

NEFF
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors
Traffic Engineers + Environmental Engineers

December 14, 2016

Cleveland Heights Building Department
40 Severance Circle
Cleveland Heights, Ohio 44118

Attn: Kara Hamley O'Donnell, City Planner
Email: kodonnell@clvhts.com

RE: Oakwood Country Club Property/Hebrew Academy
1516 Warrensville Center Road
Cleveland Heights, Ohio
City Project No. 15-31
Lot Resubdivision Description

Dear Ms. Hamley O'Donnell,

The following information will serve as our detailed written description of the proposed lot resubdivision for the Hebrew Academy development.

The land is zoned "AA" single-family. To the south, in South Euclid, about 1/3 of the former Oakwood Club land was developed as a Walmart and other retail stores. To the west are large single-family homes in the "AA" single-family district on Oakwood Drive, a private road, and Andrews Road. To the north are single-family homes in the "A" single-family district, Yeshiva Derech Hatorah (formerly Mosdos Ohr Hatorah) school and multi-family and commercial properties in the S-2 Mixed-Use zoning. To the east are properties in South Euclid, commercial and residential, which are zoned C-1 (Limited Commercial), C-2 (General Commercial), R-50 (Single-Family 50) and R-50 (Single-Family 40). 6.6 acres along the western boundary has been offered for purchase to the owners of the abutting Oakwood Drive properties.

In January 2016 (Proj. 16-5), the Planning Commission approved reuse of the former Clubhouse as Hebrew Academy's high school and administrative offices, retention and reuse of existing outbuildings, and construction of playfields and courts. At its September 2016 meeting (Proj. 15-31), the Planning Commission approved a conditional use permit for a new school (early childhood, elementary, jr. high) with parking & playfields. The Commission continued consideration of the lot resubdivision for up to 90 days.

At its November 2016 meeting (Proj. 15-31), the Planning Commission approved the lot resubdivision with the exception of the two proposed "option" land parcels intended to be joined with Oakwood Drive parcels PPN 683-10-074 (HN 1672 Oakwood Drive) and PPN 683-10-077 (HN 1620 Oakwood Drive).

The drawing by Neff & Associates, revision dated 01/11/17, shows the previously approved proposed joining of all adjoining Hebrew Academy-owned parcels, with the exception of the "option" land, to create one single parcel. It also shows the previously approved splitting of seven parcels (shaded in solid gray) from the Hebrew Academy-owned land and joining those seven parcels, commonly referred to as the "option" land, to adjacent residential homes on Oakwood Drive. At this time, we are requesting Planning Commission approval for the two remaining "option" land parcels (shaded in diagonal gray hatching).

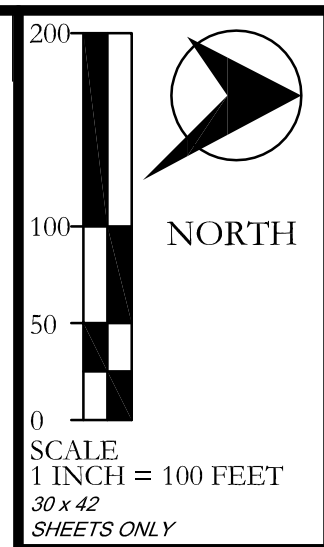
If you require any further description please contact our office to discuss.

Sincerely,



Charles J. (C.J.) Onyak, P.E.
Project Manager, Neff & Associates, Inc.

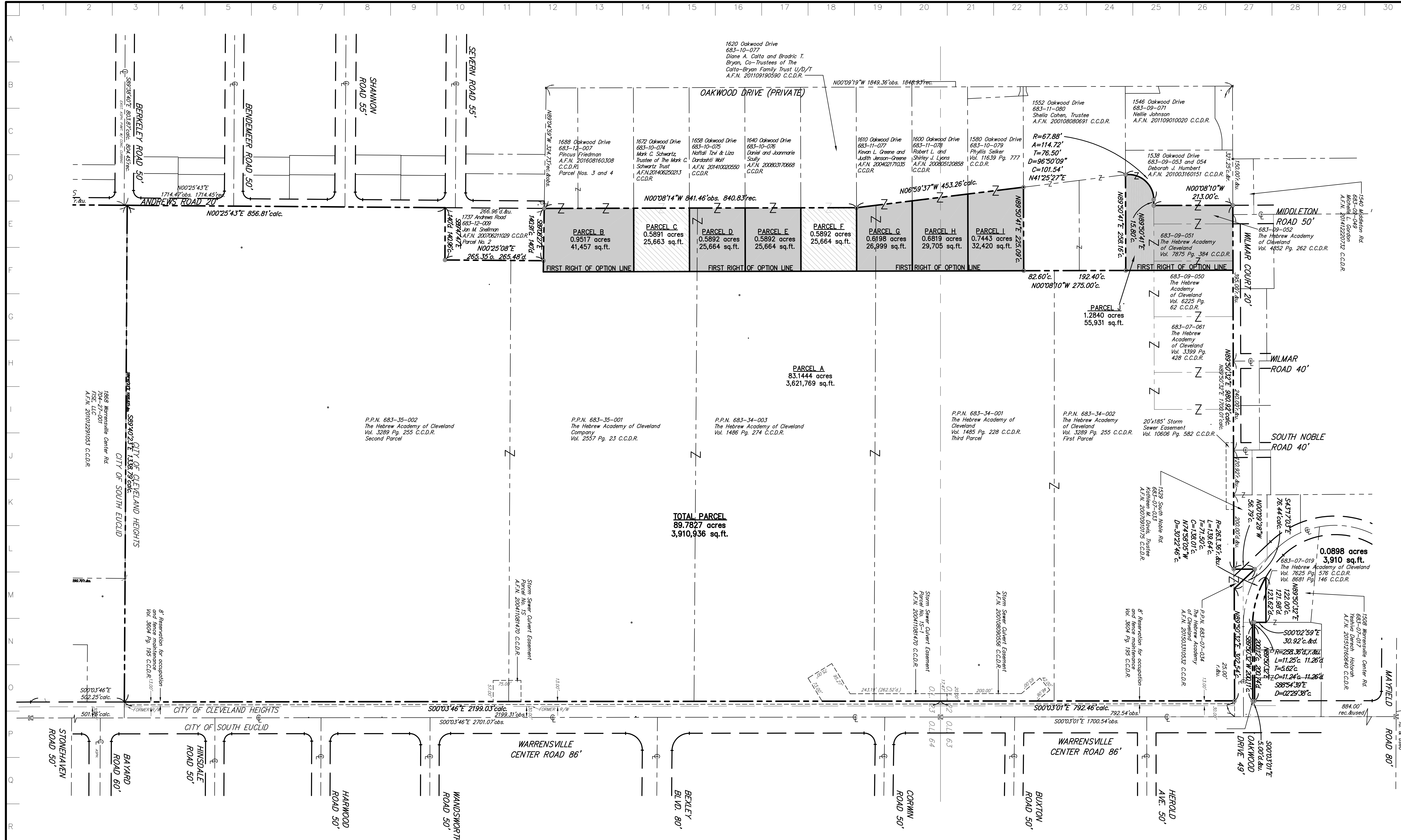
cc: Daniel J. Neff, P.E.
Ron Kluchin, AIA
Rabbi Eli Dessler



HEBREW ACADEMY
PLAT OF SURVEY AND PRELIMINARY PARTITION/CONSOLIDATION
 CITY OF CLEVELAND HEIGHTS, CUYAHOGA COUNTY, STATE OF OHIO

NEFF
 & ASSOCIATES
 6405 York Road Parma Heights, Ohio 44130
 Tel: 440.288.3100 Fax: 440.288.6443

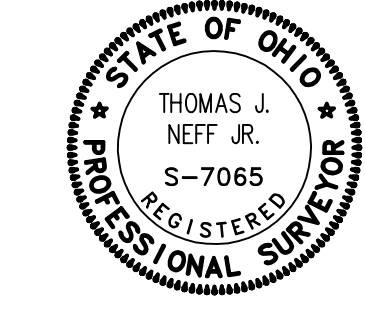
SHEET NO.
C1.00



[Hatched Box] FIRST RIGHT OF OPTION AREA: PURCHASE AGREEMENT SIGNED (APPROVED BY PLANNING COMMISSION AT 11/09/16 MEETING)
 [Solid Box] FIRST RIGHT OF OPTION AREA: PURCHASE AGREEMENT SIGNED (SUBMITTED FOR APPROVAL BY PLANNING COMMISSION AT 01/11/17 MEETING)

LEGEND	
[Symbol]	EX. TELEPHONE BOX
[Symbol]	EX. TRAFFIC SIGNAL
[Symbol]	EX. FLAG POLE
[Symbol]	EX. ELECTRIC BOX
[Symbol]	EX. WATER COOP. STOP
[Symbol]	EX. WATER VALVE
[Symbol]	EX. HYDRANT
[Symbol]	EX. POWER POLE
[Symbol]	EX. MANHOLE
[Symbol]	EX. GAS VALVE
[Symbol]	EX. WATER METER
[Symbol]	EX. INLET BASIN
[Symbol]	EX. SIGN
[Symbol]	EX. LIGHT POLE
[Symbol]	EX. GAS METER
[Symbol]	EX. CLEANOUT
[Symbol]	EX. GUY ANCHOR
[Symbol]	EX. IRON PIV/PIPE
[Symbol]	EX. MONUMENT BOX
[Symbol]	EX. WELL
[Symbol]	EX. GAS LINE MARKER
[Symbol]	EX. BOLLARD
[Symbol]	EX. SIGNAL POLE
[Symbol]	EX. TRANSFORMER
[Symbol]	EX. INLET BASIN
[Symbol]	EX. TREE
[Symbol]	EX. INLET BASIN
[Symbol]	EX. TRAFFIC BOX
[Symbol]	EX. CROSSWALK POLE
[Symbol]	CENTER LINE OF RIGHT OF WAY
[Symbol]	776.00 x EX. SPOT ELEVATION
[Symbol]	EX. GAS VALVE
[Symbol]	EX. WATER METER
[Symbol]	EX. INLET BASIN
[Symbol]	EX. SIGN
[Symbol]	EX. LIGHT POLE
[Symbol]	EX. GAS METER
[Symbol]	EX. CLEANOUT
[Symbol]	EX. GUY ANCHOR
[Symbol]	EX. IRON PIV/PIPE
[Symbol]	EX. MONUMENT BOX
[Symbol]	EX. WELL
[Symbol]	EX. GAS LINE MARKER
[Symbol]	EX. WETLAND

ABBREVIATIONS
 EX. EXISTING
 WA. WATER
 SAN. SANITARY
 STM. STORM
 PVC. POLYVINYL CHLORIDE
 VCS. VITRIFIED CLAY PIPE
 CMP. CORRUGATED METAL PIPE
 INV. INVERT
 F. FINISH FLOOR
 CONC. CONCRETE
 S. TOP OF CURB
 TC. REINFORCED CONCRETE PIPE
 C. CALCULATED
 D. DEED
 REC. RECORD
 U. USED
 FD. FOUND
 OBS. OBSERVED
 L/A. LIMITED ACCESS
 G. GOLF GREEN
 F. FAIRWAY
 T. GOLF SAND TRAP
 S. GOLF TEE



DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT.
 THOMAS J. NEFF, JR.
 REGISTERED SURVEYOR NO. 7065-OHIO
 DECEMBER 14, 2016
 DATE

OHIO Utilities Protection SERVICE
 Call Before You Dig
 1-800-362-2764

REV NO	DATE	DESCRIPTION
3	01/11/17	PLANNING COMMISSION
2	11/09/16	PLANNING COMMISSION
1	9/09/16	PLANNING COMMISSION
	8/10/16	PLANNING COMMISSION

REV NO	DATE	DESCRIPTION
13404M-E	MWW	BMU 13404M