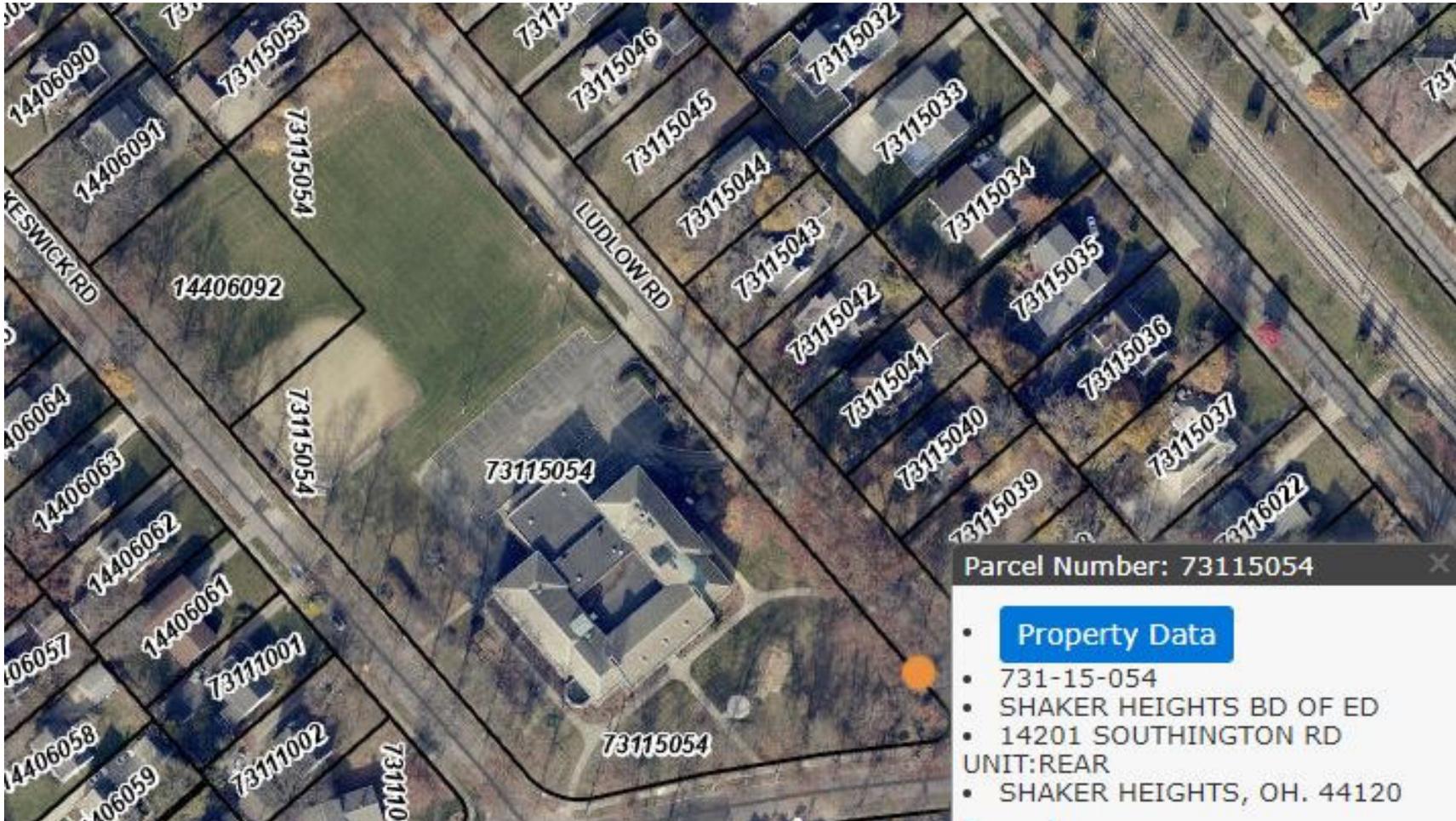


# 14201 Southington Road

For variance to relocate and fence the playground.



Parcel Number: 73115054

**Property Data**

- 731-15-054
- SHAKER HEIGHTS BD OF ED
- 14201 SOUTHINGTON RD
- UNIT: REAR
- SHAKER HEIGHTS, OH. 44120















## NOTICE OF PUBLIC HEARING

Notice is hereby given that continuation of an application is being made by Aaron Rodebaugh, GPD Group, on behalf of the Shaker Heights City School District, Ludlow School, 14201 Southington Road, to the Board of Zoning Appeals for variances in order to relocate the playground as part of the renovation of the building into a district-wide pre-school. The applicant was continued from the August 6, 2024 meeting in order for the applicant to revise the playground design and tree preservation plan. The applicant now proposes a pre-school playground surrounded by a 4-foot tall ornamental aluminum fence in the Keswick Road front yard. Code does not allow a playground in the Keswick Road front yard. Code allows a 4-foot tall fence in the front yard, set back 33 feet. The fence requires a variance as it is proposed 26 feet from Keswick Road. A tree evaluation plan has been submitted. A community playground will be submitted for review at a future meeting.

The Board of Zoning Appeals will hold a Public Hearing on said application on **Tuesday, December 3, 2024 at 7:00 p.m.** in City Hall, 3400 Lee Road, Council Chambers, with an option to attend virtually. 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.shakerheightsoh.gov/AgendaCenter>. In addition, a complete meeting packet is posted at the latest the Friday before the meeting date.

---

Dan Feinstein  
Secretary  
Board of Zoning Appeals

*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.*

**Join the Zoom meeting from a PC, Mac, iPad, iPhone or Android device.** Join online to listen and watch at <https://zoom.us/j/99656786876?pwd=OU53V016QnNpeVFYR1k0aHQxc0pMQT09>, Password: 33553400; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 996 5678 6876, Password: 33553400.

**This meeting will be held in-person at City Hall, Council Chambers, with an option to attend virtually, pursuant to Chapters 113 and 115 of the Codified Ordinances.**

Public comment will be taken during the meeting and residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Daniel Feinstein at [daniel.feinstein@shakerheightsoh.gov](mailto:daniel.feinstein@shakerheightsoh.gov); or by calling (216) 491-1435. Any comments, or a summary of the comments if lengthy, or questions received before the meeting will be entered into the record at the meeting. The video of the meeting will be available on the City's [website](#).

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

**STAFF REPORT**

**ADDRESS:**

**14201 Southington Road**  
Ludlow School  
Case#: 2261

**HEARING DATE:**

December 3, 2024

**SUMMARY:**

**Continuation of a request for variances to the location of a playground and fence in the front yard for this new district pre-school building in order to relocate the playground.**

**STAFF POSITION:**

- Staff suggests approval with the following conditions:
  - A community playground is designed and any variances brought back for review before the school opens.
  - With the suggestion that a revised, one-way, parking lot with angled spaces be considered.
- Based on:
  - The proposed outdoor playground and fence are further off the sidewalk and no longer enclosed by a retaining wall.
  - The site is surrounded on three sides by streets with a 50-foot front yard required setback and an established parking lot, ball diamond and soccer field take up much of the rear yard.
  - The playground is in a similar location as the previously approved learning garden and 5-foot tall wood fence.
  - The parking lot has been reduced in size and number of parking spaces from 27 to 21 to provide room for the playground.
  - The independent tree survey specified tree protection zone has been used to locate the tree protection fencing during construction.
  - Trees proposed for removal have been evaluated as being in poor condition by the independent tree survey and will be replaced.
  - The playground and walkway construction will further stress these already weak trees.
  - The playground location has been pulled back from the sidewalk and does not require a retaining wall.
  - The essential character of Keswick Road will not be adversely affected by the playground location since there was already a learning garden and previous playground in a similar location.
  - The location of the fence does not adversely affect public welfare or injurious effect to the neighborhood.
  - There is practical difficulty for the playground location on this property with three front yards as evidenced by the existing playground and learning garden location being in the Keswick Road front yard.

**ACTION:**

1. Variance to the playground location in the front yard, where a rear yard location is required.
2. Variance to the location of a front yard fence setback of 26 feet when 33 feet is required.

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

**STAFF REPORT**

**Continued  
ADDRESS:**

**14201 Southington Road**  
Ludlow School  
Case#: 2261

**HEARING DATE:**

December 3, 2024

**FACTS:**

1. The playground location was continued from the July 2024 meeting with the following comments: Reconsider the playground and wall location to avoid trees, add green space. Study relocation and redesign of the playground, grade and retaining walls due to impact on the mature Keswick Road street trees.
  - a. Confirm the critical root zone location for the Keswick street trees. Retain an independent arborist to provide a report of the impact of the proposed construction on the street trees. **Completed and submitted.**
  - b. The tree preservation plan needs to be updated to adequately show tree preservation fencing, practices or other techniques to save the mature street trees from construction impact. **Submitted.**
  - c. Add tree protection fencing location to the plans which would be erected on site to protect any street trees and on-site trees prior to construction. **Submitted.**
  - d. Consider pushing the playground location into paved space in the parking area to be further from the trees. **Parking lot has been reduced.**
2. The applicant now proposes a pre-school playground enclosed with a 4-foot tall ornamental aluminum fence in the Keswick Road front yard set back 26 feet from the sidewalk.
3. A playground is allowed in the rear yard only. Code allows a 4-foot tall fence in the front yard setback 33 feet.
4. A future community playground will be designed and brought back to the Board for any required variances.
5. There are 4 Keswick Road street trees proposed to be removed and replaced near the proposed playground.
6. Two of these 4 trees are recommended to be removed in the tree report. The other two trees are listed in poor condition. The trees will be further impacted by the new playground and sidewalk. Specific conditions for each tree are in the applicant's letter.
7. The location and wall variances for dumpster and mechanical equipment were approved and the playground location was continued from the August 6, 2024 meeting.

**CODE SECTIONS:**

1. 1240.08 – The front yard building setback is 50 feet on Keswick Road.
2. 1262.05 D – Front yard fences and walls must be set back two thirds of the front yard (33 feet) and no taller than 4 feet tall.
3. 1240.08 – A minimum 25-foot landscape yard is required around an institutional use.
4. 1253.04B – Tree preservation plan to preserve existing trees and replace any removed trees is required. A plan has been submitted to replace removed trees.
5. 1253.07 D – Street trees should be provided every 40 feet.
6. 1213.06E – Site plan review standards including relation to plans, parking, landscaping, buffering, location of uses.

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

**STAFF REPORT**

**Continued  
ADDRESS:**

**14201 Southington Road**  
Ludlow School  
Case#: 2261

**HEARING DATE:**

December 3, 2024

**OTHER ISSUES:**

1. A tree preservation plan has been submitted that replaces several on-site trees that are proposed to be removed. Tree preservation fencing is proposed to save most mature street trees from construction impact.
2. The existing playground and learning garden are proposed to be replaced and relocated to the Keswick Road yard.
3. The applicant proposes to design a community playground in the future. Any required variances to location or fencing would need to be reviewed by the Board of Zoning Appeals. That work should be completed during construction of the site.
4. The location of that playground is as of yet undetermined.
5. The tree report does recommend the removal of a few trees and other mitigation strategies including trimming, bracing and fertilizing of trees.
6. All trees proposed to be removed are shown as being replaced.
7. Angled parking stalls and one-way traffic circulation in the parking lot could narrow the parking lot and allow more space toward the ball fields.
8. The Architectural Board of Review approved the entry addition design at their October 7, 2024 meeting with comments regarding the planter and step detail. The revised design will be reviewed at their December 2, 2024 meeting.
9. The Architectural Board of Review approved the wider, 12-foot wide walkway, ramp walls, planter, and seat/step alignment and correlation to the pick-up and drop-off area at the entry.

**PRECEDENT:**

1. Ludlow School – Variances to the dumpster and mechanical screen wall in the Ludlow Road front yard.
2. Ludlow School – Existing playground variance to be 47 feet behind the Keswick sidewalk.
3. Ludlow School – Learning Garden with fence variance to be setback 25 feet from the Keswick sidewalk.
4. Fernway School – 17420 Fernway Road – Playground, parking lot, and dumpster location variances.
5. Lomond School – 17917 Lomond Boulevard – Learning garden including a shade structure variance to be in the Strandhill front yard 9 feet off the sidewalk.
6. Hathaway Brown School – 19600 North Park Boulevard – Building addition including a redesigned playground, parking lot expansions, an accessory building, classroom and natatorium additions, plus new fencing over the last several years.
7. Shaker Heights High School – 15911 Aldersyde Drive – North gymnasium addition with parking, landscaping and setback variances.
8. University School – 20701 Brantley Road – School addition, parking lot redesign, replacement tennis courts, a storage structure and landscape changes.
9. Laurel School – 1 Lyman Circle – Library, classroom additions, and playground over several years.
10. South Park Row – South Park Boulevard – development does not have a sidewalk on South Park in order to protect existing street trees.



November 25, 2024  
2023197.01

**Dan Feinstein**  
**Senior Planner, Zoning Administrator**  
**Shaker Heights Board of Zoning Appeals and City Planning Commission**  
**3400 Lee Road**  
**Shaker Heights, Ohio 44120**

## Shaker Heights Ludlow School – Pre K Renovation Variance Request

Dear Mr. Feinstein,

I am writing to submit a variance request for the renovation project at Ludlow School, situated at 14201 Southington Road, Shaker Heights, Ohio 44120.

### PROJECT SCOPE

Our proposal includes mechanical, electrical, and interior renovations to the interior of the existing Ludlow School Building.

At the heart of our design is a new, ADA-compliant 400-square-foot entry addition located at the northwest corner of the existing building façade. This addition will reorient the main entry to face the rear parking lot, creating a centralized, secure access point for students, parents, and visitors. By positioning the new entry in this location, we have provided a safe and efficient drop-off area for parents, allowing them to loop through the parking lot to drop off their children directly at the front door. This design eliminates the need for young children, particularly those aged 3 to 5, to cross through traffic, significantly improving safety during busy drop-off and pick-up times.

Additionally, a new 366 sf ramp and outdoor storage addition is proposed for the southwest corner of the building. The ramp is designed to allow access for deliveries, provide another ADA accessible egress point, and provide direct access for children to the fenced playground.

Due to height limitations within the existing building both of these additions require exterior ramps to access the building's first floor.

### DESIGN PRIORITIES

Working with the school district to understand the needs of the PreK program, meeting with various Shaker groups such as the School Board, school staff, the Ludlow Community Association, and Facility Advisory Committee as well as conducting an eco-charette and landscape-charette, formed specific design decisions for the site. A few of these decisions, resultant from this collaboration, have been listed below.

- **Maintain the existing baseball field and soccer field:** The Ludlow Community Association expressed desire to maintain the existing baseball and soccer fields located behind the school. These fields are used and heavily dependent upon by the neighbors. It was decided early in the project that these fields would not be disturbed.
- **Community Playground:** The Ludlow Community uses the existing playground and would like to continue to use this feature after the building renovations. Since the needs of a PreK playground

are specific to small children between the ages of 3-5, a second playground to accommodate the size of older children is proposed to be installed in the future.

- Native and maintainable vegetation: Plants were selected to fulfill the community's desire for a native landscape, while choosing resilient and low-maintenance species to facilitate easy upkeep by the school district. During a community charette, criteria for plant selection was presented, and feedback was sought regarding species that will thrive in the Shaker Heights microclimate. Criteria included fruitless and thornless plants, plants that had multi-seasonal qualities as schools are only in session from Aug-May, and plants that are slow growing or required less maintenance. This input was then analyzed and utilized in the selection of plant materials for the site.

## **SITE REVISIONS**

This project was reviewed by the Shaker Heights Board of Zoning Appeals in July and August 2024. Since then, the following changes have been made to the site.

- The radius of the concrete curb, adjacent to the entrance ramp, has been reduced from 20'R to 10'R as requested by the Architectural Board of Review. This change helps discourage vehicles from turning right towards the dumpster enclosure, ensuring that traffic flows in the intended direction. Additionally, tightening this radius next to the entrance ramp, increased the width of the sidewalk and provides greater maneuverability for pedestrians.
- In response to feedback from the City of Shaker Heights and neighboring residents, it has been agreed to utilize on-street parking to help satisfy the parking requirements for the site. As a result, the number of on-site parking spaces has been reduced from 27 to 21. This reduction in parking has provided flexibility to shift the Pre-K playground closer to the building, moving it further away from the Keswick trees.
- The location of the Pre-K playground has gone through several revisions to address various concerns, such as parking and tree preservation. The initial location of the Pre-K playground was closer to Keswick, in an attempt to preserve 27 on-site parking spots. However, this location required the construction of a brick retaining wall. There was opposition from the city and neighbors regarding the retaining wall. Additionally, concerns were raised about the potential impact of the wall on the mature trees along Keswick.

With the removal of six parking spaces, the playground has been repositioned closer to the building, which offers several advantages:

- The new location is outside the Critical Root Zones (CRZ) of the mature trees on Keswick, addressing previous concerns about tree preservation.
- The new location of the playground provides improved access for the Pre-K children.
- This location eliminates the need for the retaining wall, which should resolve the concerns from both the city and neighbors.

The proposed playground equipment will meet the requirements set forth by section 1262.13 for Recreational Structures, ensuring that no structures will exceed the height limit of 15 feet. Information on the playground equipment has been attached should further clarify the specifics of the design, ensuring it complies with all relevant regulations.

- An independent, certified arborist conducted a thorough assessment of the trees on site, evaluating both their health and structural integrity. This information guided decisions regarding tree protection and the placement of the Pre-K and future community playgrounds. The tree

protection zones (TPZ) and critical root zones (CRZ) have been clearly outlined in the landscape plans to reduce damage to the existing trees. Trees that were deemed in poor health or a safety risk are proposed to be removed. These trees will be replaced on-site with new 4" caliper trees, per code, and properly selected for the tree lawn location. There will be a no net loss of trees in the area.

To further reduce impact and preserve the health of the existing trees, the arborist will be available for consultation and review of any potential conflicts with the existing trees during construction.

- Due to the trees' poor health and the safety risks they pose to children in the future play area, it is proposed that trees 7, 8, 9, and 10 be removed. According to the arborist report, all of these trees exhibit signs of cavities, decay, and deadwood. The risk rating will be increased due to the severity of impact with the proposed change in use from a sidewalk and lawn area to a playground where children will be present.
  - Tree 7: Poor Condition. Deadwood up to 10" and internal rot approx.. 20' up tree. Arborist recommends removal.
  - Tree 8: Poor Condition. Deadwood hanging above sidewalk and cavity present.
  - Tree 9: Fair Condition. Large amount of deadwood hanging above sidewalk, fungus present, and evidence of new sidewalk panel within CRZ caused damage to buttress roots.
  - Tree 10: Poor Condition. Deadwood, cavity present, and decay found.
- To further minimize disruption to the existing trees and protect their root systems, the location of the future community playground has been relocated to the front lawn of the building, facing Southington Road. By moving the playground away from these sensitive areas, we can reduce impact to the trees, giving them opportunity to remain healthy and undisturbed while still providing a safe and accessible space for the community.

## VARIANCE REQUESTS

GPD would like to seek the following variances on behalf of the Shaker Heights City School district:

### (1) 1262.01C.1 SETBACKS FOR ACCESSORY STRUCTURES/ ACCESSORY STRUCTURES PERMITTED IN THE REAR YARD ONLY

Ludlow is surrounded by Ludlow Road to the north, Southington Road to the east, and Keswick Road to the south. There is no rear yard in which to place the play structures.

*We are requesting that the play structures sit on the Keswick side of the building as shown per the civil drawings.*

### (2) TABLE 1262.05D SUMMARY OF FENCE REGULATIONS:

This chart requires that fences in front yards can be 4 feet tall and must set back 2/3 of the required front yard setback. This means that the playground fence located on Keswick would need to set back 33 ft from the R/W.

A fenced play area is essential for Pre-K students, as mandated by the Ohio Administration Code. We propose situating the play area on the south side of the building (Keswick side). Our plan includes installing a new 4-foot-high ornamental fence for the play area, as depicted in the civil drawings. This design ensures a direct ADA-compliant route for children to access the play area safely. However, it's important to note that the proposed fence would need to be set back 26 feet from the Right-of-Way (R/W), falling short of the required setback of 33 feet.

We are requesting that the fence be located as shown per the civil drawings. This location will be 7' beyond the required 33' setback.

## PARKING COUNTS

Table 1251.02. Schedule of Off-Street Parking Requirements

### EDUCATIONAL USES

A. Primary Schools (K-8th grades)

1. One (1) space per employee plus one (1) visitor's space per each seventy-five (75) students.

### REQUIRED PARKING

# of Staff + # of Students/75

24 + [216/75]=27 required parking

1251.07 MOBILITY IMPAIRED ACCESSIBLE SPACES.

Total Off-Street Parking Req.	Min. Accessible Parking Spaces
26 to 50	<u>2</u>

Accessible Spaces Required	Van Accessible Spaces Req.
1 to 8	<u>1</u>

Twenty-one (21) Off-Street parking spots will be provided. On street parking will be utilized to make up for the remaining required spots as allowed per 1251.03 CREDIT FOR ON-STREET PARKING.

We are confident that implementing these design choices will result in a renovation project that fosters a rich education experience for students and strengthens the community's connection with the site.

Sincerely,

GPD Group

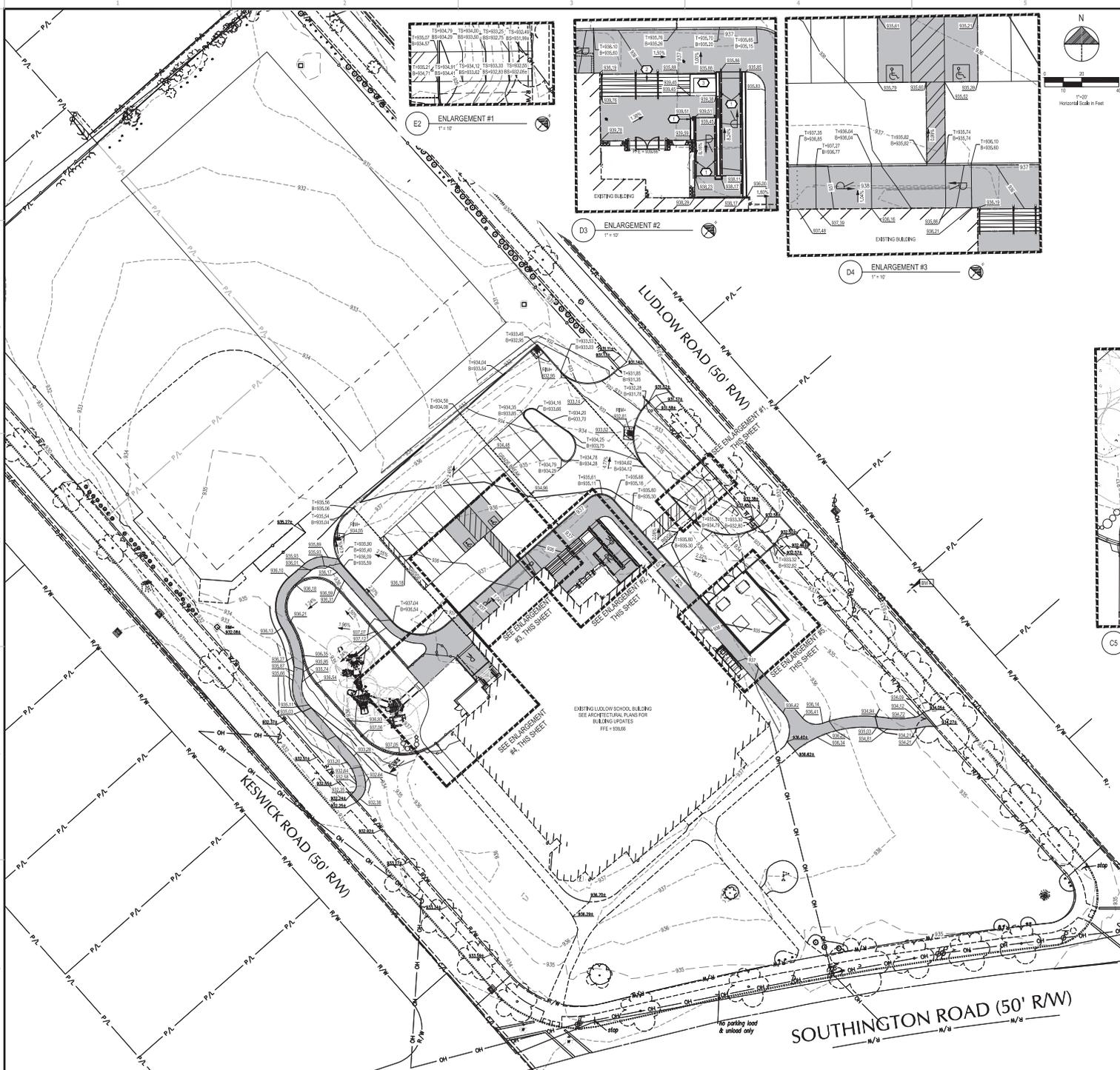
Tamisha Lawson  
Assoc. Design Manager

Attachments:

- C-111 Site Plan

- 
- C-121 Grading Plan
  - C-501 Site Details
  - L-101 Tree Preservation Plan
  - L-111 Landscape Plan
  - L-501 Landscape Details
  - Playground Plan Detail
  - Playground Renderings
  - Ludlow School Site Analysis Report

Drawing Name: C12123197.01 - Shaker Heights Ludlow Road, Grading Plan (Dwg) - (Shaker Heights Version 1.0)  
 C:\Users\shaker\OneDrive\Documents\C12123197.01 - Shaker Heights Ludlow Road, Grading Plan (Dwg) - (Shaker Heights Version 1.0)  
 Date: 11/15/2023 10:47:00 AM



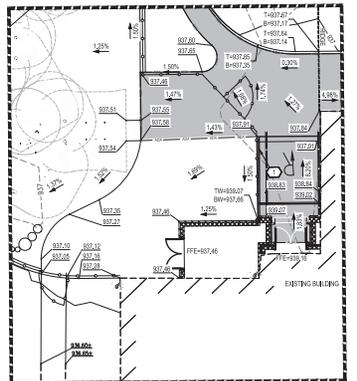
**REFERENCE NOTES**

- 01.06.30 TREE & PLANT PROTECTION
- 31.05.00 SITE CLEARING
- 31.20.00 EXISTING PAVING
- 32.00.00 TURF AND GRASSES

**LEGEND**  
(SEE SHEET C401 FOR GENERAL LEGEND)

- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION MATCH EXISTING GRADE ELEVATION
- PROPOSED ELEVATION @ FINISHED GROUND ELEVATION
- TOP OF STEP ELEVATION
- BOTTOM OF STEP / FINISHED PAVEMENT ELEVATION
- PROPOSED FLUSH CURB ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB FINISHED PAVEMENT ELEVATION
- TOP OF WALL FINISHED GRADE ELEVATION (SIDEWALK ELEVATION IN ADVISORY)
- BOTTOM OF WALL FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SLOPE & DIRECTION
- LIMITS OF ADA ROUTING - SEE ADA GRADING NOTES ON SHEET C401.

- PLAN KEYNOTES**
- FOR TOP OF WALL CAPSTONE ELEVATION, SEE ARCHITECTURAL PLANS.
  - PROPOSED ENTRY STAR, SEE ARCHITECTURAL PLANS.
  - NUMBER OF STEPS: 7
  - STAR RISE HEIGHT: 8 INCHES
  - STAR TREAD WIDTH: 12 INCHES
  - SLOPE ACROSS STAR: 1.0%
  - PROPOSED PAVEMENT, SEE ARCHITECTURAL PLANS FOR TOP ELEVATIONS.



**ENLARGEMENT #5**  
1" = 10'

**BENCHMARKS:**

STATE PLANE GRID NORTH, NAD 83 (2011), OHIO NORTH ZONE. ELEVATIONS ARE NAVD 83. GRID IS TIED BY GPS TO THE OHIO REAL TIME NETWORK.

BENCHMARK #2 - ARROW ON FIRE HYDRANT FLANGE, N 8607.0 E 20.9579  
ELEVATION=931.89

BENCHMARK #1 - "X" CUT ON NORTH BOLT FIRE HYDRANT FLANGE, N 8606.0 E 20.9729  
ELEVATION=933.34

SEE SURVEY FOR ADDITIONAL BENCHMARK INFORMATION.

REV.	DATE	DESCRIPTION
1	11/15/23	ISSUED FOR PERMIT
2		
3		

SHAKER HEIGHTS CITY SCHOOL DISTRICT  
 15000 WOODLAND AVENUE  
 SHAKER HEIGHTS, OH 44120

ISSUED FOR:	
PERMIT	XX/00/XX
CONSTRUCTION	00/00/00
RECORD	XX/00/XX

PROJECT NUMBER: AF RE  
 2023197.01  
**C-121**

**GPD GROUP**  
 Geotechnical Engineering, Surveying & Construction  
 14000 Woodland Avenue, Suite 100  
 Shaker Heights, Ohio 44120  
 Phone: (440) 925-1234  
 Fax: (440) 925-1235  
 Email: info@gpdgroup.com  
 Website: www.gpdgroup.com

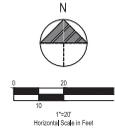
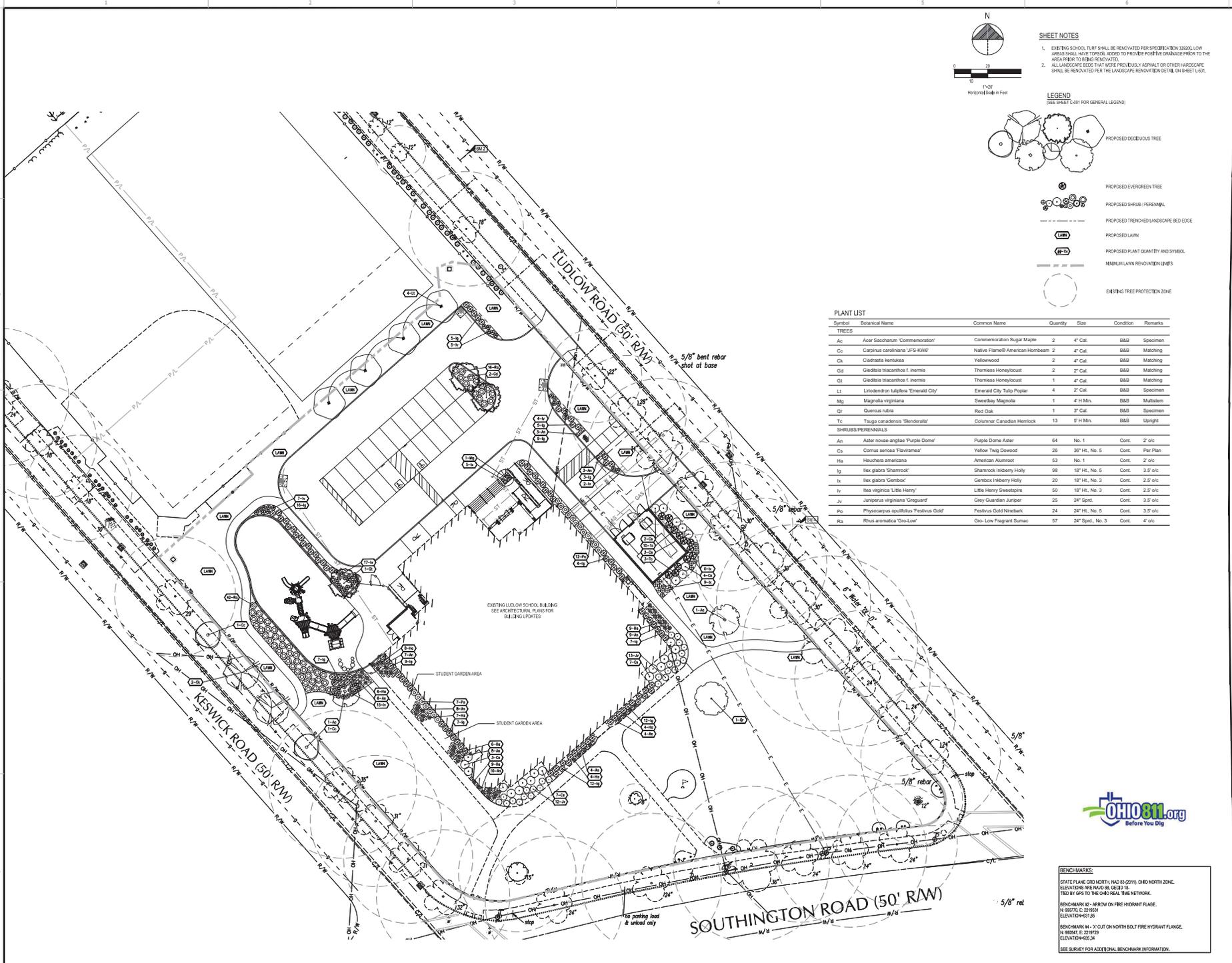
**Shaker Heights Schools**  
 Zepher • Zaccarino • Zappalano





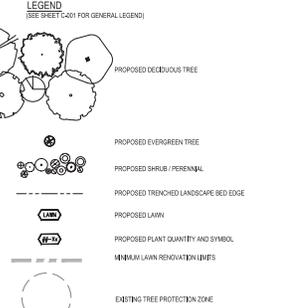


Ohio State, C:\2023\2023\101 Shaker Heights\101 Ludlow Road, Working Plans\10100\_101\10100\_101.dwg, 10/23/2023 10:01:01 AM  
 Author: J. M. Smith  
 Date: 10/23/2023 10:01:01 AM



**SHEET NOTES**

- EXISTING SCHOOL TURF SHALL BE RENOVATED PER SPECIFICATION 202001 LOW AREAS SHALL HAVE TOPSOIL ADDED TO PROVIDE POSITIVE DRAINAGE PRIOR TO THE AREA PRIOR TO BEING RENOVATED.
- ALL LANDSCAPE BEDS THAT WERE PREVIOUSLY ASPHALT OR OTHER HARDSCAPE SHALL BE RENOVATED PER THE LANDSCAPE RENOVATION DETAIL ON SHEET L-101.



**PLANT LIST**

Symbol	Botanical Name	Common Name	Quantity	Size	Condition	Remarks
<b>TREES</b>						
Ac	Acer Saccharum 'Commemoration'	Commemoration Sugar Maple	2	4" Cal.	B&B	Specimen
Cc	Carpinus caroliniana 'JFS-KWF'	Native Flame® American Hornbeam	2	4" Cal.	B&B	Matching
Cl	Cladrastis kentuckia	Yellowwood	2	4" Cal.	B&B	Matching
Gd	Gleditsia inacanthos f. inermis	Thornless Honeylocust	2	2" Cal.	B&B	Matching
Gt	Gleditsia inacanthos f. inermis	Thornless Honeylocust	1	4" Cal.	B&B	Matching
L1	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Poplar	4	2" Cal.	B&B	Specimen
Mg	Magnolia virginiana	Sweetbay Magnolia	1	4" H Min.	B&B	Multistem
Qr	Quercus rubra	Red Oak	1	3" Cal.	B&B	Specimen
Tc	Taxus canadensis 'Blenderati'	Columnar Canadian Hemlock	13	5" H Min.	B&B	Upright
<b>SHRUBS/PERENNIALS</b>						
Av	Aster novae-angliae 'Purple Dome'	Purple Dome Aster	64	No. 1	Cont.	2' dia
Cl	Cornus sericea 'Flamenco'	Yellow Twig Dogwood	26	30" Ht., No. 5	Cont.	Pin Plant
Ha	Heuchera americana	American Alumroot	93	No. 1	Cont.	2' dia
Hb	Ilex glabra 'Shamrock'	Shamrock Hollyberry Holly	56	18" Ht., No. 5	Cont.	3.5' dia
Hc	Ilex glabra 'Gambor'	Gambor Hollyberry Holly	20	18" Ht., No. 3	Cont.	2.5' dia
Hv	Ilex virginica 'Little Henry'	Little Henry Sweetspine	60	18" Ht., No. 3	Cont.	2.5' dia
Jv	Juniperus virginiana 'Greigard'	Grey Guardian Juniper	25	24" Sprd.	Cont.	3.5' dia
Fo	Physocarpus opulifolius 'Festivus Gold'	Festivus Gold Ninebark	24	24" Ht., No. 5	Cont.	3.5' dia
Ra	Rhus aromatica 'Solo-Low'	Gro-Low Fragrant Sumac	57	24" Sprd., No. 3	Cont.	4' dia



**BENCHMARKS:**

STATE PLANE GRID NORTH, NAD 83 (2011), OHIO NORTH ZONE.  
 ELEVATIONS ARE NAVD 83 GEOD 16.  
 TIED BY GPS TO THE OHIO REAL TIME NETWORK.

BENCHMARK #2: ARROW ON FIRE HYDRANT PEG.  
 N 860774.0 E 219531.0  
 ELEVATION: 665.34

BENCHMARK #4: 'Y' CUT ON NORTH BOLT FIRE HYDRANT PEG.  
 N 860441.4 E 219729.0  
 ELEVATION: 665.34

SEE SURVEY FOR ADDITIONAL BENCHMARK INFORMATION.



Shaker Heights Schools

Agency • Administration • Implementation

DATE: 10/23/2023 10:01:01 AM

DRAWN BY: J. M. Smith

CHECKED BY: J. M. Smith

DESCRIPTION: LANDSCAPE PLAN

ISSUED FOR:

PERMIT:	XX/00/XX
JOB:	XX/00/XX
CONSTRUCTION:	00/00/00
RECORD:	XX/00/XX

PROJECT NUMBER: 2023197.01

PROJECT DESIGNER: J. M. Smith

PROJECT CHECKER: J. M. Smith

L-111







Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



A PLAYCORE COMPANY  
www.gametime.com

# Shaker Schools Foundation - Preschool Playground



www.dwarec.com



Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



# Shaker Schools Foundation - Preschool Playground





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A PlayCore Company  
www.gametime.com

# Shaker Schools Foundation - Preschool Playground



www.dwarec.com



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A PlayCore Company  
www.gametime.com

# Shaker Schools Foundation - Preschool Playground





Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



www.gametime.com

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www.dwarec.com



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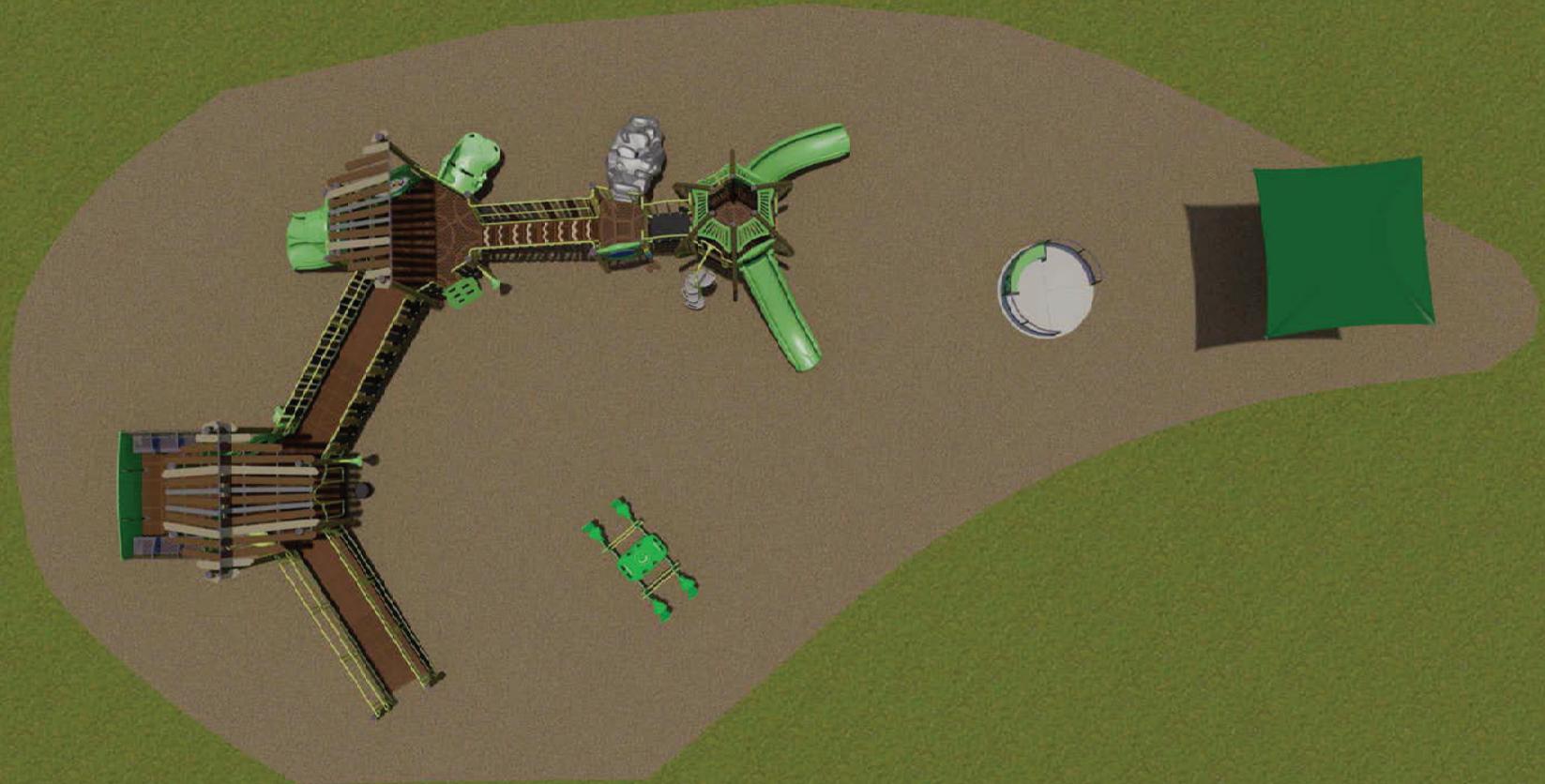


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