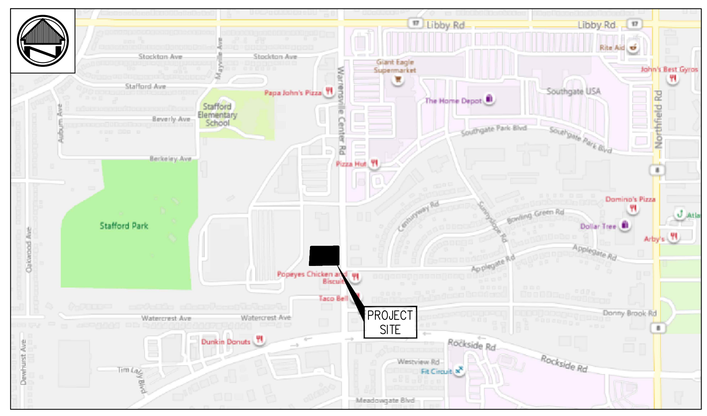
DOLLAR GENERAL
5510 WARRENSVILLE CENTER ROAD
CITY OF MAPLE HEIGHTS, CUYAHOGA COUNTY, OHIO
PRELIMINARY SITE IMPROVEMENT PLANS



SUBMITTED BY: _____ 10/16/2020

MICHAEL J. WOHLWEND
REG. ENGINEER NO. E-68183
WOHLWEND ENGINEERING GROUP, LTD.

DATE

INDEX OF SHEETS

TITLE SHEET	C-TS
EXISTING CONDITIONS AND DEMOLITION PLAN	C-1
SITE PLAN	C-2
UTILITY PLAN	C-3
GRADING PLAN	C-4
LANDSCAPE PLAN	C-5

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

BENCHMARK
NAIL LOCATED ON WEST SIDE OF EXISTING POWER POLE IN WEST RIGHT OF WAY OF WARRENSVILLE CENTER ROAD.

ELEVATION = 993.91

DEVELOPER:

ZAREMBA GROUP
14600 DETROIT AVE.
LAKEWOOD, OH 44107
(216) 221-6600

SURVEY PERFORMED BY:
CAMPBELL & ASSOCIATES, INC.
Surveying • Engineering
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Akron, Ohio 44312
(330) 945-4117
www.campbellsurvey.com

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STATE OF OHIO
MICHAEL J. WOHLWEND
E-68183
REGISTERED
PROFESSIONAL ENGINEER

ISSUES AND REVISIONS

DOLLAR GENERAL
5510 WARRENSVILLE CENTER ROAD
MAPLE HEIGHTS, CUYAHOGA COUNTY, OHIO

wohlwend engineering group
4216 KARG INDUSTRIAL PKWY
KENT, OH 44240
(330) 673-2400

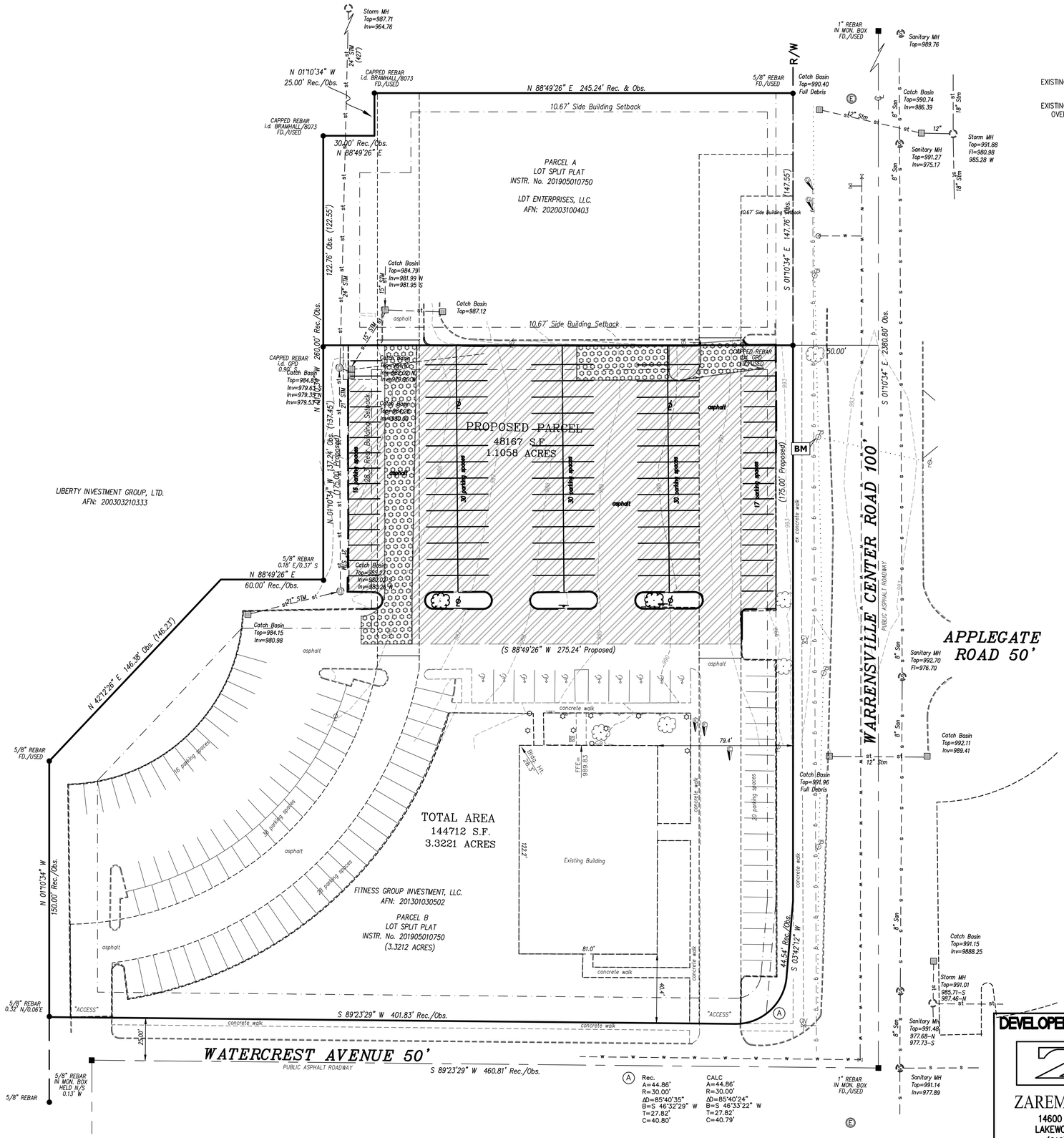
DATE
10-16-2020

PROJECT NUMBER
20200063

TITLE SHEET

C-TS

I:\2020\20200063 - DG Maple Heights OH\1 - Current Drawings\20200063 DG Maple Heights Prelim Plan.dwg, 10/15/2020 11:30:17 AM



PAVEMENT LEGEND

EXISTING ASPHALT PAVEMENT TO BE REMOVED

EXISTING PAVEMENT TO REMAIN AND BE GROUND AND OVERLAID

SCALE: 1" = 30'

STATE OF OHIO
MICHAEL WAYNE HOWSER
10-16-2020
REGISTERED
PROFESSIONAL ENGINEER

ISSUES AND REVISIONS

4

DOLLAR GENERAL

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MAPLE HEIGHTS, CUYAHOGA COUNTY, OHIO

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EXISTING CONDITIONS AND DEMOLITION PLAN

C-1

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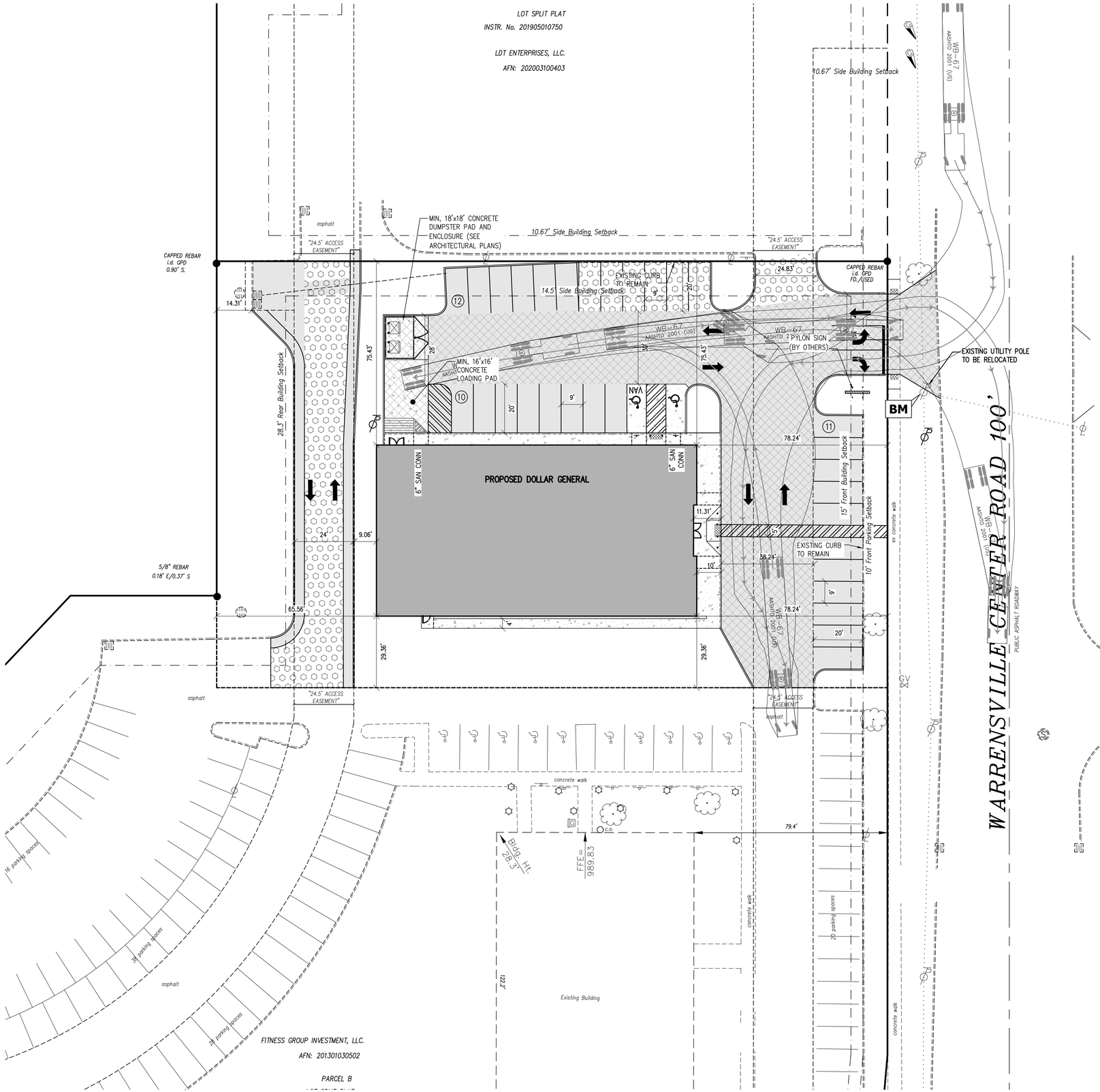

SITE INFORMATION	CODE SECTION	REQUIRED	PROPOSED (SHOWN)	COMPLIANCE STATUS
ZONING AUTHORITY	N/A	CITY OF MAPLE HEIGHTS		
ZONING CLASSIFICATION	N/A	GC – GENERAL COMMERCIAL	GC – GENERAL COMMERCIAL	COMPLIANT
LAND USE	1280.02 (N)	RETAIL BUSINESS	RETAIL BUSINESS	COMPLIANT
MINIMUM LOT AREA	1280.05	NONE REQUIRED AS LONG AS OTHER REQUIREMENTS OF THIS DISTRICT ARE MET	48,167 SQ.FT. 1.106 ACRES	COMPLIANT
MINIMUM LOT WIDTH	1280.05	NONE REQUIRED AS LONG AS OTHER REQUIREMENTS OF THIS DISTRICT ARE MET	175.00 FT. (PROPOSED)	COMPLIANT
MINIMUM LOT DEPTH	1280.05	NONE REQUIRED AS LONG AS OTHER REQUIREMENTS OF THIS DISTRICT ARE MET	275.24 FT.	COMPLIANT
MAXIMUM BUILDING HEIGHT	1280.07 (A)	40 FT.	21'–0"±	COMPLIANT
MAXIMUM FLOOR AREA RATIO	N/A	–	1 : 5.29	
MAXIMUM BUILDING COVERAGE	1280.08 (A)	MAXIMUM 50% BUILDING MAXIMUM 70% ALL BUILDINGS	BUILDING: 9,100 SF 18.90%	COMPLIANT
BUILDING SETBACKS				
FRONT	1280.06 (A)	15.00 FT. (CODE) 15.00 FT. (PLAT)	78.24 FT.	COMPLIANT
SIDE	1280.06 (B)	½ BUILDING HEIGHT (CODE) 14.50 FT. NORTH (PLAT)	75.43 FT. (NORTH) 29.36 FT. (SOUTH)	COMPLIANT
REAR	1280.06 (C)	BUILDING HEIGHT (CODE) 28.30 FT. (PLAT)	65.56 FT. (WEST)	COMPLIANT
PARKING REQUIREMENTS				
FLOOR AREA DEFINITION	1290.04 (B)	FLOOR AREA USED BY PUBLIC (MAXIMUM STORAGE NOT TO EXCEED 20% OF AREA USED BY PUBLIC)	9,100 SF. BUILDING 7,280 SF. PUBLIC AREA 20%	
PARKING SPACES	1290.06 (U)	1 SP PER 200 SF. (7,280 / 200 SF.) = 37 SPACES	33 SPACES PROVIDED (PER DOLLAR GENERAL PARKING STANDARDS)	VARIANCE REQUIRED
ADA SPACES REQUIRED	1290.07	2 SPACES	2 SPACES	COMPLIANT
PARKING STALL DIMENSIONS	1290.05 (A)(1)	9 FT. x 19 FT.	9 FT. x 20 FT.	COMPLIANT
PARKING SETBACK				
FRONT	1294.06	10 FT. (CODE) 10 FT. (PLAT)	10.00 FT.	COMPLIANT
SIDE	1294.06	6.50 FT. (CODE)	0 FT. (EXISTING CURB LINE NORTH) 0 FT. (COMMON DRIVE SOUTH)	VARIANCE REQUIRED
REAR	1294.06	6.50 FT. (CODE)	14.35 FT. (WEST)	COMPLIANT
LOADING SPACES REQUIRED	1290.10	1 SPACE (MIN 12 FT. x 40 FT.)	1	COMPLIANT
MAXIMUM IMPERVIOUS SURFACE	N/A	–	34,358 SF. 71.3%	

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- EXISTING PAVEMENT TO BE GROUND AND OVERLAID

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SCALE: 1" = 20'

STATE OF OHIO
MICHAEL J. WOHLWEND
62-77433
REGISTERED
PROFESSIONAL ENGINEER

ISSUES AND REVISIONS

DOLLAR GENERAL

5510 WARRENSVILLE CENTER ROAD
MAPLE HEIGHTS, CUYAHOGA COUNTY, OHIO

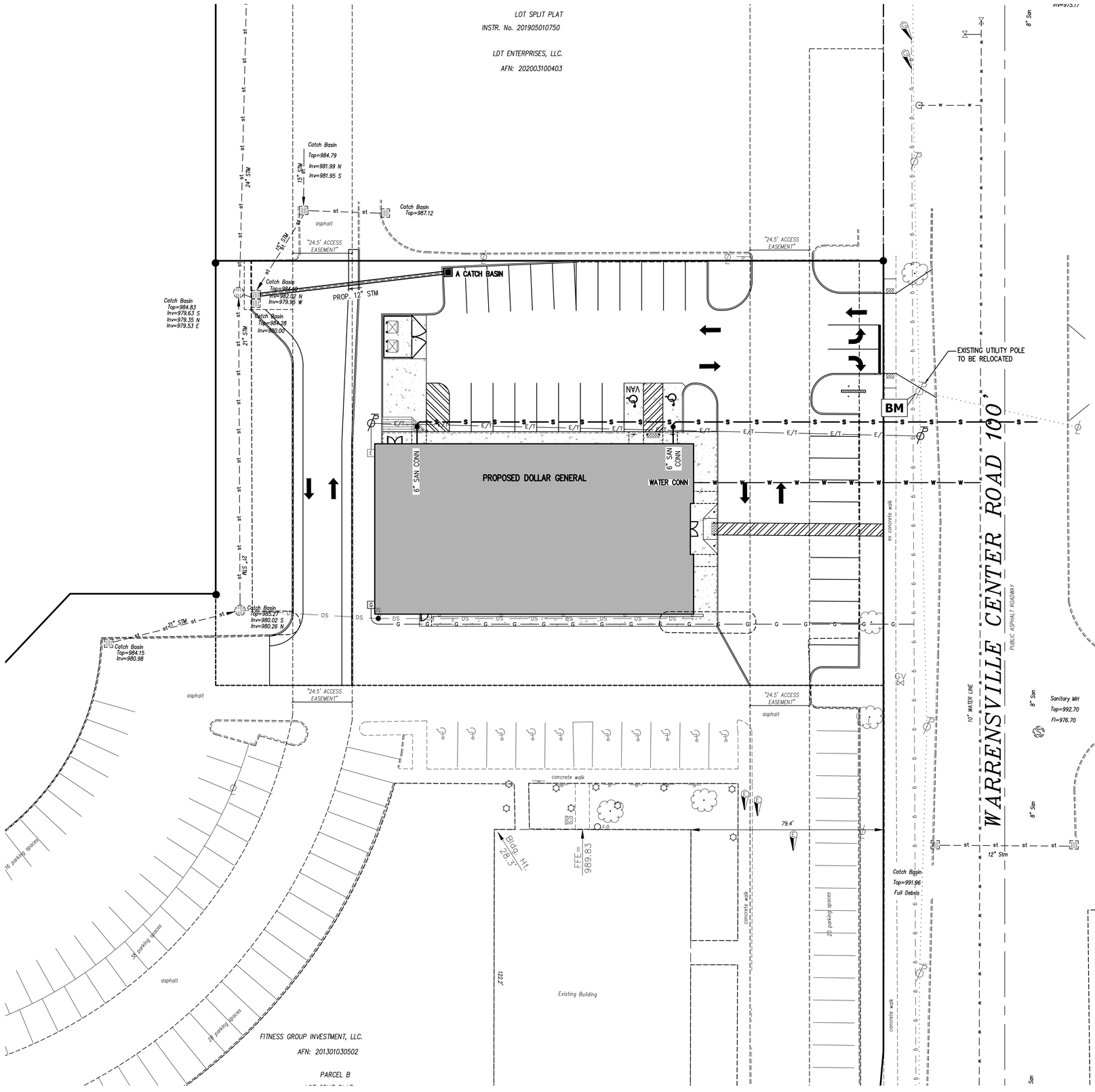
DATE 10–16–2020

PROJECT NUMBER 20200063

SITE PLAN

C–2

I:\2020\20200063 - DG Maple Heights OH\1 - Current Drawings\20200063 DG Maple Heights Prelim Plan.dwg, 10/15/2020 11:30:26 AM



SCALE:
1" = 20'

STATE OF OHIO
MICHAEL WOHLWEND
9-PE-93
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UTILITY PLAN

C-3

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LOT SPLIT PLAT
INSTR. No. 201905010750

LDT ENTERPRISES, LLC.
AFN: 202003100403

– DISTURBED LIMITS (0.96 ACRES)
OEPA NOI NOT REQUIRED

"24.5' ACCESS EASEMENT"

asphalt

EXISTING UTILITY POLE TO BE RELOCATED

FOUNDATION TO BE EXPOSED APPROXIMATELY 18 INCHES.

PROPOSED DOLLAR GENERAL
FIN. FLR. 990.50

6" SAN CONN.

ex concrete walk

WARRENSVILLE CENTER ROAD 100'
PUBLIC ASPHALT ROADWAY

APPLEGATE ROAD 50'

concrete walk

c.o.

79.4'

Bldg. Ht. 26.3'

FFE= 989.83

122.2'

Existing Building

16 parking spaces

38 parking spaces

28 parking spaces

27 parking spaces

FITNESS GROUP INVESTMENT, LLC.
AFN: 201301030502

PARCEL B

SCALE: 1" = 20'

STATE OF OHIO
MICHAEL WOHLWEND
9-FEB-93
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GRADING PLAN

C-4

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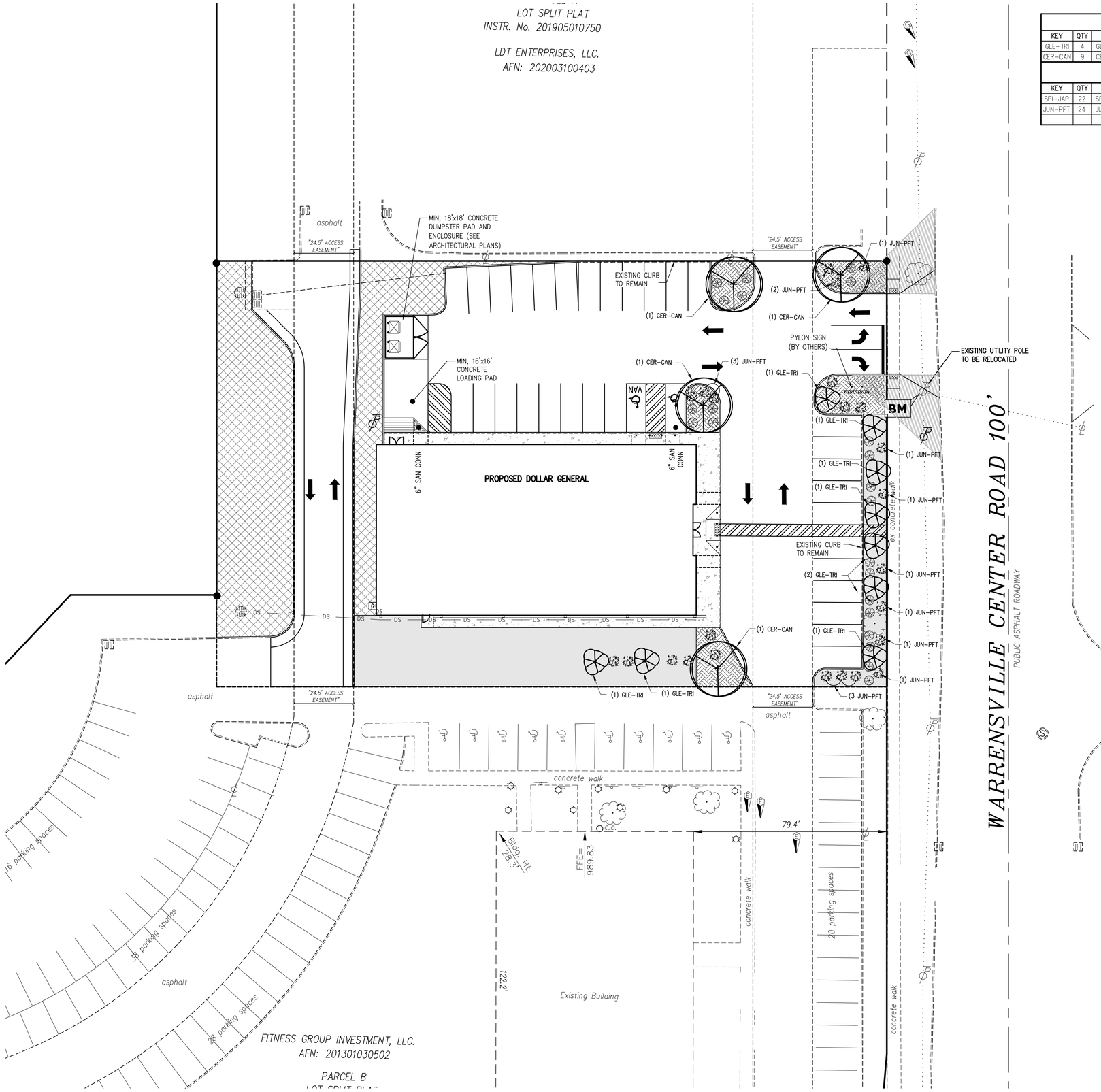


TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
GLE-TRI	4	GLEDITSIA TRIACANTHOS (VAR. SUNCOLE)	HONEY LOCUST	B & B	1-1/2" CAL	4' CLEAR TRUNK
CER-CAN	9	CERCIS CANADENSIS	EASTERN RED BUD	B & B	1-1/2" CAL	4' CLEAR TRUNK

SHRUB LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SPI-JAP	22	SPIRAEA JAPINICA 'NEON SPLASH'	NEON SPLASH SPIREA	B & B	3' HT.	FULL
JUN-PFT	24	JUNIPERUS x PFITZERIANA 'OLD GOLD'	CHINESE JUNIPER	3 GAL	2-3' HT.	FULL

GROUND COVER LEGEND

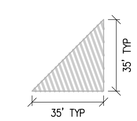
PERMANENT SEEDING (6,370 SF)

SOD AND IRRIGATION LEGEND

IRRIGATION AND SOD COVERAGE AREA (11,600 SF) – SEE IRRIGATION NOTES NO. 1

MULCH COVER

MULCH BED, HARDWOOD, 4" THICK (1,730 SF).



SIGHT TRIANGLE DIAGRAM

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MICHAEL WOHLWEND
9-FEB-23
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LANDSCAPE PLAN

C-5

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