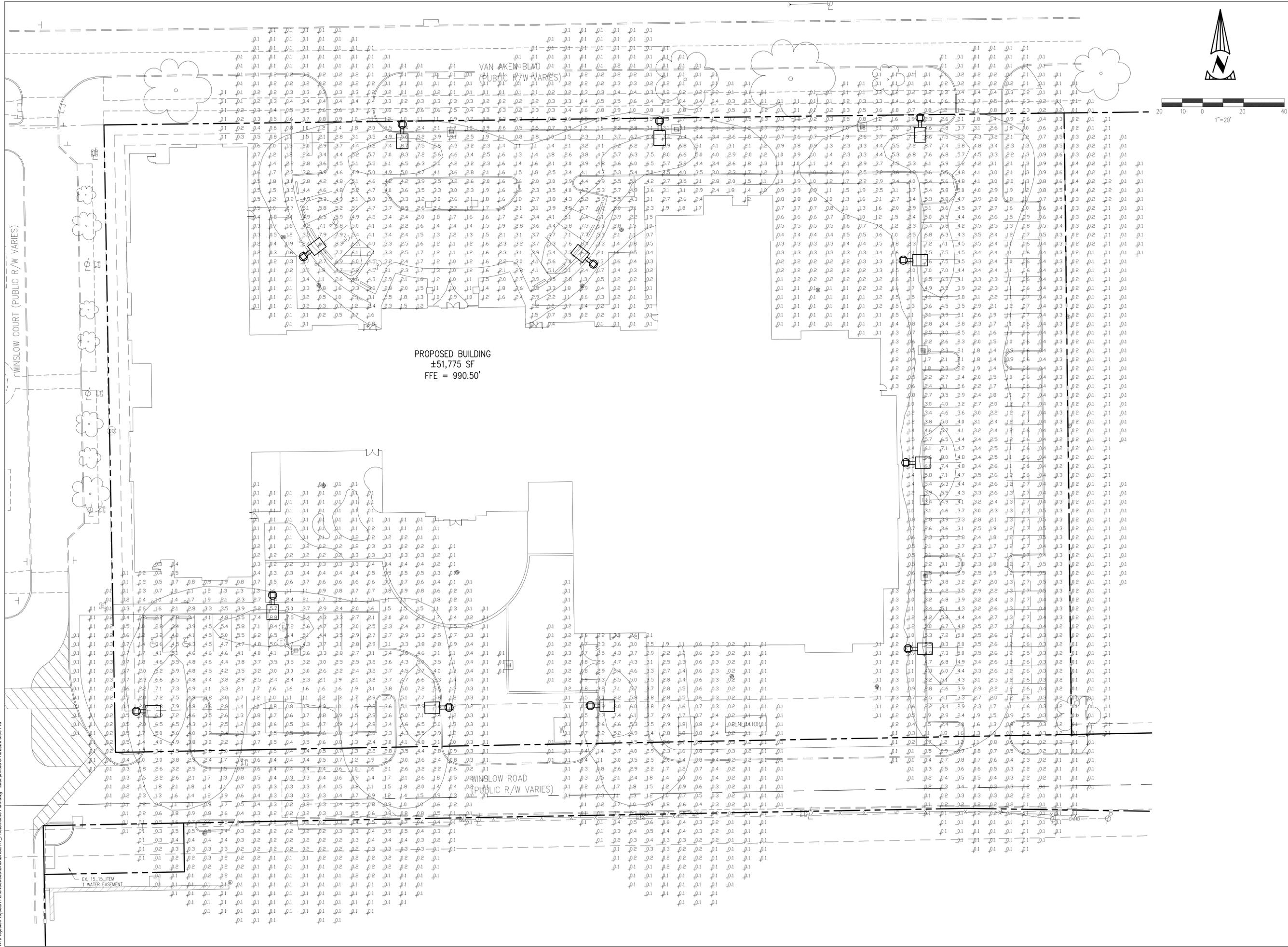
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED WITHIN THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 3 WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
- REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS AND CITY OF SHAKER HEIGHTS ORDINANCES.
- ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT CMS ITEM 661. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH. REFER TO ODOT DRAWING LA-1.1 FOR TREE PRUNING DETAILS AND ODOT ITEM 666 FOR PRUNING SPECIFICATIONS.
- 661.10 PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBICIOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 12 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
- 661.11 BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
 - ONE PART TOPSOIL.
 - ONE PART EPA RATED CLASS IV COMPOST.
 - A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD (3 KG/M3) TO THE BACKFILL MIX.
 - IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
 NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
- 661.13 MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH THESE AREAS WITH A 3-INCH (100 MM) LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 100 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
- 661.17 PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
- RESTORATION OF DISTURBED AREAS: ALL LANDSCAPE AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 12" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS.
- LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
- TOPSOILING SHALL CONFORM TO ITEM 651 (TOPSOIL STOCKPILED), ITEM 652 (PLACING STOCKPILED TOPSOIL), ITEM 653 (TOPSOIL FURNISHED AND PLACED) AND 654 (RENOVATING EXISTING SOIL) TOPSOIL PLACEMENT MAY BE PLACED WITH HYDROSEEDING, REFER TO ITEM 659.11 FOR ADDITIONAL SPECIFICATIONS.
- TURF GROUND COVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT ITEM 653 (TOPSOIL FURNISHED AND PLACED) AND ITEM 659 (SEEDING AND MULCHING). SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

REFER TO ITEM 659.12 FOR SEEDING METHODS AND DATES FOR BROADCAST AND HYDRO SEEDING METHODS. REFER TO ITEM 660 FOR SODDING MATERIALS, PREPARATION AND PLACEMENT.



DESCRIPTION	PRELIMINARY PLANNING COMMISSION SUBMITTAL
BY	JAC
DATE	03/19/2020
NO.	1
PROJECT NO.	C480005
DRAWN BY:	MJK
CHECKED BY:	JAC
20600 CHAGRIN BLVD, SUITE 600 SHAKER HEIGHTS, OH 44122 TEL: 216.278.1490 FAX: 216.278.1497	
PROJECT DATE: 02/25/2020 DRAWN BY: MJK CHECKED BY: JAC	
TECHNICAL SKILL: CREATIVE SPIRIT: 	
PREPARED FOR: CONFLUENT DEVELOPMENT, LLC. 2240 BLAKE STREET, SUITE 200 DENVER, CO 80205	
HARBORCHASE OF SHAKER HEIGHTS VAN AKEN BOULEVARD SHAKER HEIGHTS, OH 44120	
LANDSCAPE NOTES AND DETAILS	
9	11



DESCRIPTION	PRELIMINARY PLANNING COMMISSION SUBMITTAL	
	NO.	DATE
BY	JAC	
DATE	03/19/2020	
NO.	1	
PROJECT NO.	C480006	MUK
DRAWN BY:	JAC	
CHECKED BY:		
PROJECT DATE:	02/25/2020	
TECHNICAL SKILL:		
CREATIVE SPIRIT:		
PREPARED FOR:	CONFLUENT DEVELOPMENT, LLC.	
2240 BLAKE STREET, SUITE 200	DENVER, CO 80205	
PHOTOMETRIC PLAN	HARBORCHASE OF SHAKER HEIGHTS	
	VAN AKEN BOULEVARD SHAKER HEIGHTS, OH 44120	
	20600 CHAGRIN BLVD, SUITE 600 SHAKER HEIGHTS, OH 44122	
	TEL: 216.278.1490 FAX: 216.278.1497	
	PROJECT NO.: C480006	
	DRAWN BY: MUK	
	CHECKED BY: JAC	

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE
⊘	12	RAB LIGHTING INC.	ALED 3T 150 N	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS	ABSOLUTE	153.4

POLE FIXTURE SCHEDULE							
	QUANTITY	CATALOG NUMBER	HEIGHT (FT)	POLE SHAFT SIZE (INXFT)	WALL THICKNESS (IN)	WEIGHT	FINISH
RAB LIGHTING SQUARE DRILLED POLE	12	P54-11-20D2	20' POLE ON A 1' CONCRETE BASE	4X20	0.125	137 LBS	BRONZE POWDER COATING

STATISTICS	
DESCRIPTION	AVG
PROPERTY LIMITS	1.87 fc
PAVEMENT LIMITS	2.45 fc
PARKING LIMITS	2.45 fc

ALED3T150N



Color: Bronze Weight: 32.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	4000K (Neutral)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	16,253
Input Watts	153.40W	Efficacy	106 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PE9166BW

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

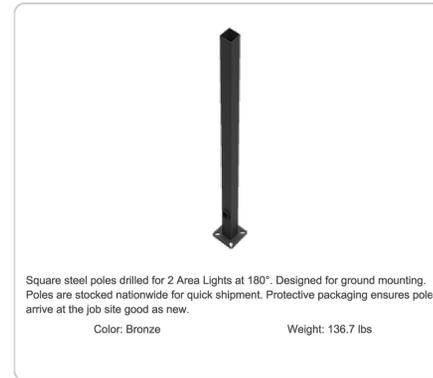
Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

PS4-11-20D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.
Color: Bronze Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft: 46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350 lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

Terms of Sale:

Pole Terms of Sale is available online.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 3

ALED3T150N



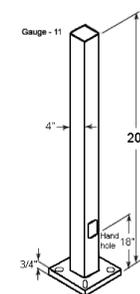
Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150		N				
	4T = Type IV	50 = 50W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	78 = 78W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/A80 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	105 = 105W		Y = 3000K (Warm)	W = White	/BL = Bi-Level	/PCS = 120V Swivel Photocell	
		125 = 125W			K = Black	/D10 = 0-10V Dimming	/PCS2 = 277V Swivel Photocell	
		150 = 150W					/PCT = 120-277V Twistlock Photocell	
							/PCS4 = 480V Swivel Photocell	
							/PCT4 = 480V Twistlock Photocell	
							/WS = Multi-Level Motion Sensor	
							/WS2 = Multi-Level Motion Sensor 20 ft.	
							/WS4 = Multi-Level Motion Sensor 40 ft.	

PS4-11-20D2



Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

NO.	DATE	BY	DESCRIPTION
1	03/19/2020	JAC	PRELIMINARY PLANNING COMMISSION SUBMITTAL

TECHNICAL SKILL:
CREATIVE SPIRIT:

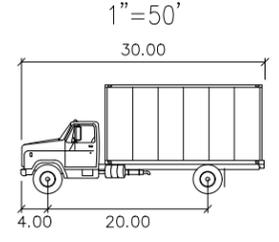
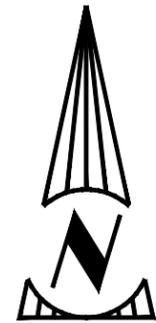
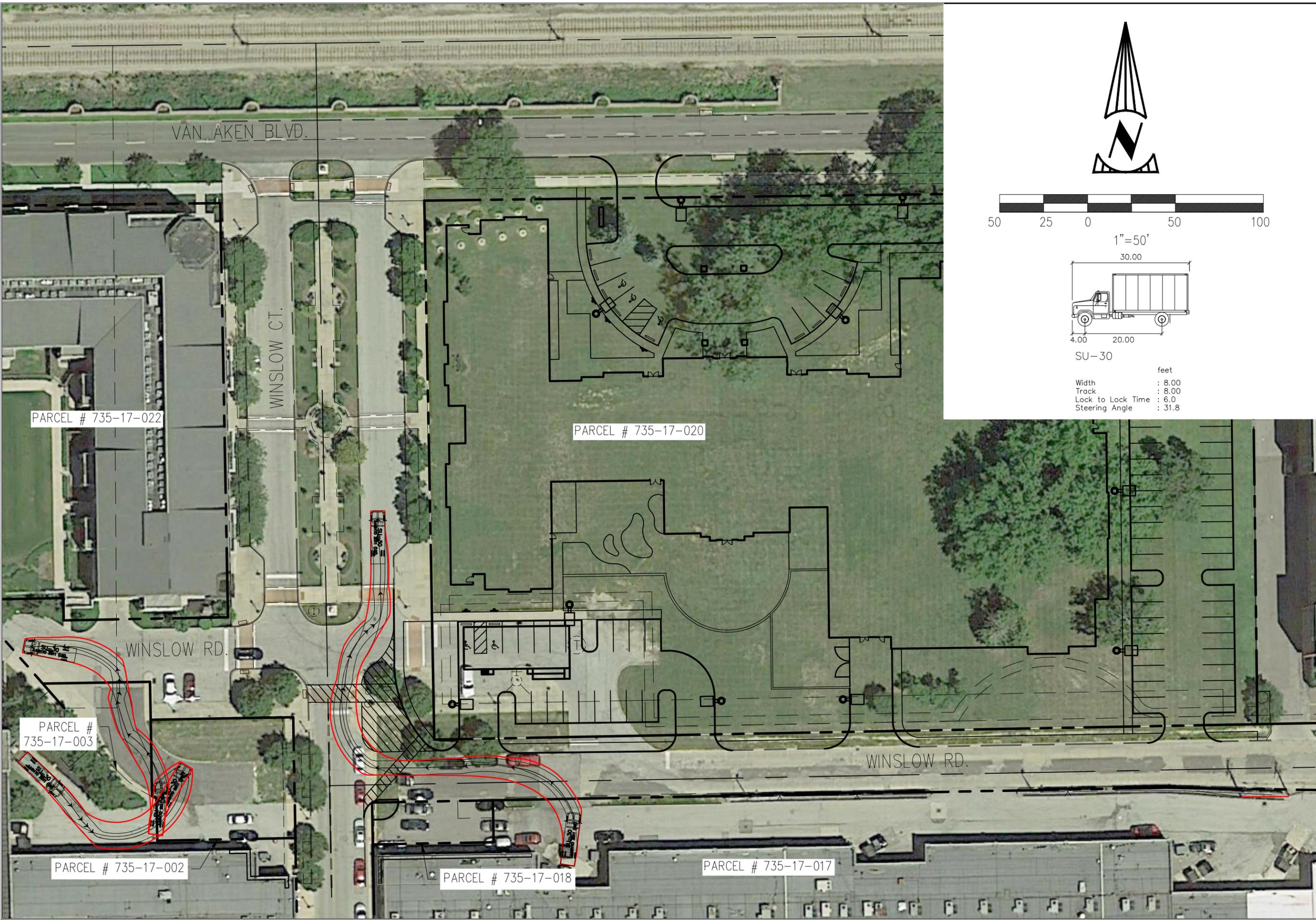
www.MannikSmithGroup.com

PREPARED FOR:
CONFLUENT DEVELOPMENT, LLC.
2240 BLAKE STREET, SUITE 200
DENVER, CO 80205

HARBORCHASE OF SHAKER HEIGHTS
VAN AKEN BOULEVARD
SHAKER HEIGHTS, OH 44120

PHOTOMETRIC PLAN

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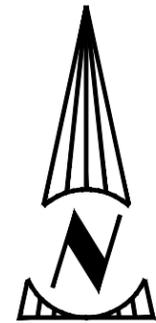
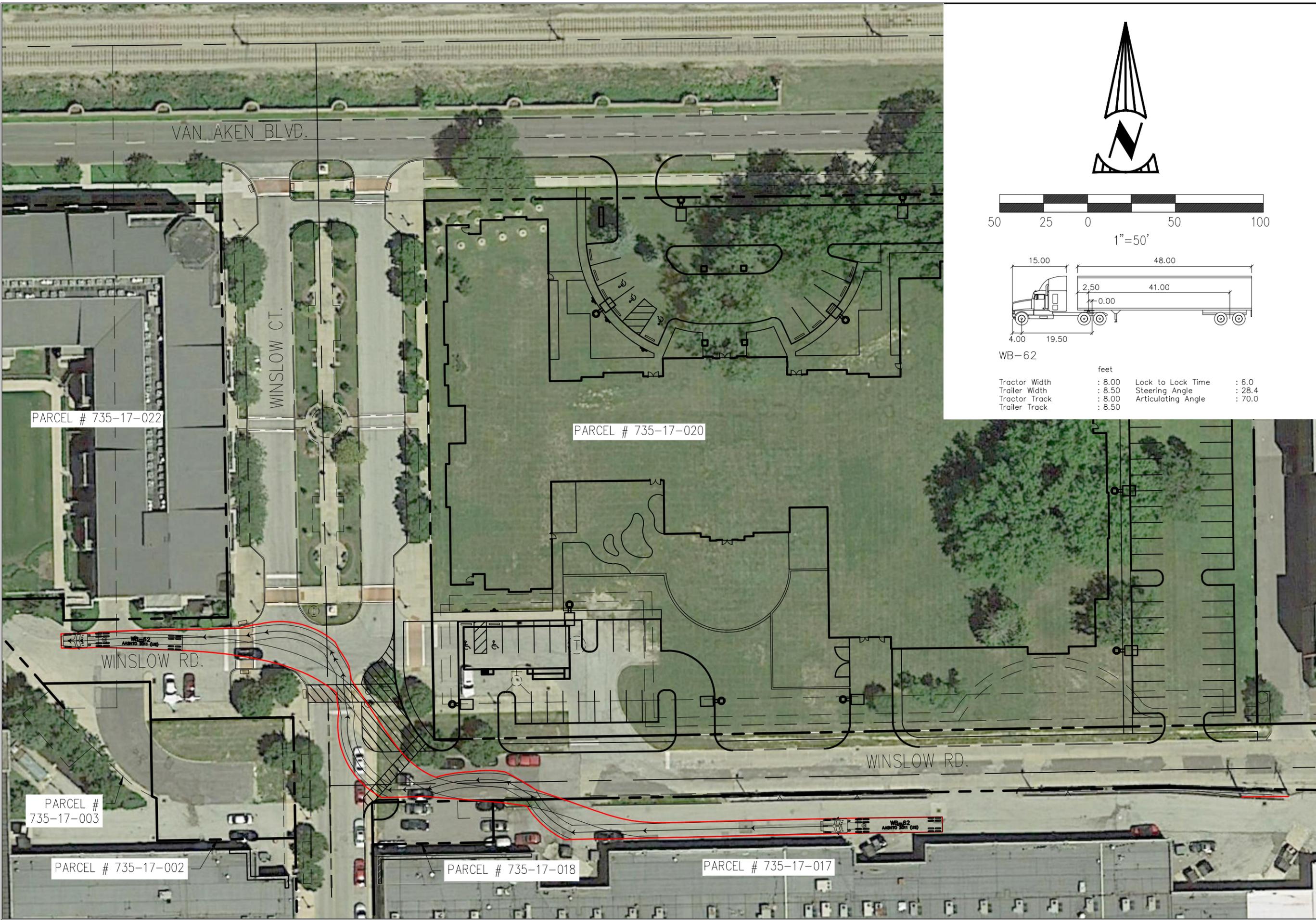


SU-30

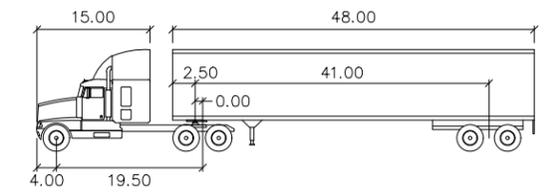
feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

INDIRECT ROUTE SU-30 SHOPPING PLAZA ACCESS		SHAKER HEIGHTS SENIOR LIVING COMMUNITY		CONFLUENT DEVELOPMENT, LLC		 20600 CHAGRIN BLVD, SUITE 500 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497 <small>www.MannikSmithGroup.com</small>	
1	5						

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1"=50'



WB-62

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

INDIRECT ROUTE
WB-62 WEST ON
WINSLOW RD

SHAKER HEIGHTS
SENIOR LIVING
COMMUNITY

CONFLUENT
DEVELOPMENT, LLC

20600 CHAGRIN BLVD, SUITE 500
SHAKER HEIGHTS, OH 44122
TEL: 216.378.1490
FAX: 216.378.1497

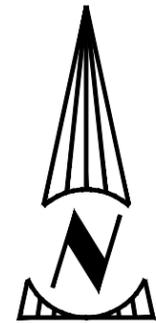
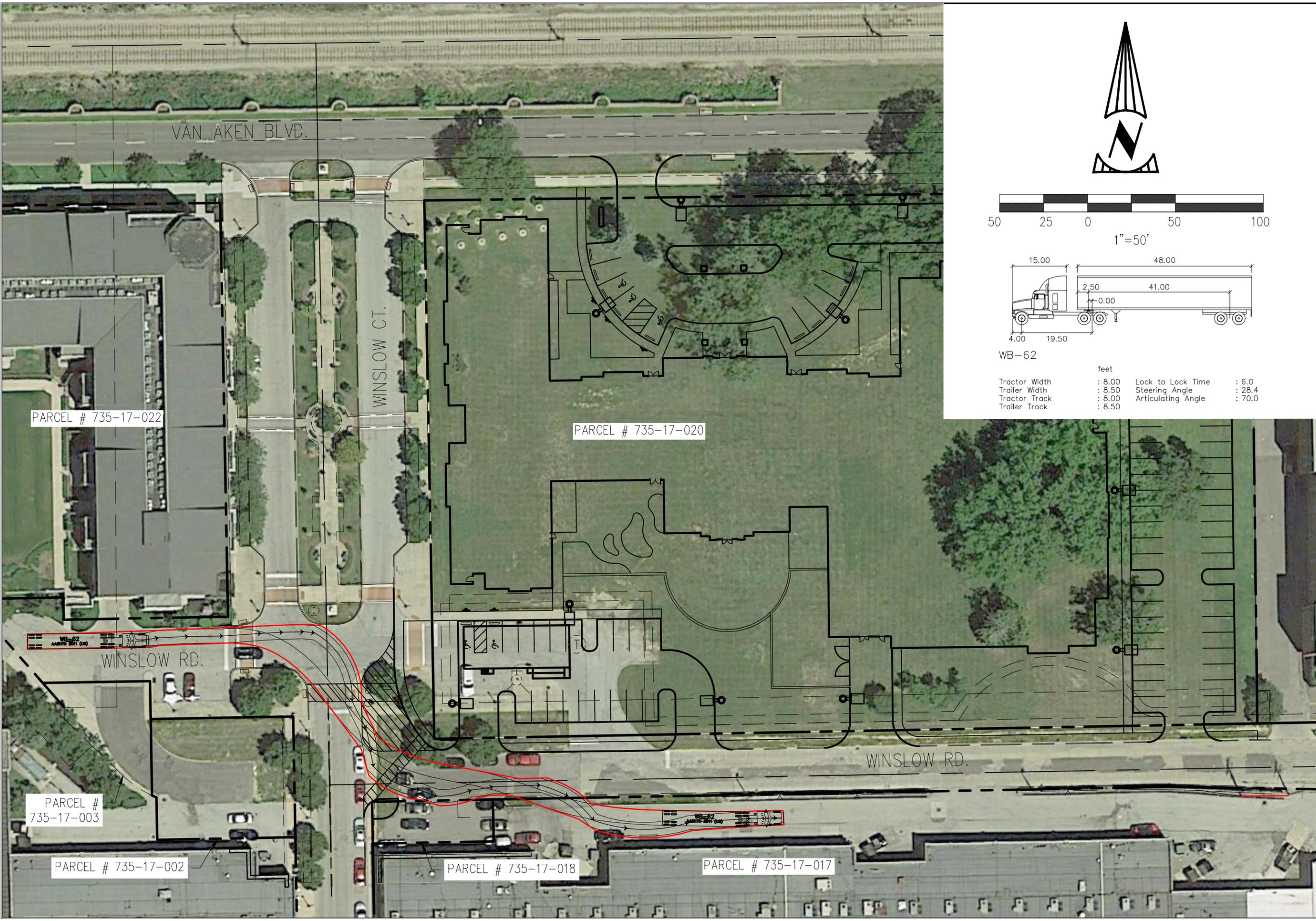
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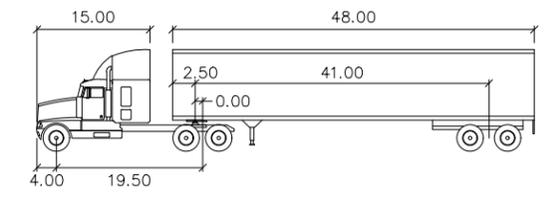
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1"=50'



WB-62

	feet		
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Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

INDIRECT ROUTE
WB-62 EAST ON
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3 / 3

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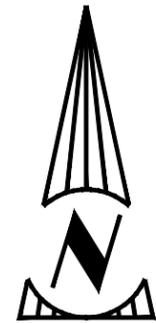
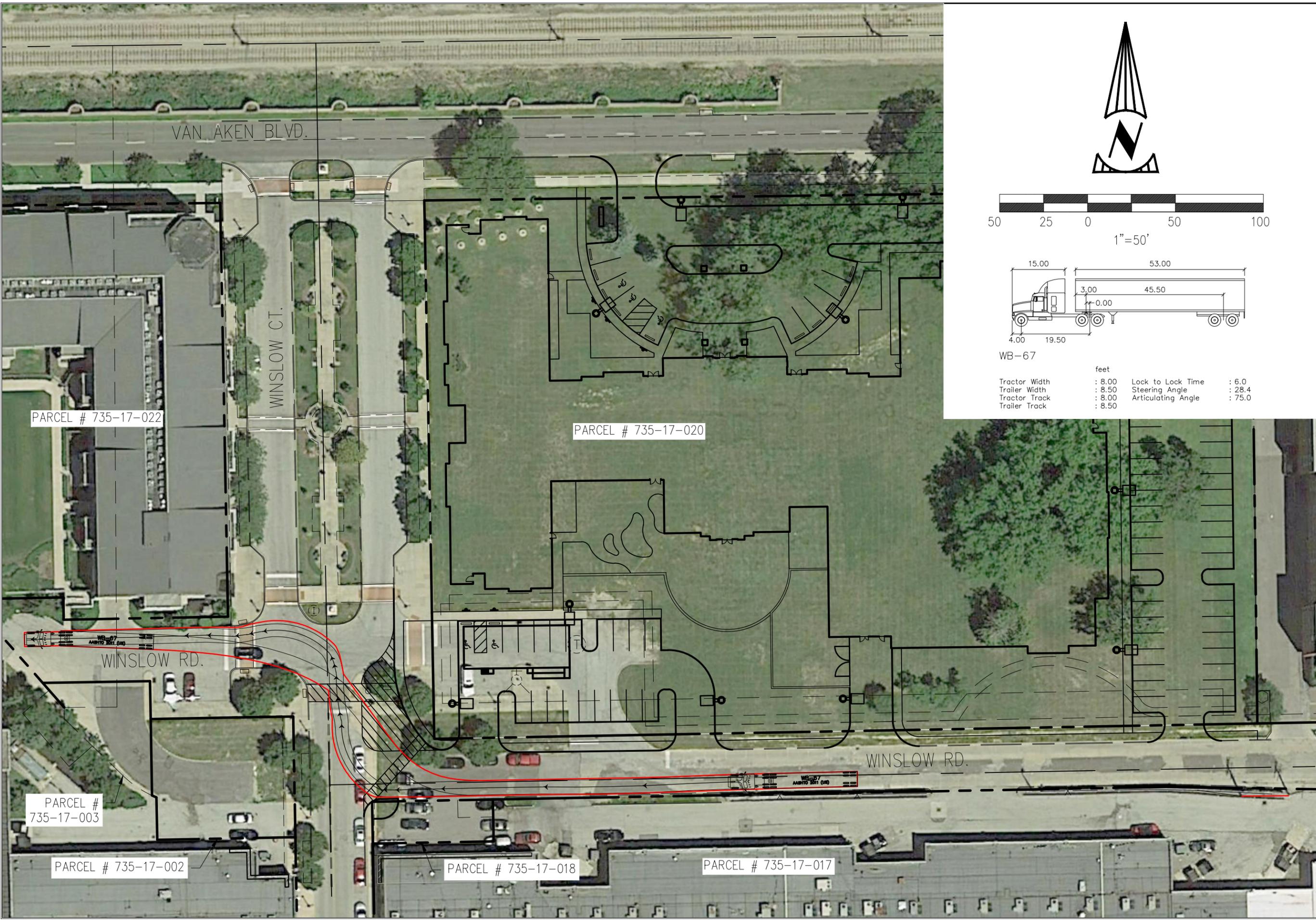
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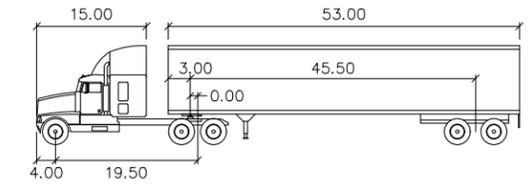
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1"=50'



WB-67

	feet		
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Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

INDIRECT ROUTE
WB-67 WEST ON
WINSLOW RD

SHAKER HEIGHTS
SENIOR LIVING
COMMUNITY

CONFLUENT
DEVELOPMENT, LLC

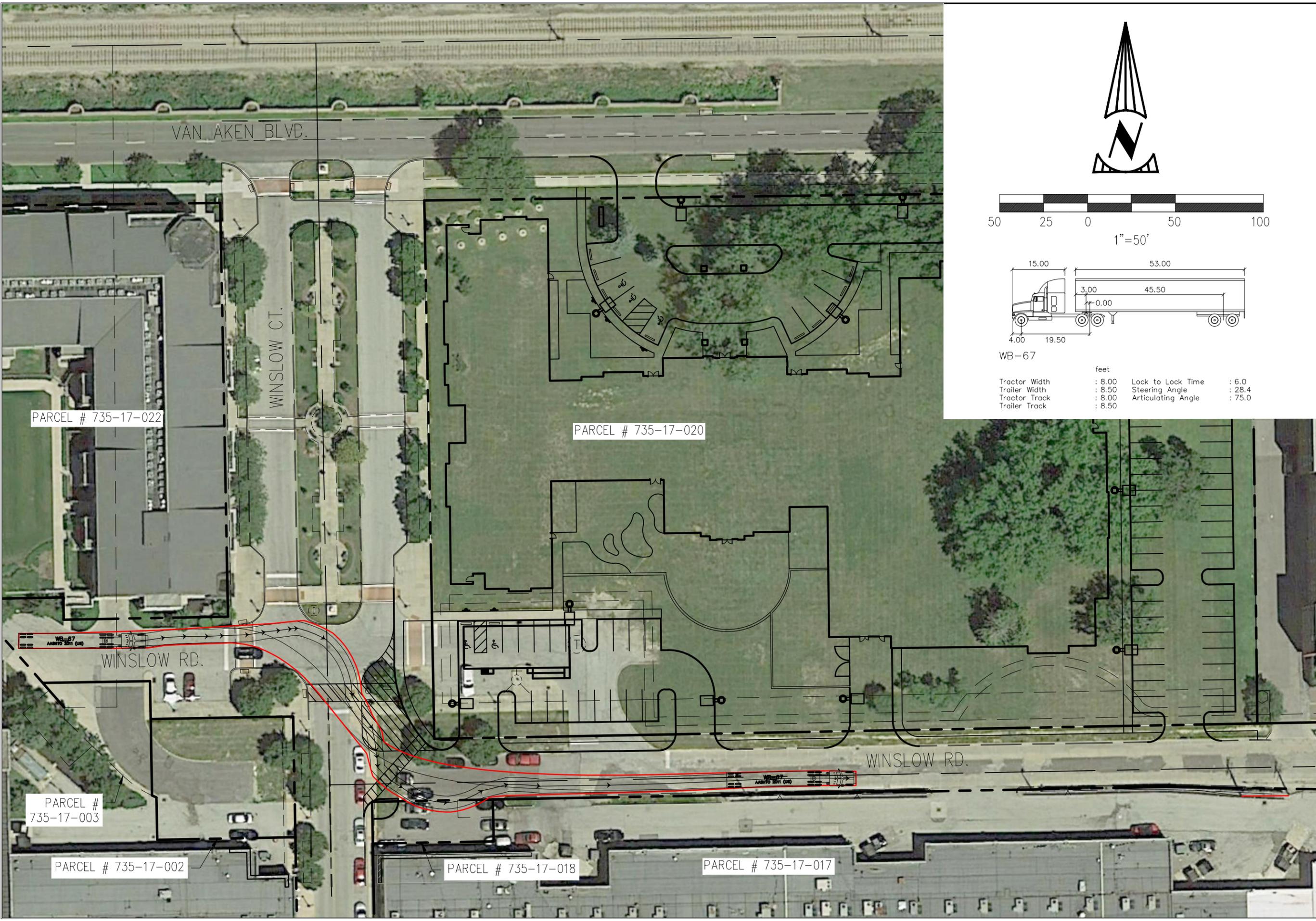
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PARCEL # 735-17-022

PARCEL # 735-17-020

PARCEL # 735-17-003

PARCEL # 735-17-002

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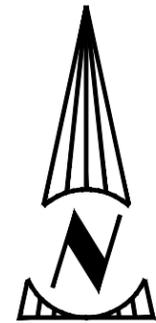
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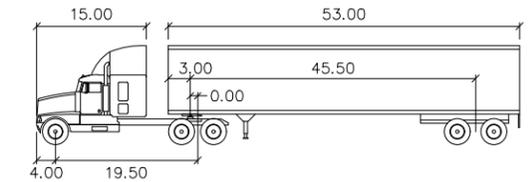
WINSLOW CT.

WINSLOW RD.

WINSLOW RD.



1"=50'



WB-67

feet	
Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 28.4
Articulating Angle	: 75.0

INDIRECT ROUTE
WB-67 EAST ON
WINSLOW RD

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CORPORATE PROFILE AND OPERATIONS PLAN FOR HARBORCHASE OF SHAKER HEIGHTS

Company History



Overview

HRA is a vertically integrated senior living development and management company focused on creating Assisted Living, Memory Care, Independent Living and Skilled Nursing communities that we ourselves would aspire to reside in. The company was founded in 2002 with a vision of developing and managing premier communities built on Christian values and best of the class industry experience.



HRA manages over \$1 billion in assets generating approximately \$200 million in revenues, and employs over 2,000 associates. HRA has a presence in 15 states, with 36 communities completed / operating and 7 communities under construction. Additionally we plan to start construction on at least 8 more locations within the year. Our newest locations and those under construction tend to be “Top Decile” locations with corresponding rental rates. Furthermore, HRA has 50 additional properties under evaluation in its pipeline for development as additional new communities. Key to HRA’s success has been its emphasis on innovation, excellence and building long-term relationships with equity sources, banks and co-development partners.

Overview

HRA was started in Vero Beach, Florida in 2002 by Tim Smick and Dan Simmons. At that time, Tim was serving on a number of boards one of which was a senior housing REIT based in Orlando named CNL Healthcare Properties. Tim met Dan Simmons when CNL had engaged Dan as a consultant to assist them with the start-up of their new senior housing REIT.



← Memory Care (MC)
Courtyard

MC Activity Room →



Ten years later, Tim purchased Dan's interest in HRA and is now the owner of 91% of the company.

Overview

The HRA leadership team embarked on a strategy of growth propelled by new development. Charlie Jennings, the Chief Development Officer, oversaw the design and programming of a new prototype assisted living and memory care community that had its first unveiling during the 2014 opening of its Harbor Chase of Village Crossings in Lady Lake, Florida. Many of HRA's 18 new developments since 2014 have their "DNA" rooted in the new design that accentuated choice, wellness, extraordinary dining experiences, larger apartments, incorporation of natural light, and the latest technological advances in senior care.

The communities HRA are currently developing or co-developing are based primarily on the design of what the Company internally refer to as the "Villages prototype" which was developed as HarborChase of Villages Crossing in The Villages, FL in 2012-2014. While the Company's current designs have evolved to fit on smaller, urban sites and the market-specific inclusion of Independent Living, the core of HRA's design and programming remains intact.

Overview

Key to the company's ability to grow in this manner is its' company culture and leadership reputation which has enabled it to attract more than its fair-share of the best leadership talent in the senior care industry.



← AL – Virtual
Bowling Alley

AL – 1 Bedroom
Apartment →



The company has approximately 50 additional properties being studied as potential development opportunities in various stages of LOI negotiations.

In 2017, HRA moved its headquarters to a new inland Vero Beach location that places its home office on a single floor of approximately 12,000 SF.

HRA is staffed to continue its growth at this pace primarily via development and will have a portfolio comprised of some of the best located and newest properties in the industry. Better than half of the HRA portfolio of properties are less than 5 years old. These additional sites will enable the company to further its mission of caring for and about its senior customer base.

Overview

Recognizing the operational intensity of managing outstanding communities, HRA wants to make certain that the communities are accessible to its management teams. Presently, the company has limited its site selection and development to communities and sites that are located within the US Eastern and Central time zones. The Company specifically targets locations that can be reached by flights from the two nearest airports from its home office (Orlando and West Palm Beach) and are within a 60-minute drive time once the management team has landed.

↓ AL – Courtyard

Presently, HRA is targeting the following areas:

- A Southeast Region which includes (FL, AL, SC, GA, TN, and KY);
- A Mid-Atlantic Region which includes (Northern VA, MD, DE, NJ and PA);
- A Midwest Region which includes (IL, WI, MI, and OH);
- A Southwest Region which includes (TX & OK)
- A New England Region which includes (CT, NY, RI, MA and NH)



HRA reviews hundreds of sites per year, going through a thorough vetting process before an LOI is ever considered. The Company anticipates the opening of regional offices in the future based in the Dallas, Chicago and the Washington DC metroplexes.

Mission & Values

We are called to apply our God-given talents and experience to the creation and refinement of successful senior living communities in which we, ourselves, would envision living.

When HRA was still a concept, the first priority was to build a meaningful culture where consistent profitability is one of many rewards. Engaging associates, they created and adopted five tenets representing CORE Values for all. They include:

1. **RESPECT.** Our respect for one another motivates us to fully value and foster the dignity and individuality of each resident, family member and staff caregiver.
2. **ATTENTIVENESS.** We focus our energy and our efforts on our residents and their families. Their needs and expectations determine the services we provide. Their social, emotional and physical well-being inspire all we do.
3. **INTEGRITY.** We commit to doing the right things for the right reasons, whether or not anyone will know.
4. **STEWARDSHIP.** We work to be good stewards of our own and our residents' resources by exercising a thoughtful and responsible use of the time, skills, materials and finances over which we have been entrusted.
5. **EXCELLENCE.** We strive to continually exceed our customers' expectations with outstanding service.

Leadership Team



Ownership

Tim Smick – Chairman & Managing Partner

Tim's interest in senior care began in 1973 at Wheaton College (IL) where his counselor recognized his desire to wed a sense of mission and purpose with his vocation and therefore pointed him in the general direction of healthcare administration. A Chicago-area hospital administrator then opened his eyes to the tremendous future leadership opportunities that were bound to exist in the long-term care segment of healthcare because of the rapid demographic growth in seniors in our country. It didn't take Tim long to recognize that senior care was indeed an industry in its embryonic stages and that he could make a real difference in the lives of the most important person in many people's lives---their Moms.

By attracting and building strong teams of others that share Tim's dedication to serving seniors, he has enjoyed top leadership positions with some of our country's premier providers of senior care – Sunrise Senior Living, PersonaCare, and Manor HealthCare. Tim has worked hard to intentionally shape HRA's way of life by the inculcation of shared core values, realizing the potency a healthy corporate culture has on the long term success of a company.

Key Management Bios

Sarabeth Hanson –President & CEO

Sarabeth brings over twenty years of Senior Living experience to her role as President & Chief Executive Officer. Her passion to make a difference and to celebrate seniors was the driving force in her decision to make a career in senior living. Shortly after commencing her college education at Central Connecticut State University she found fulfillment working as a Life Enrichment Director in long term care. That led her to pursuing a nursing license and entering into the healthcare side of the industry.

Before joining Harbor Retirement Associates in 2012, Sarabeth worked at Senior Lifestyle Corporation for over twelve years serving in many capacities including Executive Director, Area Manager of Operations, Regional Director of Operations and Vice President of Operations. As the Vice President of Operations, Sarabeth successfully oversaw the operations, sales and financial performance of over 44 communities throughout Florida, Ohio, Virginia, Pennsylvania, New York, Alabama, Arizona, South Carolina, North Carolina, New Jersey and Georgia. Sarabeth has the keen ability to facilitate seamless acquisitions and start- up communities while fostering a culture of servant leadership and cohesion.

Sarabeth is a licensed Assisted Living Administrator, Certified Dementia Trainer and is an active member of the Florida Chapter of ALFA.

Key Management Bios

Kim Lewis – Chief Operating Officer

Kim Lewis possesses a proven record with over twenty years of operations management in Senior Living. Kim was born in Cooperstown New York and graduated from SUNY, majoring in Human Services. She developed her passion for senior care at a young age, serving skilled nursing communities in upstate New York. Kim relocated to Florida where she built a career dedicated to seniors.

Kim achieves outstanding results through strong census achievement, sustained revenue growth and careful use of resources. She possesses exceptional knowledge of budgeting, risk management, recruiting, training, and mentoring.

Prior to joining Harbor Retirement Associates, Kim served The Care Bridge Corporation/SLC for eight years, Brookdale Senior Living for ten years and Senior Lifestyle Corporation for two years. Kim worked her way through the industry in positions of Home Health Administrator, Assisted Living Administrator, Executive Director, District Director, Regional Director and Vice President. She is a licensed Assisted Living Administrator, Certified Dementia Instructor, former Florida Department of Elder Affairs Core Training speaker and is a member of Florida Argentum. Kim's multi-site experience has spanned across numerous states including Pennsylvania, North/South Carolina, Alabama, Tennessee, Georgia, Texas, Illinois, Wisconsin, Michigan, New York, and Florida. As a skilled operator Kim's servant leadership builds strong teams who lead excellent results with stewardship, integrity and a culture of caring.

Key Management Bios

Charlie Jennings – Chief Development Officer

Charlie Jennings, Chief Development Officer joined HRA in 2006. He discovered the Senior Housing industry while enjoying an 18-year career in residential development and construction, but transforming the living environments of seniors has proven to be the most fulfilling use of his abilities. Motivated in part by his military service, he is moved to care for many of the veterans and their spouses who are part of the "Greatest Generation".

Charlie holds a Bachelor of Science in Civil and Infrastructure Engineering from George Mason University and is a decorated veteran of the United States Marine Corps.

Charlie has a diverse professional background ranging from the development of single family homes to urban, infill high-rise residential and mixed-use projects. Charlie has built his reputation with an organizational ethic dedicated to risk management, cost control, and construction oversight. Charlie not only leads the development of new communities for HRA, but also manages the renovations and refurbishment of existing communities. He is dedicated to understanding the unique cognitive and physical challenges facing seniors and how improvements in building architecture, interior design and even the correct furniture choice can enhance the lives of HRA's residents.

Key Management Bios

Chris Collins— Chief Financial Officer

Chris Collins, Chief Financial Officer, brings over 20 years of accounting and operations management experience to his role. Chris has worked with large corporations, as well as being an integral part of starting a company from the ground floor. Chris had been a controller for a multi-location urgent care facility and a management company that oversaw 53 skilled nursing facilities and 5 assisted living communities. Chris holds a BS in Accounting and an MS in Applied Management from the University of Maryland-UC, and is a Certified Public Accountant.

Community Locations



Locations

HRA assisted living communities foster best in class environments for people who want to live in a comfortable atmosphere which offers many amenities and choice in creating fulfilling days where seniors can maintain independence with enough assistance to live with safety, security and peace of mind.

Working with leading design professionals and other Senior Living professionals in planning space and services, the communities will not only be operationally efficient but also distinctly more attractive and appealing than most competitors.

These communities offer a multitude of dining options, spa and fitness centers, lounges, theaters, craft centers and many more lifestyle activities.

Units-Managed & Operated (Leased)

HRA Community Information	Metro	State	Open Date OR HRA Began Managing	Type	AL (Units)	MC (Units)	TC (Units)	SNF	IL	Total Units
Aiken	Aiken	SC	Oct-09	AL/MC	48	24				72
Columbia	Columbia	SC	Oct-09	AL/MC	35	13				48
Coral Springs	Ft. Lauderdale	FL	Nov-06	AL/ECC	94					94
Gainesville	Gainesville	FL	Nov-03	AL/MC/ECC	41	28				69
Huntsville	Huntsville	AL	Feb-05	MC	58	30				88
Jacksonville	Jacksonville	FL	Nov-03	AL/MC/ECC	52	28				80
McKinney	Dallas	TX	Apr-17	AL/MC	40	20				60
Palm Harbor	Tampa	FL	Aug-03	AL/MC/ECC	72	27				99
Regency Park	Vero Beach	FL	Oct-05	IL					213	213
Rock Hill	Charlotte (NC)	SC	Oct-09	AL/MC	48	24				72
Tallahassee	Tallahassee	FL	Nov-03	AL/MC/ECC	56	28				84
Tamarac	Ft. Lauderdale	FL	Nov-06	MC/ECC		90				90
Vero Beach	Vero Beach	FL	Jun-07	AL/MC/ECC	62	23				85
Dr. Phillips	Orlando	FL	Dec-19	AL/IL/MC	72	34			80	186

AL – Assisted Living Units

MC – Memory Care Units

SNF – Skilled Nursing Facility Units – Only units with Medicare and Medicaid payments

IL – Independent Living Units

Units – Managed for Third Parties (No HRA Lease)

HRA Community Information	Metro	State	Date OR HRA Began Managing	Type	AL (Units)	MC (Units)	TC (Units)	SNF	IL	Total Units
Managed for 3rd Parties										
Jasper	Jasper	AL	Jul-13	AL/MC/IL	35	12			15	62
Long Grove	Chicago	IL	Jan-18	AL/MC	80	58				138
Mandarin	Jacksonville	FL	Jan-18	AL/MC	34	21			59	114
Naperville	Chicago	IL	Sep-16	AL/MC	69	32				101
Naples	Naples	FL	Mar-04	AL/SNF	93			40		133
Palm Beach Gardens	West Palm Beach	FL	Jun-17	AL/MC	60	60				120
Park Cities	Dallas	TX	Feb-18	AL/MC	105	29				134
Plainfield	Chicago	IL	Mar-14	AL/MC	80	30				110
Plano	Dallas	TX	Sep-16	AL/MC	60	60				120
Sarasota	Sarasota	FL	Nov-15	AL/MC/ECC	60	48				108
Shorewood	Shorewood	WI	Dec-15	AL/MC	59	35				94
Southlake	Dallas	TX	Oct-17	AL/MC	90	30				120
Venice	Venice	FL	Mar-04	AL/SNF	83	16		45		144
Villages	The Villages	FL	Feb-14	AL/MC/ECC	66	30				96
Wildwood	The Villages	FL	Mar-18	AL/MC	66	26				92
Prince William Commons	DC	VA	Jul-18	AL/MC	67	60				127
Wellington Crossing	Wellington	FL	Sep-18	AL/MC	76	58				134
Wilmington	Wilmington	DE	Sep-18	AL/MC	64	32				96
Beavercreek	Beavercreek	OH	Feb-18	AL/MC	64	46				110
Riverwalk	Rock Hill	SC	Jan-20	AL/MC	63	25				88
South Oklahoma City	Oklahoma City	OK	Feb-20	AL/MC	80	32				112

AL – Assisted Living Units

MC – Memory Care Units

SNF – Skilled Nursing Facility Units – Only units with Medicare and Medicaid payments

IL – Independent Living Units

Senior Living Management Expertise & Services



Operations

HRA's operations are keenly focused on improving a resident's lifestyle and more importantly making sure they are well cared for. The physical plant upkeep falls under the Director of Maintenance purview who will also have a technician or two working for him as well as a full housekeeping department. Together, they insure that the comfortable surroundings and the elaborate facilities of the Company's communities are kept in pristine condition.

The administrative staff is relatively modest and includes concierge, a business office manager, and a driver for the community's vehicle. Life Enrichment would include a director and several assistants. The community will have nurses on staff and would have care managers in sufficient quantity to provide care to all the residents 24/7. In fact, all operations excluding the business and sales offices are 24/7 operations. HRA's attention to resident health, wellness and safety includes best-in-class practices that allow families to rest easy in the knowledge that their loved ones are receiving excellent care.

Local sales and marketing efforts are executed by the on-location director of sales, who will typically have a community outreach director working for them. In larger communities, HRA has a move-in coordinator. All accounting for the communities is provided by centralized home office staff and all receipts are posted locally by the local business office manager, as well as all invoices are approved locally by both the department head and the Executive Director.

Operations

HarborChase employs an Executive Director along with seven department directors who are responsible for the daily operations of the community. Along with the leadership team, there will be many other associates working for all departments. Once a community has stabilized occupancy there will be 75+ associates who work for HarborChase as per diem, part-time and full-time associates. During peak times there could be as many as 50 employees and 50-100 visitors – family, friends and 3rd party vendors.

HarborChase communities operate 24 hours a day, 365 days a year. HarborChase runs three 8-hour shifts, seven days a week to ensure that all Residents' needs are being met. While the community operates 24-hours a day, primary business hours of operation are 8am to 8 pm daily when the main entrance is open. Visitors are welcome at any time of day throughout the week, however the Concierge position is only staffed during primary business hours so the visitor would ring the doorbell for afterhours entry into the community.

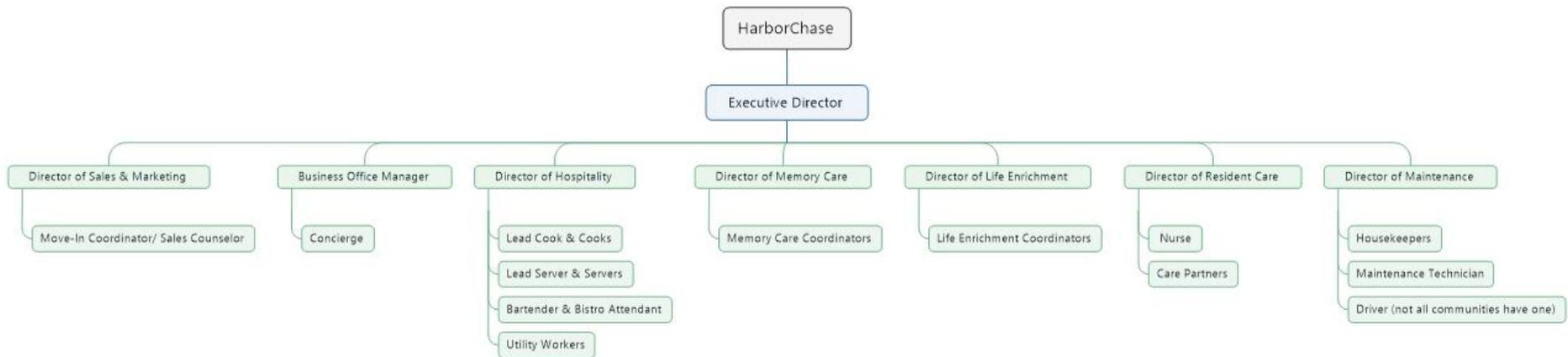
Deliveries may occur between 5 am and 11 pm. Trash is usually removed three times weekly.

Operations

HarborChase communities provide assisted living care and memory care for residents who meet the entrance criteria based on an assessment performed by the Executive Director prior to move-in. Assisted living provides each person with just the right amount of care to allow him/her to maintain their independence — all within the comforts of home. Assisted living offers a personalized alternative for seniors who need more assistance in their lives, but do not require the full-time attention associated with costly nursing or home care.

The Cove is a memory care program designed for seniors who have Alzheimer's and other forms of dementia. In this neighborhood, our attentive team provides personalized care to our residents through memory promoting diets, stimulating activities, and living spaces. Every day, our associates strive to make a difference in the lives of our residents and family members by serving them with meaningful and nurturing care that truly transcends the expected.

Typical Community Staffing Chart



Hospitality Culture

HRA emphasizes all aspects of hospitality, most importantly creating dining experiences that the residents will find extraordinary and irresistible. The culinary team works tirelessly to satisfy residents' cravings with diverse, award-winning, chef-prepared menus featuring local cuisine and seasonal ingredients. As part of HRA's ongoing effort to support residents' desire for dining customization, they are proud to introduce an exclusive Chef's Fare Dining Program.



Life Enrichment

At HRA our Life Enrichment Programs are purposefully designed to nourish our residents mind, body and spirit. We strive to create inviting and exciting programs based on our resident's interests and life stories as well as new concepts for their pleasure, enjoyment and healthy living. We call this concept creating best days. Our team delivers life enrichment programs with a genuine smile and attentiveness. We believe this level of service and positive programming will leave a lasting impression on residents and families as they look forward to the next best day coming up tomorrow!



Memory Care

The Cove, HRA's memory care, creates "state of the art" safe and fulfilling Alzheimer's and dementia care communities that are virtually indistinguishable from HRA's luxurious assisted living communities which foster individuality and adjust to the resident's ever changing needs. As one of the leading providers of Alzheimer's and dementia care in the nation, HRA provides structured parallel programming, 24 hours a day. Just as important, HRA works with the children and family members of the residents who are undergoing an extensive and ongoing grieving process.



Human Resources Strategy

HRA is based upon the philosophy of servant leadership. The beliefs that the residents come first and its associates are its greatest asset, drive decisions to ensure the delivery of high quality care.

HRA has set its goal to be the employer of choice in the senior living industry. The HR expertise includes positive associate and labor relations, extensive training, recognition programs and excellent benefits/compensation packages. HRA understands the continuing need to maximize its human capital investment in order to ensure stakeholder satisfaction and overall company performance. HRA provides formal training for “Executive Director in Training” as well as provides scholarships & paid college internships.

HRA provides a formal mentoring program, which allows associates the opportunity for personal growth and advancement. Each department has two mentors assigned. The associates selected to be mentors are responsible to welcome and train new associates at all HRA locations into the HRA family. They spend time on site at the new associate’s community during their first week of employment and provide ongoing partnership.

State of the Art Financial Reporting & IT

HRA utilizes the industry's software of choice, Yardi, for all of its Enterprise Reporting Systems and furnishes its management and investors with financial management reporting that is timely and informative. HRA has purchased and is rolling out two additional systems - Novatus for document management and Adaptive Planning for Business Intelligence and Analytics. More importantly, management teams are provided with real-time daily financial feedback on revenue, labor and other large expense categories. HRA emphasizes a culture of communication between the Accountants and the Executive Directors to improve financial performance.

Communities Recently Developed



Long Grove, IL Opened March 2018



Mandarin (Jacksonville), FL

Opened January 2018



McKinney, TX

Opened June 2017



Naperville, IL

Opened October 2016



Palm Beach Gardens, FL

Opened August 2017



Plano, TX

Opened October 2016



Sarasota, FL

Opened November 2015



Southlake, TX

Opened October 2017



Shorewood, WI

Opened December 2015

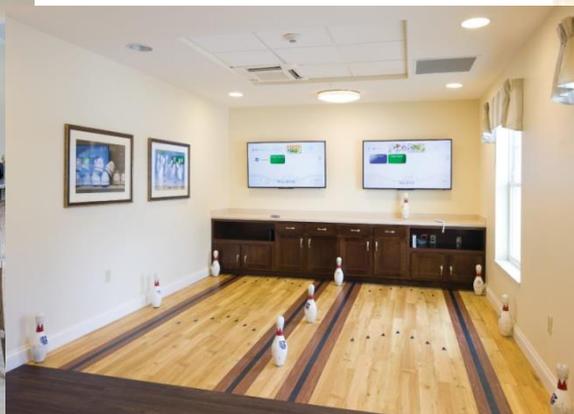


Villages Crossing (Lady Lake), FL Opened February 2014



Wildwood, FL

Opened May 2018



Wellington, FL

Opened October 2018



Wilmington, DE

Opened October 2018



Prince Williams Commons, VA

Opened September 2018



Dr. Phillips (Orlando), FL Opened December 2018



Beavercreek, OH

Opened February 2019



Riverwalk (Rock Hill, SC)

Opened January 2020



South Oklahoma City, OK Opened February 2020



Development-Communities Under Construction or Contract



Under Construction

Germantown, TN (Opening Spring 2020)



Under Construction

Princeton, NJ (Opening Winter 2020)



Under Construction

South Windsor, CT

(Opening Oct.2020)



Under Construction

Stuart, FL (Opening Oct 2020)



Under Construction Cordova, TN (Opening Winter 2020)



Under Construction

Portland, ME (Opening Q1 2021)



Additional Sites Under Contract

Schaumburg, IL

South Portland, ME

Farmington Hills, CT

Shaker Heights, OH







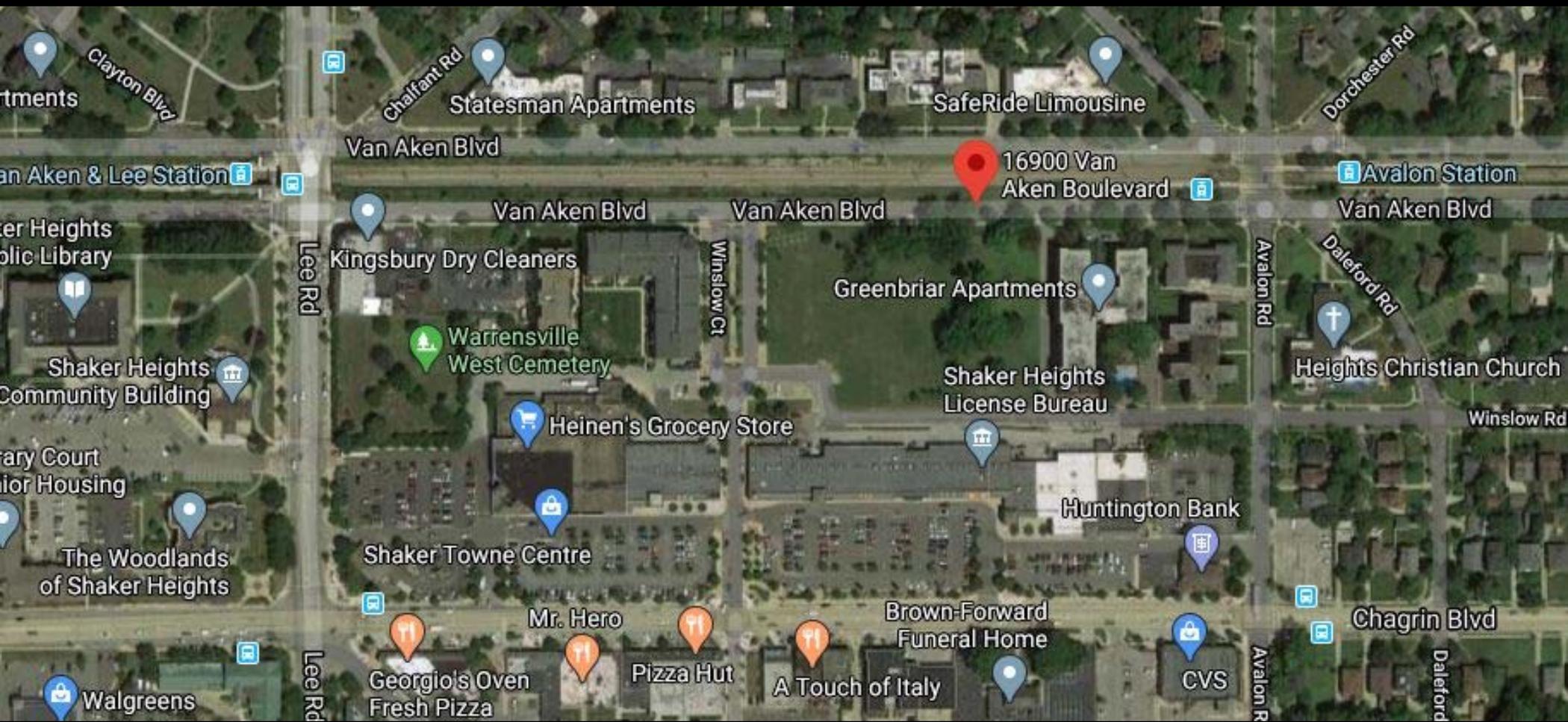


Board of Zoning Appeals City Planning Commission

March 30, 2020

16900 Van Aken Boulevard

Conditional Use Permit for an assisted living facility, site plan review, variances, subdivision of land, and dedication and vacation of right of way.















Harbor Retirement Associates

*Presentation Regarding:
HarborChase of Shaker Heights*

March 30, 2020



Presentation Highlights

- Introductions
- Who is Harbor Retirement Associates?
- Why Shaker Heights?
- Proposed HRA Community Development Program
- Proposed Building Design
- Proposed Site Design
- Project Consistent with City Standards
- Variance Requests
- Questions



Shaker Heights Vicinity



Development & Design Team



Community Operator &
Co-Developer



Developer & Owner



Civil Engineer
Landscape Architect



Harbor Retirement Associates



Harbor Retirement Associates (“HRA”) is a regional senior living development and management company focused on assisted living and memory care communities and also engaged in the operations of independent living and skilled nursing.

HRA operates senior housing communities in Florida, the Southeast and the Midwest, under the HarborChase brand.

Value Centered Leadership

- Our residents come first
- Our associates are our greatest investment
- We recognize contributions
- We act as trusted advisors
- Design and programming uniquely tailored for each community



HarborChase will offer the optimum balance between Care Giving and Life Enrichment

Services

Personalized Service Plan based on Health and Wellness Model

Assistance with:

- Medication
- Activity of Daily Living
- Personalized Services
- Coordination of Medical, Social and Family Services

Safe and Social Memory Care

Pet Friendly and Pet Care

Full Service Dining / Exhibition Kitchen

Life Enrichment Social Programs



Representative HarborChase Communities



HARBORCHASE OF PARK CITIES (DALLAS), TX



HARBORCHASE OF NAPERVILLE, IL



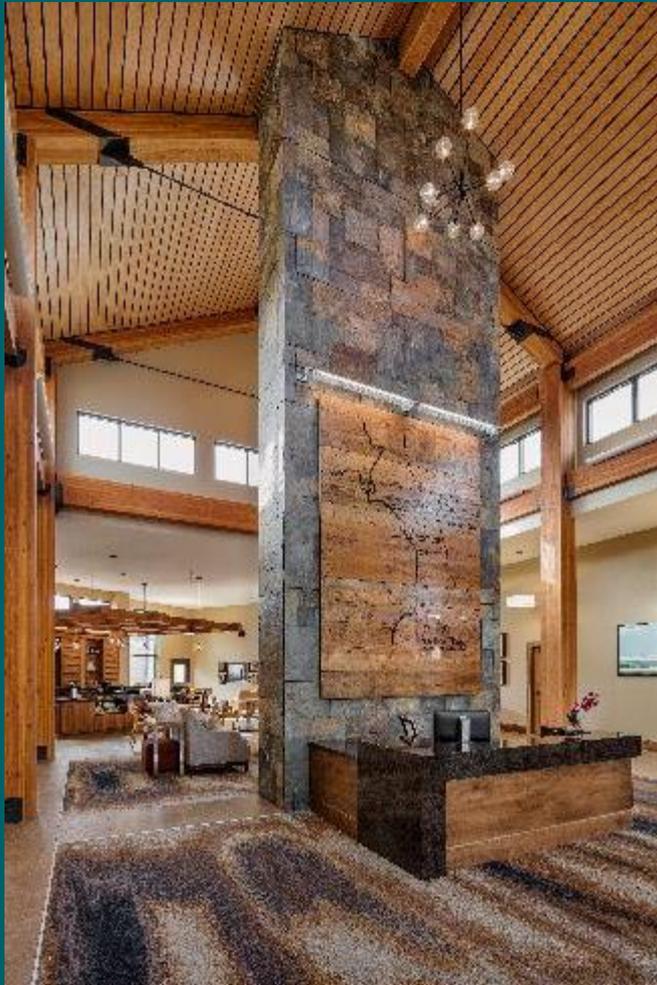
HARBORCHASE OF THE VILLAGES, FL



HARBORCHASE OF SHOREWOOD, WI



Representative HarborChase Communities - Interior



Why Shaker Heights?

- Population Density
- Elderly Population
- Existing Occupancies
- Ties to Home
- Suitability of the Site



HarborChase of Shaker Heights Community

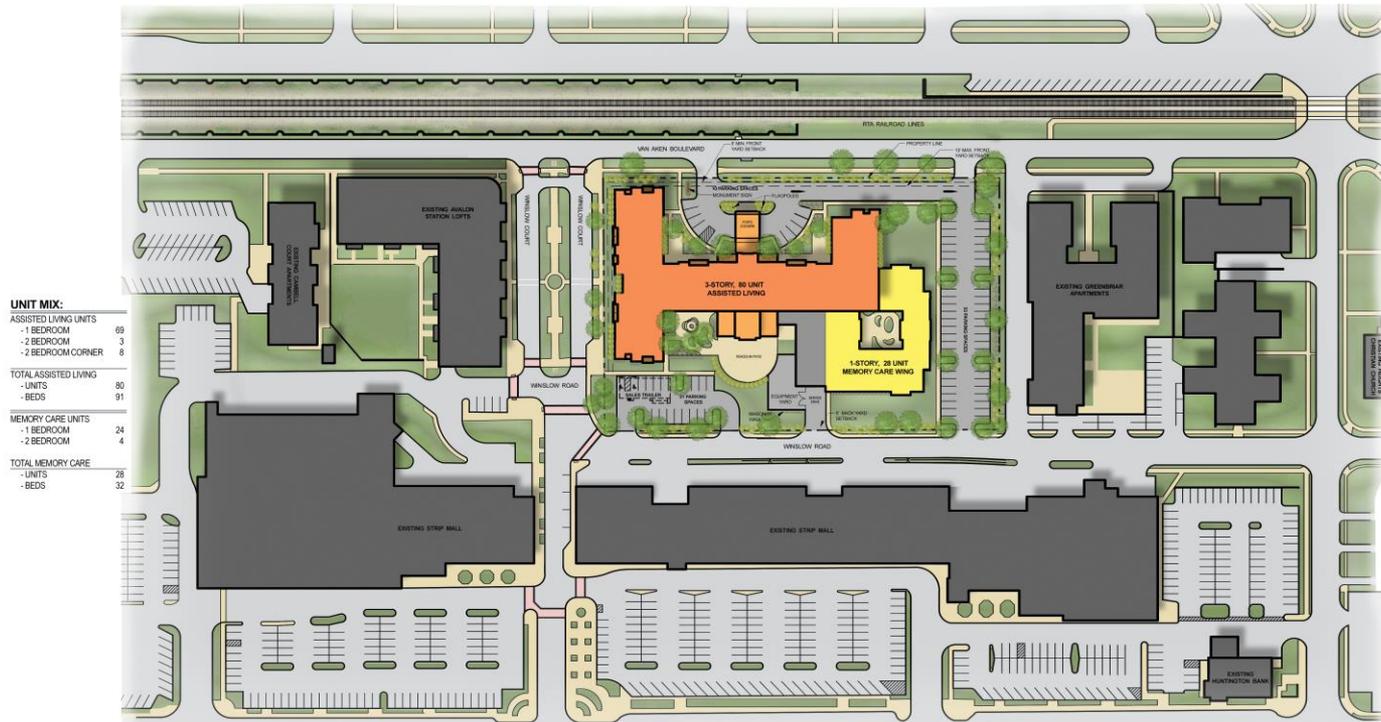


FRONT ENTRY - VAN AKEN BLVD.

1. Provide a high-quality option for aging residents to stay in Shaker Heights
2. Design enhances and compliments the neighborhood
3. Substantial amenities
4. Create low-impact economic engine:
 - a. Full and part-time employment opportunities
 - b. Low impact – extremely low traffic and noise, minimal use of city resources/infrastructure



Shaker Heights Neighborhood



UNIT MIX:

ASSISTED LIVING UNITS	
- 1 BEDROOM	69
- 2 BEDROOM	3
- 2 BEDROOM CORNER	8
TOTAL ASSISTED LIVING	
- UNITS	80
- BEDS	91
MEMORY CARE UNITS	
- 1 BEDROOM	24
- 3 BEDROOM	4
TOTAL MEMORY CARE	
- UNITS	28
- BEDS	32

EXTENDED OVERALL SITE PLAN

RDL ARCHITECTS
 16102 Chagrin Blvd. Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com

HarborChase of Shaker Heights
 Shaker Heights, OH

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 SCALE: 1" = 100'-0"
 0 50' 100'



Shaker Heights Site – Existing Condition



SITE AERIAL

March 23, 2010 158-#12111 COPYRIGHT © 2010

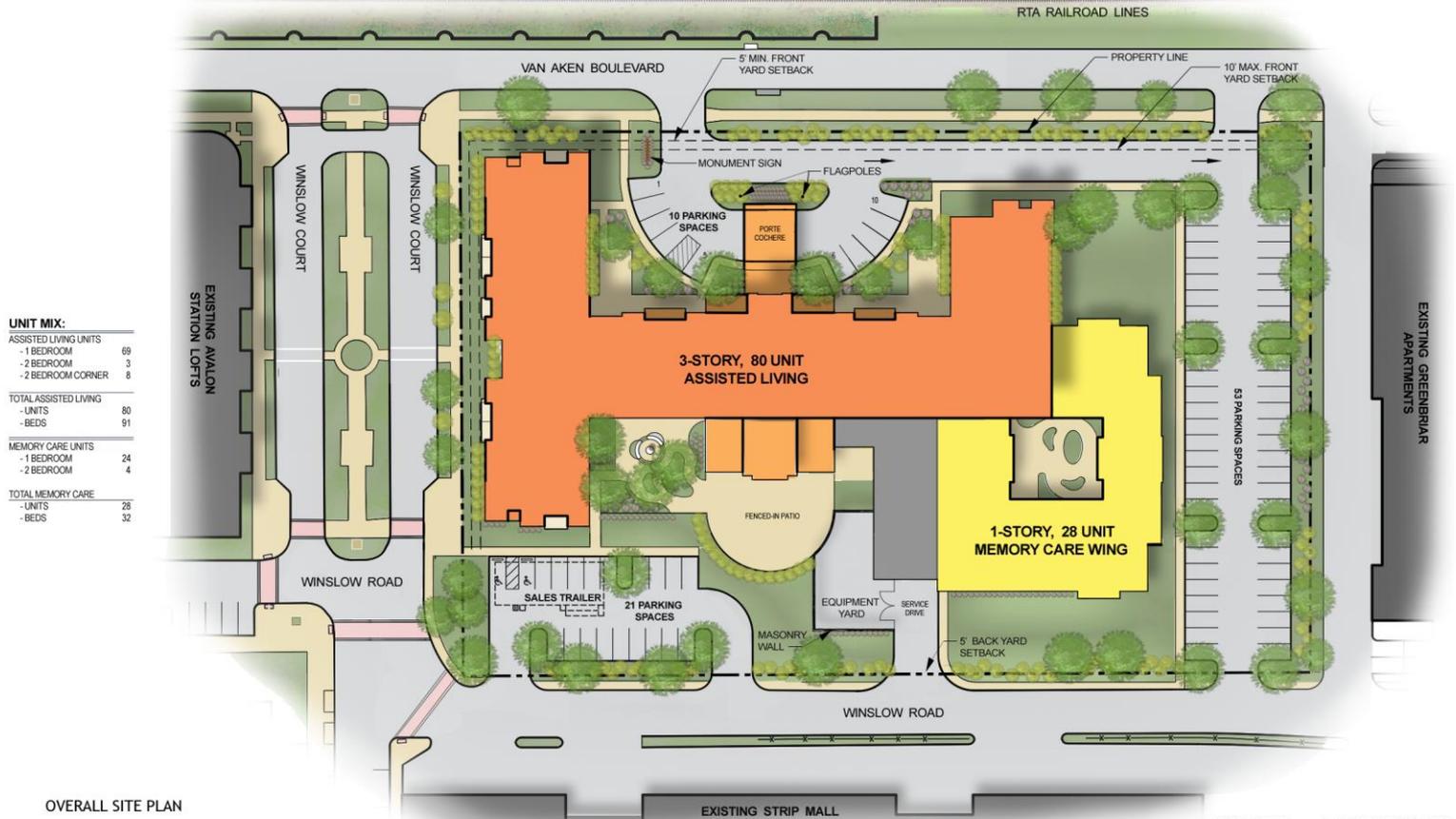
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Shaker Heights, OH

SCALE: 1" = 100'-0"
0 50' 100' 



Proposed HarborChase Community – Proposed Plan



UNIT MIX:

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OVERALL SITE PLAN

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SCALE: 1" = 50'-0"
 0 25' 50'



Proposed HarborChase Community – Program



Legend

- 1 FRONT ENTRY SEQUENCE
- 2 ADMINISTRATIVE OFFICES
- 3 MEETING SPACES
- 4 WELLNESS/BEAUTY
- 1 HOSPITALITY SPACES
- 2 SERVICE SPACES
- 3 EMPLOYEE SERVICE
- 2 BUILDING SERVICE
- 4 APARTMENT SUITES
- 43 RESIDENT SUPPORT SPACES
- 4 BUILDING UTILITY AND SERVICES
- 1 AL MEMORY CARE SUITES
- 2 AL MEMORY CARE - HOUSEHOLD LIVING SPACES
- 3 AL MEMORY CARE - RESIDENT SERVICES
- 4 AL MEMORY CARE - BUILDING UTILITY AND SERVICES
- CORRIDORS
- ELEVATORS
- STAIRS

NET BUILDING AREA	
FLOOR/TYPE	NET AREA
F01 1ST FLOOR	
1 CORRIDOR/STAIRS	4,330
2 CORRIDOR/STAIRS	4,610
3 ENTRY OFFICE	1,000
4 ASSISTED LIVING/RESIDENTS	5,480
5 ASSISTED LIVING/MEMORY CARE	10,554
6 CIRCULATION	9,140
F02 2ND FLOOR	
17 MEETING SPACES	711
4 ASSISTED LIVING/RESIDENTS	30,084
6 CIRCULATION	6,522
F03 3RD FLOOR	
4 ASSISTED LIVING/RESIDENTS	32,475
6 CIRCULATION	10,074

NET TO GROSS RATIO = 83%
 *NET AREA IS MEASURED TO THE EXTERIOR FINISHED FACES AND INCLUDES ALL HALLS, CHANGES AND STRUCTURAL COMPONENTS.

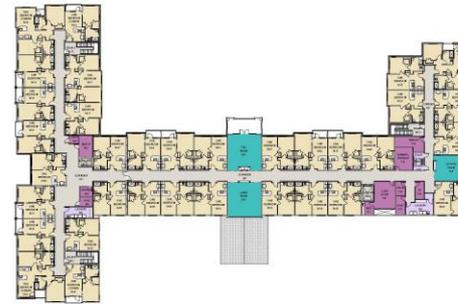
GROSS BUILDING AREA	
FLOOR	GROSS AREA
F01 1ST FLOOR	38,094
F02 2ND FLOOR	40,654
F03 3RD FLOOR	42,549
ROOF/MECH	3,670
MECH/STAIRS	3,670
ASBESTOS/MECH	2,000
TOTAL	127,537

*GROSS AREA IS MEASURED TO FACE OF EXTERIOR FINISHED OR FACE OF EXTERIOR UNFINISHED WHERE NO EXTERIOR FINISHING. ALL INCLUDES THE BUILDING FOOTPRINT, EXTERIOR DRYS TO BELOW GRADE AND BALCONIES.

1 1ST FLOOR ASSISTED LIVING
1/32" = 1'-0"



2 SECOND FLOOR ASSISTED LIVING
1/32" = 1'-0"



3 THIRD FLOOR ASSISTED LIVING
1/32" = 1'-0"



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 www.rdlarch.com

HarborChase of Shaker Heights
 Shaker Heights, OH

P0



HarborChase of Shaker Heights– Architectural Inspiration



THE SOUTH SHAKER APARTMENTS
ADDRESS: 15700 VAN AKEN BLVD.



THE SEDGEWICK
ADDRESS: 15610 VAN AKEN BLVD.



THE SHAKER PARK MANOR APARTMENTS
ADDRESS: 19220 VAN AKEN BLVD.



PORTE COCHÈRE EXAMPLE
ADDRESS: HARBORCHASE
SHORE WOOD



BRICK FACADE EXAMPLE
ADDRESS: N/A



WINDOW WALL EXAMPLE
ADDRESS: N/A

SURROUNDING ARCHITECTURE

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Shaker Heights, OH

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1 NORTH ELEVATION - VAN AKEN BLVD
1" = 30'-0"



2 WEST ELEVATION - WINSLOW COURT
1" = 30'-0"

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HarborChase of Shaker Heights



1 SOUTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"

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Shaker Heights, OH



Proposed HarborChase of Shaker Heights



FRONT ENTRY - VAN AKEN BLVD.

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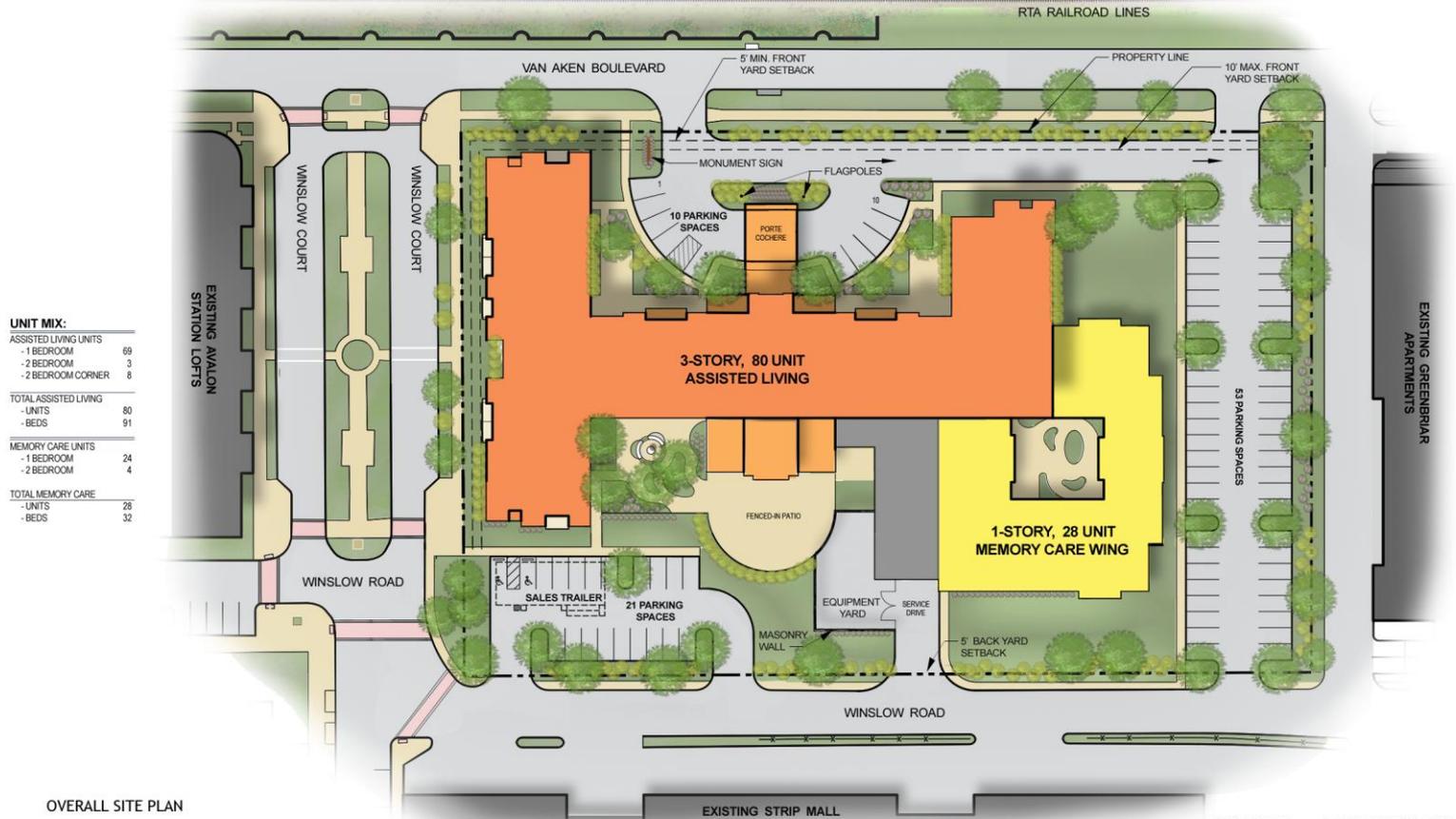
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Proposed HarborChase Community – Proposed Plan



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OVERALL SITE PLAN

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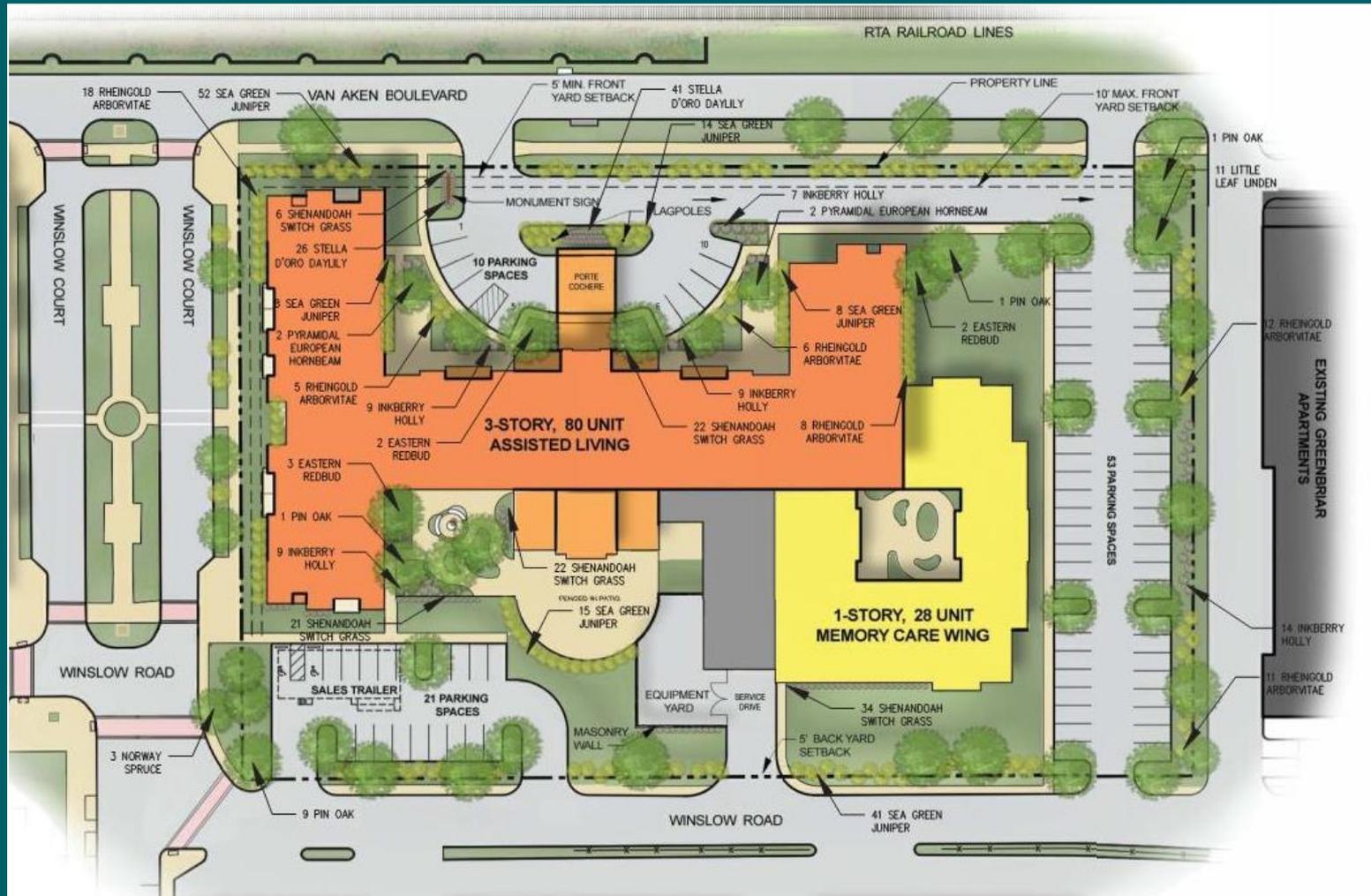
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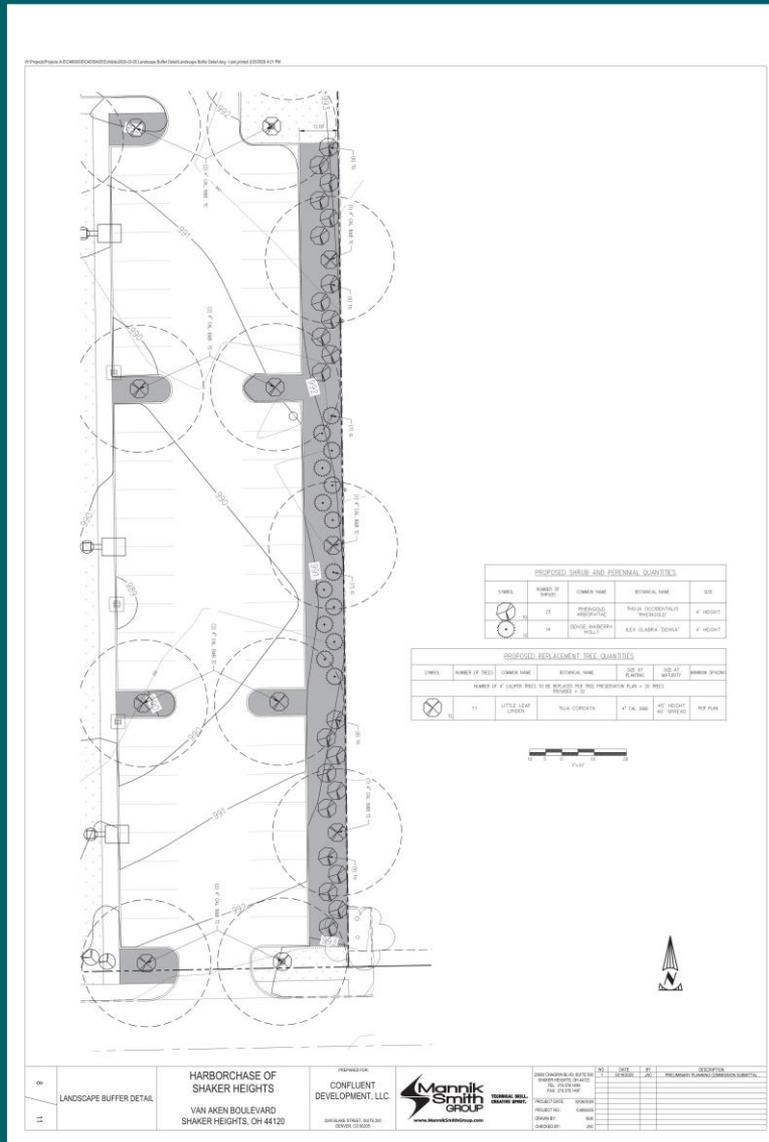
SCALE: 1" = 50'-0"
 0 25' 50'



Proposed HarborChase Community – Landscape Plan



Proposed HarborChase Community – Landscape Buffer



- 12-foot parking lot buffer
- Dense planting of evergreen shrubs
- 11 linden trees to provide a dense canopy



Proposed HarborChase Community – Parking Needs

Similar Community	Total number of units	Current occupancy (unit)	Toal FT Associates	Total PT Associates	Total number of off-street parking spaces	On-street Parking allocated	Total allocated parking spaces	Parking Spaces per Unit
Mandarin	114	60	50	30	85	0	85	0.75
The Villages Crossing	96	82	46	14	71	0	71	0.74
Naperville	101	76	65	55	75	0	75	0.74
Plano	120	91.5	82	25	106	0	106	0.88
Sarasota	108	99	64	24	80	0	80	0.74
Shorewood*	94	68	46	55	59	13	72	0.77
South Portland, ME	123	Under construction	50-75	25-50	93	0	93	0.76
							Average per	0.77
<p>* A new public street was built to serve the Shorewood project. The street was built to serve the service entrance and provide 13 additional parking spaces so that .75 spaces per unit were met</p>								

- HRA Communities Require 0.75 parking spaces per unit
- Parking needs based on peak times for employees and visitors
- Proposing 83 spaces to address parking needs



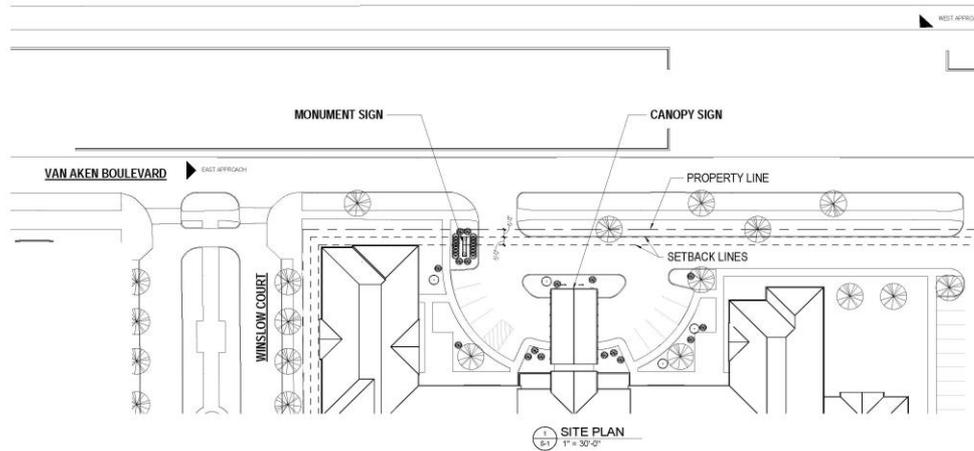
Proposed HarborChase Community – Signage Plan



2 MONUMENT SIGN
1/2" = 1'-0"



3 CANOPY SIGN ELEVATION
3/4" = 1'-0"



1 SITE PLAN
1" = 30'-0"



4 EAST APPROACH CANOPY
1/2" = 1'-0"



5 CANOPY SIGN
1/2" = 1'-0"



6 CANOPY WEST APPROACH
1/2" = 1'-0"

MONUMENT SIGN OPTION 1



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S-1



Proposed HarborChase Community – Signage Plan



Harbor Retirement Associates

Thank You!

