

received  
8-31-16



# LETTER OF TRANSMITTAL



To: Lorain Port Authority  
319 Black River Ln  
Lorain, OH 44052

Date: 8/26/16      KS Job No.: 16151      BG:  
Attention: Richard Novak  
RE: Resolution for Submerged Land Lease at 2715 E. Erie Ave.  
Lorain, OH

**WE ARE SENDING YOU**  Attached     Under separate cover via    the following items  
 Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of Letter     Change order   

COPIES	DATE	NO.	DESCRIPTION
1	8/26/16	16151	ODNR & Corps of Engineers Permit Applications

**THESE ARE TRANSMITTED** as checked below:

- For approval       Approved as submitted       Resubmit      copies for approval
- For your use       Approved as noted       Resubmit      copies for distribution
- As requested       Return for collections       Return      corrected prints
- PRINTS RETURNED AFTER LOAN TO US       FOR BID USE

**REMARKS:**

Rick: Please have the Lorain Port Authority issue a resolution to ODNR to allow OIP Lorain II Limited Partnership to lease the submerged land shown on the attached permit applications for a new armor stone revetment at 2715 E. Erie Ave., Lorain, OH. Please send the original copy of the resolution to ODNR and a copy to me. Thanks and let me know if you have any questions.

**COPY TO:** OIP Lorain II Limited Partnership, ODNR

**SIGNED**   
John S. Matricardi, P.E.

**KS Associates, Inc.**  
Civil Engineers + Surveyors  
260 Burns Road, Suite 100  
Elyria, Ohio 44035  
P 440 365 4730  
F 440 365 4790  
www.ksassociates.com

*If enclosures are not as noted, kindly notify us at once.*

**U.S. ARMY CORPS OF ENGINEERS  
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT  
33 CFR 325. The proponent agency is CECW-CO-R.**

OMB APPROVAL NO. 0710-0003  
EXPIRES: 28 FEBRUARY 2013

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

**PRIVACY ACT STATEMENT**

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

**(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)**

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
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**(ITEMS BELOW TO BE FILLED BY APPLICANT)**

5. APPLICANT'S NAME First - Rod                      Middle -                      Last - Wilt Company - OIP LORAIN II Limited Partnership E-mail Address - rwilt@oakmontpropertiesllc.com	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - John                      Middle - S.                      Last - Matricardi Company - KS Associates, Inc. E-mail Address - Matricardij@KSAssociates.com
6. APPLICANT'S ADDRESS: Address- 2101 Grandeur Drive City -Gibsonia                      State -PA                      Zip - 15044                      Country -USA	9. AGENT'S ADDRESS: Address-260 Burns Road, Suite 100 City -Elyria                      State - Ohio                      Zip - 44035                      Country - USA
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence                      b. Business                      c. Fax 724-813-4798	10. AGENTS PHONE NOS. w/AREA CODE a. Residence                      b. Business                      c. Fax 440-365-4730 x 331                      440-365-4790

**STATEMENT OF AUTHORIZATION**

11. I hereby authorize, KS Associates Inc. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

X 

7-26-11

SIGNATURE OF APPLICANT  
OIP Lorain II Limited Partnership

DATE

**NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY**

12. PROJECT NAME OR TITLE (see instructions) New Armor Stone Revetment at 2715 East Erie Avenue, Lorain OH			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Lake Erie		14. PROJECT STREET ADDRESS (if applicable) Address 2715	
15. LOCATION OF PROJECT Latitude: +N 41d 28' 49"                      Longitude: +W 82d 08' 41"		City - Lorain	State- Ohio                      Zip- 44052
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID 0300048101026                      Municipality- Lorain Section -                      Township - Lorain                      Range -			

**17. DIRECTIONS TO THE SITE**

From Westbound I-90 take exit 151 for OH-611 toward Sheffield/Avon. Turn right on OH-7 N. Turn right on Root Road. Turn left onto East Erie Avenue. Continue to 2715 East Erie Avenue, destination on right-hand side of road.

**18. Nature of Activity (Description of project, include all features)**

The proposed project includes the construction of 360.8 linear feet of new armor stone revetment, and placement of 418 cubic yards of sand pre-fill along the shore Lake Erie at 2715 East Erie Avenue, Lorain OH. The armor stone revetment is to be constructed with 2 to 4-ton armor stone at a 1.5 horizontal to 1 vertical slope. The armor stone will extend to a crest elevation of 582.0 feet IGLD 1985. A splash apron will be constructed with ODOT Type B stone at a 1.5 horizontal to 1 vertical slope to a crest elevation of 585.0 feet IGLD 1985. The toe of the structures will be supported with new 3 to 5-ton armor stone at a maximum elevation of 568 feet IGLD 1986.

**19. Project Purpose (Describe the reason or purpose of the project, see instructions)**

The purpose of the proposed armor stone revetment is to provide long-term erosion protection.

**USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED**

**20. Reason(s) for Discharge**

To install the armor stone and concrete rubble core for the new revetment.

**21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:**

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Armor Stone: 2078cy (628.4 below OHW)	Concrete rubble: 3039 cy ( 512.6 below OHW)	ODOT B Stone: 439 cy ( 0 below OHW)

**22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)**

Acres 0.309 Acres

or

Linear Feet

**23. Description of Avoidance, Minimization, and Compensation (see instructions)**

The armor stone revetment was designed to be the minimum structure required to protect the toe of the bluff from wave based erosion. The 1.5 horizontal to 1 vertical slope is the minimum customarily allowable for structural stability.

24. Is Any Portion of the Work Already Complete?  Yes  No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- 2771 East Erie Avenue (Paul & Calmay Hageman)

City - Lorain State - Ohio Zip - 44052

b. Address- 2635 East Erie Avenue (Robert Taylor)

City - Lorain State - Ohio Zip - 44052

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-


City - State - Zip -


26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
ODNR	Shore Structure Permit		7-22-2016		
ODNR	Submerged Lands Lease		7-22-2016		
ODNR	Consistency Certification		7-22-2016		

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

X  7-20-16 DATE  
 SIGNATURE OF APPLICANT  
 OIP Lorain II Limited Partnership

 7/14/16 DATE  
 SIGNATURE OF AGENT  
 John Matricardi, P.E.

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.



# COASTAL PERMITS AND LEASE APPLICATION

Please consult the instructions prior to completing this form. Please type or print clearly using blue or black ink.

## GENERAL INFORMATION

1. Property owner name: OIP LORAIN II Limited Partnership	
2. Mailing address: 2101 Grandeur Drive Gibsonia, PA 15044 ATT: Rod Wilt	3. Home telephone number:
	4. Alternate telephone number: 724-813-4798
	5. Email address: rwillt@oakmontpropertiesllc.com
6. Authorized agent/representative name: KS Associates, Inc., ATTN: Mark Cencer,	
7. Mailing address: 260 Burns Road, Suite 100 Elyria, Ohio 44035	8. Telephone number: 440-365-4730 Ext. 331
	9. Fax Number: 440-365-4790
	10. Email address matricardij@ksassociates.com

11. Street address: 2715 East Erie Avenue Lorain, OH 44052	
12. Permanent parcel number(s): 0300048101025	
13. City or township: Lorain	14. County: Lorain
15. Site location description (if necessary): See location map.	16. Submittals (check if enclosed): <input checked="" type="checkbox"/> Location map

17. Name of adjoining shoreline property owner(s)	Street address/city/state/ zip code (include permanent mailing and local)
Taylor J Robert	2635 East Erie Avenue Lorain OH 44052
Paul & Calmay L Hageman	2771 East Erie Avenue Lorain OH 44052

18. Brief description of the proposed structure or project (attach additional sheets if necessary): The proposed project includes the construction of 360.8 linear feet of new armor stone revetment, and placement of 418 cubic yards of sand pre-fill along the Lake Erie Shore at 2715 East Erie Avenue Lorain, Ohio. The armor stone revetment is to be constructed with 2 to 4-ton armor stone at a 1.5 horizontal to 1 vertical slope. The armor stone will extend to a crest elevation of 582.0 feet IGLD 1985. A splash apron will be constructed with ODOT Type B stone at a 1.5 horizontal to 1 vertical slope to a crest elevation of 585.0 feet IGLD 1985. The toe of the structures will be supported with new 3 to 5-ton armor stone at a maximum elevation of 568 feet IGLD 1985.	
19. Anticipated start date: 10/16	20. Anticipated finish date: 12/16

21. To apply for an authorization, check the box below and complete the application on the reverse page:		
<input checked="" type="checkbox"/> Shore Structure Permit	<input checked="" type="checkbox"/> Submerged Lands Lease	<input type="checkbox"/> Coastal Erosion Area Permit
<input type="checkbox"/> Shore Structure Permit Modification	<input type="checkbox"/> Submerged Lands Lease Modification	<input checked="" type="checkbox"/> Consistency Statement

<b>AGENCY USE ONLY</b>					
Application Reference #:		Date Received:			
Lease Reference #:	This copy to:	<input type="checkbox"/> SSP	<input type="checkbox"/> SLL	<input type="checkbox"/> CEA	<input type="checkbox"/> Other

**SHORE STRUCTURE PERMIT APPLICATION**

**§1506.40 ORC**

1. Professional Engineer: John S. Matricardi, P.E.		2. Ohio registration number: 044003
3. Mailing address: KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, Ohio 44035	4. Phone number: 440-365-4730 Ext. 331	7. Submittals (check if enclosed) <input checked="" type="checkbox"/> Construction drawings (by professional engineer) <input checked="" type="checkbox"/> Design information
	5. Fax number: 440-365-4790	
	6. Email address: matricardlj@ksassociates.com	

**SUBMERGED LANDS LEASE APPLICATION**

**§1506.11 ORC**

1. Total Area of Submerged Lands to be Occupied: 14,030 SF (0.3221 acre)	
2. Upland deed recording information [Deed book]	[Deed page] 2013-0454682
3. Local Authority Issuing Resolution: Lorain Port Authority	Date issued: To be submitted
4. Was any Portion of the Structure Erected in Lake Erie Prior to October 13, 1955?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Brief Explanation of the Purpose of the Structure or Project (attach additional sheets if necessary): The purpose of the proposed armor stone revetment is to provide long-term erosion protection	6. Submittals (check if enclosed): <input checked="" type="checkbox"/> Construction drawings <input checked="" type="checkbox"/> Copy of title deed <input checked="" type="checkbox"/> Metes & bounds description and plat <input type="checkbox"/> Local resolution or ordinance To be submitted <input checked="" type="checkbox"/> Legal documentation of signature authority

**COASTAL EROSION AREA PERMIT APPLICATION**

**§1506.07 ORC**

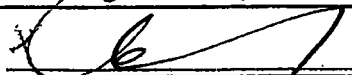
1. Authorization Type:	<input type="checkbox"/> Existing	<input type="checkbox"/> New Measure	Date Built (if existing):
2. Upland deed recording information [Deed book]	[Deed page]		
3. Construction start date for the building or addition:			
4. Brief description of the building or addition (attach additional sheets if necessary):	5. Submittals (check if enclosed): <input type="checkbox"/> Construction drawings <input type="checkbox"/> Permanent structure drawings <input type="checkbox"/> Copy of title deed <input type="checkbox"/> Construction schedule <input type="checkbox"/> Design Information		

**SIGNATURE AND CONSISTENCY STATEMENT**

**§1506.03 ORC**

I certify that the proposed activity identified in this application shall comply with Ohio's approved Coastal Management Program and will be conducted in a manner consistent with such program (15 CFR 930.57 and ORC 1506.03).

I do additionally certify that I am familiar with the information contained in this application and, to the best of my knowledge and belief, such information is true, complete and accurate.

	7-26-14
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Signature of Property Owner or Authorized Agent  
OIP Lorain II Limited Partnership, Rod Will

Date



Photo 3: Looking east along the east side of the bluff

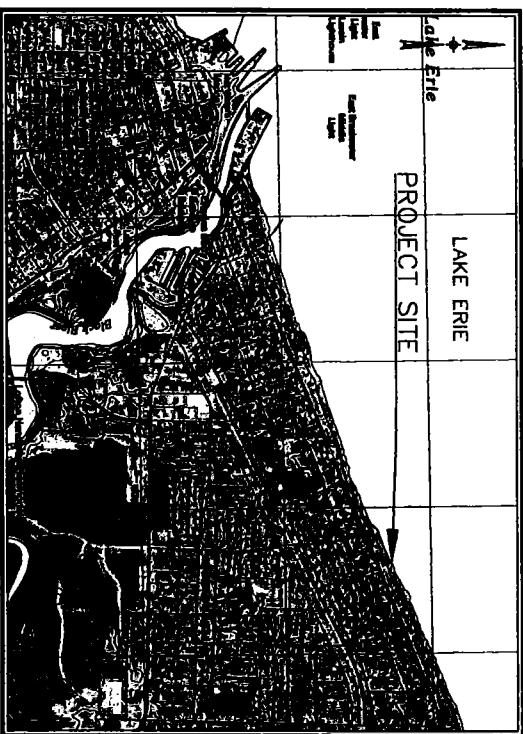


Photo 4: Looking east from the center portion of the bluff

# NEW ARMOR STONE REVETMENT LORAIN OVERLOOK APARTMENTS

## GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ELEVATIONS AS NOTED ON THE DRAWINGS. STAKINGS SHALL INCLUDE BUT NOT BE LIMITED TO CENTERLINE OF PAVEMENT, MONUMENT BOXES, STORM MANHOLES, STORM TEES, SANITARY MANHOLES, SANITARY WYES, WATER MAIN, WATER CORPORATIONS, HYDRANTS, ALL VALVES, ALL LONG SIDE LATERALS AT THE RIGHT OF WAY LINE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND THE FIELD MEASUREMENTS.
2. AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT OUPS & THE CITY OF LORAIN TO DETERMINE THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES NOT INDICATED ON THE PRINTS. IF UNCHARTED UTILITIES ARE ENCOUNTERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

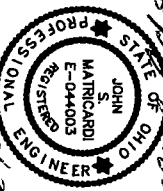


VICINITY MAP, USGS LORAIN QUAD, NO SCALE

DRAWING TITLE	SHEET NO.
TITLE SHEET	1
EXISTING SITE PLAN	2
SITE PLAN	3
SECTION AA	4
SECTION BB	5

PERMIT DRAWINGS  
NOT FOR CONSTRUCTION

*[Signature]*  
 JOHN S. MATRICARDI, P.E. OHIO REG. NO. 044003  
 DATE: 02/21/08



**Ohio**  
 Utilities Protection  
 SERVICE  
 1-800-362-2764  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
 (NO TOLERANCE FOR BEING CALLED BACK)

1. UNDERGROUND UTILITIES ARE SHOWN FROM RECORDS AND FIELD MARKINGS PROVIDED BY UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 AT LEAST 48 HOURS PRIOR TO EXCAVATION.  
 2. VISIBLE SURFACE UTILITIES HAVE BEEN FIELD LOCATED UNLESS OTHERWISE NOTED.

SHEET	1	OF	5
JOB NO.	16007		

TITLE SHEET  
**NEW ARMOR STONE REVETMENT**  
 OIP LORAIN II LIMITED PARTNERSHIP  
 2715 EAST ERIE AVENUE, LORAIN  
 STATE OF OHIO

**KS ASSOCIATES**  
 KS Associates, Inc.  
 260 Burns Road, Suite 100  
 Elyria, OH 44035  
 P 440 365 4730  
 F 440 365 4790  
 www.ksassociates.com

DATE:	02-21-08
DRAWN BY:	KS
CHECKED BY:	JES
DESIGN NAME:	16007
DATE:	
F.R.	

REVISIONS	DATE	BY

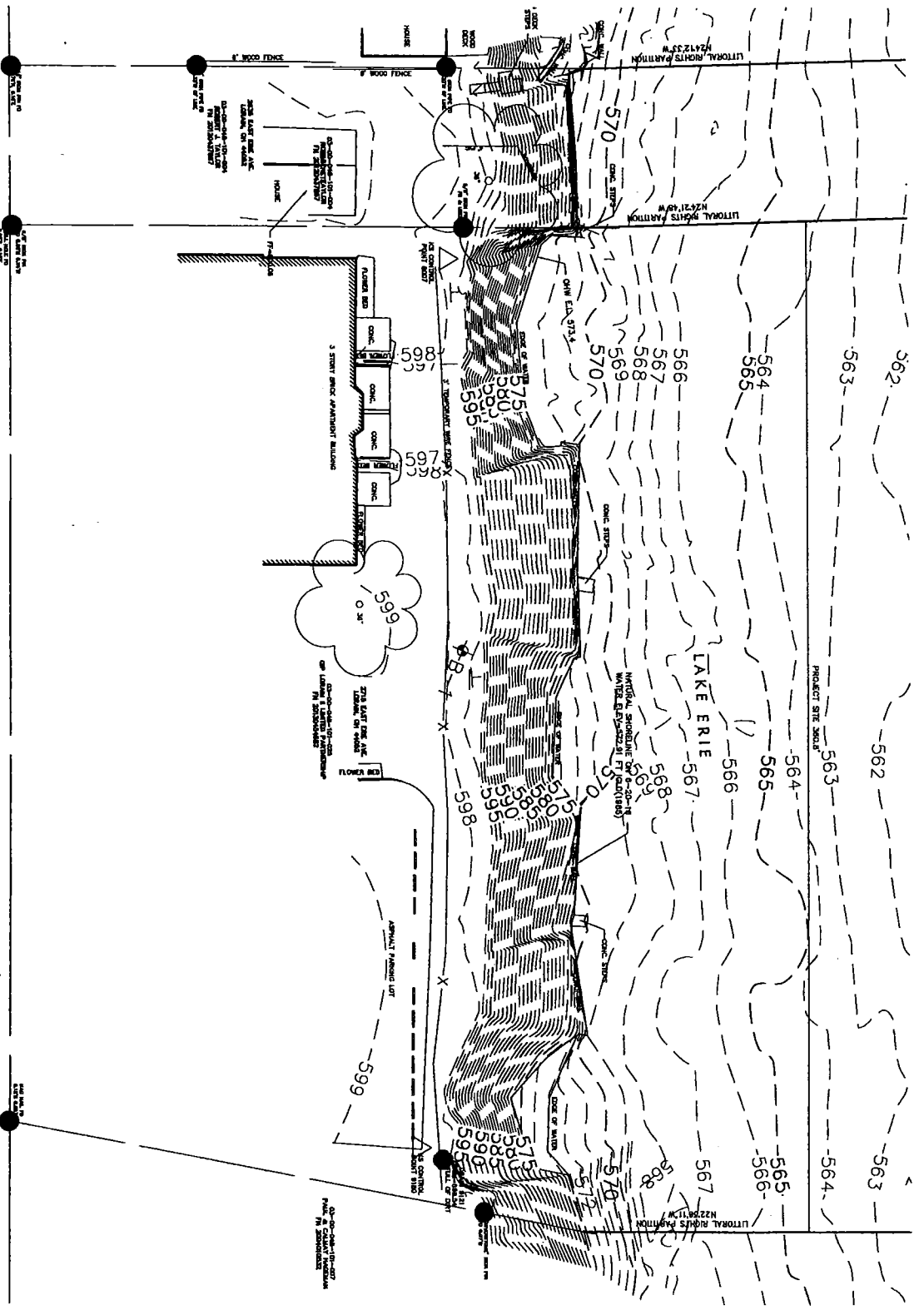
ADJACENT PROPERTY OWNERS
ROBERT J TAYLOR 2635 EAST ERIE AVENUE LORAIN OHIO 44052
PAUL & CALMAY L HAGEMAN 2771 EAST ERIE AVENUE LORAIN OHIO 44052
DATUM: 0.0 LWD = 569.2 FEET IGLD 1985





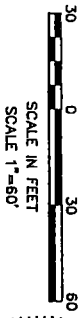
**NOTES**

1. VERTICAL DATUM IS IGLD 1985.
2. BATHYMETRIC SURVEY PERFORMED BY KS ASSOCIATES ON 06/15/16.
3. TOPOGRAPHIC SURVEY PERFORMED BY KS ASSOCIATES ON 06/20/16.
4. WATER ELEVATION ON 06/15/16 WAS 572.9 FEET IGLD 1985.
5. THIS PERMIT APPLICATION INCLUDES PROPOSED SHORELINE IMPROVEMENTS AT 2715 EAST ERIE AVENUE. THE PROPOSED SHORELINE IMPROVEMENTS ON ADJACENT PROPERTIES ARE SHOWN AS THEY IMPACT THE DESIGN OF THE PROPOSED STRUCTURES AT 2715 E. ERIE AVE. PROPOSED SHORELINE IMPROVEMENTS ON ADJACENT PROPERTIES ARE INCLUDED ON SEPARATE PERMIT DRAWINGS FOR EACH PROPERTY.

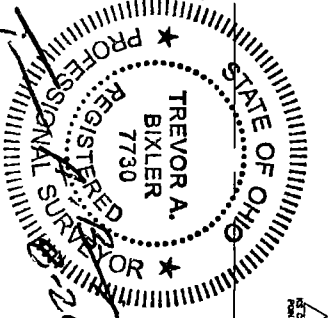


EAST ERIE AVENUE 66'

EXISTING SITE PLAN



**PERMIT DRAWINGS  
NOT FOR CONSTRUCTION**



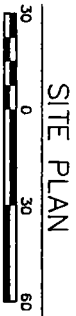
LEGEND

SOIL BORING LOCATION

SHEET 2 OF 5	EXISTING SITE PLAN <b>NEW ARMOR STONE REVETMENT</b> OIP LORAIN II LIMITED PARTNERSHIP 2715 EAST ERIE AVENUE, LORAIN STATE OF OHIO	KS ASSOCIATES KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	DATE: 08-25-2016 DRAWN BY: KS CVD BY: JEC DWG. NAME: 16067 PATH: F.B.	DATE: BY: ADJACENT PROPERTY OWNERS ROBERT J TAYLOR 2635 EAST ERIE AVENUE LORAIN OHIO 44052 PAUL & CALMAY L HAGEMAN 2771 EAST ERIE AVENUE LORAIN OHIO 44052 DATUM: 0.0 LWD = 569.2 FEET IGLD 1985
			REVISIONS	REVISIONS

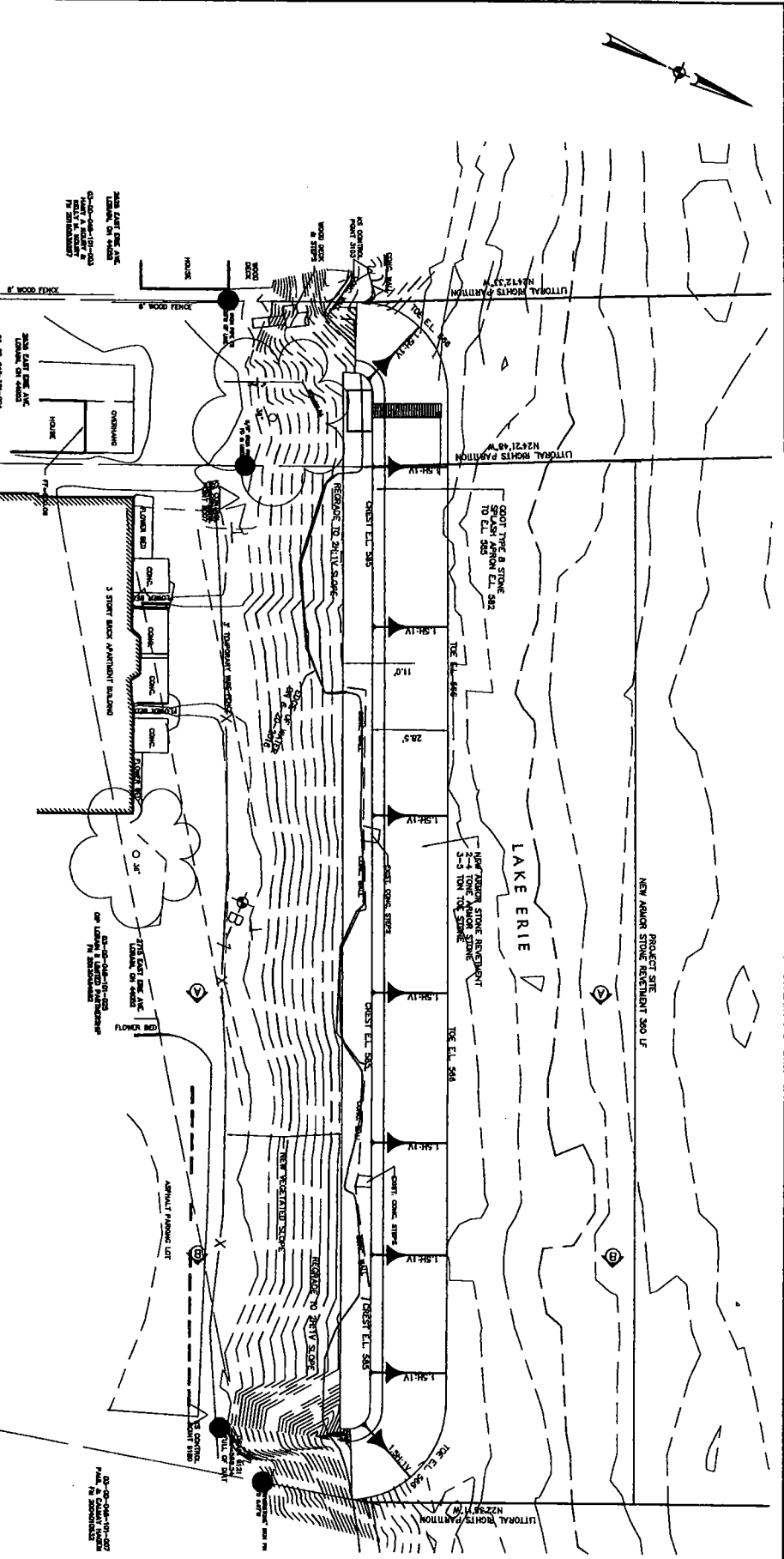
- NOTES**
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  6. AS SHOWN ON SEPARATE FOOTPRINT DRAWINGS FOR EACH ADJACENT PROPERTY, EXCAVATED AND SIDE CAST LAKEWARD. THE EXISTING CONCRETE SEAWALL WILL BE LEFT IN PLACE (WHERE PRESENT), EXISTING CONCRETE RUBBLE ALONG THE SHORE OF THE PROJECT SITE WILL BE RELOCATED TO THE FILTER LAYER OF THE NEW REVENEMENT.

EAST ERIE AVENUE 66'



SITE PLAN

**PERMIT DRAWINGS  
NOT FOR CONSTRUCTION**



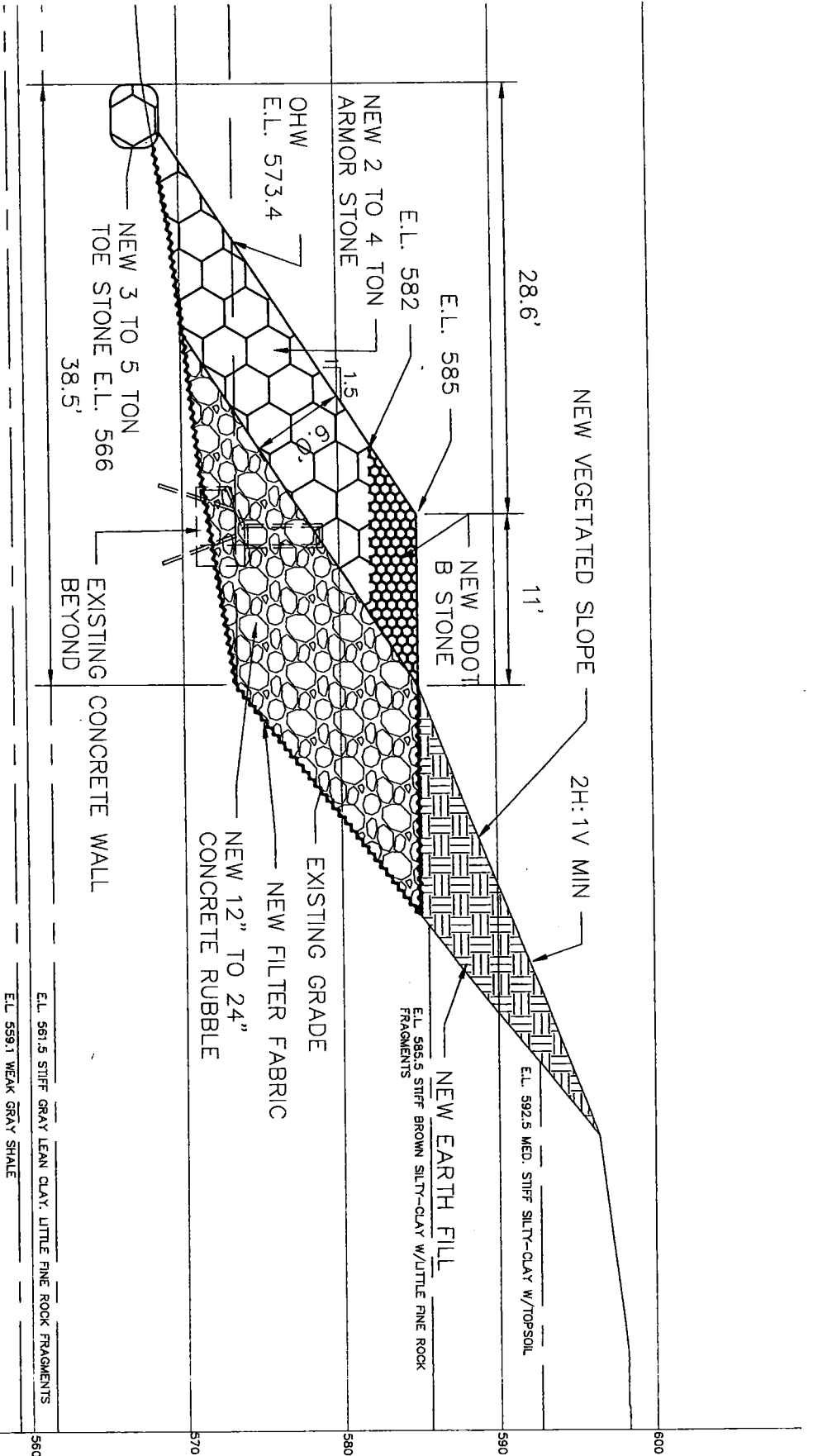
**SITE PLAN**  
**NEW ARMOR STONE REVETMENT**  
OIP LORAIN II LIMITED PARTNERSHIP  
2715 EAST ERIE AVENUE, LORAIN  
STATE OF OHIO

**KS ASSOCIATES**  
KS Associates, Inc.  
260 Burns Road, Suite 100  
Elyria, OH 44035  
P 440 365 4730  
F 440 365 4790  
www.ksassociates.com

DATE:	08-25-2016
DRAWN BY:	JJC
CHECKED BY:	MS
DATE:	10/07
DATE:	
DATE:	

DATE	BY	ADJACENT PROPERTY OWNERS
		ROBERT J TAYLOR 2635 EAST ERIE AVENUE LORAIN OHIO 44052
		PAUL & CALMAY L HAGEMAN 2771 EAST ERIE AVENUE LORAIN OHIO 44052
DATUM: 0.0 LWD = 569.2 FEET IGLD 1985		

3 OF 5 SHEETS  
JOB NO. 16067

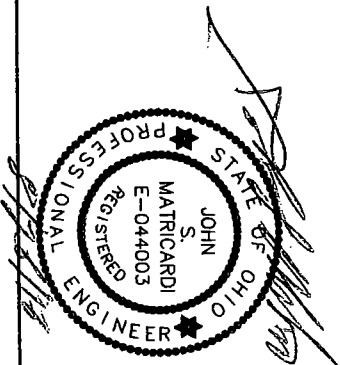


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6. THE EXISTING CONCRETE SEAWALL WILL BE LEFT IN PLACE (WHERE PRESENT) EXISTING CONCRETE RUBBLE ALONG THE SHORE OF THE NEW PROJECT SITE WILL BE RELOCATED TO THE FILTER LAYER OF THE NEW REVENMENTS



**PERMIT DRAWINGS  
NOT FOR CONSTRUCTION**



SECTION A-A  
**NEW ARMOR STONE REVETMENT**

LORAIN OVERLOOK APARTMENTS  
2715 E ERIE AVE. LORAIN, OH 44052



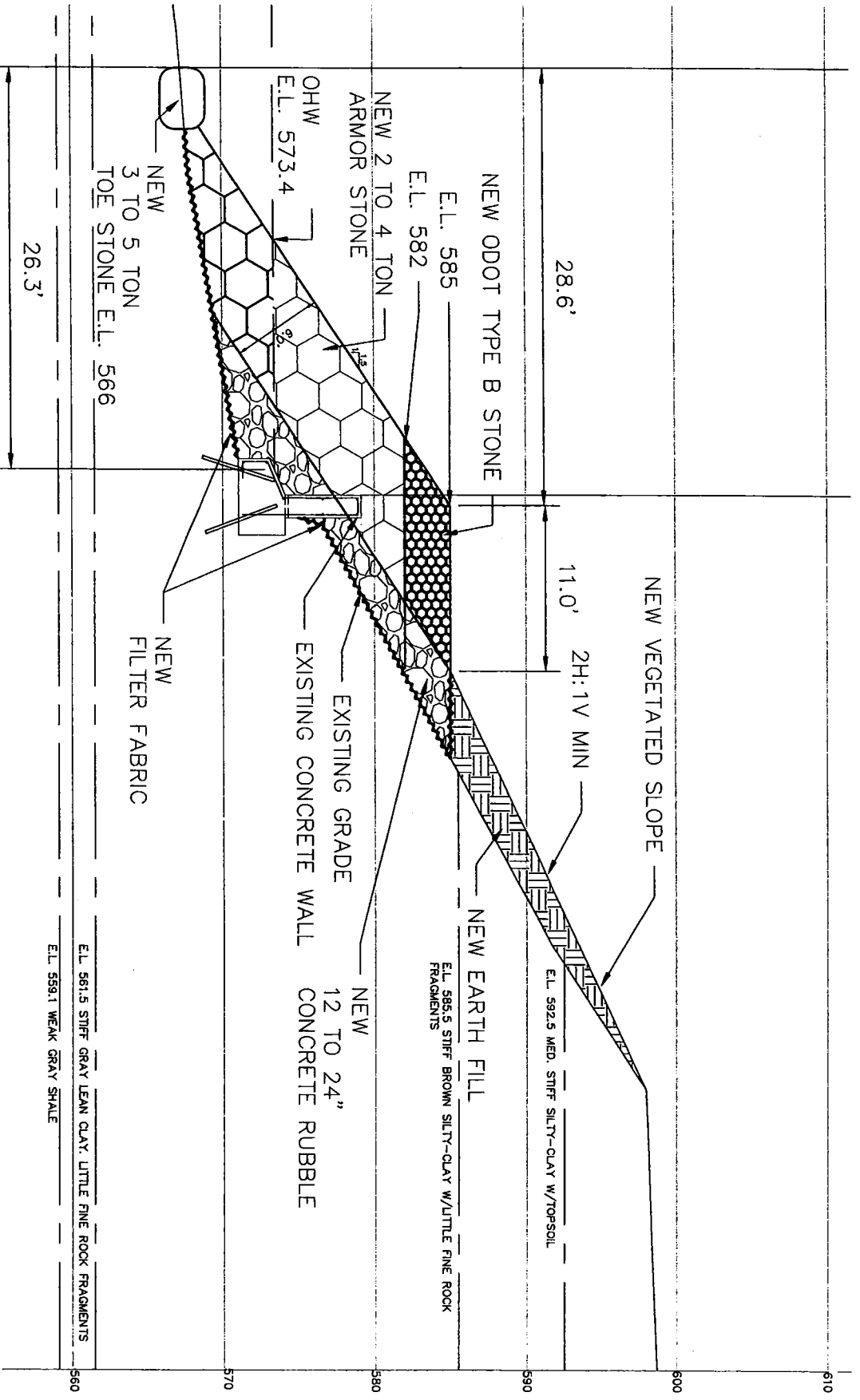
KS Associates, Inc.  
260 Burns Road, Suite 100  
Elyria, OH 44035  
P 440 365 4730  
F 440 365 4790  
www.ksassociates.com

DATE:	08-25-2016
DRAWN BY:	KS
CHKD BY:	ME
DES. NAME:	1007
PAGE:	
F.B.:	

REVISIONS	DATE	BY	ADJACENT PROPERTY OWNERS

ADJACENT PROPERTY OWNERS  
ROBERT J TAYLOR  
2635 EAST ERIE AVENUE LORAIN OHIO 44052  
PAUL & CALMAY L HAGEMAN  
2771 EAST ERIE AVENUE LORAIN OHIO 44052  
DATUM: 0.0 LWD = 569.2 FEET IGLD 1985

SHEET	4
OF	5
JOB NO.	18007



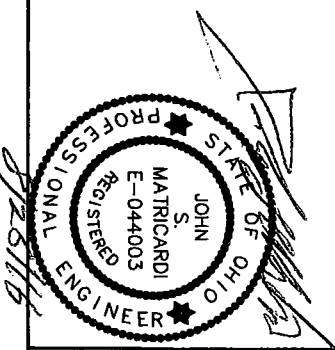
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3. TOPOGRAPHIC SURVEY PERFORMED BY KS ASSOCIATES ON 06/20/16.
4. WATER ELEVATION ON 06/15/16 WAS 572.9 FEET IGLD 1985.
5. THIS PERMIT APPLICATION INCLUDES PROPOSED SHORELINE IMPROVEMENTS AT 2715 E. ERIE AVE. ONLY. PROPOSED SHORELINE IMPROVEMENTS ON ADJACENT PROPERTIES ARE SHOWN AS THEY IMPACT THE DESIGN OF THE PROPOSED STRUCTURES AT 2715 E. ERIE AVE. PROPOSED SHORELINE IMPROVEMENTS ON ADJACENT PROPERTIES ARE INCLUDED ON SEPARATE PERMIT APPLICATIONS FOR EACH PROPERTY.
6. ALL SAND AND GRAVEL IN THE FOOTPRINT OF THE NEW REVETMENT SHALL BE EXCAVATED AND SIDE CAST LAKWARD.
7. THE EXISTING CONCRETE SEAWALL WILL BE LEFT IN PLACE (WHERE PRESENT), EXISTING CONCRETE RUBBLE ALONG THE SHORE OF THE PROJECT SITE WILL BE RELOCATED TO THE FILTER LAYER OF THE NEW REVETMENTS.



SECTION B-B

**PERMIT DRAWINGS  
NOT FOR CONSTRUCTION**



SECTION B-B  
**NEW ARMOR STONE REVETMENT**  
LORAIN OVERLOOK APARTMENTS  
2715 E ERIE AVE. LORAIN, OH 44052

**KS** Associates, Inc.  
260 Burns Road, Suite 100  
Elyria, OH 44035  
P 440 365 4730  
F 440 365 4790  
www.ksassociates.com

DATE:	08-25-2016
DRAWN BY:	P.F.
CHECKED BY:	M.C.
DATE:	08-25-2016
DATE:	
DATE:	

REVISIONS	DATE	BY

ADJACENT PROPERTY OWNERS	
ROBERT J TAYLOR	2635 EAST ERIE AVENUE LORAIN OHIO 44052
PAUL & CALMAY L HAGEMAN	2711 EAST ERIE AVENUE LORAIN OHIO 44052
DATUM: 0.0 LWD = 569.2 FEET IGLD 1985	

SHEET 5 OF 5  
JOB NO. 16067

**Revetment Design**

A 30 Year Design Water Level 575.1 ft IGLD 1985  
 Reference Ohio Coastal Design Manual, ODNR 2010

B Design Wave Height  
 Toe of structure 566.0 ft IGLD 1985  
 Water depth at toe,  $d_s$  9.1 ft  
 $H_b = 0.78d_s$   
 Design wave height,  $H_b$  7.1 ft

C Armor Stone Size

Hudson's Equation

$$W_{50} = \frac{\omega_r H^3}{k_d (S_r - 1)^3 \cot \theta}$$

Unit weight of armor stone,  $\omega_r$  165 lb/ft<sup>3</sup>  
 Slope stability coefficient,  $K_d$  2 for rough angular quarry stone  
 Specific weight ratio,  $S_r$  2.64  
 Structure Slope,  $\cot \theta$  1.5

Median armor stone size,  $W_{50}$  4425 lbs      Use 2-4 ton armor stone  
 2.21 tons      with 3-5 ton toe stone.

D Wave Run-up and Overtopping

Calculate Surf Similarity Parameter

$$\xi = \frac{\tan \theta}{\sqrt{2\pi H_b / g T^2}}$$

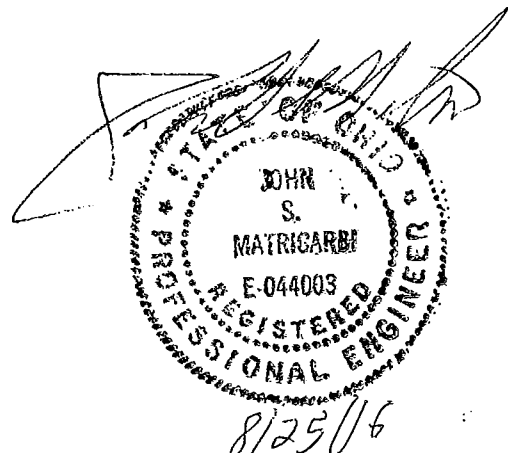
Structure Slope,  $\tan \theta$  0.67  
 Gravitational Acceleration,  $g$  32.2 ft/s<sup>2</sup>  
 Wave Period (assumed),  $T$  8 s (assumed)  
 Surf Similarity Parameter,  $\xi$  4.53

Calculate Wave Run-up

$$R = \frac{H_b (a\xi)}{1 + (b\xi)}$$

Coefficient,  $a$  0.775  
 Coefficient,  $b$  0.361

Wave Run-up 9.5 ft  
 Wave run-up elevation 584.6 ft IGLD 1985



Set crest elevation at 582 feet IGLD 1985. Use ODOT "B" Stone from 582.0 to 585.0 feet IGLD 1985.

# OIP Lorain Limited Partnership

P.O. Box 545  
Murrysville, PA 15668  
P) 412.889.8774

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August 3, 2016

KS Associates  
Attn: John S. Matricardi, P.E.  
260 Burns Road, Suite 100  
Elyria, OH 44035

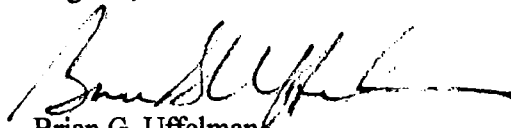
RE: Lorain Overlook  
2715 E. Erie Avenue  
Lorain, OH 44052

Dear Mr. Matricardi:

Please accept this letter as authorization for Mr. Rod E. Wilt to sign the permit request for work to be done at the above mentioned. Mr. Wilt is an authorized partner of the OIP Lorain Limited Partnership.

Should you need any additional information, please don't hesitate to contact me. Thank you for your assistance in this matter.

Regards,



Brian G. Uffelman  
General Partner

via email

**Submerged Land Lease**  
**14,030 Square Feet (0.3221 Acre)**  
**Page 1 of 3**

**Situated** in the City of Lorain, County of Lorain and State of Ohio and known as being submerged land within Lake Erie adjacent to Original Sheffield Township Lot No. 48, (Fractional Township 7-N, Range 17-W Connecticut Western Reserve). Also being adjacent to the land conveyed to OIP Lorain II Limited Partnership as recorded in Document No. 20130454682 of the Lorain County Records, being more definitely described as follows:

**Commencing** at the intersection of the centerline of East Erie Avenue (66 feet wide) and the centerline of Nebraska Avenue (60 feet wide), said intersection being referenced by a MAG nail found 0.10 feet North and 0.37 feet East;

Thence, along the centerline of East Erie Avenue, North 67° 29' 59" East, 12.55 feet;

Thence, leaving the centerline of East Erie Avenue, North 22° 30' 01" West, 33.00 feet to the northerly right of way of East Erie Avenue and the southwesterly corner of said land conveyed to OIP Lorain II Limited Partnership, said southwesterly corner being referenced by drill hole found 0.03 feet South and 0.10 feet East;

Thence, leaving the northerly right of way of East Erie Avenue, along the westerly line of said land conveyed to OIP Lorain II Limited Partnership, North 22° 30' 01" West, 216.33 feet, and passing through a 5/8" iron pin found 172.86 feet northerly of said northerly right of way, to the natural shoreline of Lake Erie as observed on June 20, 2016 and the **True Point of Beginning** for the parcel herein described;

Thence, leaving said westerly line, along the littoral rights partition line between said land conveyed to OIP Lorain II Limited Partnership and land conveyed to Robert J. Taylor as recorded in Document No. 20120437867 of the Lorain County Records, North 24° 21' 48" West, 31.74 feet;

Thence, leaving said littoral rights partition line, North 67° 25' 29" East, 340.41 feet;

Thence, along the arc of a curve which deflects to the right, 50.61 feet to the natural shoreline of Lake Erie as observed on June 20, 2016, said curve having a radius of 35.82 feet, a central angle of 80° 58' 13", and a chord length of 46.51 feet which bears South 72° 12' 22" East;

Thence along the natural shoreline of Lake Erie the following 25 courses;

South 52° 31' 39" West, 20.89 feet;

Thence, South 24° 29' 10" West, 11.56 feet;

Thence, South 69° 07' 34" West, 19.70 feet;

Thence, North 88° 22' 31" West, 26.51 feet;

Thence, North 12° 55' 48" West, 3.59 feet;

Thence, South 58° 51' 37" West, 41.52 feet;

Thence, South 82° 43' 42" West, 4.12 feet;

Thence, South 71° 03' 31" West, 40.51 feet;

**Submerged Land Lease**  
**14,030 Square Feet (0.3221 Acre)**  
**Page 2 of 3**

Thence, South 09° 53' 40" East, 2.22 feet;

Thence, South 29° 35' 34" West, 13.82 feet;

Thence, South 69° 51' 09" West, 29.46 feet;

Thence, North 87° 07' 54" West, 16.30 feet;

Thence, North 38° 26' 23" West, 2.47 feet;

Thence, South 65° 51' 50" West, 24.68 feet;

Thence, South 63° 51' 29" West, 5.45 feet;

Thence, South 68° 29' 31" West, 49.73 feet;

Thence, South 15° 31' 14" East, 6.85 feet;

Thence, North 76° 22' 10" East, 1.47 feet;

Thence, South 26° 11' 38" East, 8.25 feet;

Thence, South 46° 41' 26" West, 17.88 feet;

Thence, South 62° 40' 24" West, 30.05 feet;

Thence, South 85° 13' 29" West, 31.06 feet;

Thence, North 62° 37' 53" West, 5.50 feet;

Thence, North 18° 12' 53" West, 9.32 feet;

Thence, South 73° 29' 51" West, 3.50 feet to the point of beginning.

Containing within said bounds 14,030 square feet (0.3221 acre) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor No. 7730 in June 2016.

The basis of bearings for this survey is Ohio State Plane, North Zone NAD83(2011) Grid North.



**Submerged Land Lease**  
**14,030 Square Feet (0.3221 Acre)**  
**Page 3 of 3**

*T. A. Bixler* 8-4-16

Trevor A. Bixler, P.S.  
Professional Surveyor, Ohio No. 7730

**KS ASSOCIATES**  
Civil Engineers + Surveyors  
260 Burns Road, Suite 100  
Elyria, OH 44035  
440 365 4730



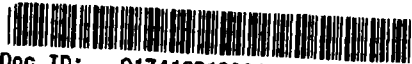
4

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

MAR 29 2013

J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



Doc ID: 017410810004 Type: OFF  
Kind: DEEDS  
Recorded: 03/29/2013 at 12:11:03 PM  
Fee Amt: \$44.00 Page 1 of 4  
Lorain County, Ohio  
Judith M Nedwick County Recorder  
File **2013-0454682**

NON - CONFORMING

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Lorain Overlook Apartments, Ltd. Partnership**, an Ohio limited partnership ("Grantor"), whose tax mailing address is c/o Madison Development Co., P.O. Box 16414 Rocky River, Ohio 44116, who claims title by and through the instrument recorded on the 2nd day of August, 1996 as Instrument Number: 1996-0417833 of the Lorain County Record's Office, for Ten and 00/100 Dollars (\$10.00) and other valuable consideration received to the full satisfaction of **OIP Lorain II Limited Partnership**, an Ohio limited partnership ("Grantee"), whose tax mailing address is c/o P.O. Box 502, Oakmont, Pennsylvania 15139 has given, granted, bargained, soled and conveyed, released, and does by these presents absolutely give, grant, remise, release and convey unto the said Grantee, its successors and assigns forever, with statutory general warranty covenants as defined in Section 5302.06 of the Ohio Revised Code, all such right and title as, said Grantor, has or ought to have in and to the real property described on Exhibit "A" attached hereto and made a part hereof in fee simple forever.

Prior Instrument Reference No.: 1996-0417833

Permanent Parcel Nos.: 03-00-048-101-005 & 03-00-048-101-006

And the Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that at and until the ensembling of these presents, the premises are free and clear from all liens and encumbrances whatsoever, except (i) real estate taxes and assessment, both general and special, which are a lien but not yet due and payable, (ii) zoning regulations and ordinances, (iii) such easements, conditions, reservations, restrictions, and other matters of record; and that Grantor will WARRANT AND DEFEND the premises with the appurtenances thereto, unto Grantee, its successors and assigns, against all lawful claims of all persons, except as above set forth, but against none other.

**EXHIBIT A**

Situated in the City of Lorain, County of Lorain, State of Ohio and known as being a part of Original Sheffield Township Lot No. 48, and bounded and described as follows:

Beginning at a p.k. nail set at the intersection of the centerlines of East Erie Avenue (State Route 6) (66 feet wide) and Nebraska Avenue (60 feet wide);

Thence North 67°00'00" East along the centerline of East Erie Avenue, 12.67 feet to the southeasterly corner of land conveyed to Robert J. Taylor by deed dated November 26, 2012 and recorded in Instrument No. 20120437867 of Lorain County Deed Records;

Thence North 23°00'00" West at a right angle to the centerline of East Erie Avenue, 33.00 feet to a drill hole set in concrete wall on the northerly right of way of East Erie Avenue and being the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

~~Thence North 23°00'00" West along the easterly line of land so conveyed to Robert J.~~

Thence North 23°00'00" West along the easterly line of land so conveyed to Robert J. Taylor and passing through a 5/8"x30" iron pin set at the top of bank at 173.00 feet, 232.30 feet to the Historical Natural Shoreline of Lake Erie;

Thence along the Historical Natural Shoreline of Lake Erie the following (16) Courses:

- 1.) Thence North 80°00'00" East, 65.50 feet to a point;
- 2.) Thence North 67°30'00" East, 55.40 feet to a point;
- 3.) Thence North 11°24'00" West, 26.00 feet to a point;
- 4.) Thence North 78°36'00" East, 6.00 feet to a point;
- 5.) Thence South 11°24'00" East, 11.50 feet to a point;
- 6.) Thence North 81°43'20" East, 49.55 feet to a point;
- 7.) Thence North 65°56'40" East, 46.50 feet to a point;
- 8.) Thence North 72°16'55" West, 22.00 feet to a point; \* EAST
- 9.) Thence North 17°43'05" West, 53.50 feet to a point;
- 10.) Thence North 72°16'55" East, 6.00 feet to a point;
- 11.) Thence South 17°43'05" East, 30.50 feet to a point;

Legal description reviewed by RAM  
on 7-19-13 per ORC Section 5713.01

- 12.) Thence North 78°17'40" East, 106.55 feet to a point;
- 13.) Thence North 11°38'05" East, 13.20 feet to a point;
- 14.) Thence South 78°21'55" East, 3.00 feet to a point;
- 15.) Thence South 11°38'05" West, 1.00 feet to a point;
- 16.) Thence North 80°54'06" East, 11.08 feet to a westerly line of land conveyed to Paul Hageman and Calmay L. Hageman by deed dated February 24, 2004 and recorded in Instrument No. 20040985063 of Lorain County Deed Records;

Thence South 12°36'00" East along a westerly line of land so conveyed to Paul Hageman and Calmay L. Hageman, passing through a 5/8"x30" iron pin set at the top of bank at 43.20 feet, 227.20 feet to a drill hole set in a concrete walk on the northerly right of way of East Erie Avenue;

Thence South 67°00'00" West along the northerly right of way of East Erie Avenue, 336.06 feet to the PRINCIPAL PLACE OF BEGINNING and containing 1.8360 acres of land as surveyed and described by Edward B. Dudley, PS No. 6747 of the Riverstone Company in February of 2013, and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

**Basis of Bearings:**

The centerline of East Erie Avenue as North 67°00'00" East as shown on the Survey of Parcel Split as surveyed by John Pezyway, P.S. No. 5292 in November of 1997.

**Deed of Reference:**

Land conveyed to Lorain Overlook Apartments by deed dated November 13, 1981 and recorded in Volume 1291, Page 559 of Lorain County Deed Records.

**Note:**

The approximate Historical Natural Shoreline, the areas of the submerged seawall/breakwater structures present at the site, as scaled from the 1980 aerial imagery provided by the Ohio Department of Natural Resources, Office of Coastal Management. The lake ward face of the scaled seawall/breakwater structures represents the coterminous boundary with the public's interest in the Territory of Lake Erie.

Legal description reviewed by RLM  
on 3-9-13 per DRC Section 5713.09

LORAIN COUNTY TAX MAP DEPT.  
P.P. No. 03-00-048-101-025

IN WITNESS WHEREOF, Grantor has hereunto set its hand as of this 26<sup>th</sup> day of March, 2013.

**Lorain Overlook Apartments, Ltd. Partnership**

By: Lorain Overlook Apartments, LLC  
an Ohio limited liability company

Its: General Partner

*George R. Coleman*

By: George R. Coleman

Its: Managing Member

STATE OF OHIO )  
COUNTY OF Cuyahoga ) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared George R. Coleman, the managing member of Lorain Overlook Apartments, LLC, an Ohio limited liability company, the General Partner of Lorain Overlook Apartments, Ltd. Partnership, an Ohio limited partnership, who acknowledged that he did sign the foregoing instrument as the Managing Member of Lorain Overlook Apartments, LLC an Ohio limited liability company, the General Partner of Lorain Overlook Apartments, Ltd. Partnership, an Ohio limited partnership and that the same is his free act and deed individually and in said capacity and that he is duly authorized to sign on behalf of said company and that such act is the free act and deed of said company and said limited partnership.

IN WITNESS WHEREOF I have hereunto set my hand and official seal at Beachwood, Ohio on this 26<sup>th</sup> day of March, 2013.

*[Signature]*  
Notary Public



**GEOFFREY S. GOSS**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

This instrument prepared by:

Gary L. Lieberman, Esq.  
Gary L. Lieberman Co. LPA  
30195 Chagrin Blvd., #300  
Pepper Pike, Ohio 44124  
(216) 292-7776

JLD REPUBLIC NATIONAL TITLE  
INSURANCE CO.  
10247 DEWHURST ROAD  
SUITE 100  
ELYRIA, OH 44035

ORT 15571  
CD16/oakmont/OIP Lorain II/warranty deed  
Lorain overlook to OIP II 032213