

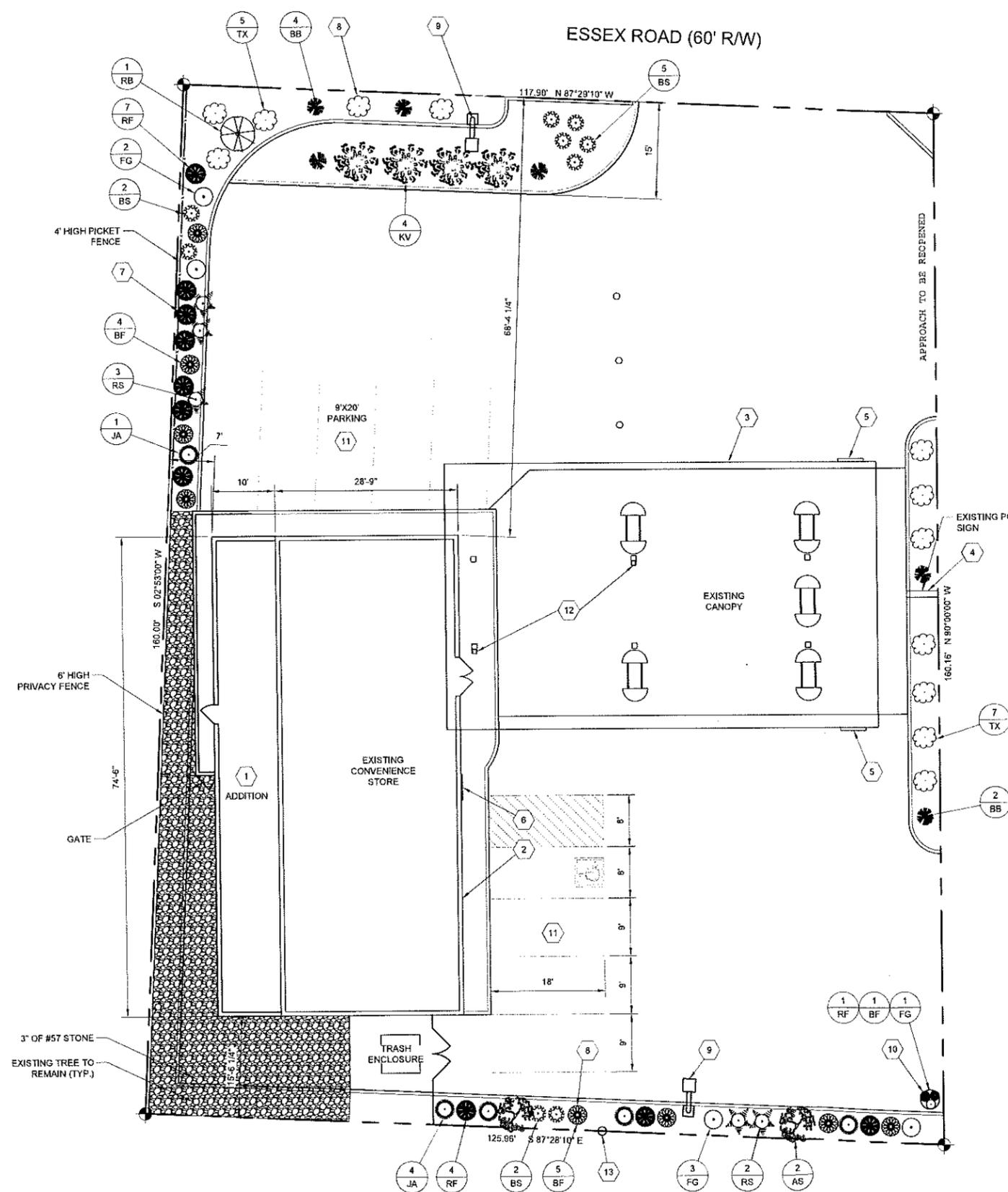
**Written Description**  
**True North Energy Project at 2310 Lee Road**

True North operates a convenience store and Shell gas station at this address. The c-store was converted from an auto repair center a number of years ago. In 2018 the c-store was expanded and remodeled with city approval. Within the past few years, the northern approach connecting the site to Lee Road was closed to vehicular use by the city. True North was made aware of this change while we were working through the project approval process.

Since the approach has been closed, vehicle access has been restricted and confused, especially for southbound vehicles trying to enter the site. If a car or truck wants to enter the site, they can use the Essex approach, but it is often blocked by cars sitting at the traffic light. The northern Lee approach was designed to be the way into the site for southbound cars, causing minimal disruption to traffic on the street or on the lot. Without that approach, southbound cars have to enter the southern approach and make a 180-degree turn, to get to the fuel pumps. This maneuver is different than we see across the street at the Marathon station. There, a southbound vehicle can enter the approach and go right to the fueling area. A northbound vehicle turns left at the light and then enters their Essex approach with no backup of cars blocking the driveway.

I was told that the approach was closed to make the area more pedestrian friendly. However, having only one approach onto Lee causes more congestion on the lot and at the approach. Cars trying to exit to the north have to wait for the light to change and for traffic to clear before they can exit onto Essex. The section of sidewalk where the approach was closed may have gotten safer but the remaining approach, where there are now more vehicles, is less safe for pedestrians.

This conditional use will simply return site access to what it was before. It will not be injurious to the use and enjoyment of neighboring properties or impair their values. The development will improve the existing site and make it more of an asset to the community. Existing roadways, utilities, approaches, and public facilities are sufficient for the updated property. The conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.



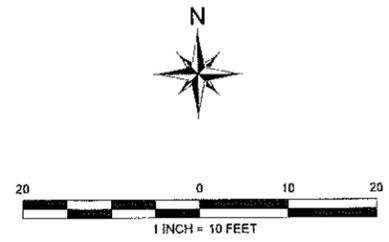
| LANDSCAPE LEGEND |        |                        |                     |
|------------------|--------|------------------------|---------------------|
| CODE             | SYMBOL | COMMON NAME            | QUANTITY            |
| BB               |        | BURNING BUSH           | 4 EXISTING<br>2 NEW |
| TX               |        | TAXUS YEW (24" HIGH)   | 12 EXISTING         |
| JA               |        | JUNIPER 'ANDORRA'      | 5 NEW               |
| BS               |        | BROWN EYED SUSAN       | 9 NEW               |
| FG               |        | FOUNTAIN GRASS         | 5 NEW               |
| RF               |        | RED FEATHER GRASS      | 11 NEW              |
| BF               |        | BLUE FESCUE GRASS      | 9 NEW               |
| RS               |        | RUSSIAN SAGE           | 5 NEW               |
| RB               |        | EASTERN REDBUD         | 1 NEW               |
| KV               |        | KOREAN SPICE VIBURNUM  | 4 NEW               |
| AS               |        | ALLEGHENY SERVICEBERRY | 2 NEW               |

LEGEND:

LANDSCAPE IDENTIFICATION LABEL

NOTES:

- ADD 10' X 74'-6" TO EXISTING STORE.
- RENEW BUILDING EXTERIOR WITH BRICK AND EIFS
- REPLACE FASCIA AND LIGHTS ON EXISTING CANOPY.
- REFACE EXISTING POLE SIGN (35 SF).
- INSTALL (2) NEW SIGNS ON CANOPY (8 SF EACH).
- INSTALL NEW SIGN ON BUILDING (22 SF).
- INSTALL FENCE ALONG WEST PROPERTY LINE.
- INSTALL LANDSCAPING AS SHOWN.
- REPLACE YARD LIGHT FIXTURES WITH LED FIXTURES.
- INSTALL (1) 3' DIAMETER PLANTER.
- (9) PARKING SPACES PROVIDED.  
BUILDING AREA = 2,887 SF/500 = 6  
5 FUELING PUMPS/2 = 5  
PARKING SPACES REQUIRED = 11
- INSTALL 2 FIRE EXTINGUISHERS 2A:20BC
- INSTALL NEW POWER POLE FOR ELECTRICAL SERVICE.



| REVISIONS |         |
|-----------|---------|
| GLZ       | ATS     |
| 2/20/18   | 8/31/18 |
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**TRUENORTH**  
 2310 LEE ROAD  
 CLEVELAND HEIGHTS, OH

**DIAMOND Z**  
 ENGINEERING, INC.  
 LANDSCAPE PLAN

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SCALE: 1" = 10'-0"  
 DATE: 2/20/2018  
 DRAWN BY: GLZ  
 PROJECT NO.: OH-1770

DRAWING NO.  
**SP-1**