



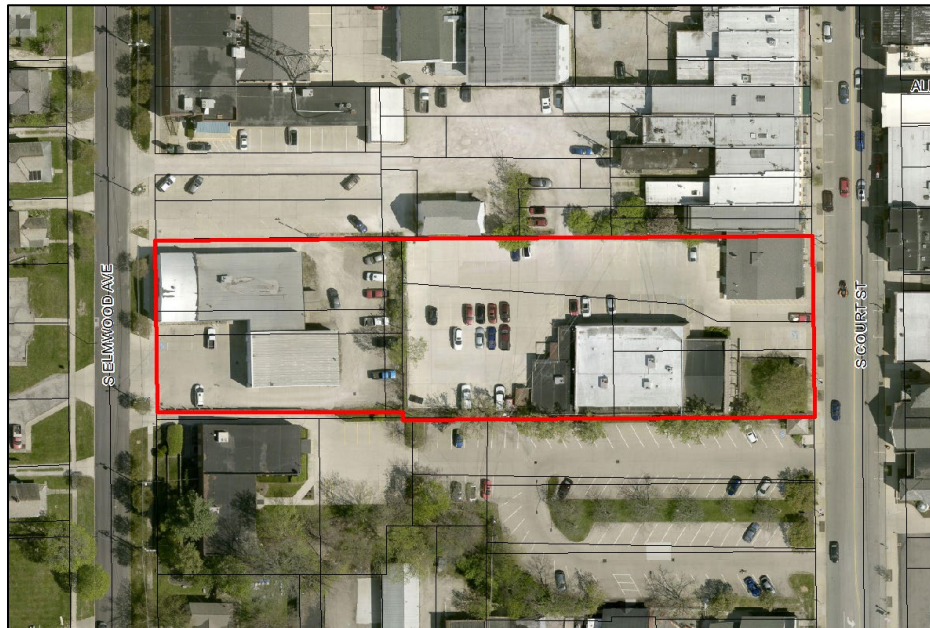
## H24-06 Building Demolition and Event Center Construction

Property Owner: Legacy Hotel of Medina LLC  
Applicant: Ian Jones  
Location: 253/257 South Court Street and 226 South Elmwood Avenue  
Request: Certificate of Appropriateness approval for the demolition of a building and the construction of an event center

### **LOCATION AND SURROUNDING USES**

The subject site is composed of three properties encompassing 1.49 acres located between South Court Street and South Elmwood Avenue. Adjacent properties include the following uses:

- North – Retail and Parking
- East – Retail and Entertainment
- South – Parking Lot and Personal Service
- West – Parking and Single-Family Residential



### **BACKGROUND & PROPOSED APPLICATION**

The eastern 0.96 acre property received conditional approval from the Historic Preservation Board (H22-19), Planning Commission (P22-19), and Board of Zoning Appeals (Z22-24) for the demolition of two buildings at 253 and 257 South Court Street and the construction of a hotel in 2022. The approvals were extended by the Boards and Commission in late 2023.

The current application proposes the construction of a 5,800 sq. ft. event center and associated parking at 253 and 257 South Court Street to the rear of the previously approved hotel. The current application does not alter or affect previous approvals concerning the demolition of two buildings at 253 and 257 South Court Street or the construction of a hotel.

The applicant recently acquired two additional properties to the west of the hotel site at 226 South Elmwood Avenue, which encompass approximately 0.53 total acres. The current project proposes the demolition of the existing NAPA Auto Parts building at 226 South Elmwood Avenue and the construction of a parking lot.

The Planning Commission will hear Site Plan and Conditional Zoning Certificate applications and the Board of Zoning Appeals will hear Variance applications for the project on March 14<sup>th</sup> and March 12<sup>th</sup>, respectively.

## ***DEMOLITION REQUEST***

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### ***Existing and Previous Buildings***

As previously indicated, a NAPA Auto Parts building is located on the site at 226 South Elmwood Avenue. Per the Medina County Auditor, the building was constructed in 1946. The building has an industrial exterior incorporating concrete block, vertical metal siding, glass block windows, front facing garage doors, and a barrel roof.

Per information from “Beyond the Storefronts” (<https://www.medinasquare.org/>) and Sanborn Maps from 1902, the original structures on the site were a wood-framed residential building and a rear outbuilding.

### ***Submittal***

The following information has been provided by the applicant regarding the demolition portion of the request:

- Photos of the site
- The existing site plan
- A narrative of the request from the applicant
- The property’s historic status
- Form of ownership
- A demolition estimate
- Current property value and value after a potential rehabilitation
- Rehabilitation feasibility
- Alternatives to demolition

### ***Demolition Criteria (Medina Codified Ordinances Section 145.07(c))***

(c) Demolition and Relocation. With respect to demolition and relocation of buildings and structures, it is the interest of the Board that Historic Landmark buildings and buildings and structures within Historic Districts be preserved and restored for economically productive uses. The Board encourages the saving and adaptive re-use of buildings and structures significant to the character of the Historic Districts and the history of the City. Consistent with this intent, the Board also realizes the Historic District is not a static environment, but an ever changing and developing entity. Applications for demolition shall be reviewed based on the overall impact the demolition will have on adjacent Historic Landmarks, the Historic District, and the community, as well as whether preservation is economically feasible and whether the denial would result in unnecessary financial hardship that would deprive the applicant of all reasonable use of the land or building involved.

For applications proposing the demolition or relocation of a building or structure in a Historic District or a Historic Landmark, other than for emergency demolition of a building or structure ordered by the Planning Director or other authorized Medina City administrative officials that poses an immediate danger to human life or health, the following provisions

- (1) Factors to be Considered. In reviewing an application to demolish or relocate a building or other structure located within the Historic District or a Historic Landmark, the Historic Preservation Board shall consider the following factors in making its decision to approve or deny the request:
  - A. The architectural and historic significance of the subject building or structure;
  - B. The significance of the building or structure in contributing to the architectural or historic character of its environs;
  - C. In the case of a request to relocate a building or structure, the relationship between the current location of the subject building or structure and its overall significance to the Historic District;
  - D. The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
  - E. The degree to which the applicant proposes to salvage and facilitate reuse of buildings or structures proposed for demolition; and
  - F. The quality of design, significance and appropriateness of the proposed re-use of the property in the Historic District.
- (2) Standards for Demolition and Relocation. The Board may approve or approve with conditions an application for the demolition or relocation of a building or structure that is a Historic Landmark or in a Historic District when, based on the Board's consideration and analysis of the following standards, it finds that the applicant has demonstrated by credible evidence that the applicant will suffer an unnecessary financial hardship if the application is denied:
  - A. Whether all economically viable use of the property will be deprived without approval of the application or approval with conditions;
  - B. Whether the reasonable investment-backed expectations of the property owner will be maintained without approval of the application; and
  - C. Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the foregoing standards for unnecessary economic hardship, the Board may consider any or all of the following:

- A. The property owner's current level of economic return from the property;
  - B. Any listing of the property for sale or rent, the price asked, and offers received, if any, within the two (2) previous years, including testimony thereof and any relevant documents;
  - C. The feasibility of alternative uses for the property that could earn a reasonable return and whether it would be feasible to obtain authorization for an alternative use that may not comply with the current zoning regulations applicable to the property;
  - D. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance and/or repair of the property;
  - E. The property owner's knowledge of the building's or structure's landmark designation, or potential designation, or its inclusion within a Historic District at the time of the acquisition of the property: provided, however, that the property owner will be deemed to have had constructive knowledge of the property's inclusion in a Historic District if the property was located within a Historic District at the time of the owner's acquisition of the property: and/or
  - F. The availability of economic incentives and/or funding available to the applicant through federal, state, city or private sources.
- (3) Timing and Nature of Action. The Board may delay action, for a period of not more than six (6) months for the demolition or relocation of a building or structure in order to allow any economic

viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of the six (6) month period, the Board shall either approve, disapprove, or approve with conditions the request to demolish or relocate. Notwithstanding the foregoing, if the Board determines that an additional delay of up to six (6) months may be useful in securing an alternative to the proposed demolition or relocation, the Board may delay action for a second and final period of not more than six (6) months. At the end of such second and final period, the Board shall either approve, deny, or approve with conditions the application.

The “Demolition and Moving Considerations” Section of the City of Medina Design Guidelines for Historic Properties and Districts has also been provided.

### ***PROPOSED EVENT CENTER REDEVELOPMENT***

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#### ***Submittal***

The following information has been provided by the applicant regarding the redevelopment portion of the request:

- A description of the project
- Photos of the site
- Existing and proposed site plans
- Building elevation drawings of all sides of the building and a context elevation
- Renderings showing views of the proposed building from multiple perspectives
- Material and color samples, which will also be provided at the meeting

The site includes the reconfiguration of two full existing access drives to South Elmwood Avenue to the west, a full access drive to the city parking lot to the south, and a one-way egress drive to a county parking lot to the north. Proposed parking areas to the south and west of the event center include 61 total on-site spaces. A drop-off lane is also indicated on the west side of the event center.

The site has adjacent public parking areas to the north (County Lot - 23 spaces), south (City Lot 4 - 77 spaces), and west (City Lot 5 - Approximately 40 spaces).

The proposed event center is a one-story building, 20 ft. in height, with higher parapet walls on the northern section of the building. The building is predominantly clad in brick with two lower courses of cast stone and a cornice on the northern section of the building. The building contains entrance doors on the east and west sides of the buildings surrounded by large glass “Curtain Walls” and flat awnings.

Renderings have been provided showing the building in context with the area. The renderings depict the proposed building and site from multiple perspectives and angles.

Parking lot lighting is proposed with 15 ft. tall “Providence” fixtures which shine downward.

A trash enclosure is shown on the south side of the site with 7 ft. brick walls and a black metal gate in

#### ***Design Guidelines (Medina Codified Ordinances Section 145.07(b))***

- (b) Additions/new construction. With respect to additions/new construction to existing buildings and all new buildings or structures within Historic Districts, it is generally the interest of the Board that such additions/new construction shall be designed to enhance the character of the Historic District.

Consistent with the preface of this Chapter, new buildings and additions should be representative of architectural design and construction of contemporary times.

Additions to existing buildings in the Historic District should be designed so as not to detract from the original character of the building. Whenever possible, additions should be located away from the primary or street face of the building. The addition should be designed so as not to destroy existing architectural features, such that the addition can be removed and the building restored to its original condition.

New buildings in the Historic District shall be designed to be compatible with other structures in the Historic District while still reflecting work of contemporary times. Proximity of existing buildings to the new building will affect the latitude in design constraints. An infill design should be more consistent with adjoining buildings than a freestanding structure.

The “New Construction” Section of the City of Medina Design Guidelines for Historic Properties and Districts has also been attached to this report.

### ***Downtown Medina Strategic Redevelopment Plan***

The Downtown Medina Strategic Redevelopment Plan was completed in 2014 to establish a vision for the downtown and identify redevelopment possibilities. The Plan provides concepts of potential redevelopments, including a Development Area that incorporates a hotel with 100 and 122 rooms, a 6,000 sq. ft. event/conference center, and a restaurant. The Plan locates the hotel at a site bound by West Liberty Street, South Elmwood Street, and West Washington Street as part of a larger redevelopment.

As noted, the Plan provides only redevelopment concepts. Part 6 of the “How to Use the Plan” section of the plan is “Be Flexible” and notes “As projects, policies, and programs develop over time they may not look exactly like the images in the document, but they should address the intent of the Plan”. In practical application, the Plan informs the city that a moderately sized hotel, an event/conference center, and a restaurant in the downtown area are viable assets. The Plan does not limit the potential development to a specific location, size, or format.

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends approval of Certificate of Appropriateness application H24-06 with the condition that the demolition of two buildings at 253 and 257 South Court Street and the construction of a hotel conditionally approved by Certificate of Appropriateness H22-19 shall remain unchanged and any amendments shall be subject to Section 145.06(c)(4) of the City of Medina Codified Ordinances, “Amendments to a Certificate of Appropriateness”.

Staff’s recommendation is based on the following:

- Demolition – The existing NAPA Auto Parts building on the property is not architecturally or historically valuable, substantial economic impacts would be incurred to renovate the building for the current use or proposed use, and the proposed redevelopment of the property is significant.
- Event Center Redevelopment – Plans incorporate a building with an overall design, massing, materials, and architectural details which are appropriate and compatible with the approved adjacent hotel and the Historic District.

## New Construction

There may be limited opportunities for new construction in the historic districts because development is restricted by the amount of land available. A new structure is classified as either an infill building or a freestanding building. An infill building is any new building constructed on a site with one or more of its walls adjoining buildings on adjacent sites. The infill site is vacant because it was either never developed or a building was removed from the site. A freestanding building is on an open site some distance away from any neighboring buildings. It may be acceptable to construct a freestanding building on the site of an underutilized parking lot. Demolition of an existing structure to accommodate new construction should be a last resort and must be approved by the City of Medina before any demolition work begins.

### Recommendations

- Retain an existing addition if it contributes to the character and historic integrity of the structure.
- Quality design, materials, and craftsmanship should be incorporated in additions and new construction.
- An addition or new structure should fit within the context and be compatible with the existing building (for an addition) and its surroundings (for both an addition and a new structure). Compatibility can be achieved by relating to scale, form, massing, and the building elements discussed in the Design Principals section of the Design Guidelines.
- Setbacks from the street should remain consistent with what has already been established. Most commercial facades are located at the edge of the sidewalk creating a single plane facing Public Square. Residential structures also maintain a common setback that provides a small lawn in front.
- When designing an addition or new structure, retain the interaction between pedestrians and the public space in a manner consistent to the character of the historic district.

## VI. Additions and New Construction

### Illustrations



*Example of an infill that poorly relates to adjacent existing structures*

### Contextual Elements:

*Scale* is a proportional measurement which refers to the perceived size of a building in relationship to the typical size of a person and the surrounding structures.

*Form* is defined by the external shape and configuration of the structure.

*Mass* is the combination of forms and is associated with a perceived weight of the building.

## VII. Miscellaneous Guidelines

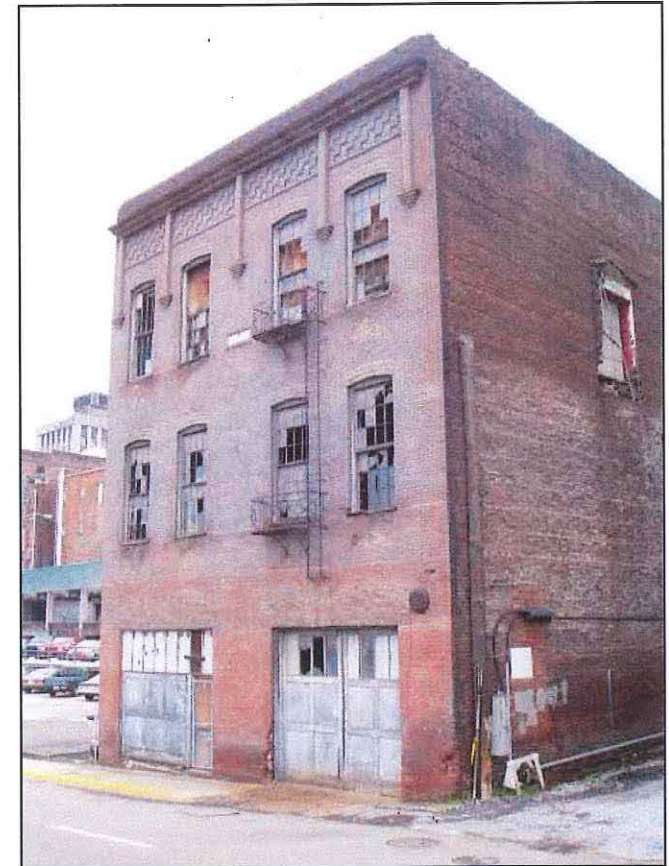
### Demolition and Moving Considerations

**Demolition** of individual buildings can have a detrimental effect on the continued historic architectural character of the area. Demolition is irreversible and should be considered only after every other option has been explored. Financial tools such as conservation easements or rehabilitation tax credits may provide alternatives to demolition. Consideration should be given to alternatives in keeping with the intent and purposes of the Ordinance.

A review period, as defined by the Ordinance, is required. During this period, consideration shall be given to alternative uses for the building or structure, condition of the building, potential return on investment by rehabilitation and use of the building on the existing site, and the efforts by current owners to secure profitable new owners or lessees for the building. Also taken into account is the impact that demolition or removal has on adjoining structures and the integrity of the area as a whole, including proposed new structures on the vacated site. For required data, refer to the Ordinance 145 Procedural Manual, Certificate of Appropriateness.

**Demolition by Neglect** is defined as the destruction of a structure through abandonment or lack of maintenance. The City of Medina's goal is to avoid demolition by neglect. Structures must at least be minimally maintained whether they are occupied or vacant. Minimal maintenance includes the means necessary to keep the structure dry and safe. This includes regular maintenance and any necessary repairs to the roof system, gutters, downspouts, and exterior paint. Refer to the City of Medina Maintenance Code for regulations.

**Moving** is considered the last resort to saving a structure because its connection with the original site is a primary defining feature of the structure's character; although, moving is preferred over demolition. If the Historic Preservation Board permits the relocation of a structure, it should be placed on a site that resembles the original and oriented on the new site the same as it was on the original. Refer to Ordinance 145 for regulations.



*This structure has been neglected and is not dry or safe.*





# #226 SOUTH ELMWOOD STREET: HOBART HOUSE, -1848

## **William H. Hobart Residence, (1848-1902)**

1. *William was born here in 1848; first wife was Alice P.; second wife was Frances "Fannie" N, Hobart.*
  2. *William was a thinner and owner of a hardware store at 45 Public Square until 1898, when he sold it to Albert Munson to be Medina County Auditor for 8 years,*
  3. *William founded Medina Foundry Company, later Henry Furnace Company; was secretary until 1916.*
  4. *His automobile caught fire returning from Cleveland and he died of a stroke at the sight in 1925.*
- 

## **Edwin T. and Clara Pierce Residence, (1902-1913)**

1. *W. H. Hobart sold the property to Clara and Edwin T Pierce for \$1500 in 1902.*
  2. *Edwin T. Pierce was a farmer, livery, livestock dealer, insurance agent, sold cream separators and sold automobiles at 111 West Washington Street from 1913-1922.*
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## **Charles J. Wass Residence, (1913-1943)**

1. *Wass bought the Pierce or old Hobart homestead in 1913 for \$1,500.*
2. *Painter James G 'Duff' Sprankle, renter, (1934-1937)*
3. *Clark Oberholtzer, renter, (1943-1943)*



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## **Automotive Parts Service Company, Donald E. Wass, Prop. (1943-1949)**

1. *Residence and business office in 1943.*
  - 2 *For sale: 8 rooms and barn in business zone for \$6000 in 1949.*
- 

## **Automotive Parts Service Company, George Helmund, Prop. (1949-1985)**

1. *Gwendoline E. and George H. Helmund Jr bought the Hobart-Pierce-Wass home at 226 S. Elmwood Street and will operate the Automotive Parts Service there in 1949.*

# NAPA Auto Parts Company, (1986-Present)

1. Gwendoline E. and George H. Helmund Jr sold the Automotive Parts Service Company to Martin and Linda Marcellus in 1986.
2. Martin and Linda Marcellus became franchisees of NAPA Auto Parts Company in 1986.
3. Gwendoline E. sold the building to Martin and Linda Marcellus in 1996 upon the death of George Helmund..



February 26, 2024  
Revised March 11, 2024

Andrew Dutton  
Community Development Director  
The City of Medina  
132 North Elmwood Ave.  
Medina, OH 44256

Mr. Dutton,

This letter is in regard to a proposed event center on parcel 028-19A-21-397. This proposed event center modifies previous site plans for the recently approved hotel project on the same parcel and expands the site to parcels 028-19A-21-253, 028-19A-21-252. No site or design changes are proposed in this application east of the rear façade of the hotel.

Please consider this written narrative and detailed description applicable to the following application submittals: Site Plan, Conditional Zoning Certificate, Variance, and Certificate of Appropriateness (demolition & construction).

#### **Certificate of Appropriateness (Demolition)**

For the consideration of the Historic Preservation Board, our client is proposing to demolish the building at 226 S Elmwood Ave, currently a NAPA Auto Parts store, in its entirety. As described in the accompanying letter written by our client, the concrete masonry building is of no historical significance, and is not of a configuration and character that would make it desirable for reinvestment and rehabilitation. The demolition of the building will allow the site to be unified with the hotel site to the east and enable the addition of an event center to the overall development.

#### **Written Narrative / Detailed Description (Site Plan, Conditional Zoning Certificate)**

The new ~5,800 SF event center will be approximately 20'-25' feet west of the hotel. The hotel and event center are not joined due to a 20' easement that will be immediately west of the hotel. The hotel and event center will be served by staff and delivery areas immediately south of the event center. West of the event center will be a north/south drive aisle that provides a drop-off area for the event center and connects city parking to the south, and an unnamed alley to the north. West of this drive aisle, where the auto parts building currently resides would be used as a parking lot for the event center and hotel. Parking is a primary concern within the community, and without the demolition of this structure, the proposed event center would not be viable. A landscaped walkway is proposed on the north side of the parking lot for safe and convenient pedestrian access to the event center and hotel from S Elmwood Street.

To maximize the number of spaces in the parking lot, two curb cuts are proposed on S Elmwood Street. Two curb cuts currently exist on S Elmwood Street, however the new site plan adjusts the size and locations. Therefore, Planning Commission approval per 1135.08(b) is required.

A Conference Center, Banquet Facility, or Meeting Hall is a Conditionally Permitted Use per section 1135.05 of the zoning code. The proposed space will contain a warming kitchen, restrooms, storage for tables and chairs, pre-function spaces, and a large banquet room that will have the capability of being subdivided as needed. Outdoor spaces on the north and west of the event center will have controlled access and will be utilized for functions that

coincide with the hotel and event center. Due to food and beverages being available, this Outdoor Dining will be a Conditionally Permitted Use per section 1135.05 as well. These outdoor spaces will comply with Conditionally Permitted Use Regulations as defined in section 1153.04(a)(28) Outdoor Dining Facilities.

Included in our application is a photometric demonstrating site lighting design of the parking area. Multiple photometric studies were done considering light layout, efficiency, uniformity, adjacent properties, and luminaire heights. To meet the uniformity ratio in section 1145.09(c)(3) prescribing average illumination levels not exceeding four (4) times the minimum level, our design has the light source at fifteen (15) feet. This height exceeds the maximum height identified in section 1145.09(c)(5)(B) and requires the Planning Commission to approve the height per 1145.09(c)(5)(C). The photometric provided demonstrates that this extra height is necessary for the efficient illumination of the parking area and that the fixture heights will have no adverse effect on adjacent properties. We are asking for these luminaire heights to be approved by the Planning Commission.

### **Variance**

Two variances are requested for the project.

A variance is requested for the new event center, due to the proposed size exceeding the 5,000 SF maximum building footprint allowed within the Public Square Area per 1135.06 Lot Development Standards. Based on experience of the hotel management company, Riley Hotel Group, the banquet hall must be at least 2,800 SF to accommodate the expected demands and needs of parties interested in renting the space for events such as conferences, weddings, etc. Due to necessary program elements accompanying the banquet hall, the total building footprint exceeds 5,000 SF by approximately 800 SF.

The driveway depth required per 1145.10(c) is twenty (20) feet. A variance is requested for (3) parking spaces to be eleven (11) feet from the right-of-way, nine (9) feet closer than allowed. The goal of this variance request is to maximize the number of on-site parking spaces available to guests of the event center and hotel. The additional parking spaces also help address concerns within the community regarding parking.

### **Certificate of Appropriateness (Construction)**

The proposed building is composed of brick with stone-like accents, black windows, and a fiberglass cornice. The brick and stone products are identical to those previously approved by the Historic Preservation Board. The cornice is made of the same material as that approved on the hotel, however has a different profile and size due to the scale of the building. The cornice is proposed to be an off-white color that matches the stone color of the lintel and jamb details. Black canopies provide cover for guests at the east and west entrances. Detailing of the brick includes recessed vertical bands as well as horizontal soldier courses that provide an added sense of depth to the façade. While preliminary signage is shown on the images provided, any final signage will need to be approved separately from this submittal.

We hope this letter provides all the information necessary for review by the respective boards and commission. If you have any questions, please feel free to contact me. Thank you for your consideration.

Thank you,



Ian Jones, RA  
Senior Director



February 26, 2024

To Whom It May Concern:

Pursuant to the application for approval of Planning Commission (site plan and conditional zoning certificate), Historic Preservation Board (certificate of appropriateness) and Board of Zoning Appeals (variance) regarding the Event Center, please find the enclosed information requested.

The current owner of record for permanent parcel numbers 028-19A-21-397 (245-257 South Court Street) and 028-19A-21-252 / 028-19A-21-253 (226 S. Elmwood Avenue), Legacy Hotel of Medina LLC, wishes to demolish and clear all structures in order to construct a 78-room boutique hotel in addition to an event center and parking, all located upon these parcels.

While some of the buildings are within the Medina Historic District, they are not a historic landmark, not listed or eligible for the National Register of Historic Place and is not a National Historic Landmark or part of a National Landmark Historic District. The buildings are single-wythe concrete block construction and possesses no characteristics of historical value.

The parcel (245-257 S. Court Street) was purchased by Jason T. Stevenson via a Limited Warranty Deed from James Gerspacher for the amount of \$1,200,000 on September 8th, 2023. Jason T. Stevenson is the President and sole member of The Legacy Hotel of Medina LLC and has transferred his interest to this entity. The additional parcels (226 South Elmwood Avenue) were purchased by Legacy Hotel of Medina LLC on 12/29/23 via a Fiduciary Deed from Martin Marcellus Living Trust Agreement dated March 4, 2002 for the amount of \$500,000.

The proposed cost of the demolition is estimated to be \$168,000 for structures currently on this parcel.


The current fair market value for the properties are estimated to be the same as the total purchase price of \$1.7 Million dollars (\$1,700,000), as the property was sold from previous owners to Stevenson/Legacy Hotel of Medina LLC less than 6 months ago. Following demolition and subsequent construction of the proposed hotel and event center, the anticipated valuation of the parcel and structures will be negligibly different due to the construction of the structure and the configuration of the structure on the site limiting potential opportunities beyond the current general use.

Rehabilitation to restore the structure to a move-in ready condition would yield no greater income due to the existing limitations on the structure. While costs for a simple rehabilitation could easily reach \$1,000,000, the value and income generation of the property would stay nearly the same.

Due to the simplistic nature of the structure, it is conducive to auto, equipment, and outdoor adjacent retail such as the current auto parts store, a hardware, lawn and garden equipment, etc. We would not consider this the highest and best use for the properties and we believe reconfiguring the site to compliment the hotel with an event center and efficient parking is a much more effective and desirable use of the property. Other uses would not fit for various reasons: Office space is over abundant, retail & restaurant are more suited to primary streets, and light industrial typically requires more space and isn't the most appropriate use for the location.

If any additional information is requested, The Legacy Hotel of Medina LLC will provide information as available in order to obtain this approval. I can be reached at the information below.

Regards,



Jason T. Stevenson  
President  
The Legacy Hotel of Medina LLC

REV	DATE	DESCRIPTION

**LEGACY HOTEL OF MEDINA**  
 LOCATED IN  
 COUNTY OF MEDINA  
 CITY OF MEDINA

**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

**EXISTING CONDITIONS PLAN**

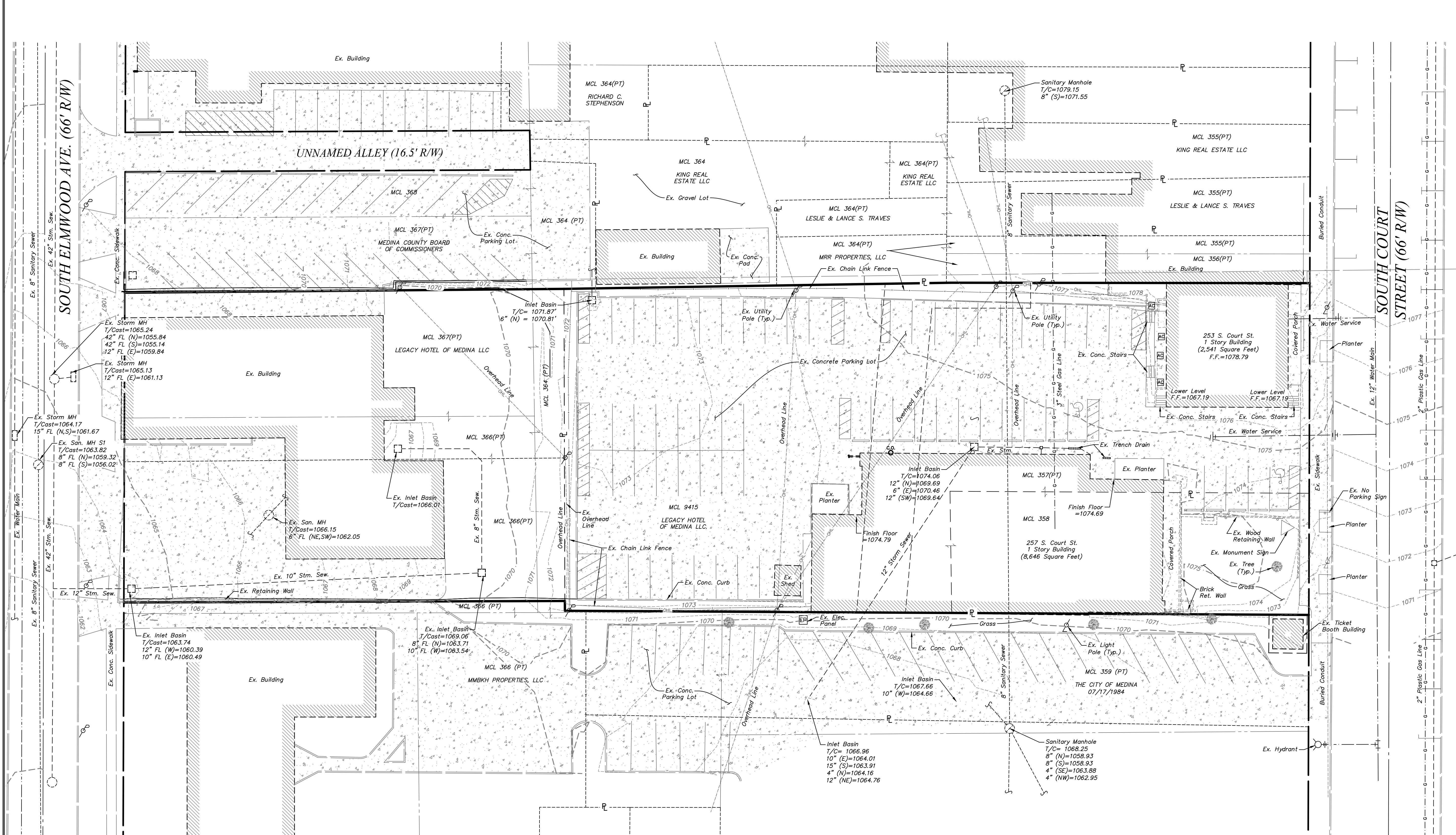
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 DATE: 02/23/2024  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROJECT No.  
 22-137

ACAD FILE No.  
 M:\...22-137 SITE

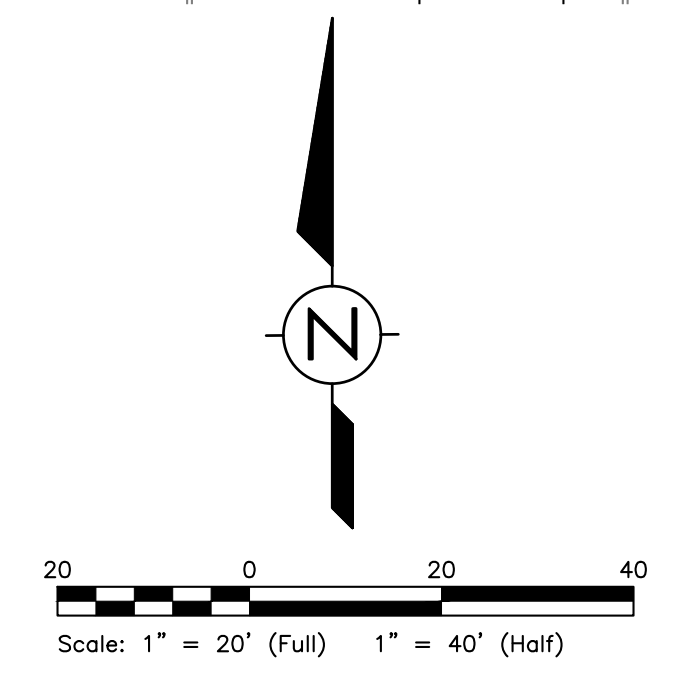
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 Vert.

SHEET NO.  
**1** / **2**

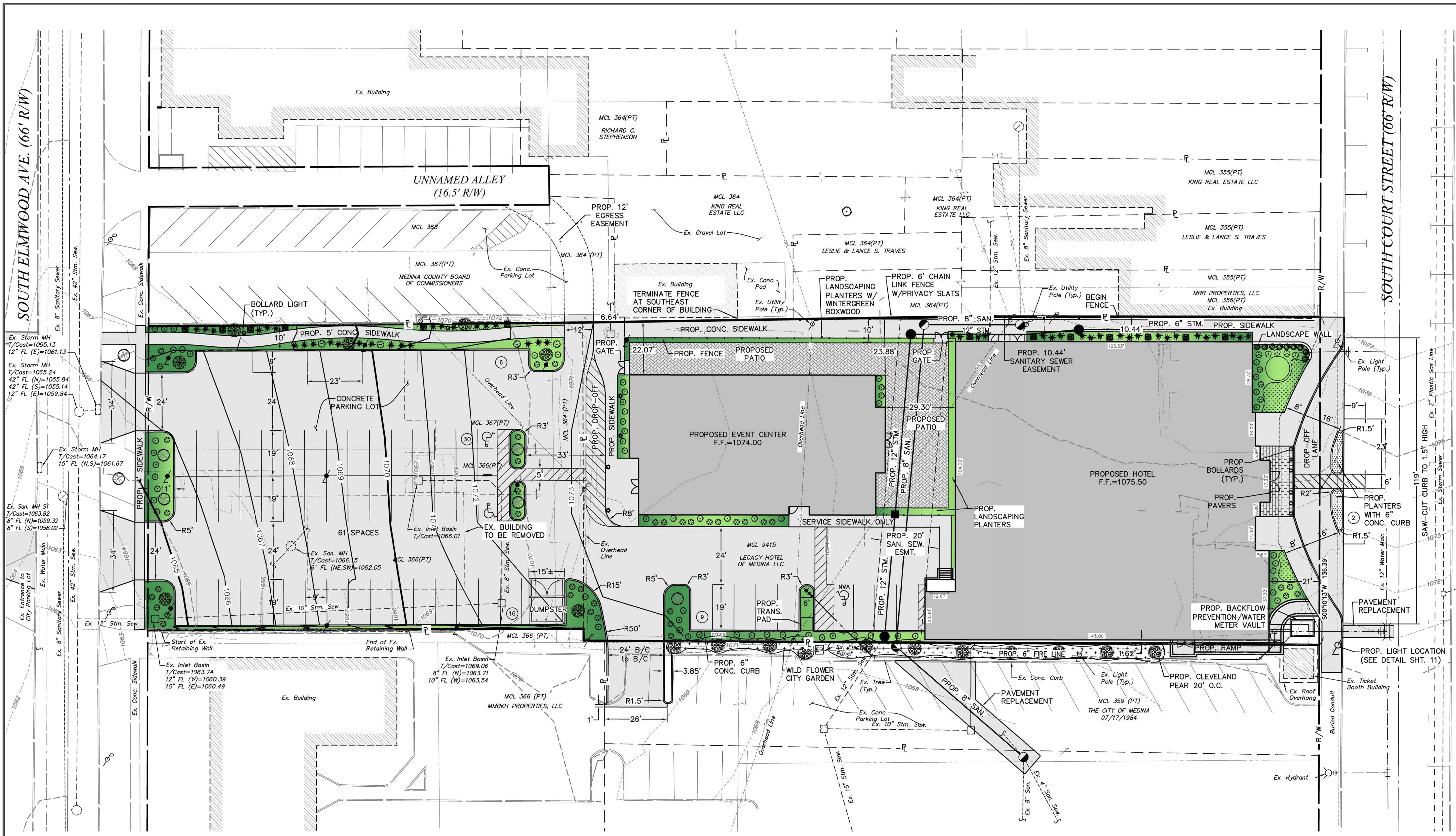


**LEGEND**

- |     |                       |   |                           |
|-----|-----------------------|---|---------------------------|
| --- | EX. SANITARY SEWER    | ○ | EX. LIGHT POLE            |
| ○   | EX. SANITARY MANHOLE  | □ | EX. POWER POLE            |
| ○   | EX. STORM SEWER       | □ | EX. AIR CONDITIONING UNIT |
| ○   | EX. STORM MANHOLE     | — | EX. OVERHEAD LINE         |
| □   | EX. 2-2-B INLET BASIN | — | EX. SIGN                  |
| —   | EX. WATER MAIN        | — | EX. CONTOUR               |
| —   | EX. HYDRANT ASSEMBLY  | ○ | EX. TREE                  |
| —   | EX. LINE VALVE        | ○ | EX. CONCRETE PAVEMENT     |
| —   | EX. GAS LINE          |   |                           |







REVISIONS	DESCRIPTION	DATE

**LEGACY HOTEL OF MEDINA**  
 COUNTY OF MEDINA  
 CITY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

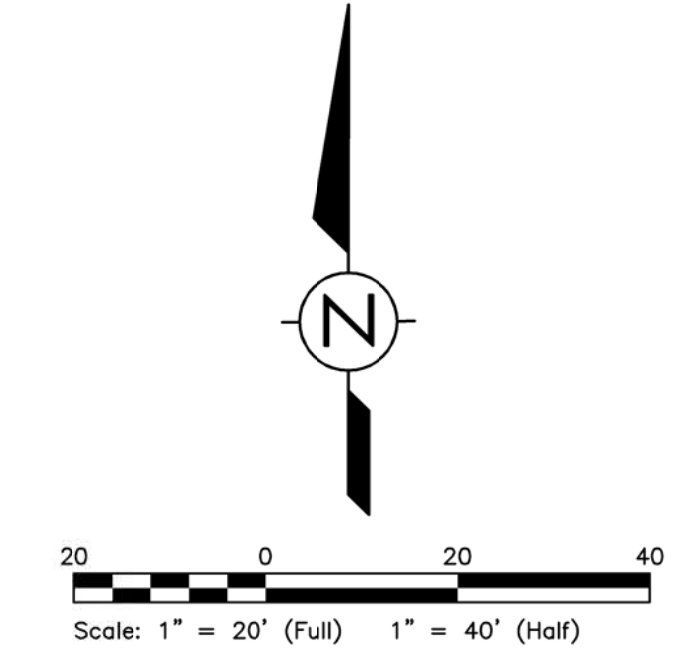
**PRELIMINARY SITE PLAN**

DRAWN BY: CAH  
 DATE: 03/05/2024  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT No. 22-137  
 ACAD FILE No. M:\...22-137 SITE

SCALE: PLAN- 1"=20'  
 PROFILE-Horz. Vert.  
 SHEET NO. 2/2

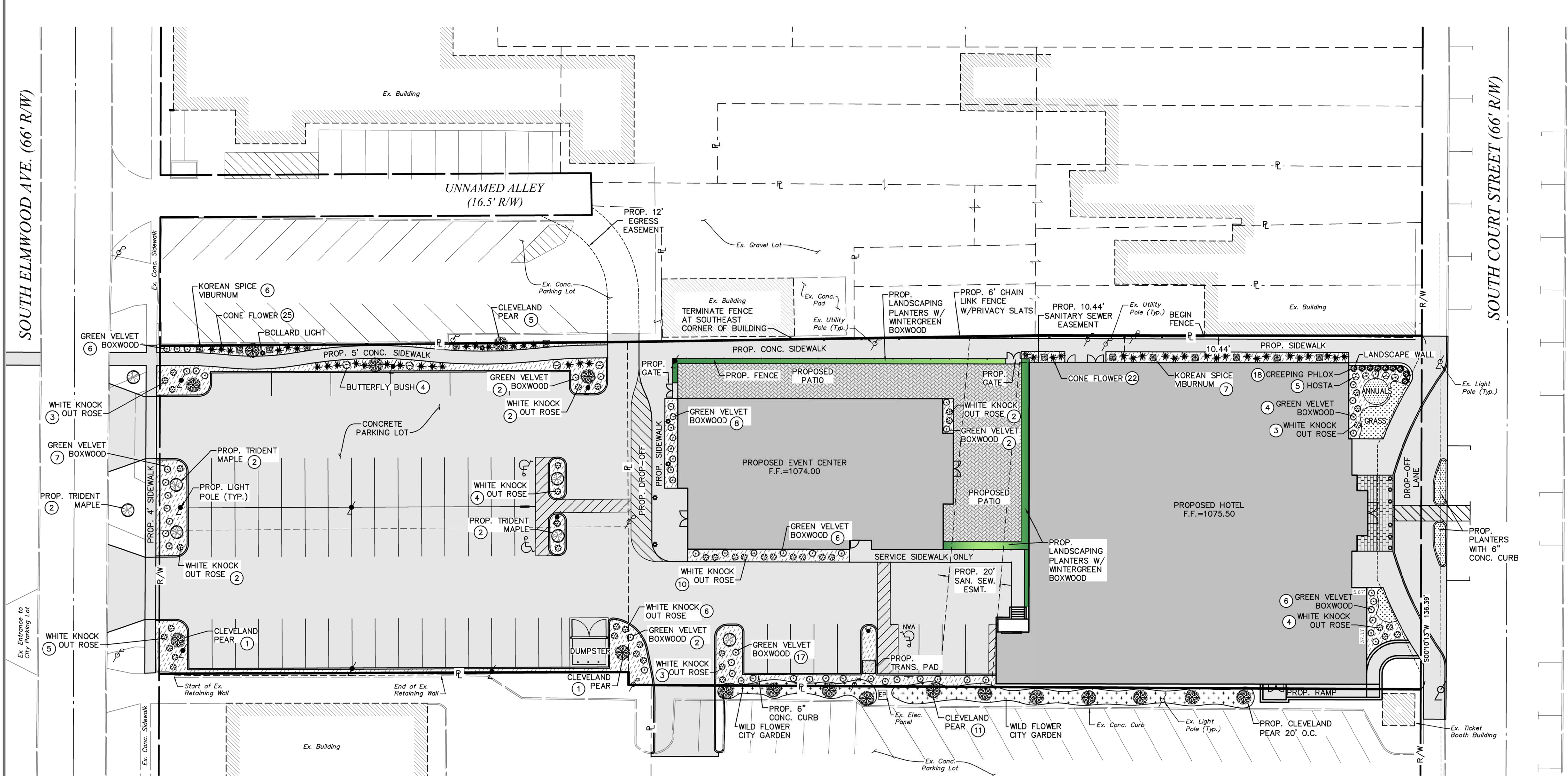
**LEGEND**

	EX. HYDRANT ASSEMBLY		EX. SIGN
	EX. LIGHT POLE		PROP. TREE
	EX. POWER POLE		EX. CONCRETE PAVEMENT
	PROP. LIGHT POLE		PROP. CONCRETE PAVEMENT
	EX. OVERHEAD LINE		



SOUTH ELMWOOD AVE. (66' R/W)

SOUTH COURT STREET (66' R/W)



REVISIONS	DESCRIPTION	DATE

**LEGACY HOTEL OF MEDINA**  
 LOCATED IN  
 COUNTY OF MEDINA  
 CITY OF MEDINA

**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

SHEET TITLE:  
**LANDSCAPE PLAN**

DRAWN BY: CAH  
 DATE: 03/05/2024  
 CHECKED BY:  
 DATE:  
 PROJECT No.  
 22-137

SCALE: PLAN- 1"=20'  
 PROFILE-Horz. Vert.  
 SHEET NO.  
**1**

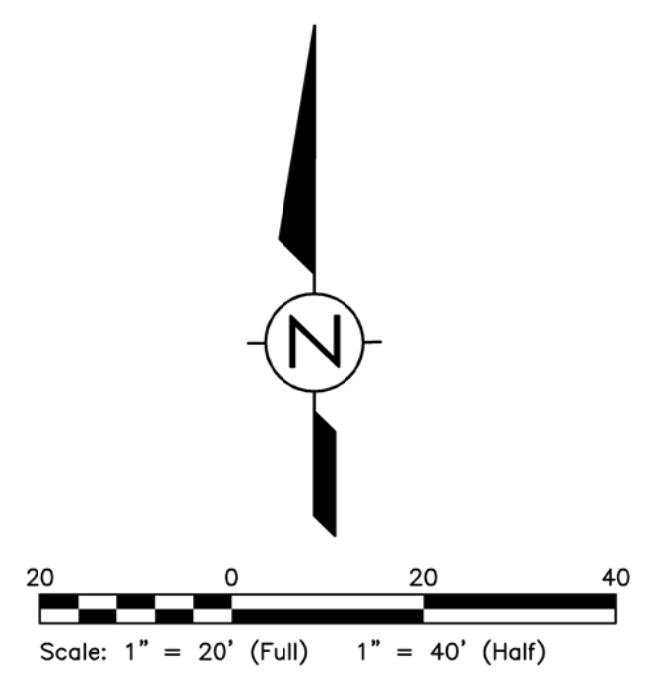
PLANT MATERIALS LIST			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES			
8	TRIDENT MAPLE	<i>Acer buergerianum</i>	6'-7'
18	CLEVELAND PEAR	<i>Pyrus</i>	6'-7'
FLOWERING AND EVERGREEN SHRUBS			
80	WINTERGREEN BOXWOOD	<i>Buxus sinica var. insularis 'Wintergreen'</i>	12"
59	GREEN VELVET BOXWOOD	<i>Buxus koreana 'Green Velvet'</i>	12"
44	WHITE KNOCK OUT ROSE	<i>Rosa x 'RADwhite'</i>	12"
13	KOREAN SPICE VIBURNUM	<i>Viburnum carlesii</i>	12"
4	BUTTERFLY BUSH	<i>Buddleja davidii</i>	12"
PERENNIALS			
18	CREeping PHLOX	<i>Phlox subulata-white and pink</i>	6"
47	CONE FLOWER	<i>Echinacea purpurea</i>	8"-12"
5	HOSTA	<i>Fortunei 'aureomarginata'</i>	8"-12"
ANNUALS			
72	FLOWERING ANNUALS	Daylily, Red Impatiens, Coreopsis, Sweet williams, Aster, Geraniums	12"

**GENERAL NOTES - PLANTING**

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- LANDSCAPING MUST CONFORM TO THE CITY OF MEDINA PLANNING AND ZONING CODE CHAPTER 1149.
- BACKFILL WITH TOPSOIL AS REQUIRED TO BRING FINISHED GRADE FLUSH WITH GRADE ADJACENT, INSURING POSITIVE DRAINAGE OVER ALL SURFACE.
- LAWN AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 6". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, FILL WITH TOPSOIL, MINIMUM DEPTH SHALL BE 24". MEET ADJACENT SURFACES FLUSH. MOUND TO PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

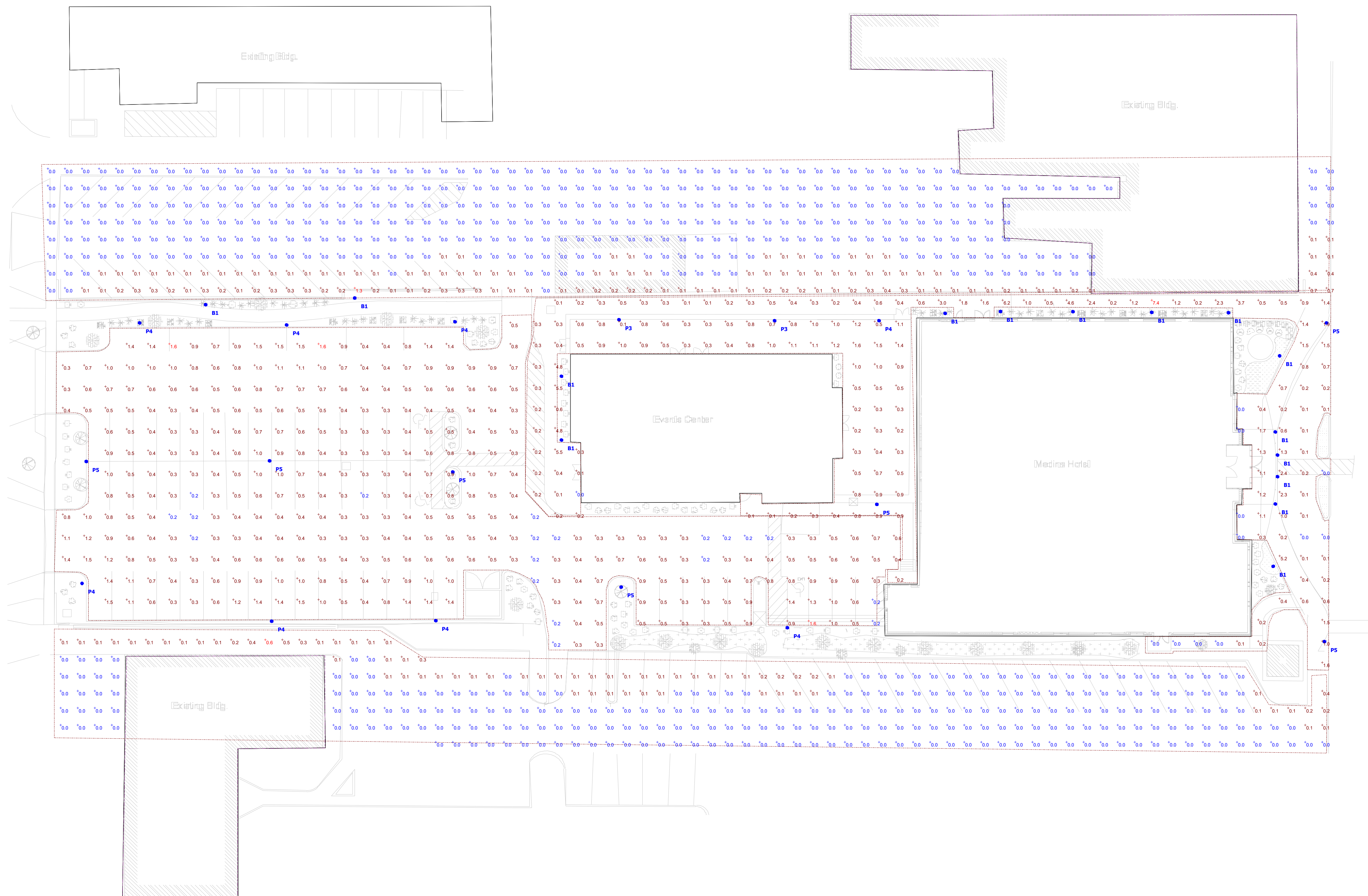
**LEGEND**

- EX. LIGHT POLE
- EX. POWER POLE
- EX. SIGN
- BOLLARD LIGHT
- TRIDENT MAPLE
- CLEVELAND PEAR
- PROPOSED WILD FLOWER GARDEN
- WHITE KNOCK OUT ROSE
- GREEN VELVET BOXWOOD
- BUTTERFLY BUSH
- KOREAN SPICE VIBURNUM
- CONE FLOWER
- PROPOSED GROUND COVER
- PROPOSED CONCRETE PAVEMENT



Mounting Height									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power	Notes
○	B1	15	KIM LIGHTING	PA7R-NU3-12L-010-4K7	BOLLARD @ 4ft	1	806	14.08	4' Mounting Height
○	P3	2	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type III Distribution	1	1830	25.1	15' Mounting Height
○	P4	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type IV Distribution	1	2988	43	15' Mounting Height
○	P5	7	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3040	PROVIDENCE SMALL - 15ft Post Top Light Fixture with Type V Distribution	1	2893	43.2	15' Mounting Height

Statistics						
Symbol	Max	Avg	Min	Max/Min	Avg/Min	Description
+	1.6 fc	0.6 fc	0.2 fc	8.0:1	3.0:1	Parking Lot

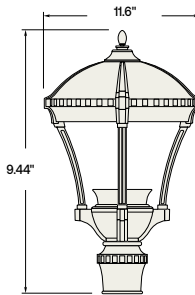


Plan View  
Scale - 1" = 25ft

PHOTOMETRIC SITE PLAN  
 LEGACY OF MEDINA HOTEL  
 257 S COURT ST.  
 MEDINA, OH 44256

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

## PROVIDENCE®



19.44" (typo)

	WEIGHT	EPA
PROS	9 lbs / 4 kg	46

### FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits



3000K and warmer CCTs only

### SPECIFICATIONS

#### CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

#### LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

#### INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

#### ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <200 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

#### CONTROLS

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

#### CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 2500-08 for wet locations

#### WARRANTY

- 5 year warranty

# Pavilion™

## FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

#### HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

#### SHAFT:

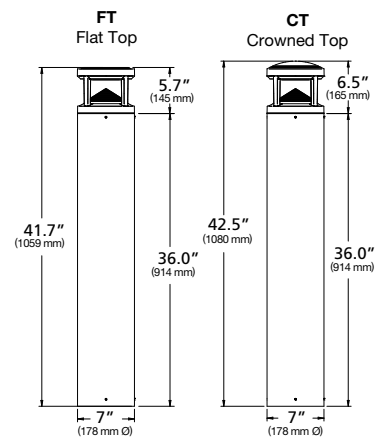
- Aluminum shaft(s) is .125" thick extruded aluminum 6061 alloy
- Concrete shaft(s) conforms to current specifications for "Portland Cement." ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalis or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D
- Concrete shaft(s) is medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix
- Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi
- Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines may be slightly visible in finished parts

### OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic
- U0 configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

### INSTALLATION

- Aluminum shaft configurations will have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four steel mounting tabs for installation on four 1/2" x 10" + 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury



	Weight
PA7R	25.3 lbs / 11.5 kg

### ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

(Specifications continued on page 3)



PROJECT INFORMATION



MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

SHEET NAME  
EXISTING PHOTOS -  
SOUTH WEST CORNER  
OF SITE

SHEET NO.  
PH-01



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE:  
PROJECT NO. 14423

SHEET NAME

EXISTING PHOTOS -  
WEST SIDE OF SITE

SHEET NO.

PH-02



Google

PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

SHEET NAME

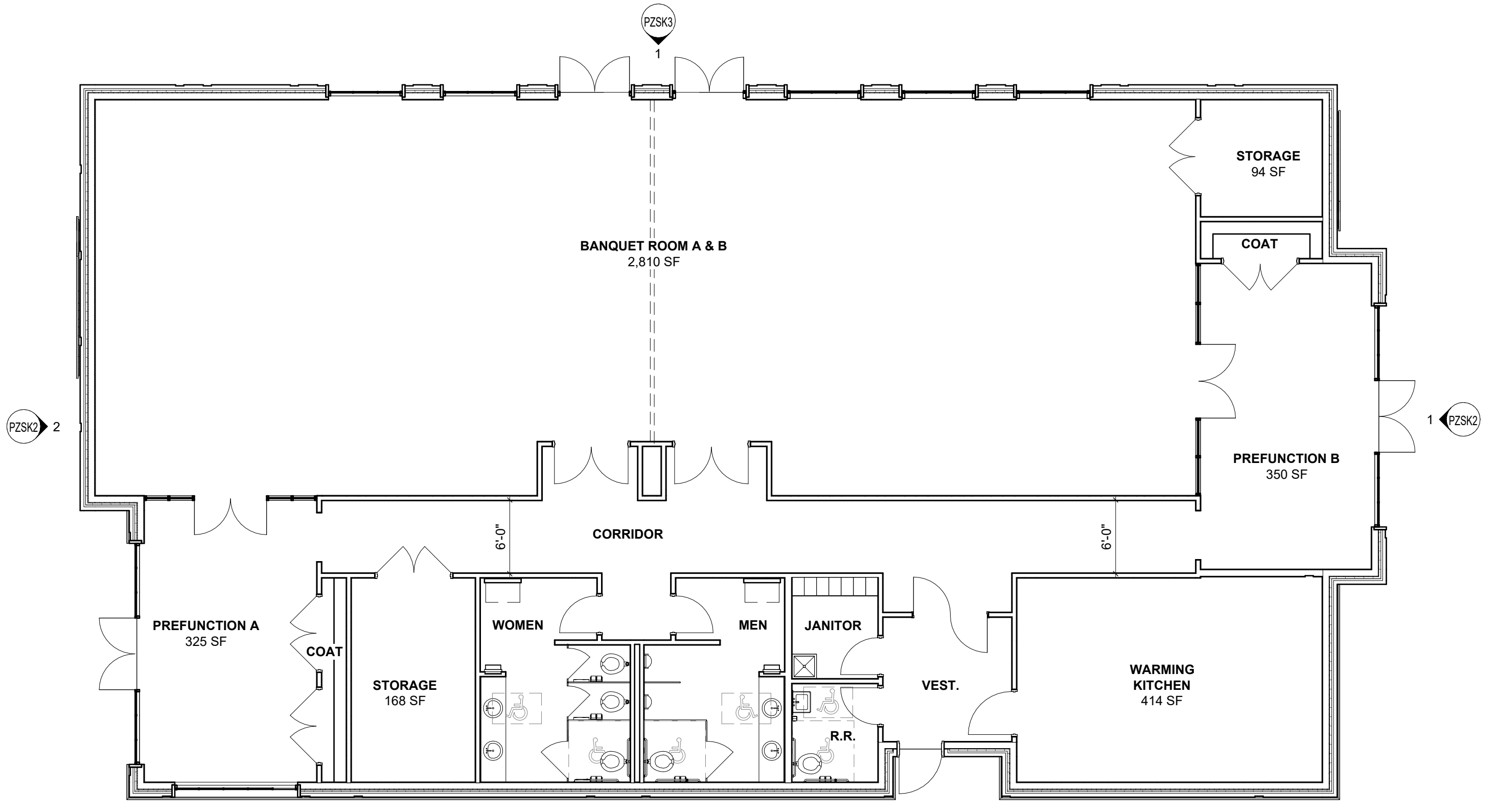
EXISTING PHOTOS -  
WEST SIDE OF SITE

SHEET NO.

PH-03





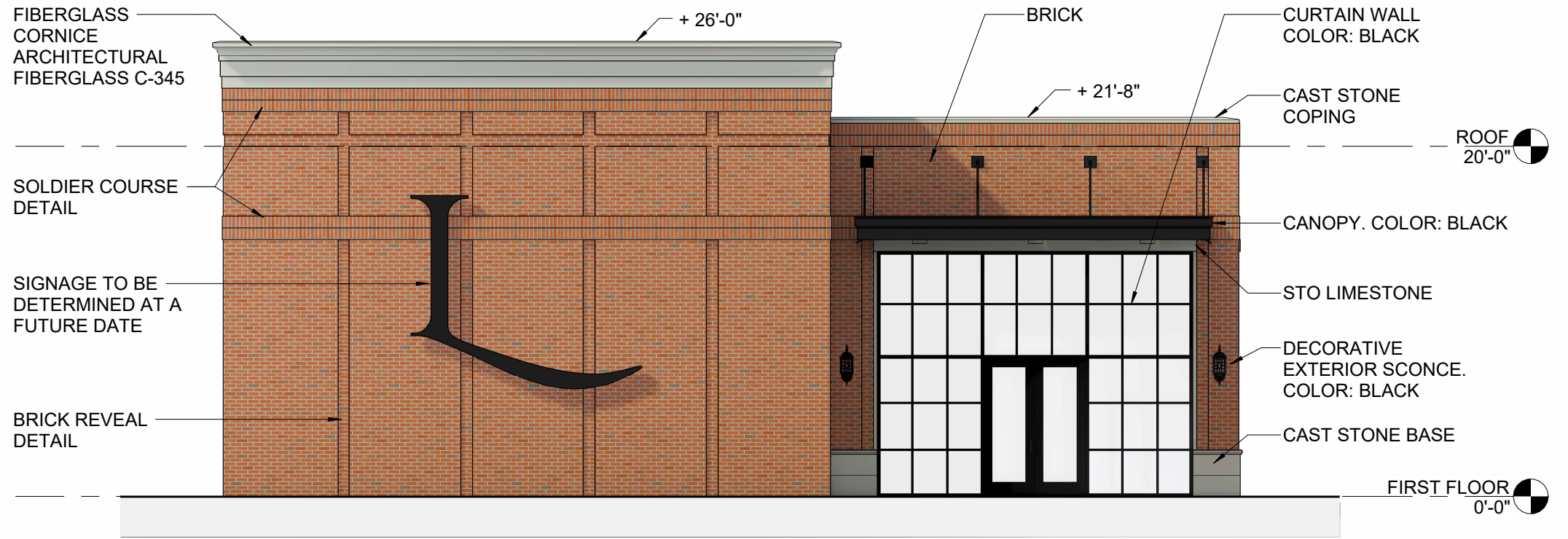


**1 PLAN** PRELIMINARY FLOOR PLAN  
 1/8" = 1'-0"  
 5,764 SF  
 1/8" = 1'-0"  
 0 8' 12' 16' 20'

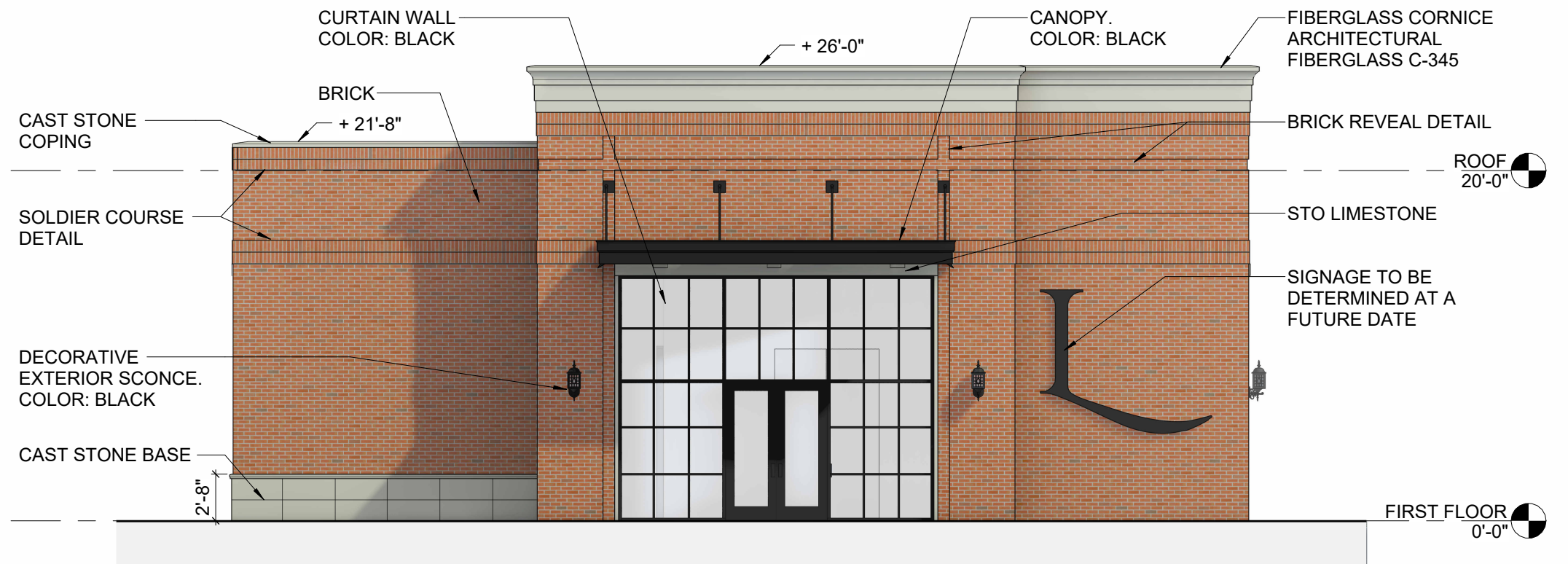


PROJECT INFORMATION  
 MEDINA HOTEL - EVENT CENTER  
 DATE: FEBRUARY 26, 2024  
 PROJECT NO. 14423

SHEET NAME SHEET NO.  
 SCHEMATIC FLOOR PLAN PZSK1



**2** ELEVATION WEST - BANQUET "A" ENTRANCE  
1/8" = 1'-0"



**1** ELEVATION EAST - BANQUET "B" ENTRANCE  
1/8" = 1'-0"

PROJECT INFORMATION

SHEET NAME

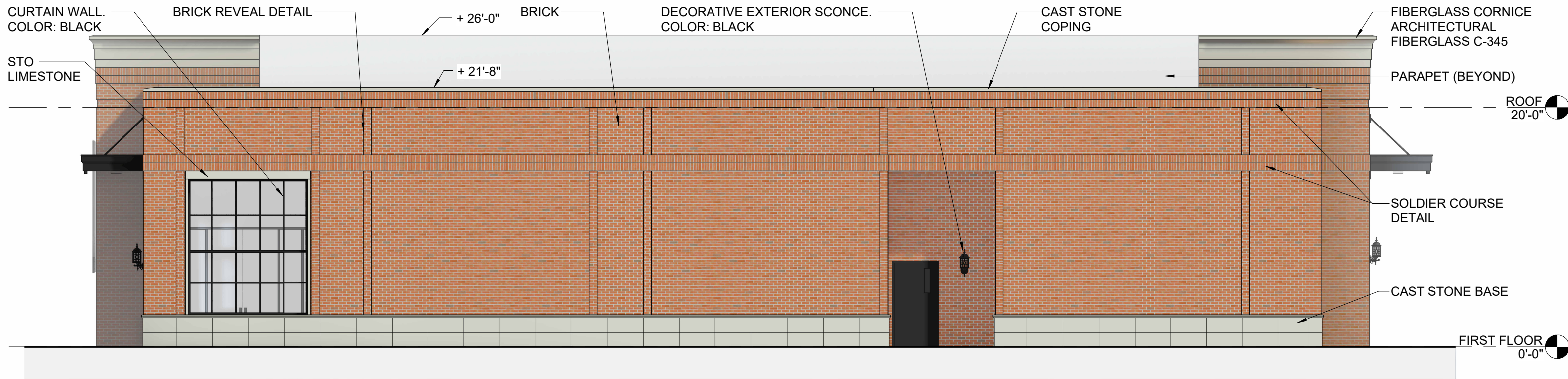
SHEET NO.

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

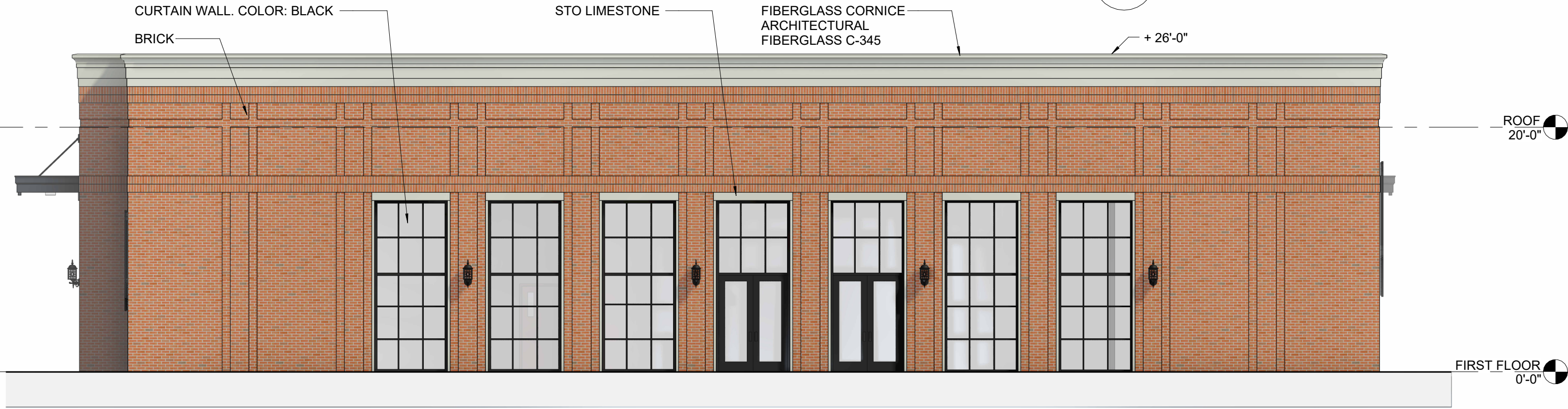
EXTERIOR ELEVATIONS

PZSK2





**2** ELEVATION SOUTH  
 1/8" = 1'-0"



**1** ELEVATION NORTH  
 1/8" = 1'-0"



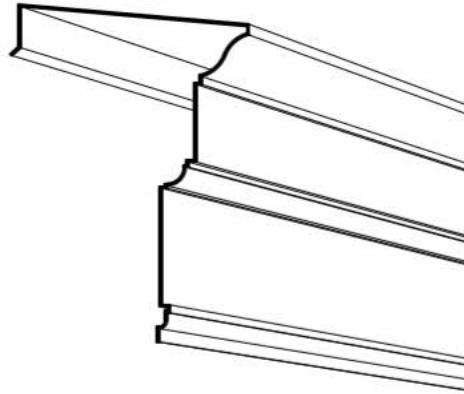
PROJECT INFORMATION  
 MEDINA HOTEL - EVENT CENTER  
 DATE: FEBRUARY 26, 2024  
 PROJECT NO. 14423

SHEET NAME  
 EXTERIOR ELEVATIONS

SHEET NO.  
 PZSK3

FIBERGLASS CORNICE - AMERICAN FIBERGLASS INC. C-345  
 COLOR TO MATCH CAST STONE

C-345  
 DEPTH: 1'-10 1/2"  
 HEIGHT: 2'-7 7/8"

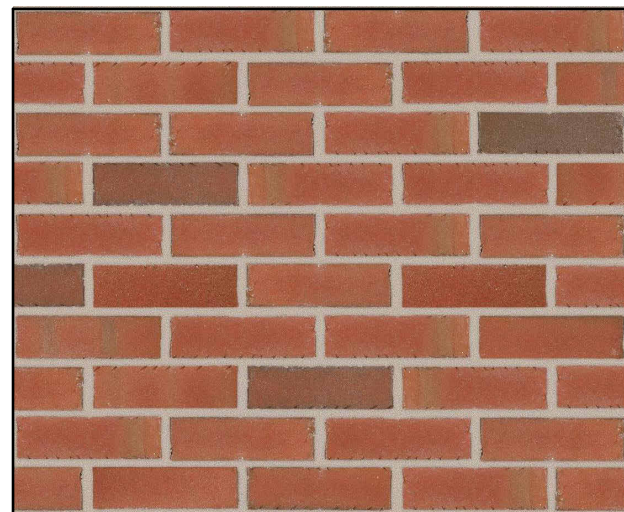


STO LIMESTONE FINISH AROUND  
 BLACK CURTAIN WALL.

STO LIMESTONE FINISH

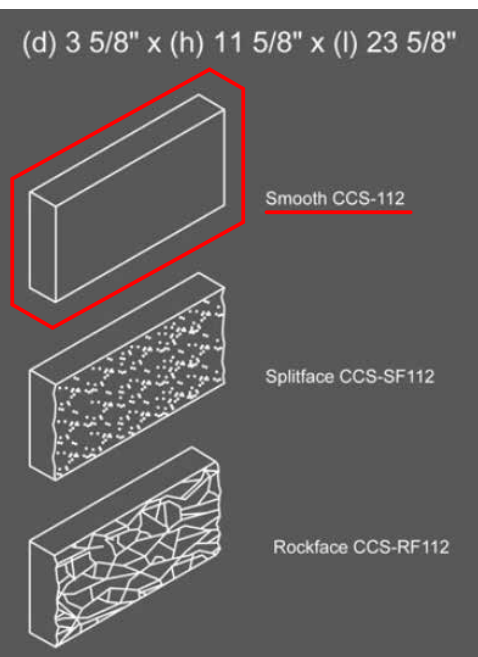


GLEN-GERY BRICK : OLDE DETROIT

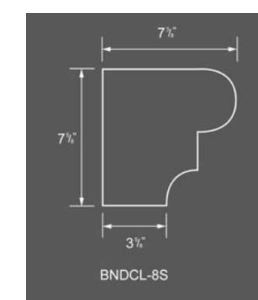


ARCHITECTURAL CAST STONE BASE, CUSTOM CASTSTONE.  
 STONE SMOOTH FINISH CCS-112, CAP BNDCL-8S  
 COLOR: SANDSTONE

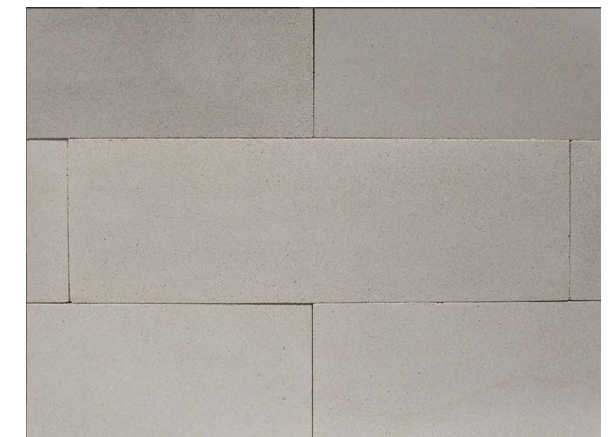
STONE SIZE AND FINISH



CAP PROFILE



COLOR



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
 DATE: FEBRUARY 26, 2024  
 PROJECT NO. 14423

SHEET NAME  
 EXTERIOR ELEVATION  
 MATERIALS

SHEET NO.  
 PZSK4





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

SHEET NAME

3D VIEW - NE CORNER

SHEET NO.

PZSK5





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423



SHEET NAME

3D VIEW - NE CORNER  
PATIO

SHEET NO.

PZSK6



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

SHEET NAME

3D VIEW - NORTH PATIO

SHEET NO.

PZSK7







PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

SHEET NAME

3D VIEW - SW CORNER

SHEET NO.

PZSK8





7'-0" DUMPSTER ENCLOSURE.  
BRICK TO MATCH HOTEL AND EVENT CENTER.  
7'-0" BLACK GATE TO MATCH BLACK ACCENT  
COLOR AT HOTEL AND EVENT CENTER.

PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: MARCH 11, 2024  
PROJECT NO. 14423

SHEET NAME

3D VIEW - NW CORNER

SHEET NO.

PZSK12





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423

SHEET NAME

3D VIEW - SE CORNER

SHEET NO.

PZSK9





PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423



SHEET NAME

3D VIEW - NE CORNER AT  
NIGHT

SHEET NO.

PZSK10



PROJECT INFORMATION

MEDINA HOTEL - EVENT CENTER  
DATE: FEBRUARY 26, 2024  
PROJECT NO. 14423



SHEET NAME

3D VIEW - SW CORNER  
AT NIGHT

SHEET NO.

PZSK11



Architecture  
Preservation  
Graphics  
Planning  
Interior Design

620 East Smith Rd  
Medina, Ohio  
44256

330.723.6975  
(phone)

330.723.7129  
(fax)

March 13, 2024

Planning Commission, Historic Preservation Board, Board of Zoning Appeals  
c/o, Andrew Dutton, Community Development Director  
City of Medina  
132 North Elmwood Street  
Medina, Ohio 44256

Re: Event Center for Legacy Hotel of Medina  
Case Nos. P24-09, H24-06, Z24-08,

Dear Board Members,

Rose Company has requested I review the above referenced project, the Event Center for the Legacy Hotel, relative to the impact the project may have on their property at 241 South Court Street and provide you with my thoughts. One of their main concerns is maintaining access to the back of 241 South Court from the south, which is across the hotel property. As a resident of the community, I expanded my assessment to also assess how the project as a whole might integrate into the community and as a result, developed the alternative site plan for the project which I have attached.

This alternative plan expands the scope of the project, but I think the affected parties will find the implementation of a site development similar to what I have sketched to be positive for all parties involved. As many of you are aware, I have lived in the community for over 60 years and have taken part in the preservation and renovation of the historic district since the early 1980's.

Back in 1992, we started working with Washington Properties (Rose Company) on the redevelopment of the Zeigler's building. As part of this project, we worked with Old Phoenix bank on cleaning up the area behind Zeigler's and creating a more direct access from the parking to the renovated building. As part of the work, the existing parking was redeveloped to make it flow better and a walkway was installed from the parking to a new entrance on the west side of the Zeigler's building. This created a more pleasant path, leading people from the parking through Towne Square Commons and out onto the square.

In 1995, Washington Properties started to redevelop the telephone exchange building, which is now Park Exchange. As with the Towne Square project, parking was a concern for the project and was typically cited by the community as to why people did not like shopping around the square. In response to the issue, we floated the idea of trying to develop a more unified parking layout for this area, similar to what had been accomplished for the Towne Square project. We noted that such a project would result in more parking overall and would provide for diversity of use for the parking throughout the day by people in the district. An entrance was developed that faced this parking area and an access way was created that leads people through the building, but unfortunately the idea of a unified parking area did not garner the support necessary to make it a reality. Much of the resistance was from property owners wanting to protect and limit the use of their individual parking spaces.

With the proposed Event Center for Legacy Hotel, the number of players that would

be directly impacted by a unified parking layout is reduced and the opportunity to really enhance the parking for the community substantially improves. The removal of the NAPA store makes the area available for developing a unified parking plan. In the plan we are proposing, the area for parking redevelopment expands north to include both the county parking lot and the parking area behind Park Exchange. Both of these lots have parking that is difficult to use and is not compliant with city standards.

Utilizing all of this space and reconfiguring the layout, we are able to create a single large lot that provides parking that is both compliant with the city standards and corrects some hazardous conditions associated with the existing layout. As an example, the drive directly behind Park Exchange, is wide enough for one way traffic, but sees traffic in both direction as well as services the parking along Park Exchange. In addition, by moving the event center to the south, we are able to revise the layout of the drives and improve general circulation from the Feckley parking lot on the south through the event center and into this new parking lot. This plan also allows access to the west side of 241 South Court, a prime concern of Rose Company, and access which has existed to service 241 South Court for as long as I can remember.

By shifting the event center south, it also improves the walkway from South Court through the block and to the parking on the west, enhancing the opportunity to bring more people into the district. With the location for the Event Center to the south, the walkway is more open along its length, only enclosed between two buildings for a short length. We have also moved the walkway further south where it goes through the new parking area. In this proposed location, the walkway more closely aligns with the city parking lot on the west side of Elmwood. The addition of a crosswalk here, similar to what is found on the square, will enhance the connection between this underutilized parking area and the square.

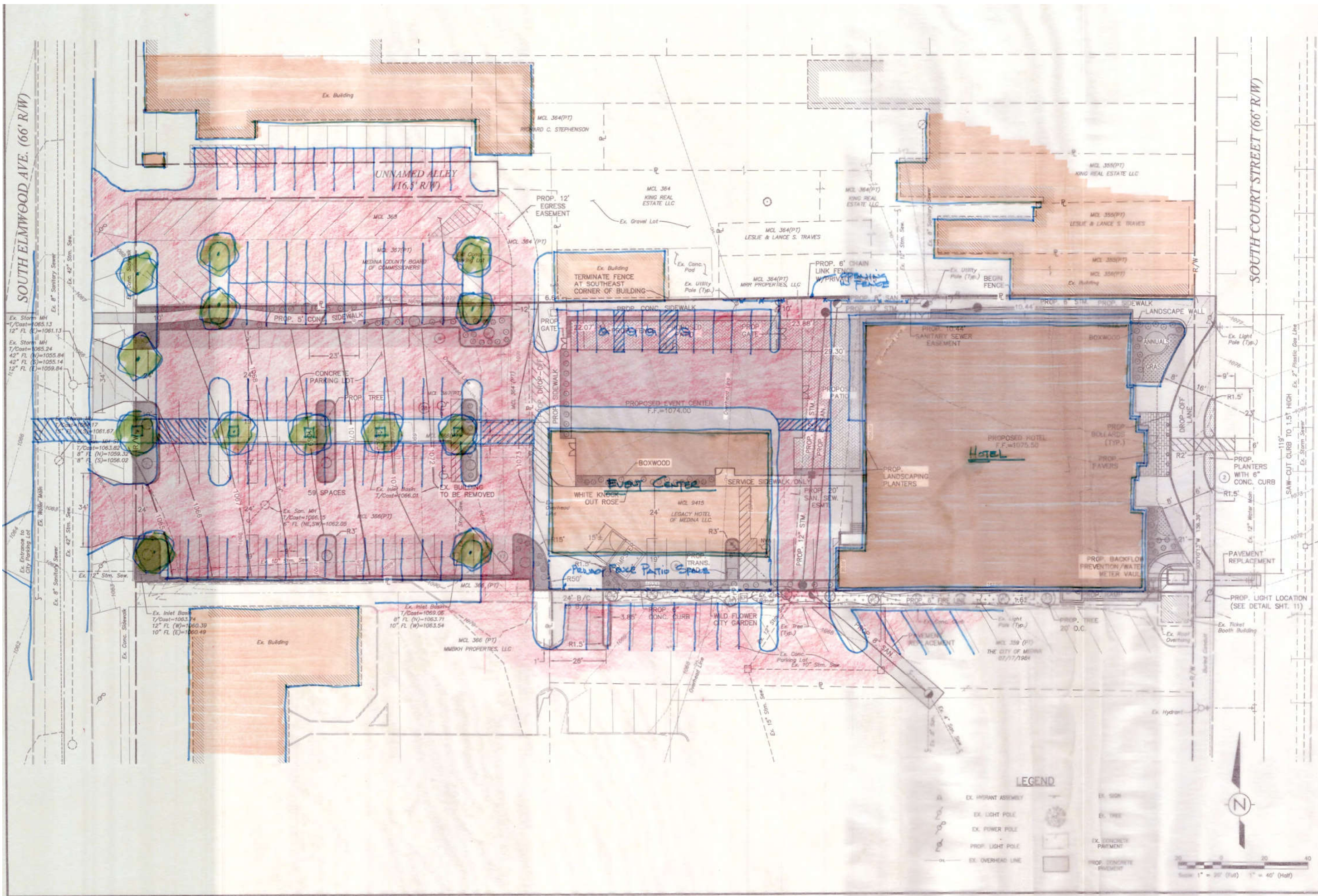
By generating a more unified parking area on the west side of the block, this will enhance the appearance of the area and will create more activity for the merchants and potentially allow them to redevelop the backs of their buildings, similar to what has happened along the alley behind Towne Square Commons.

In summary, I think an opportunity exists here to make a significant improvement to the development of the historic district. This unified parking area will enhance access to all the property owners in the area. It brings with it easier access to the city's existing parking lot on the west side of Elmwood Ave., improves the availability of parking for not only the district, but also the Event Center, enhances the appearance of this area, and opens up the opportunity for more redevelopment of other existing buildings in the area, especially on the back side of buildings as they address this new parking lot.

Respectfully Submitted,

Anthony J. Cerny  
Architectural Design Studios, Inc.

cc Jason Stevenson  
Joe Moffa  
Ian Jones



REVISIONS	DATE	DESCRIPTION

**LEGACY HOTEL OF MEDINA**  
 LOCATED IN  
 CITY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

**PRELIMINARY SITE PLAN**

DRAWN BY: CAH  
 DATE: 02/23/2024  
 CHECKED BY:  
 DATE:  
 PROJECT No.  
 22-137  
 ACAD FILE No.  
 MCL 122-137 SITE

SCALE PLAN: 1"=30'  
 PROFILE-Horz: Vert.  
 SHEET NO.  
 2 / 2

**LEGEND**

	EX. HYDRANT ASSEMBLY		EX. SIGN
	EX. LIGHT POLE		EX. TREE
	EX. POWER POLE		EX. CONCRETE PAVEMENT
	PROP. LIGHT POLE		PROP. CONCRETE PAVEMENT
	EX. OVERHEAD LINE		

Scale 1" = 30' (Full) 1" = 40' (Half)