

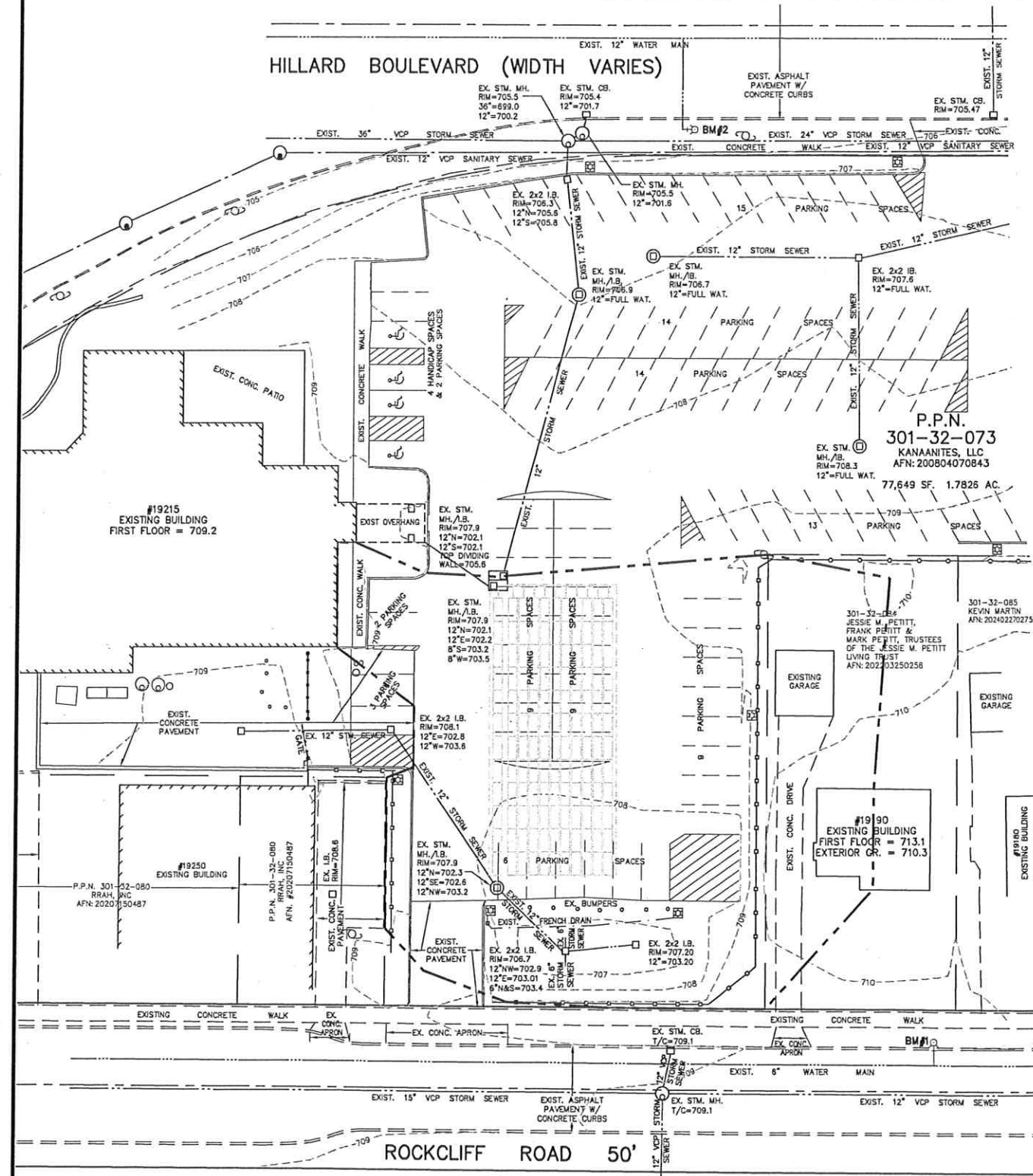
Valore Properties

March 31, 2025
Joe's Deli
19215 Hilliard Blvd
Rocky River, Oh 44146

To: City of Rocky River
Subject: Application for non-residential plan approval

This is a replacement of existing bio retention basin with a filterra high performance bioretention chamber and expansion of existing parking lot to provide 9 additional spaces as well as a variance setback for 5'9' west line with 6'1 east line.

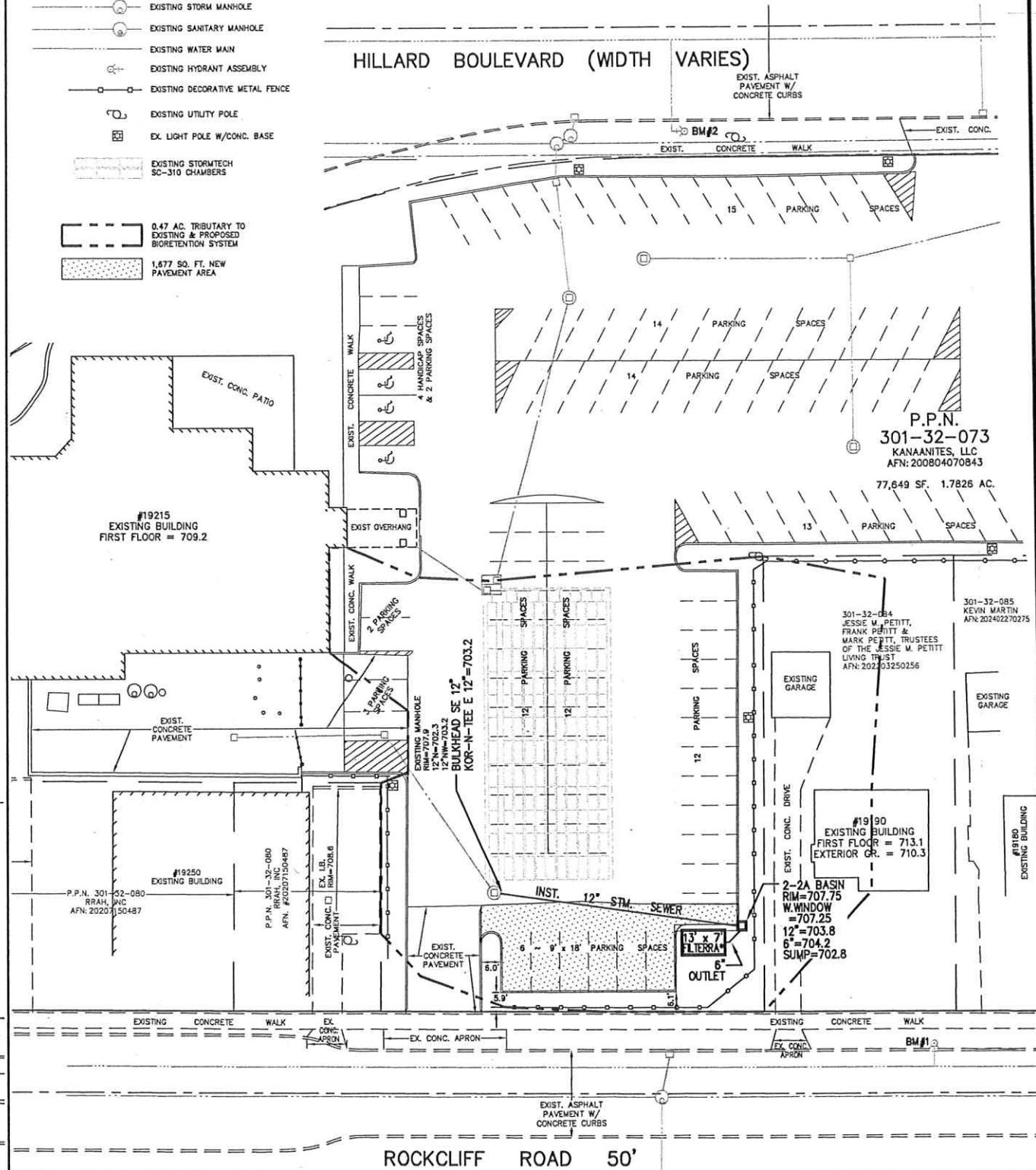
EXISTING CONDITIONS



LEGEND:

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT ASSEMBLY
- EXISTING DECORATIVE METAL FENCE
- EXISTING UTILITY POLE
- EX. LIGHT POLE W/CONC. BASE
- EXISTING STORMTECH SC-310 CHAMBERS
- 0.47 AC. TRIBUTARY TO EXISTING & PROPOSED BIOTRETENTION SYSTEM
- 1,677 SQ. FT. NEW PAVEMENT AREA

PROPOSED CONDITIONS



REVISIONS
ADDED SECOND SHEET FOR DETAILS
3/14/25

**JOE'S DELI PARKING LOT
IMPROVEMENTS & EXPANSION
EXISTING & PROP. CONDITIONS**

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

* FILTERA HIGH PERFORMANCE
BIOTRETENTION OFF-LINE
CHAMBER (WITH CURB INLET
ON STRUCTURE NORTH WALL)
MANUFACTURED BY:
CONTECH ENGINEERED SOLUTIONS LLC
STORMWATER CONSULTANT
MAGGIE KLANAC
(513) 314-4781

1/2
FEBRUARY
2025

