

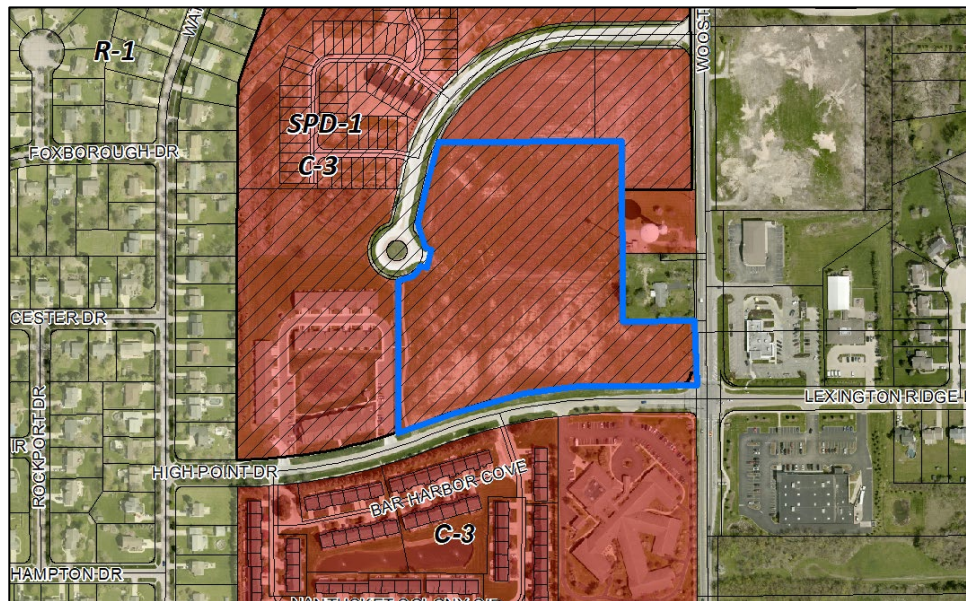
P23-23
Acme Preliminary Plan

Property Owner: Albrecht Incorporated
 Applicant: Greg Ernst
 Location: Northwest Corner of Wooster Pike and High Point Drive (Parcel #028-19C-20-153)
 Zoning: SPD-1 (Special Planning District) with Underlying C-3 (General Commercial)
 Request: Preliminary Plan approval for a grocery store with a pharmacy drive through

LOCATION AND SURROUNDING USES

The subject property is composed of 11.7 acres located on the northwest corner of Wooster Pike and High Point Drive. Adjacent properties contain the following uses and zoning:

- **North** – Vacant (SPD-1)
- **South** – Multi-Family Residential and Assisted Living (C-3)
- **West** – Multi-Family Residential (SPD-1)
- **East** – Vacant (SPD-1), Water Tower (C-3), Single-Family Residential, and Restaurant



BACKGROUND & PROPOSED APPLICATION

In January of 1999, Special Planning District #1 (SPD-1) was established by Ordinance 249-98. The Ordinance included a Conceptual Plan of the approximately 42-acre site including the following subdistricts:

- A. Subdistrict "A" – Neighborhood Scale Retail
- B. Subdistrict "B" – Offices and Services
- C. Subdistrict "C" – Medium Density Residential

At this time, Subdistrict "C" has been developed, while Subdistricts "A" and "B" have not.

The Ordinance also included Development Guidelines which supersede the underlying C-3 district standards. The Guidelines include regulations for uses, development standards, landscaping, signage, and design. The Development Guidelines were previously amended in 2006, 2016, and 2018. The applicant has also filed proposed amendments to the Guidelines, which will be reviewed separately in application P23-24.

The applicant is requesting Preliminary Plan approval to develop 11.7 acres of the site for a 56,360 sq. ft. grocery store. Phase 2 of the development has also been shown for reference including 41,000 sq. ft. of commercial buildings.

SPD APPROVAL PROCESS

Special Planning Districts require a three-step approval process:

1. Conceptual Plan and Development Guidelines – Approved by City Council in 1999 and amended
2. Preliminary Plan – Current application to the Planning Commission
3. Final Site Plan – Future application to be considered by the Planning Commission

Each step entails more detail for the proposed project. The current Preliminary Plan application requires information regarding the general layout and design of the site including buildings, access drives, parking, and landscaping.

DEVELOPMENT GUIDELINES

The proposed site is subject to the SPD-1 Development Guidelines for Subdistrict “A”. The following review is based on the assumption that the applicant’s proposed amendments to the Development Guidelines will be approved by City Council.

USES

The applicant is proposing a 56,360 sq. ft. grocery store with a drive through pharmacy. The Development Guidelines for Subdistrict “A” state “Commercial Uses permitted or conditionally permitted in the C-3 General Commercial District shall be principally permitted use in SPD-1 Subdistrict “A” with the exception of the following uses, which shall be prohibited: major motor vehicle repair, motor vehicle sales, crematorium, and sexually oriented business. Numerical identification for uses in Section 1137.04 corresponding to specific standards in Section 1153.04(a) shall apply.”

Both a grocery store and drive through pharmacy are permitted uses in Subdistrict “A” as the C-3 District allows retail business as a permitted use and a drive through as a conditional use.

DEVELOPMENT STANDARDS

The proposed site is subject to the following SPD-1 Development Guidelines:

Standard	Required	Proposed	Standard	Required	Proposed
Min. Front Setback	None	485 ft.	Max. Building Height	35 ft.	32 ft. 8 in
Min. Side Setback	None	78 ft.	Floor Area Ratio	35%	11%
Min. Rear Setback	75 ft.	146 ft.	Impervious Surface Ratio	75%	36%
Max. Building Size	78,000 sq. ft.	56,360 sq. ft.			

The proposed grocery store, parking area, and drives meet the Development Guidelines. However, the development of “Phase 2” and future outlots may approach the maximum Impervious Surface Ratio.

CIRCULATION, ACCESS, AND PARKING

Circulation – The site is situated with the building on the western portion of the site, parking on the east side of the building, and delivery areas on the west side of the building. The south side of the building includes a one-way clockwise pharmacy drive-through lane.

Access – The following access drives are shown, which comply with the proposed Development Guidelines:

- **High Point Drive** – 3 access drives – The western drive will be utilized for delivery service and the pharmacy drive through. The central and eastern drives will be used for customer access to the grocery store and the future Phase 2 and outlots.
- **Mast Parkway** – 1 access drive – Used for delivery service and by local customers.
- **Wooster Pike** – 1 access drive – Though somewhat unusual, the entire Wooster Pike right-of-way adjacent to the site is located outside of the city. Therefore, access drives on Wooster Pike are at the sole discretion of the Ohio Department of Transportation (ODOT). The applicant has submitted a traffic study to ODOT regarding the proposed access drive on Wooster Pike. Two potential access drive locations on Wooster Pike are shown, one on an existing residential property which is not located in the city and one on the city's water tower site. The Final Site Plan will need to comply with ODOT's decision concerning an access drive on Wooster Pike.

Access Drive Width – Access Drives are permitted to be up to 24 ft. in width at the right-of-way and 38 ft. in width at the curb. This standard does not apply to an access drive on Wooster Pike, which is not under city jurisdiction, and the access drive on Mast Parkway, which is existing. Access drives on High Point Drive are shown at 24 ft. in width at the right-of-way, however, the drives are 80 ft. in width at the curb.

Sidewalks – Public sidewalks are required along street rights-of-way and a private sidewalk must connect the building to the public sidewalk. The Landscaping Plan shows such required sidewalks, however, sidewalks will need to be indicated on all plan sheets.

Required Off-Street Spaces – Per Section 1145.04(e), a retail business use requires a minimum of 1 parking space for every 400 sq. ft., which results in 141 minimum required parking spaces. In order to prevent excessive lot coverage, the minimum number of parking spaces may be exceeded by 20%, or 169 spaces, “unless good cause can be shown by the applicant and approved by the Planning Commission”

The proposed site incorporates 219 total parking spaces, which exceeds the maximum indicated. However, the proposed parking lot appears to be appropriate for the project. In addition, “Phase 2” of the development will reduce parking on the north side of the grocery store and will result in shared parking between future inline tenants and the grocery store.

Parking Dimensions – Ninety-degree parking spaces must be 9 ft. in width and 19 ft. in length with a 24 ft. wide drive aisle. The proposed site meets this standard.

Loading Zones – Two loading docks are located on the west side of the building, facing south. They are of sufficient size and are screened from property to the west. To provide the required screening from High Point Drive, conifers will need to be added to the south of the loading zones, near the curved pavement.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Lot Landscaping – Landscape islands must be used to divide large parking areas. For the subject Grocery Store, Section C.3(3) of the Development Guidelines requires that islands must be provided every 25 to 30 spaces. Landscaping must also be provided between parking areas and rights-of-way.

The Landscape Plan shows landscaping islands within the parking lot every 20 spaces, or less. All sheets will need to indicate the islands as landscaped, rather than painted hatches. In addition, landscaping is provided between the parking lot and High Point Drive.

Trash/Mechanical Areas – Section C.5(8) and (9) of the Development Guidelines state that “Service areas, refuse storage areas and other such areas shall be fully screened from view within the commercial/office developments and from adjacent development” and “Refuse storage areas shall be screened from public view by at least a six foot high solid fence/wall”. Trash enclosure and mechanical areas are not shown on plans. If located outside the building, these items must be in compliance with the Development Guidelines.

Buffering and Screening – A 75 ft. landscaped buffer yard is required along the west side of the building at 6 ft. in height to provide a buffer from Subdistrict “C” to the west. Such a buffer is shown along the west side of the building. When Phase 2 is constructed, landscaping will need to be incorporated to the west of the buildings to continue the required buffer.

UTILITIES AND STORM WATER

The site has access to public water and sanitary sewer service. Storm water will be reviewed in detail by the City Engineer, though the development utilizes existing regional basins.

FORESTRY, ENGINEERING, AND FIRE DEPARTMENT COMMENTS

Forestry – The Forestry Department has requested that large canopy street trees be included in the landscaping plan along High Point Drive. Spacing can be determined based on entry/exit drives, signs, etc., but there should be approximately 40 ft. between street trees.

Fire – The Fire Department has indicated that the applicant will need to work with the Department regarding the location of private fire hydrants on the property

Engineering – The Engineering Department has provided the attached comments, which include:

1. Engineering Plans shall comply with the Engineering Site Plan Checklist;
2. The applicant must secure approval from ODOT for an access point on Wooster Pike;
3. An access drive or other improvements on the City-owned water tower property will need to comply with clearance distance requirements and receive City Council approval;
4. The applicant will need to review the previously completed storm water management analysis to ensure the existing basins are sufficient for the proposed development; and
5. The parcel may need to be re-platted to account for the installation of new utilities.

BUILDING ELEVATIONS

Proposed Section C.5 of the Development Guidelines for the SPD includes numerous design standards, including:

- (11) Once an architectural theme is initially established for Subdistricts "A" and "B", later phases of buildings constructed should reflect the same architectural theme.
- (12) Facades with street frontage or with public entrances shall incorporate a mix of exterior materials, varied rooflines, and design features. Design features include, but are not limited to, windows, wall projections, awnings, use of brick or stone, material or color accents, and decorative lighting fixtures. Facades with street frontage without design features are not permitted. An example of a permitted facade is found below in Figure 1:



Figure 1

- (14) A front facade shall be architecturally emphasized, although all sides of a building should be architecturally consistent with the front facade.

The site is located on a corner lot with the east side of the building facing Wooster Pike and the south side of the building facing High Point Drive.

- The east side of the building includes the public entrance and incorporates a variety of materials including brick, smooth faced CMU, E.I.F.S., metal siding, and aluminum siding with a wood appearance. The east side also integrates varied roof lines in the center of the building and sloped metal roofs on either side of the entrance.
- The south side of the building incorporates brick, smooth faced CMU, E.I.F.S., and metal siding. The side of the building includes a central area with projecting brick columns, windows, and a mix of materials. A sloped metal roof is present near the southeast corner of the building over the pharmacy pickup window.
- The north and west sides of the building do not have public access and predominantly consist of a smooth faced CMU lower course and an E.I.F.S. upper course, which is consistent with the front facade. In addition, the ends of the building adjacent to front facing elevations include brick.

LIGHTING AND SIGNAGE

Freestanding parking lot lights and wall packs are shown with a compliant photometric plan indicating 0 fc at the west property line and 0.7 fc at the residential property line along Wooster Pike. Lighting height is compliant with requirements at a maximum of 25 ft.

Section 1145.09(c), Illumination of Parking Areas, states that "All luminaries shall be cut-off types which includes shields or other devices which eliminate all light above an angle of eighty-five (85) degrees." Lighting

directed at the parking lot is compliant with this requirement, however, light types “F2 & F3” and “SD & F1” are directed at the building face. The lighting of a building in this fashion is not uncommon and is used at the Medina Giant Eagle location.

The proposed Development Guidelines for the SPD include sign standards in Section C.4(2), including the following:

- (b) That exterior wall signs shall conform to §1147.14(d). The “Grocery Anchor” retail building as indicated C.2(A.)3.(b) of this document shall comply with wall sign area requirements of §1147.14(d) and shall be permitted up to five (5) total wall signs.
- (d) That one sign be permitted at the primary entrance to the development on S. Court Street, with a sign area not to exceed 60 square feet per side, a height not to exceed 8 feet, and a setback from the right-of-way not less than 20 feet.
- (e) That one sign be permitted at the primary entrance to Subdistrict "A" on High Point Drive, with a sign area not to exceed 60 square feet per side, a height not to exceed 8 feet, and a setback from the right-of-way not less than 20 feet.
- (f) That one sign be permitted near the intersection of S. Court Street and High Point Drive, with a sign area not to exceed 150 square feet per side, a height not to exceed 20 feet, and a setback from S. Court Street and High Point Drive rights-of-way not less than 20 feet.

Building elevations show 5 wall signs, which appear to be in compliance with area requirements, however, the pharmacy drive through sign cannot be located on a roof. Freestanding signs for the development have not been shown at this time and will need to be included with the Final Site Plan.

PRELIMINARY PLAN APPROVAL

Section 1114.08(b) states: The Planning Commission shall review the Preliminary Plan to see if it is in conformance with the approved Conceptual Plan and Development Guidelines. Submission of a Preliminary Development Plan may be made for all or a portion of a tract covered by the existing Conceptual Development Plan.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P23-23 with the conditions that City Council shall adopt the proposed changes to the SPD-1 Development Guidelines and the Final Site Plan shall incorporate:

1. Access drives on High Point Drive compliant with maximum widths of Section 1145.10(e) or an approved section of the Development Guidelines.
2. ODOT approval for any access drives on Wooster Pike.
3. Public sidewalks along Wooster Pike and High Point Drive and a private sidewalk connecting the building entrance to the public sidewalk shown on all plan sheets.
4. Conifers to the south of the loading zones, near the curved pavement, and internal landscaped islands shown on all plan sheets.
5. Screening of refuse and service areas per Section C.5(8) and (9), if applicable.
6. Large canopy street trees along High Point Drive spaced approximately 40 ft. apart.
7. The location, orientation, lighting, size, and height of all proposed signs.

Andrew Dutton

From: Patrick Patton
Sent: Monday, October 30, 2023 4:29 PM
To: Andrew Dutton
Subject: FW: Planning Commission Plan Review
Attachments: Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments:

1. Please refer to the attached engineering checklist for site plan approval.
2. The site plans included in the application packet shows one full access point onto SR 3; there are two different proposed locations shown in the plans for that access. Please be aware that the Ohio Department of Transportation (ODOT) has jurisdictional authority of SR 3 at this location. Before the Commission can consider approving an access point onto SR 3, the Developer will have to secure approval from ODOT for that access point. I know ODOT has received and are currently reviewing the Transportation Impact Study for this development. ODOT has indicated that their review may not be completed until the end of the year. Please be advised that after their review, ODOT may allow a full access onto SR 3, they may not allow any access onto SR 3, or they may only allow a right in/right out access. In addition, if ODOT does allow for some form of an access onto SR 3, they may require improvements along SR 3 as a condition of that approval (a deceleration lane, for example).
3. As mentioned, the site plans include two options for access locations onto SR 3. One of those options includes crossing of the City's water tower parcel. Please be advised that City Council will have to approve of any improvement onto City property. In addition, the City is reviewing Ohio EPA rules to determine what (if any) the minimum clearance distance is between a public water tower and a driveway. While we are certainly open to considering a driveway in the location shown (crossing into City property), there is further review and additional approvals required before the City can commit to allowing this drive location.
4. A storm water management analysis was previously completed for this site when the Mast Parkway subdivision was constructed. Storm water management basins were installed at that time and they were designed to accommodate future development. The analysis at that time included assumptions regarding the amount of impervious surface that would be constructed in the future. The Developer will be required to review the proposed site development and confirm that this improvement is in accordance with the assumptions included in the previous storm water management analysis.
5. This parcel was re-platted in 2019. At that time there were revisions to existing utility easements, and the addition of new utility easements. If the final construction plans include utilities outside of these easements, the parcel may have to be re-platted again.

Thanks,

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Andrew Dutton

From: Patrick Patton
Sent: Thursday, November 2, 2023 11:30 AM
To: Andrew Dutton
Cc: Fred Himmelreich
Subject: RE: Planning Commission Plan Review

Andrew-

I am fine with the 80 foot for the entrance that will be primarily for truck deliveries, but 80 foot is probably a little wide for the other entrances. As a comparison, for our own street projects we typically use a 25 foot radius on residential streets. Since the pavement is 25 foot wide, that would equate to a drive width of 75 feet at the intersection. I think 75 feet is sufficient and would support it for the non-truck access drives.

All that being said, 80 foot is really not that much more, so I wouldn't have a big problem with that, but I would prefer 75 foot just for consistency.

Let me know if you have any questions, thanks.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

From: Andrew Dutton <adutton@medinaoh.org>
Sent: Thursday, November 2, 2023 10:26 AM
To: Patrick Patton <ppatton@medinaoh.org>
Subject: RE: Planning Commission Plan Review

Pat,

One follow up question. Access Drives are permitted to be up to 24 ft. in width at the right-of-way and 38 ft. in width at the curb. Access drives on High Point Drive are shown at 24 ft. in width at the right-of-way, however, the drives are 80 ft. in width at the curb.

Typically, this would be a variance. However, since this is a "Special Planning District" (SPD), it has its own Development Text. So they will either need to comply with the requirement or indicate in the Development Text that 80 ft. in width at the curb is permitted.

Any thoughts on the 80 ft. width at the curb?

-Andrew

Andrew Dutton

Community Development Director

City of Medina

adutton@medinaoh.org

330-722-9023

Checklist for Engineering Site Plan Approval for Commercial Development

The Engineering Department must review and approve all proposed site plan improvements for every proposed commercial development. Commercial site plans submitted to the Engineering Department for review must include the following:

1. **Existing Conditions Plan** – The plan consists of a topographic survey of the existing parcel. The existing conditions plan must include the following information:
 - 1.1. Existing site contours (2 foot contours, minimum)
 - 1.2. Existing water features including streams, creeks, drainage swales, ponds, delineated wetlands, local and FEMA Floodways, etc.
 - 1.3. Existing structures, other notable geographic features
 - 1.4. Existing utility information, including utilities within and adjacent to the project site
 - 1.5. Lot details including property line and easement data

2. **Site Layout / Proposed Grading Plan** – The site layout and proposed grading plan must include all proposed improvements. It is noted that for some projects, particularly larger project, the site layout and grading plan may be submitted on separate plan sheets. The site layout / proposed grading plan must include the following (proposed location and elevations to be include for all the following):
 - 2.1. Proposed building layout and property parcel information, including proposed building set backs, proposed easements, etc.
 - 2.2. Proposed driveway, parking and sidewalk layout
 - 2.3. Proposed grading and site drainage improvements, including storm sewers, detention basins, new drainage swales, etc.
 - 2.4. Water service details, including tie in location, water lateral location, back flow prevention details, and (if applicable) water meter vault location and details.
 - 2.5. All other applicable utility details (electric, gas, telephone, cable, sanitary sewer, etc.)
 - 2.6. Please note, for some projects the City Engineer may require the applicant to submit cross sections along the site property lines

3. **Storm Water Pollution Prevention and Erosion Control Plan** – A storm water pollution prevention plan is required for all projects. The storm water pollution prevention plan must be completed in accordance with the ‘Medina County Storm Water Management and Sediment Control Manual’.

4. **Storm Water Management and Sediment Control Analysis** - A storm water management and sediment control analysis must be completed on all projects which proposed to disturb more than 0.5 acres of land. For projects of this size, the applicant must complete and submit a storm water management analysis, including pre and post construction runoff calculations, detention calculations, storm water quality analysis, etc. Contact the City Engineer for details regarding required analysis. The storm water management analysis must be completed in accordance with the ‘Medina County Storm Water Management and Sediment Control Manual’.

5. **Landscaping Plan** – A landscaping plan with details (quantity, location and species) of all required trees, shrubs and other vegetation. Please note, the landscaping plan will be reviewed by the City Forester.

6. **Drainage, Pavement and Landscaping Bond** – All applicants are required to submit a financial guarantee to cover the estimated costs to complete the drainage, hard surfacing and landscaping improvements for the proposed project. The financial guarantee may be in the form of a performance bond, letter of credit, cash deposit or other form (as approved by the City Law Director and Finance Director). Bond amount to be determined and approved by the City Engineer. Financial guarantee will be released back to the applicant after City Engineer acceptance of all drainage, hard surfacing and landscaping improvements.

Andrew Dutton

From: Jeanne <murphyma@zoominternet.net>
Sent: Monday, November 6, 2023 1:23 PM
To: Andrew Dutton; Sarah Tome; Paul Rose
Cc: Jim Shields
Subject: Planning Meeting for Acme

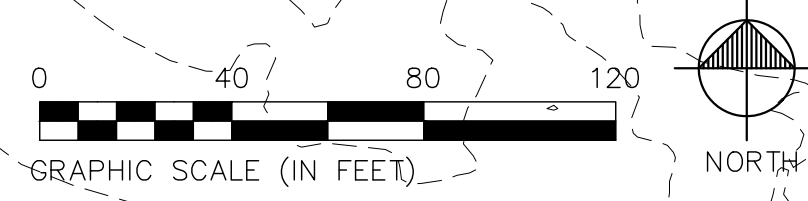
All,

Please forward this letter to all Commission Members since I don't have access to emails. I'm writing about the proposed Acme development off of Rt. 3 South. I have no problem with the store JUST the number of driveways they have exiting off on to High Point Dr. This is a residential area and I see one driveway is going to be for delivery trucks. Just what are road can hold - huge semi's turning into Acme and then coming out again. I just personally can't see 3 exits/entries coming off onto this road. It is really absurd. I can maybe see 2, but that is it and they should NOT be across from any of our driveways.

Look at Walmart - they have one exit on to Rt. 42 and only 1 on the southern side. They also have only one in the rear where it is mainly residential. Kohl's plaza - only one onto a residential street. If you look at all your other major stores you are going to see that where it is residential that only 1 exit/entry has been allowed. This would also mean that you would have to enlarge our street to allow for the extra traffic.

I would request that all of you please rethink the 3 exits on High Point - it is excessive for the residents who live here.

Thanks, Jeanne Pritchard Medina



ARCHITECTURE OFFICE - DAVID WEBER



Existing Storm		Existing Sanitary	
ST-100 Rim=1182.65 24" N Inv=1171.15 RCP 21" E Inv=1171.45 RCP 15" N Inv=1175.15 RCP	CB-107 Rim=1179.88 15" N Inv=1174.78 HDPE 12" E Inv=1174.98 HDPE	SAN-100 Rim=1182.68 8" E Inv=1170.23 PVC 8" W Inv=1170.33 PVC	CB-108 Rim=1179.33 12" N Inv=1175.73 HDPE 12" S,W Inv=1175.83 HDPE
ST-101 Rim=1181.53 21" W Inv=1172.63 RCP 15" E Inv=1172.93 RCP 15" S Inv=1174.23 RCP	CB-109 Rim=1179.26 12" N Inv=1176.26 HDPE	SAN-101 Rim=1178.96 8" E Inv=1171.06 PVC 8" S Inv=1171.11 PVC 8" N Inv=1171.04 PVC	CB-109 Rim=1179.26 12" N Inv=1176.26 HDPE
ST-102 Rim=1182.66 15" W Inv=1174.36 15" S Inv=1175.36	CB-110 Rim=1179.30 12" W Inv=1176.8 HDPE	SAN-102 Rim=1178.84 8" N,W Inv=1171.19 PVC	CB-110 Rim=1179.30 12" W Inv=1176.8 HDPE
ST-103 Rim=1181.53 21" W Inv=1172.63 RCP 15" E Inv=1172.93 RCP 15" S Inv=1174.23 RCP	CB-111 Rim=1179.39 12" E Inv=1176.39 HDPE 12" S Inv=1176.49 HDPE	SAN-103 Rim=1178.79 8" E,S,W Inv=1172.59 PVC 8" N Inv=1172.67 PVC	CB-111 Rim=1179.39 12" E Inv=1176.39 HDPE 12" S Inv=1176.49 HDPE
CB-100 Rim=1176.76 30" W,E Inv=1165.56 HDPE 12" N Inv=1166.96 HDPE	CB-112 Rim=1181.83 12" N Inv=1172.03 HDPE	SAN-104 Rim=1179.43 Broken Ring 8" NE Inv=1172.88 PVC	CB-112 Rim=1181.83 12" N Inv=1172.03 HDPE
CB-101 Rim=1176.54	CB-113 Rim=1180.08 12" W Inv=1173.48 HDPE 12" S Inv=1173.68 HDPE	SAN-105 Rim=1178.08 8" S Inv=1172.95 PVC	CB-113 Rim=1180.08 12" W Inv=1173.48 HDPE 12" S Inv=1173.68 HDPE
CB-102 Rim=1176.761	CI-100 Cutter=1181.95 12" W Inv=1176.45 HDPE 12" NW Inv=1176.85 HDPE	SAN-106 Rim=1175.77 8" S Inv=1171.97 PVC	CI-100 Cutter=1181.95 12" W Inv=1176.45 HDPE 12" NW Inv=1176.85 HDPE
CB-103 Rim=1178.27 24" W Inv=1168.27 HDPE 24" SE Inv=1168.37 HDPE	CI-101 Cutter=1181.56		CI-101 Cutter=1181.56
CB-104 Rim=1177.49 24" W Inv=1169.59 HDPE 18" E Inv=1169.99 HDPE 12" S Inv=1172.99 HDPE	CI-102 Cutter=1180.27		CI-102 Cutter=1180.27
CB-105 Rim=1177.93 18" W,E Inv=1171.73 HDPE	CI-103 Cutter=1181.23		CI-103 Cutter=1181.23
CB-106 Rim=1177.83 18" W Inv=1172.93 HDPE 12" E Inv=1173.53 HDPE 15" S Inv=1173.33 HDPE			

PPF# 028-190-05-311
 SOUTH COURT SENIOR VILLAS
 LLC
 177 HIGH POINT DR
 MEDINA, OH 44256

PPF# 028-190-20-157
 COURT STREET DEVELOPMENT
 CO LLC
 MAST PKWY
 MEDINA, OHIO 44256

PPF# 028-190-20-096
 CITY OF MEDINA
 1215 S COURT ST
 MEDINA, OHIO 44256

PPF# 030-114-01-007
 CHD EDISON COMPANY
 8 S MAIN STREET
 MEDINA, OHIO 44256

PPF# 030-114-01-025
 ALBRECHT INCORPORATED
 5866 WOOSTER PIKE

PPF# 028-190-25-304
 STATE OF OHIO DEPARTMENT
 OF TRANSPORTATION
 HIGH POINT DRIVE
 MEDINA, OHIO 44256

PPF# 028-190-25-104
 NATIONWIDE HEALTH
 PROPERTIES-LLC
 100 HIGH POINT DRIVE
 MEDINA, OHIO 44256

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MEDINA, OH

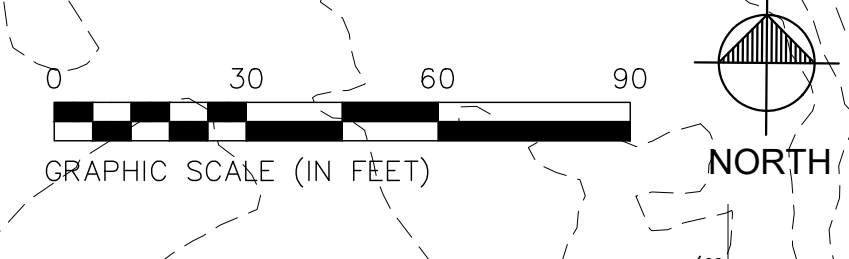
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 MEDINA, OH

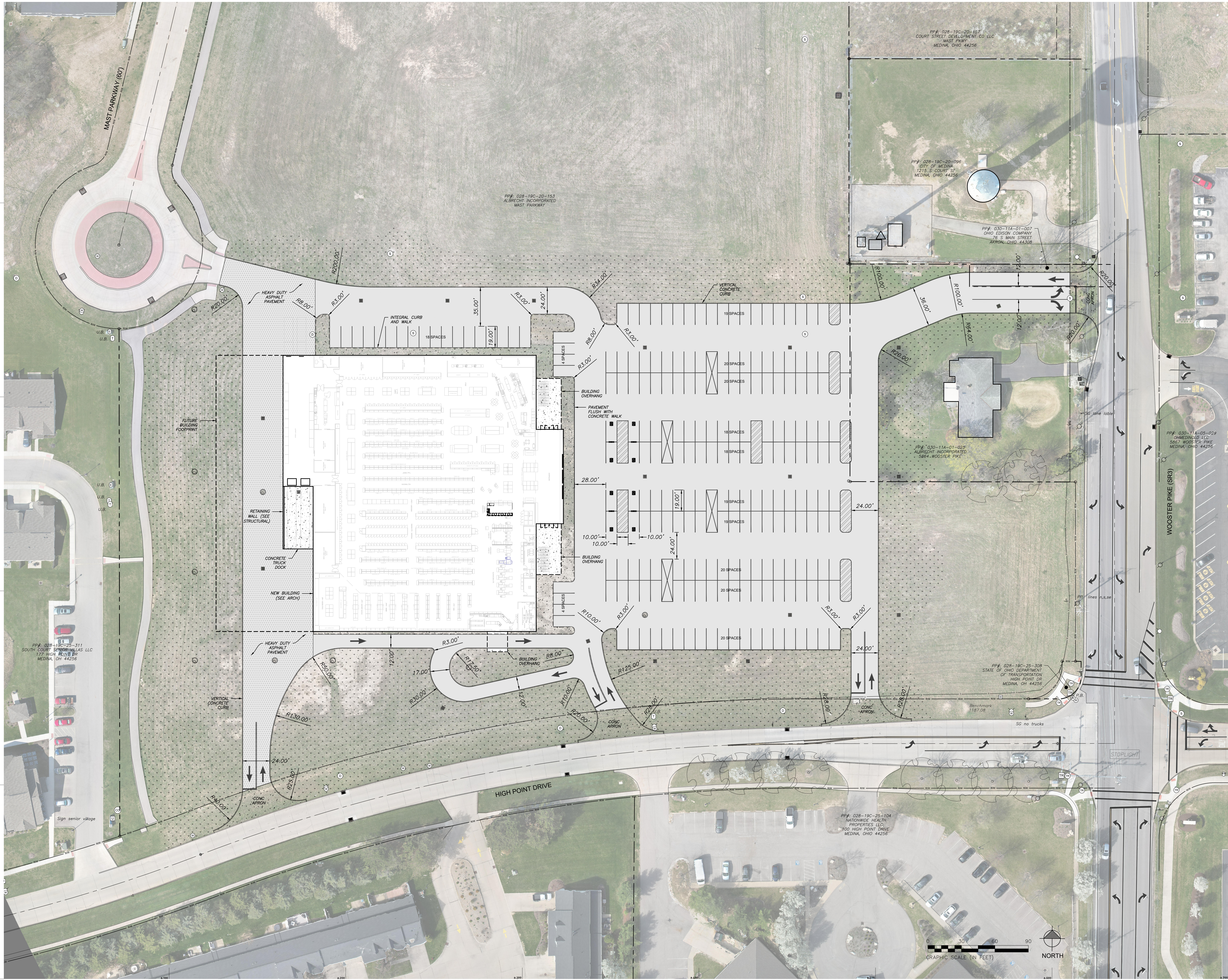
OWNER REVIEW 05.15.2023

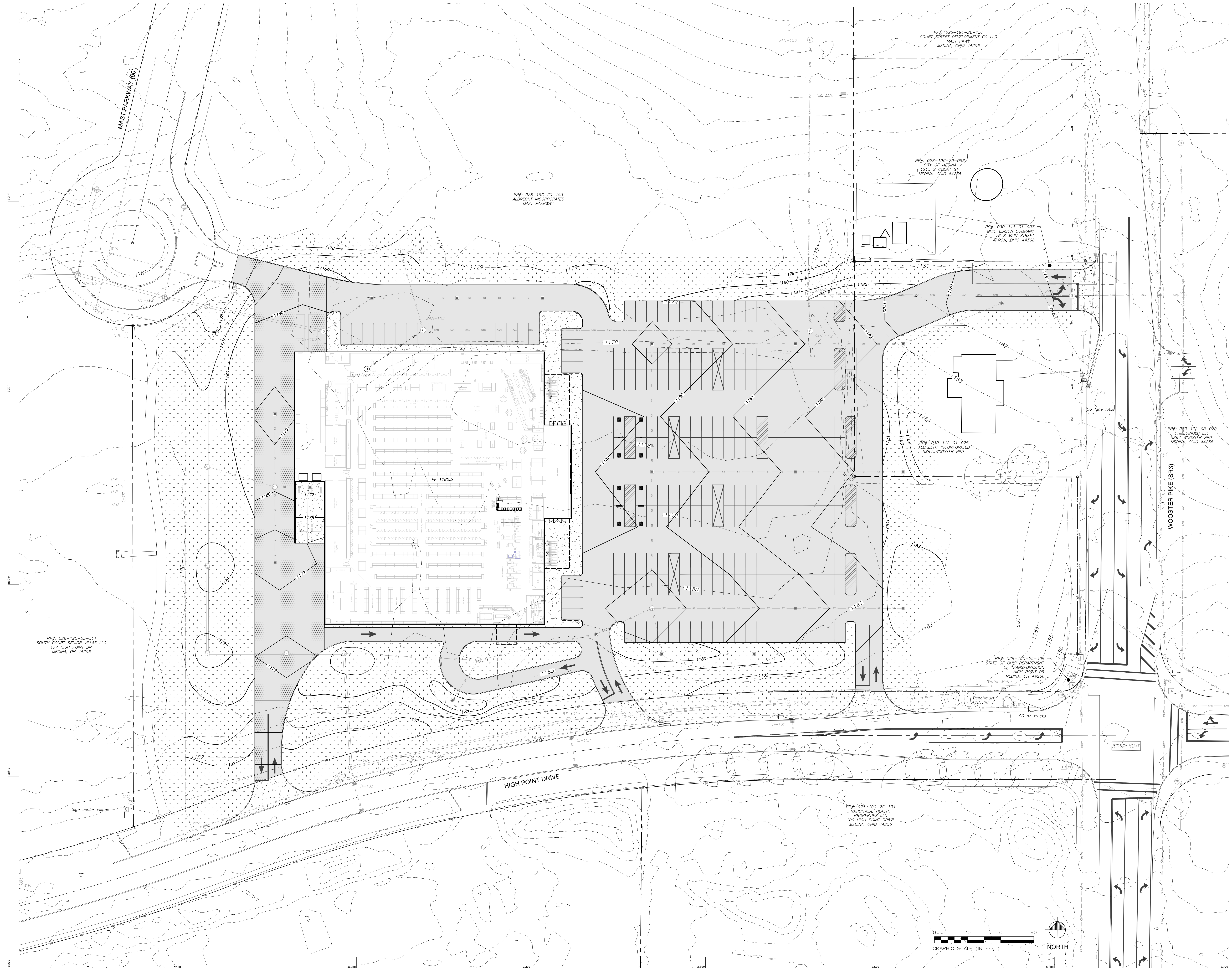
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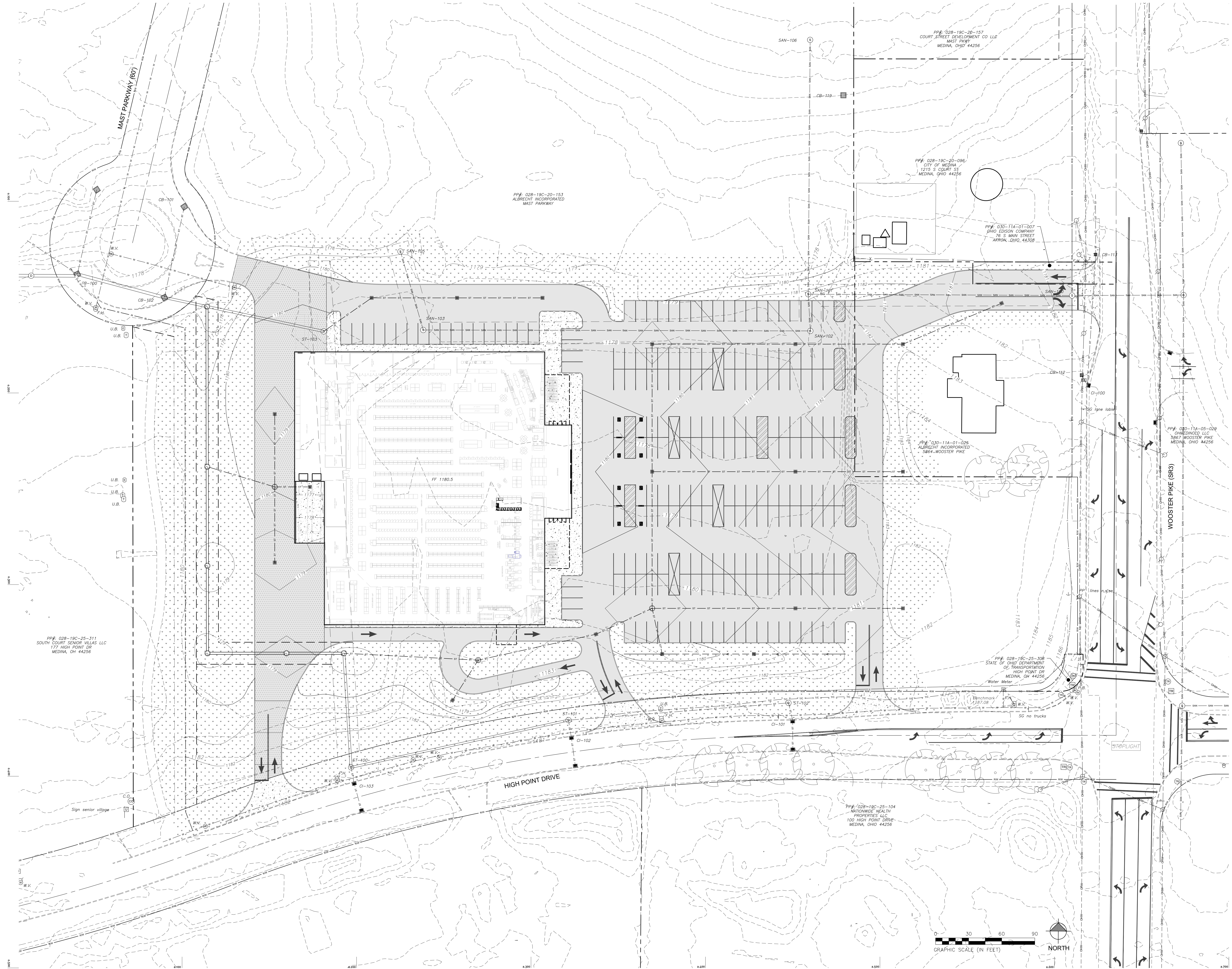
SHEET NO.: 22.21 MEDINA
 SHEET TITLE: EXISTING PLAN

C1.1







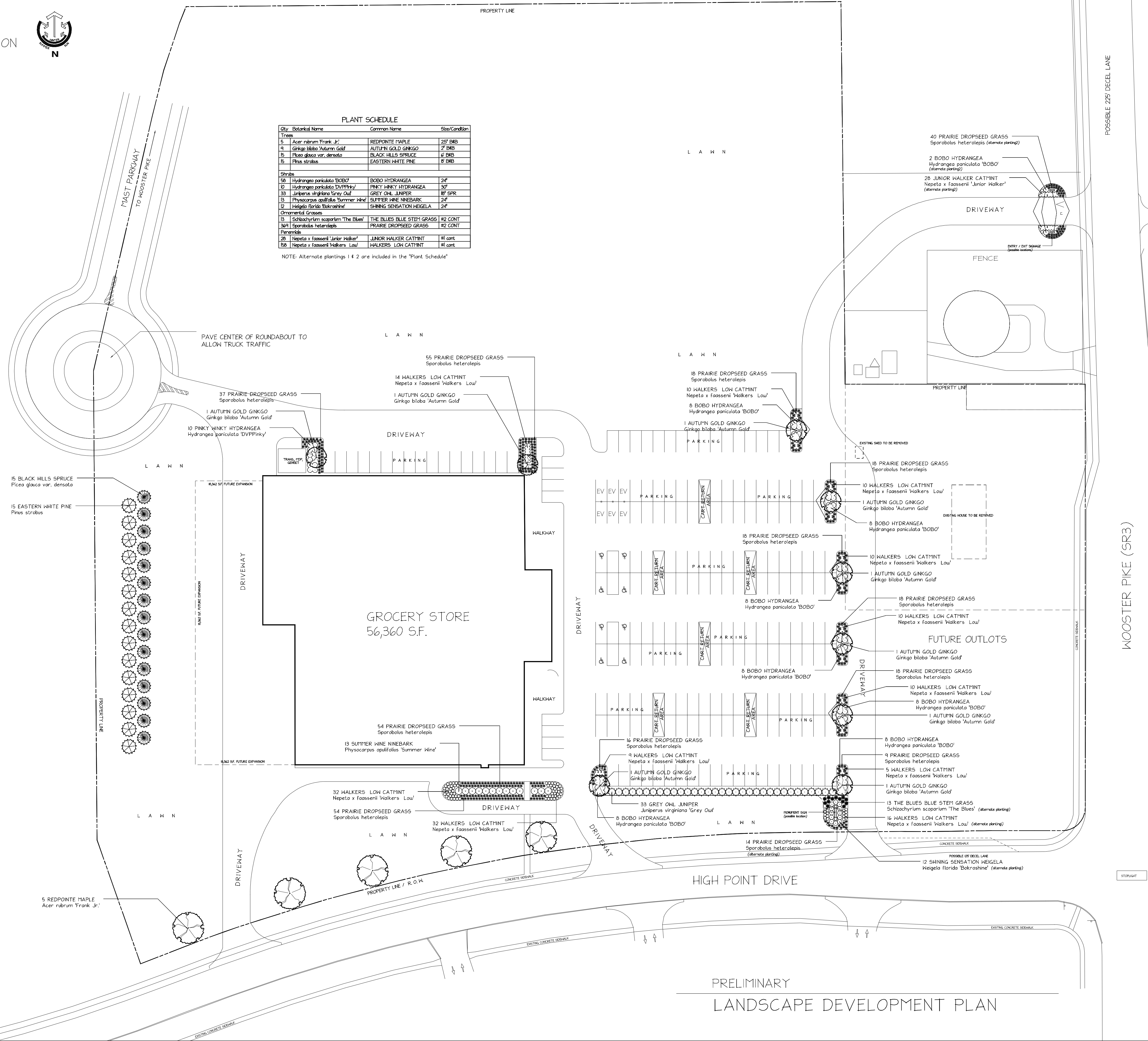


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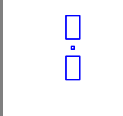
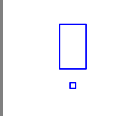
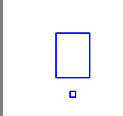

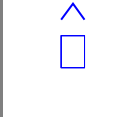
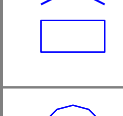
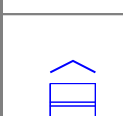
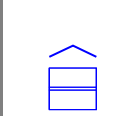
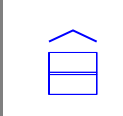

Qty	Botanical Name	Common Name	Size/Condition
Trees			
5	<i>Acer rubrum</i> 'Frank Jr.'	REDPONTE MAPLE	25' B&B
9	<i>Ginkgo biloba</i> 'Autumn Gold'	AUTUMN GOLD GINKGO	2' B&B
15	<i>Picea glauca</i> var. <i>densata</i>	BLACK HILLS SPRUCE	4' B&B
15	<i>Pinus strobus</i>	EASTERN WHITE PINE	8' B&B
Shrubs			
56	<i>Hydrangea paniculata</i> 'BOBO'	BOBO HYDRANGEA	24"
10	<i>Hydrangea paniculata</i> 'DWARFPINKY'	PINKY MINNY HYDRANGEA	30"
38	<i>Juniperus virginiana</i> 'Grey Owl'	GREY OWL JUNIPER	18" SPR
13	<i>Physocarpus opulifolius</i> 'Summer Wine'	SUMMER WINE NINEBARK	24"
12	<i>Neigela florida</i> 'Bokrosning'	SHINING SENSATION NEIGELA	24"
Ornamental Grasses			
13	<i>Schizachyrium scoparium</i> 'The Blues'	THE BLUES BLUE STEY GRASS	#2 CONT
341	<i>Sporobolus heterolepis</i>	PRAIRIE DROPSPEED GRASS	#2 CONT
Perennials			
26	<i>Nepeta x faassenii</i> 'Junior Walker'	JUNIOR WALKER CATMINT	#1 cont
56	<i>Nepeta x faassenii</i> 'Walkers Low'	WALKERS LOW CATMINT	#1 cont

NOTE: Alternate plantings 1 & 2 are included in the "Plant Schedule"



PRELIMINARY
LANDSCAPE DEVELOPMENT PLAN

PROJECT	GROCERY STORE @ WOOSTER PIKE & HIGH POINT DRIVE, MEDINA, OHIO		CLIENT: ALBRECHT, Incorporated Developer of property
	DESIGN BY:	R. B. STOUT, inc. 1285 N. CLEVELAND - MASSILLON ROAD AKRON, OHIO 44333-1899	
DATE: 19 SEPT 2023	SCALE: 1"= 40'-0"	DRN BY: D J O	CHKD BY: J K
REVISION(S)	<p>The plan is hereby to be the sole property of R.B. STOUT, inc. and shall not be reproduced in any way, in whole or in part, without the express written consent of R.B. STOUT, inc. This plan shall be given in any whole or in part, without the express written consent of R.B. STOUT, inc.</p>		
SHEET NO.	L-1.0		3:30-666-8811
www.rbstoutinc.com			

Schedule	Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distrib	ion
	SA			4	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SASC-740-U-SWQ	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEES EACH AND TYPE V WIDE OPTICS, 25 foot overall height		80	GALN-SASC-740-U-SWQ_36849 lumens.ies	461	1	0.9	538	100%		
	SB			6	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SASC-740-U-SL3	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEES EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS, 25' overall height		64	GALN-SASC-740-U-SL3_27566 lumens.ies	431	1	0.9	213	100%		
	SC			2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SASC-740-U-T4W	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEES EACH AND TYPE IV WIDE OPTICS, 25' overall height		96	GALN-SASC-740-U-T4W_41720 lumens.ies	435	1	0.9	321	100%		
	SD			1	EATON - LUMARK (FORMER COOPER LIGHTING)	NFFLD-L-C100-D-UNV-66-7030	NIGHT CONDOR LED FLOODLIGHT WIDE OPTIC	(4) 3000K CCT, 70 CRI LEDES	4	NFFLD-L-C100-D-UNV-66-7030.ies	Absolute	1	0.9	504	100%		
	SE			3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SASC-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEES EACH AND TYPE IV FORWARD THROW OPTICS		48	GALN-SASC-740-U-T4FT_20941 lumens.ies	436	1	0.9	160	100%		
	SF			8	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GWC-SASC-740-U-SL4	GALLEON WALL LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEES EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS		32	GWC-SASC-740-U-SL4.ies	438	1	0.9	113	100%		
	SG			0	LIGMAN	USY-20932-W40	Symmetrical indirect light post top luminaire	1 COB LED 4000K 0.3781, 0.3747 4051K Ra84	1	USY-20932-W40.ies	3139	1	0.9	55.2	100%		
	F1			5	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	NFFLD-L-C100-D-UNV-66-7030	NIGHT CONDOR LED FLOODLIGHT WIDE OPTIC	(4) 3000K CCT, 70 CRI LEDES	4	NFFLD-L-C100-D-UNV-66-7030.ies	8131	1	0.9	252	100%		
	F2			2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	NFFLD-C40-D-UNV-33-7030	NIGHT FALCON LED FLOOD LIGHT	(8) 3000K CCT, 72 CRI LEDES	8	NFFLD-C40-D-UNV-33-7030.ies	1696	1	0.9	142.8	100%		
	F3			4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	NFFLD-C70-D-UNV-66-7030	LED FLOOD LIGHT LUMINAIRE	(2) 3000K CCT, 70 CRI LEDES	2	NFFLD-C70-D-UNV-66-7030.ies	11545	1	0.9	184	100%		



TYPE "SF"

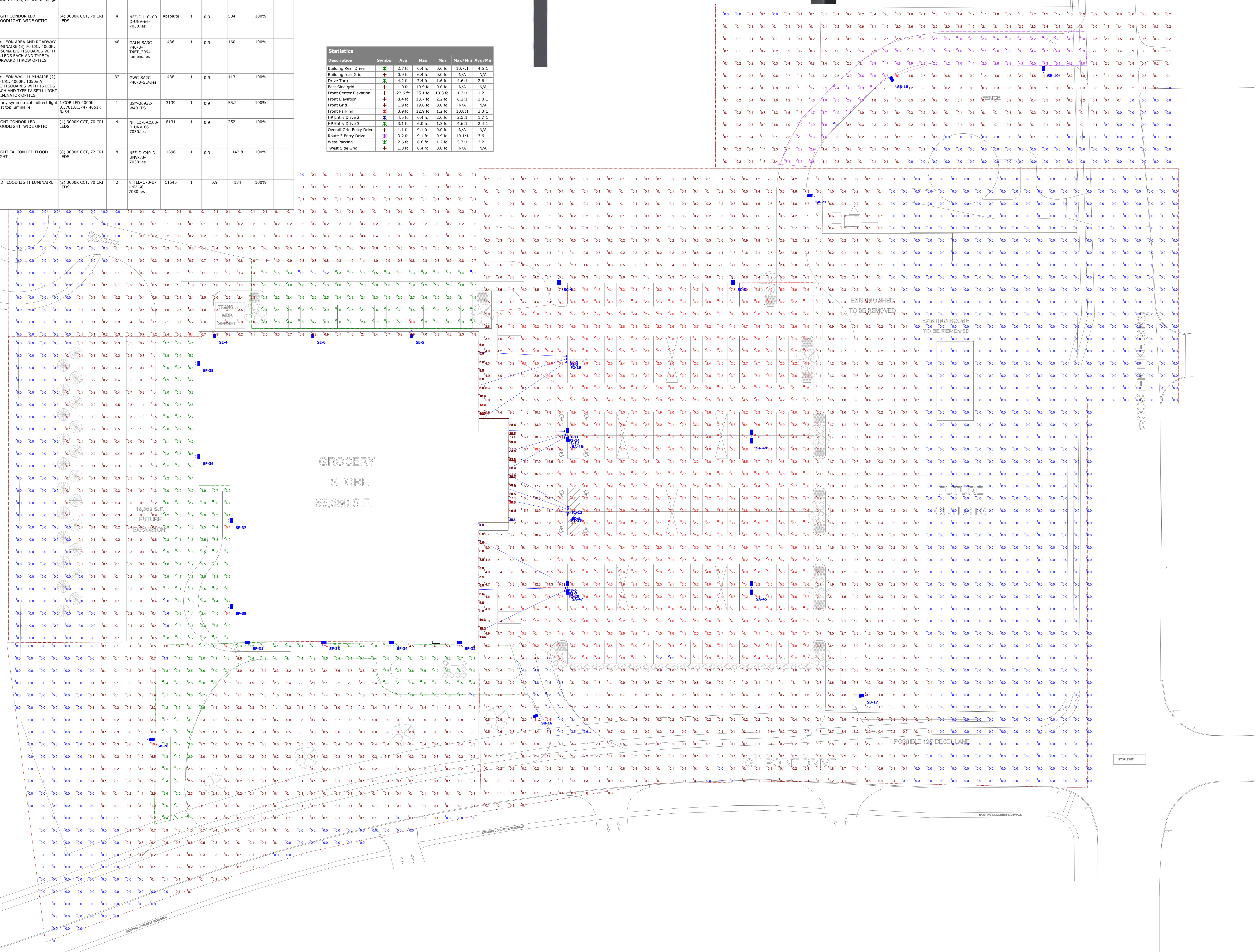


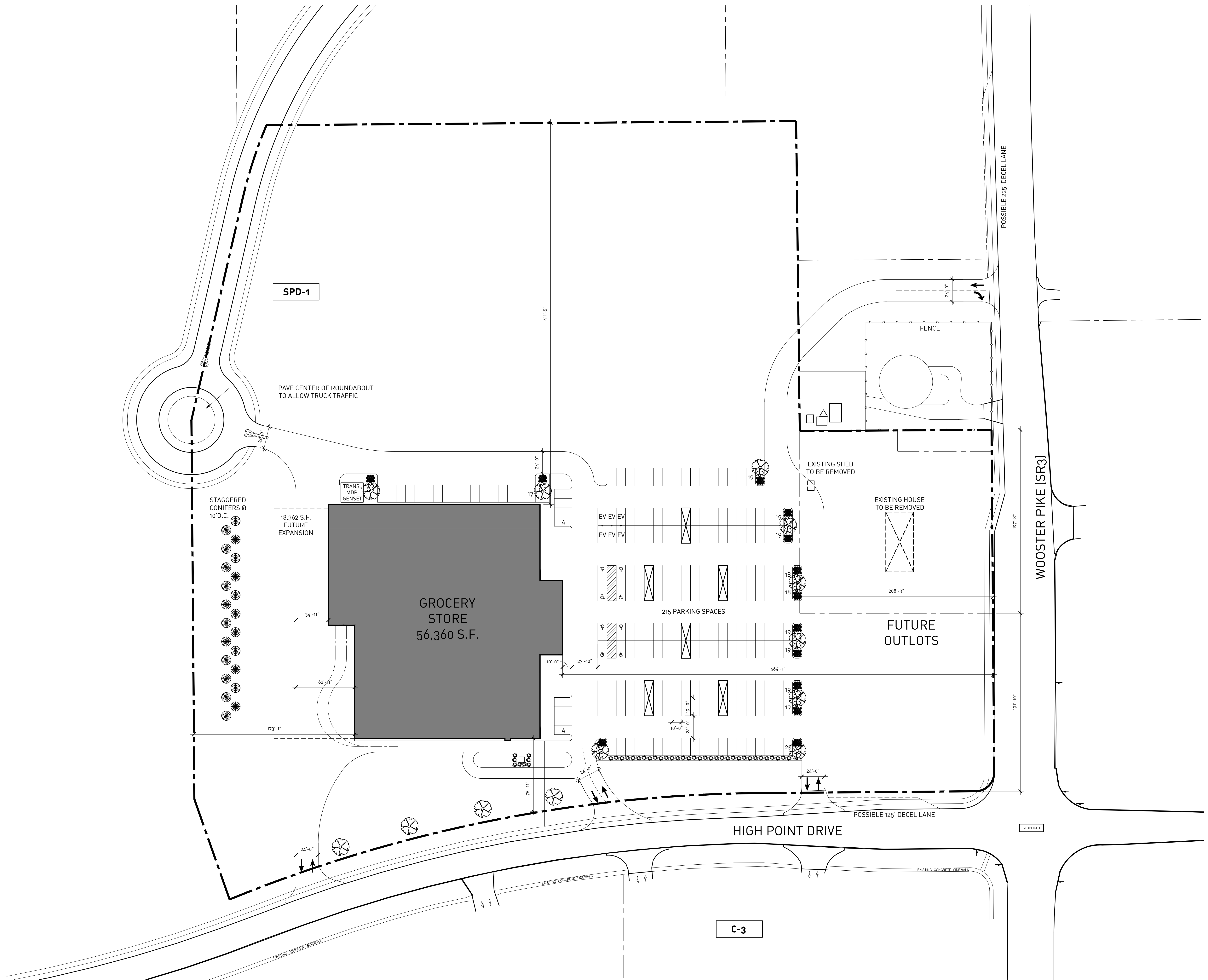
TYPE "F2 & F3"



TYPE "SD & F1"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Rear Drive	X	2.7 fc	6.4 fc	0.6 fc	10.7:1	4.5:1
Building rear Grid	+	0.9 fc	6.4 fc	0.0 fc	N/A	N/A
Drive Thru	X	4.2 fc	7.4 fc	1.6 fc	4.6:1	2.6:1
East Side grid	+	1.0 fc	10.9 fc	0.0 fc	N/A	N/A
Front Center Elevation	+	22.6 fc	25.1 fc	19.3 fc	1.3:1	1.2:1
Front Elevation	+	8.4 fc	13.7 fc	2.2 fc	6.2:1	3.8:1
Front Grid	+	1.9 fc	19.8 fc	0.0 fc	N/A	N/A
Front Parking	X	3.9 fc	12.9 fc	1.2 fc	10.8:1	3.3:1
HP Entry Drive 2	X	4.5 fc	6.4 fc	2.6 fc	2.5:1	1.7:1
HP Entry Drive 3	X	3.1 fc	6.0 fc	1.3 fc	4.6:1	2.4:1
Overall Grid Entry Drive	+	1.1 fc	9.1 fc	0.0 fc	N/A	N/A
Route 3 Entry Drive	X	3.2 fc	9.1 fc	0.9 fc	10.2:1	3.6:1
West Parking	X	2.6 fc	6.8 fc	1.2 fc	5.7:1	2.2:1
West Side Grid	+	1.0 fc	8.4 fc	0.0 fc	N/A	N/A





SITE ACREAGE
12.5 ACRES

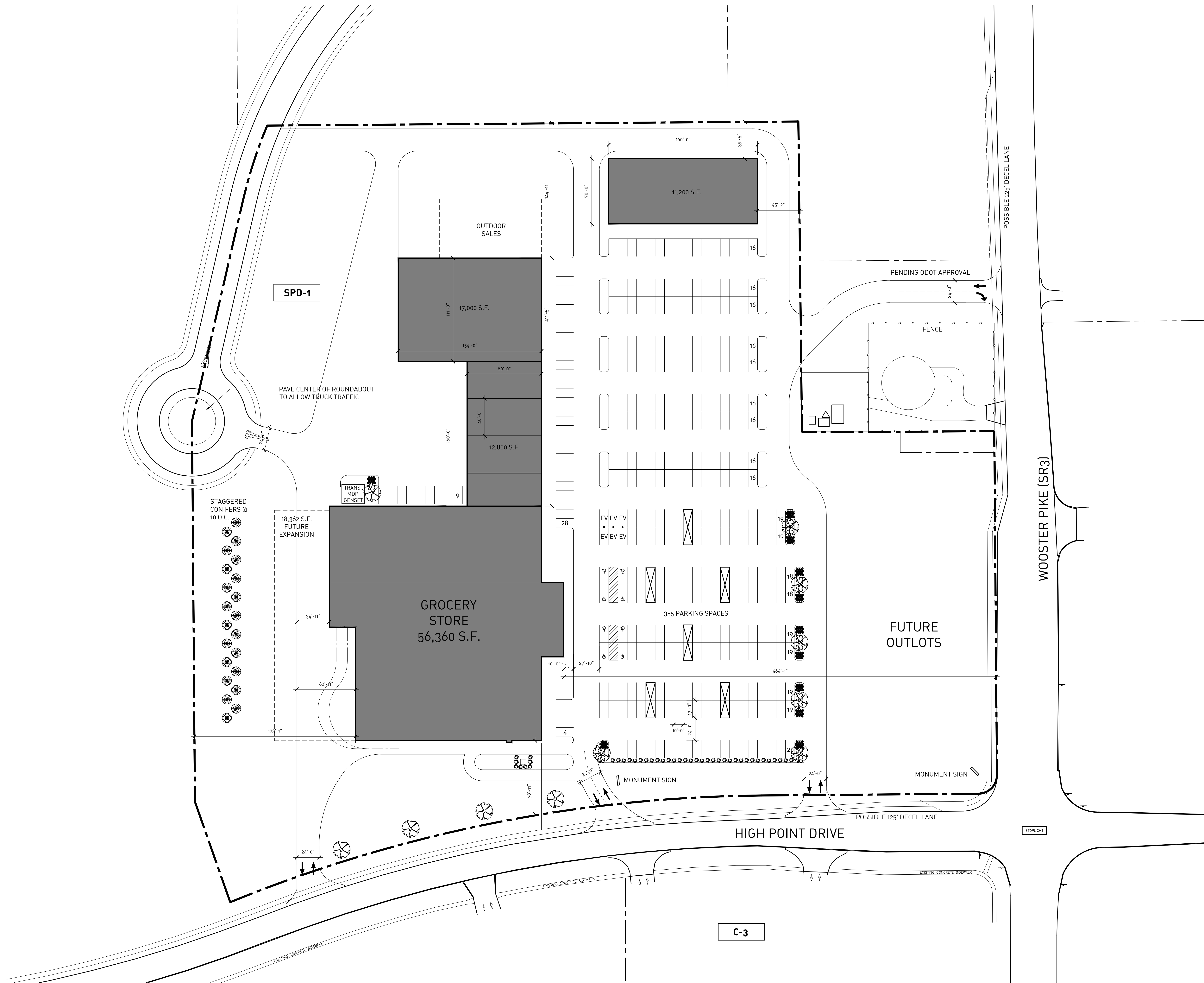
BUILDING S.F.
55,000 S.F.

PARKING
(1) SPACE FOR EACH 400 S.F. OF GROSS FLOOR AREA
55,000 S.F. / 400 = 137 SPACES
215 SPACES SHOWN

IMPERVIOUS SURFACE RATIO
192,373 S.F. BUILDING
574,777 S.F. SITE
33% ISR

FLOOR AREA RATIO
55,000 S.F. BUILDING
574,777 S.F. SITE
10.3% FAR

1
sp2.1
SITE PLAN - PHASE 1
SCALE: 1" = 40'-0"
NORTH



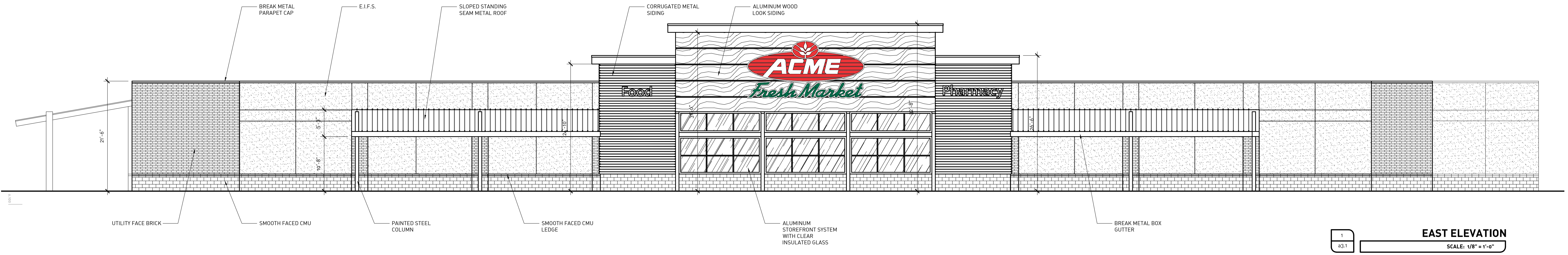
ADDK, INC. • (A) 11278 Drexel Avenue, Lakewood, OH 44197 • (F) 216.271.9291 • (F) 216.271.9291 • (F) 216.271.9291 • (F) 216.271.9291 • (F) 216.271.9291



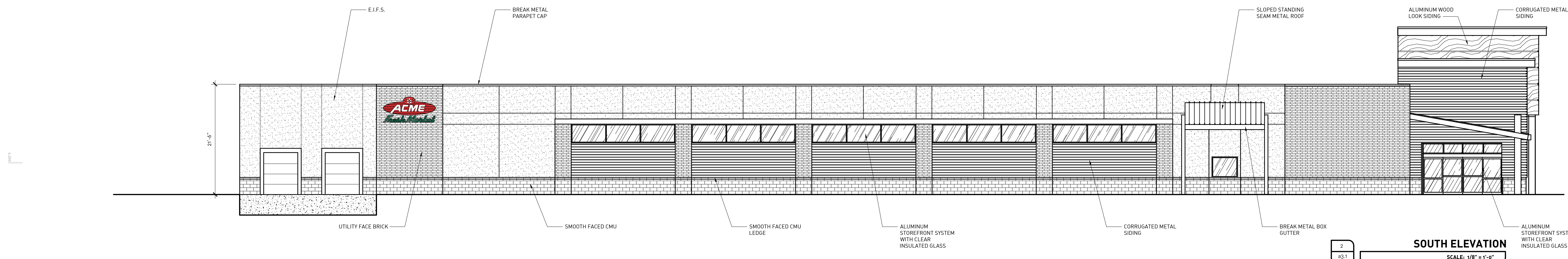
MEDINA SHOPPING CENTER

PROJECT TITLE:	SHOPPING CENTER MEDINA, OH
PROJECT:	MEDINA, OH
CITY REVIEW:	10.19.2023
ISSUE/DATE:	
AUTHORIZATION:	THESE DRAWINGS, DESIGN, CONCEPT AND INFORMATION ARE THE EXCLUSIVE PROPERTY OF ADDK, INC. THEY ARE FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THE DOCUMENTS AND DESIGN IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM ADDK, INC.
SHEET NO.:	23.27
JOB NO.:	
DATE:	

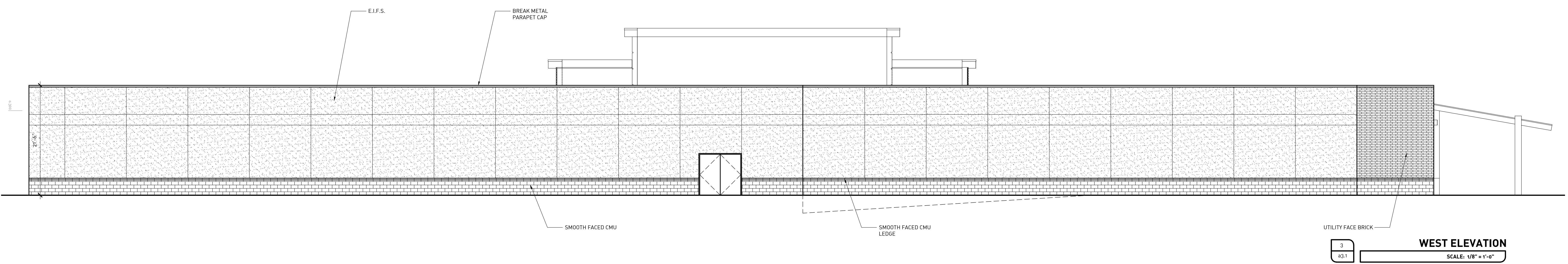
1
 sp2.2
SITE PLAN - PHASE 2
 SCALE: 1" = 40'-0"
 NORTH



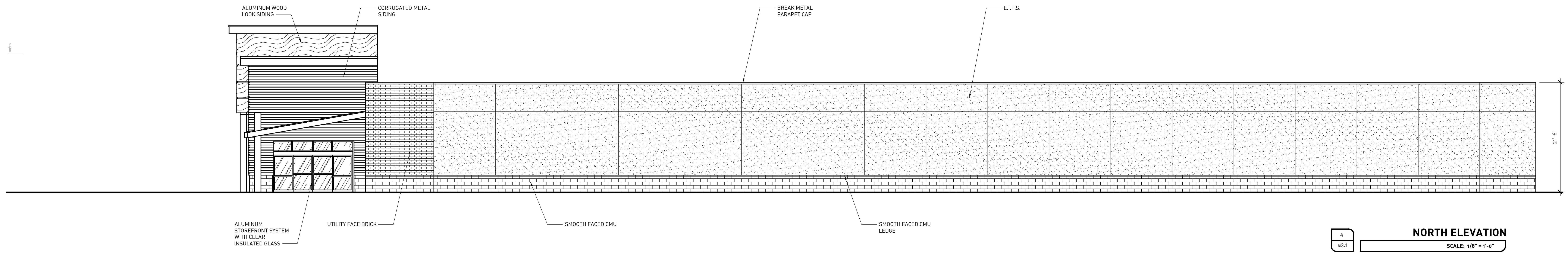
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Pharmacy

ACME
Fresh Market

Food



Pharmacy

ACME
Fresh Market

Food



ACME
Fresh Market

Pharmacy

Food



Pharmacy Drive-Thru

ACME
SuperMarket