



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P24-03

GENERAL	Date of Application <u>12.21.2023</u> Property Location <u>Corner of SR3 and High Point Drive</u> Description of Project <u>New 55,000 s.f. grocery store with 215 parking spaces. New store design incorporates brick, corrugated metal, wood-look siding, glass, and EIFS to evoke open air farmers markets and barn structures of Medina County.</u>
CONTACT INFORMATION	Applicant Name <u>AODK - Greg Ernst</u> Address <u>14394 Detroit Avenue</u> City <u>Lakewood</u> State <u>OH</u> Zip <u>44107</u> Phone <u>440-476-4729</u> Email <u>ge@aodkinc.com</u> Property Owner Name <u>Albrecht Incorporated - Joe Albrecht</u> Address <u>17 S. Main Street</u> City <u>Akron</u> State <u>OH</u> Zip <u>44308</u> Phone <u>330-376-6611</u> Email <u>jalbrecht@albrechtinc.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input checked="" type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature _____ Date <u>12.21.2023</u>
OFFICIAL USE	Zoning District <u>C-3/SPD-1</u> Fee (See Fee Sheet) <u>\$500</u> Meeting Date <u>1/11/24</u> Check Box when Fee Paid <input type="checkbox"/>

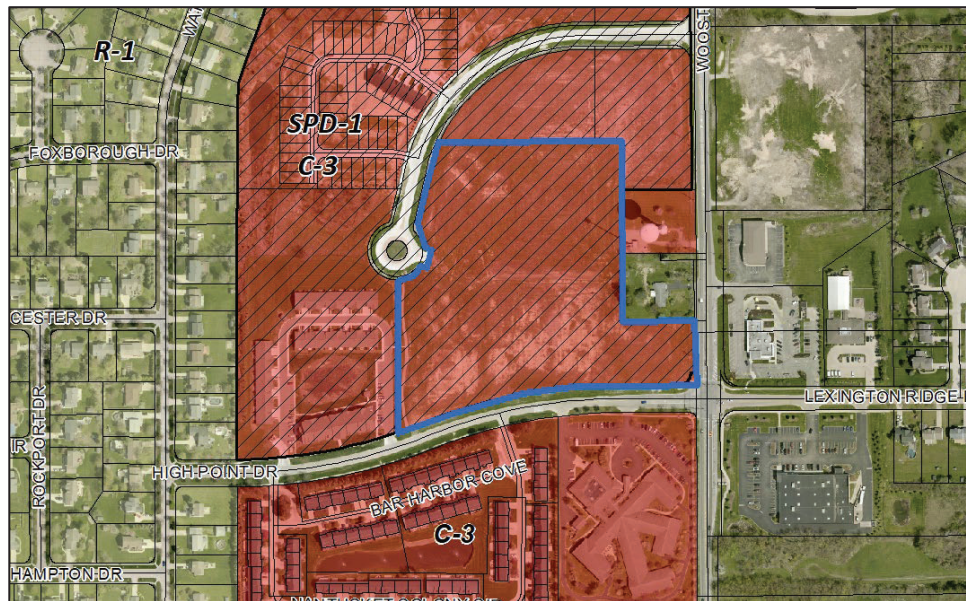
P24-03
Acme Final Site Plan and Conditional Sign Permit

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: Final Site Plan approval for a grocery store with a pharmacy drive through and Conditional Sign approval for Shopping Center signs

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

The site is located in Special Planning District #1 (SPD-1), which requires a three-step approval process:

1. **Conceptual Plan and Development Guidelines** – 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:
 - Subdistrict “A” – Neighborhood Scale Retail (Portion of Proposed Site)
 - Subdistrict “B” – Offices and Services (Undeveloped)
 - Subdistrict “C” – Medium Density Residential (Developed)

The Ordinance also included Development Guidelines which supersede the underlying C-3 district standards. The applicant has submitted a proposal to amend the Guidelines, which were recommended for approval by the Planning Commission on November 9, 2023. City Council is currently revising the amendments and is expected to vote on the proposed amendments on January 22, 2024.

2. Preliminary Plan –The Planning Commission granted Preliminary Plan approval for the grocery store and drive through pharmacy on November 9, 2023 with the conditions that the Development Guidelines shall be modified to allow access drives on High Point Drive 80 ft. in width for the western drive and 75 ft. in width for the middle drive and eastern drive and the Final Site Plan shall incorporate:
 - (1) ODOT approval for any access drives on Wooster Pike.
 - (2) 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.
 - (3) Conifers to the south of the loading zones, near the curved pavement, and internal landscaped islands shown on all plan sheets.
 - (4) Screening of refuse and service areas per Section C.5(8) and (9), if applicable.
 - (5) Large canopy street trees along High Point Drive spaced approximately 40 ft. apart west of the middle drive and acceptable on-site landscaping east of the middle drive.
 - (6) The location, orientation, lighting, size, and height of all proposed signs.

3. Final Site Plan – The current Final Site Plan application is a request to develop 11.7 acres of the site for a 56,360 sq. ft. grocery store. A future Phase 2 of the development has also been shown for reference including 41,000 sq. ft. of commercial buildings.

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. Both a grocery store and drive through pharmacy are permitted uses in Subdistrict “A”.

DEVELOPMENT STANDARDS

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

Standard	Required	Proposed	Standard	Required	Proposed
Min. Front Setback	None	464 ft.	Max. Building Height	35 ft.	34 ft.
Min. Side Setback	None	78 ft.	Floor Area Ratio	35%	11%
Min. Rear Setback	75 ft.	145 ft.	Impervious Surface Ratio	75%	33%
Max. Building Size	78,000 sq. ft.	56,360 sq. ft.			

The proposed project meets the above Development Guidelines.

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 future phases of the development.
- **Mast Parkway** – 1 access drive – Used for delivery service and by local customers.
- **Wooster Pike** – 1 access drive – The access drive is shown on the north side of the City of Medina water tower property.

Access drives on Wooster Pike are at the 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. The applicant will need to comply with any ODOT requirements regarding the access drive.

The location of the access drive on the City of Medina property will require approvals from City Council. In addition, the applicant will need to comply with any requirements from the EPA and the City Engineer regarding the location of a drive adjacent to a water tower.

Access Drive Width – The SPD-1 Guidelines allow access drives on High Point Drive 80 ft. in width for the western drive and 75 ft. in width for the middle drive and eastern drive. Access drives comply with these requirements.

Sidewalks – Public sidewalks are required along street rights-of-way and a private sidewalk must connect the building to the public sidewalk. Sidewalks are shown as required.

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 213 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 the property to the west and the right-of-way.

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. In addition, landscaping is provided between the parking lot and High Point Drive.

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.

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”. The applicant has indicated that a trash compactor is located on the west side of the building, which is sufficiently screened.

UTILITIES AND STORM WATER

The site has access to public water and sanitary sewer service. The site was initially developed with storm water basins designed to be sufficient for the entire development.

FORESTRY, ENGINEERING, AND FIRE DEPARTMENT COMMENTS

Forestry – The Preliminary Plan was approved with the condition for street trees to be provided along High Point Drive, spaced approximately 40 ft. apart west of the middle drive and acceptable on-site landscaping east of the middle drive.

The Forestry Department has communicated to the applicant that seven street trees should be installed along High Point Drive. This request includes two trees located east of the middle drive, however, trees are spaced significantly further apart than 40 ft. Plans have been revised to include street trees as recommended by the Forestry Department.

Fire – The Fire Department has no comments at this time.

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

- (1) ODOT has full discretion to allow, or not allow an access point on Wooster Pike. The applicant will need to comply with ODOT’s decision and construct any required improvements.
- (2) The location of an access drive through the City of Medina water tower property will require approvals from City Council and further review from the City Engineering Department and EPA.
- (3) The applicant will need to verify that the existing storm water basins are sufficient for the proposed development.
- (4) The parcel may need to be re-platted to account for the installation of new utilities.
- (5) The Final Site Plan approval should be conditional on the proposed location of the access point and the approval of the access drive through the City of Medina water tower property by the City Engineering Department and EPA.

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. A trellis feature has also been added to the east side of the building.
- The north and south sides of the building incorporate brick, smooth faced CMU, E.I.F.S., and metal siding. The south side of the building includes a central area with projecting brick columns, windows, and a mix of materials. In addition, a sloped metal roof is present near the southeast corner of the building over the pharmacy pickup window.
- The west side of the building does not have public access and predominantly consists 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 include brick.

LIGHTING

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.

SIGNS-CONDITIONAL SIGN PERMIT

All proposed signs in SPD’s must be submitted to the Planning Commission for their review. In addition, electronic message center signs require a Conditional Sign Permit, which is also reviewed by the Planning Commission.

In addition to Chapter 1147 of the Zoning Code, Section C.4(2) of the SPD Development Guidelines includes the following requirements:

- (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.

Wall Signs – The building incorporates 3 wall signs on the east elevation and 1 wall sign on the south elevation. Plans show two options for the main “Acme Fresh Market” sign. As outlined below, Option A does not comply with area requirements, while Option B does comply. Per the SPD Development Guidelines, Option B is the only permissible main wall sign.

Wall Sign	Elevation	Option A Area	Option B Area	Area Max.
Acme Fresh Market	East	245 sq. ft.	214 sq. ft.	-
Pharmacy	East	24 sq. ft.	24 sq. ft.	-
Food	East	12 sq. ft.	12 sq. ft.	-
Total East	East	281 sq. ft.	250 sq. ft.	253 sq. ft.
Pharmacy Drive Thru	South	28.5 sq. ft.		57 sq. ft.

Freestanding Signs – Two freestanding signs are shown, a monument sign on High Point Drive and a development sign located at the corner of High Point Drive and Wooster Pike. Signs are compliant with the SPD Development Guidelines per the following table.

Freestanding Sign	Area	Area Max.	Height	Height Max.	Setback	Setback Min.
Monument Sign	60 sq. ft.	60 sq. ft.	8 ft.	8 ft.	20 ft.	20 ft.
Development Sign	145 sq. ft.	150 sq. ft.	20 ft.	20 ft.	20 ft.	20 ft.

Per Section 1147.14(c), development signs “...shall not incorporate a changeable copy sign or an electronic message center sign”. The proposed Development Sign includes a 51.8 sq. ft. electronic message center sign, which is not permitted.

SITE PLAN REVIEW STANDARDS

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P24-03 with the following conditions:

- (1) The proposed access point on Wooster Pike shall be approved by ODOT and any necessary improvements shall be installed at the cost of the applicant. Any substantial changes to the proposed access point on Wooster Pike shall be approved by the Planning Commission.
- (2) The proposed access drive on the City of Medina Water Tower property shall receive additional approvals as deemed necessary by the City Engineer, which may include, but are not limited to, City Council and the EPA.
- (3) The pending proposed amendments to South Court Village SPD-1 Design Guidelines shall be approved by City Council.

- (4) Wall signs on the east building elevation shall not exceed 253 sq. ft. in area and the electronic message center portion of the Development Sign shall be removed or the South Court Village SPD-1 Guidelines shall be further amended by City Council to allow an electronic message center portion of the Development Sign.

Andrew Dutton

From: Patrick Patton
Sent: Thursday, December 28, 2023 4:05 PM
To: Andrew Dutton
Cc: Fred Himmelreich
Subject: FW: Planning Commission Plan Review P24-03 Acme
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 an access point onto SR 3. Please be aware that the Ohio Department of Transportation (ODOT) has jurisdictional authority of SR 3 at this location. 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. Please be advised that after their review, ODOT may allow an access onto SR 3 as shown on these plans, they may not allow any access onto SR 3, or they may only allow a revised version of the proposed 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. The site plan indicates that the drive onto SR 3 will cross a portion 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.

To summarize:

Any approval by the Commission should be conditional. Those conditions are as follows:

- The SR 3 access point as shown on the current site plan is approved by ODOT. If ODOT does not approve the access point as shown, the site plan should be revised to reflect that, and it should be reconsidered by the Commission.
- The portion of the driveway that crosses the City water tower property is acceptable to the Ohio EPA and receives City Council approval.

Thanks,

Patrick Patton, PE
City Engineer
City of Medina, Ohio

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

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



Andrew Dutton

From: Sarah Tome
Sent: Tuesday, January 2, 2024 10:05 AM
To: Andrew Dutton
Subject: FW: Site Plan Review

From: Mark Crumley <mcrumley@medinaoh.org>
Sent: Tuesday, January 2, 2024 8:40 AM
To: Sarah Tome <stome@medinaoh.org>
Subject: RE: Site Plan Review

Sarah,

After review of Case P24-03 I have no comments at this time.

Thanks

Mark Crumley, Asst. Chief
Medina Fire Department
300 W. Reagan Pkwy.
Medina, Ohio 44256

Office: 330-723-5704



Andrew Dutton

From: Jansen Wehrley
Sent: Monday, December 4, 2023 2:04 PM
To: doleksa@rbstoutinc.com
Cc: Andrew Dutton
Subject: ACME

Dave,

Thanks for meeting with me last week to review the preliminary landscape development plan for Albrecht, Inc on Wooster Pike and High Point Drive in Medina.

As per our discussion, the City of Medina Forestry Department does have the power to plant, care for, maintain, remove, and replace trees in the public right-of-way within the City of Medina. For this particular project we made a request in the Staff Report that large canopy street trees be included in the landscaping plan along High Point drive. Spacing could be determined based on entry/exit drives, signs, etc. and that we would like to see approximately 40' spacing between street trees. This request was made so that street trees could be incorporated into the general landscape design for the site.

I had some discussion with our engineering department regarding the ROW and sidewalk placement as indicated on your design. That sidewalk will need to be shifted to the edge of the ROW. As such, I feel it would be appropriate to move the 5 trees you have on the south side of the property into the right-of-way, include two additional trees as indicated on the drawing below, and keep the species as originally recommended. The *Acer rubrum* 'Frank Jr.' is a great performer that is broadly pyramidal reaching a height of 45' and width of 30'.

I think it's really beneficial to include these trees in the landscape design and that we work together so that your client knows exactly what to expect with the final landscape.

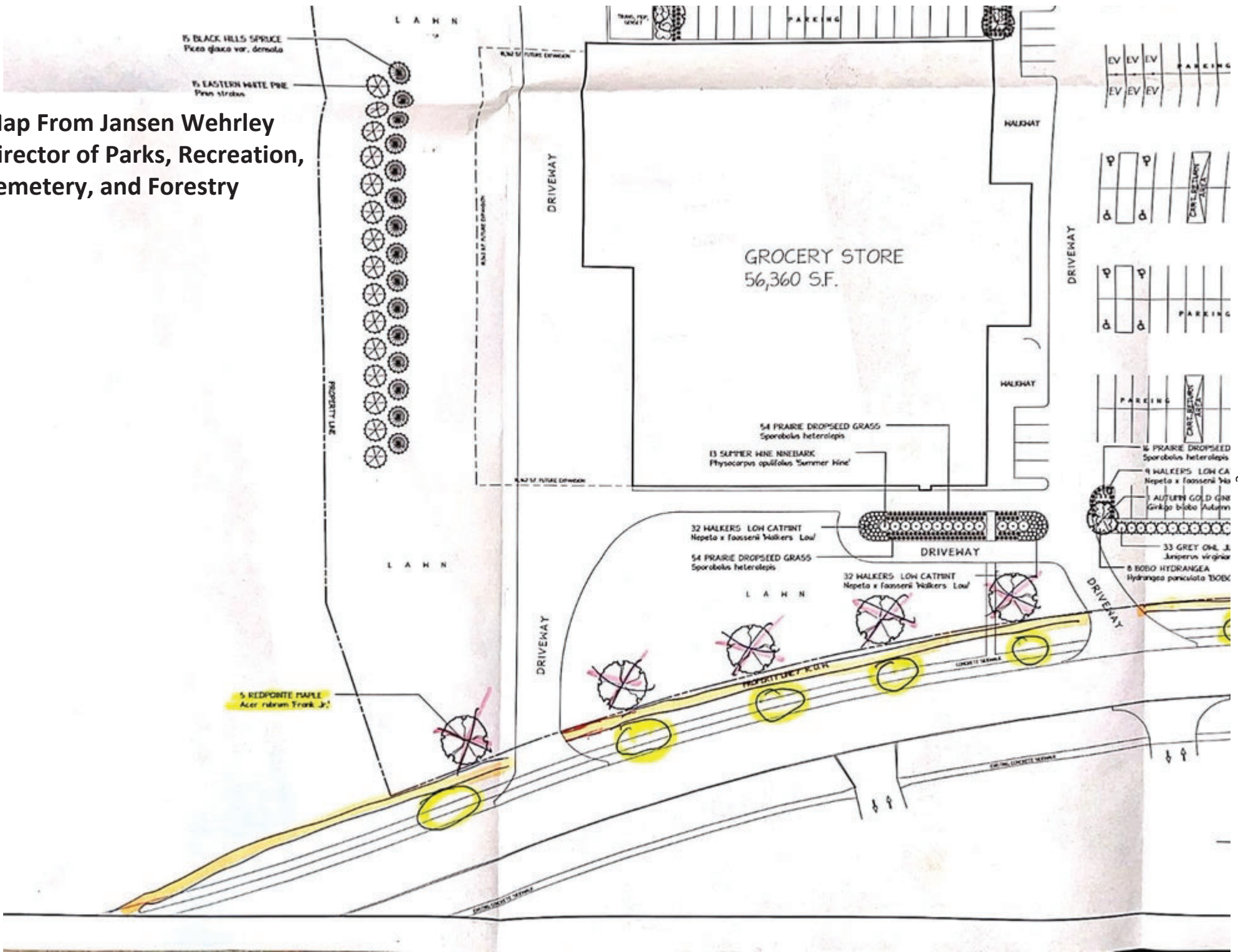
If you have any questions or would like to discuss further please don't hesitate to contact me.

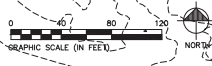
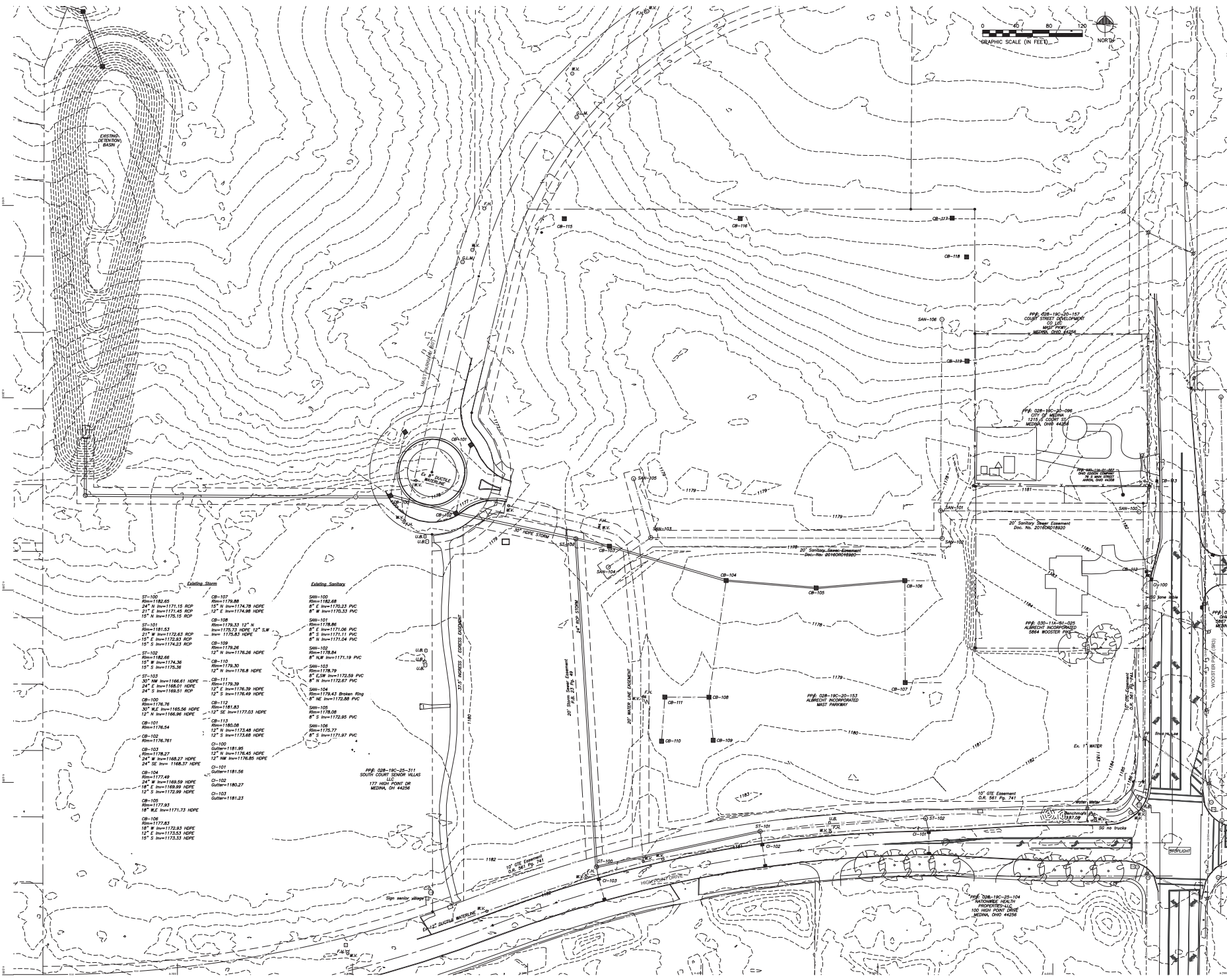
Respectfully,

Jansen Wehrley
Director of Parks, Recreation, Cemetery, and Forestry
City of Medina
330-721-6950

(a) The City of Medina shall have jurisdiction over and regulate all street trees, shrubs, and other plantings now or hereafter in any park, cemetery, public right-of-way or easement, or other public place within the City limits, and shall have the power to plant, care for, maintain, remove, and replace such trees, shrubs and other plantings. Private plantings encroaching into the public right-of-way shall be subject to these rules and regulations set forth hereinafter as part of this chapter.

**Map From Jansen Wehrley
Director of Parks, Recreation,
Cemetery, and Forestry**





Existing Storm

ST-100	Rm=1180.65	20' W	In=1171.15 HDP
ST-101	Rm=1181.53	20' W	In=1172.63 HDP
ST-102	Rm=1182.66	15' W	In=1174.38 HDP
ST-103	Rm=1184.81	30' W	In=1186.81 HDP
ST-104	Rm=1187.49	30' W	In=1190.51 HDP
ST-105	Rm=1190.51	30' W	In=1228.51 HDP
ST-106	Rm=1193.26	12' N	In=1176.26 HDP
ST-107	Rm=1195.98	15' W	In=1174.38 HDP
ST-108	Rm=1198.26	12' N	In=1176.26 HDP
ST-109	Rm=1200.98	15' W	In=1174.38 HDP
ST-110	Rm=1203.70	12' N	In=1176.26 HDP
ST-111	Rm=1206.42	15' W	In=1174.38 HDP
ST-112	Rm=1209.14	12' N	In=1176.26 HDP
ST-113	Rm=1211.86	15' W	In=1174.38 HDP
ST-114	Rm=1214.58	12' N	In=1176.26 HDP
ST-115	Rm=1217.30	15' W	In=1174.38 HDP
ST-116	Rm=1220.02	12' N	In=1176.26 HDP
ST-117	Rm=1222.74	15' W	In=1174.38 HDP
ST-118	Rm=1225.46	12' N	In=1176.26 HDP
ST-119	Rm=1228.18	15' W	In=1174.38 HDP
ST-120	Rm=1230.90	12' N	In=1176.26 HDP

Existing Sanitary

SM-100	Rm=1180.65	8" E	In=1170.23 PVC
SM-101	Rm=1181.53	8" E	In=1171.04 PVC
SM-102	Rm=1182.66	8" E	In=1171.85 PVC
SM-103	Rm=1184.81	8" E	In=1172.66 PVC
SM-104	Rm=1187.49	8" E	In=1173.47 PVC
SM-105	Rm=1190.51	8" E	In=1174.28 PVC
SM-106	Rm=1193.26	8" E	In=1175.09 PVC
SM-107	Rm=1195.98	8" E	In=1175.90 PVC
SM-108	Rm=1198.26	8" E	In=1176.71 PVC
SM-109	Rm=1200.98	8" E	In=1177.52 PVC
SM-110	Rm=1203.70	8" E	In=1178.33 PVC
SM-111	Rm=1206.42	8" E	In=1179.14 PVC
SM-112	Rm=1209.14	8" E	In=1179.95 PVC
SM-113	Rm=1211.86	8" E	In=1180.76 PVC
SM-114	Rm=1214.58	8" E	In=1181.57 PVC
SM-115	Rm=1217.30	8" E	In=1182.38 PVC
SM-116	Rm=1220.02	8" E	In=1183.19 PVC
SM-117	Rm=1222.74	8" E	In=1184.00 PVC
SM-118	Rm=1225.46	8" E	In=1184.81 PVC
SM-119	Rm=1228.18	8" E	In=1185.62 PVC
SM-120	Rm=1230.90	8" E	In=1186.43 PVC

PROJ. 028-190-25-311
SOUTH COAST SENIOR WALK
177 HIGH POINT DR
MEDINA, OH 44256

PROJ. 028-190-25-104
WINDMILL ROAD
100 HIGH POINT DRIVE
MEDINA, OH 44256

ALBER & RICE
SURVEYING & CIVIL - STRUCTURAL
2225 W. STATE ST. SUITE 200
COLUMBUS, OHIO 43228

adk

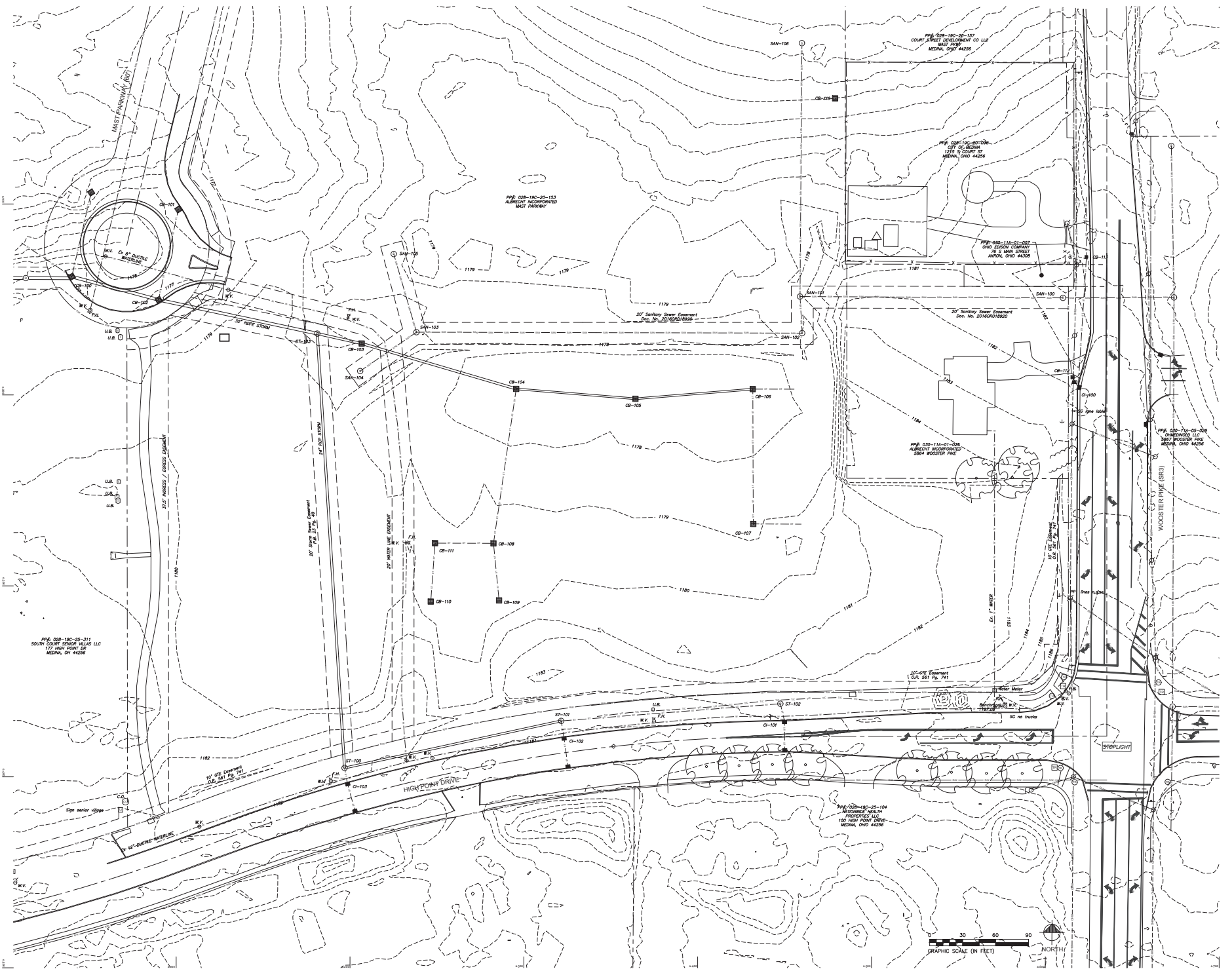
STATE OF OHIO
PROFESSIONAL ENGINEER
Dwight C. Adk, License #22222
Expiration Date 03/31/2023

ACME MEDINA
MEDINA, OH

PROJECT: CHICORY CENTER
MEDINA, OH

OWNER REVIEW	08.16.2023
UTILITY REVIEW	08.23.2023
PLANNING	10.20.2023
PLANNING	01.11.2024

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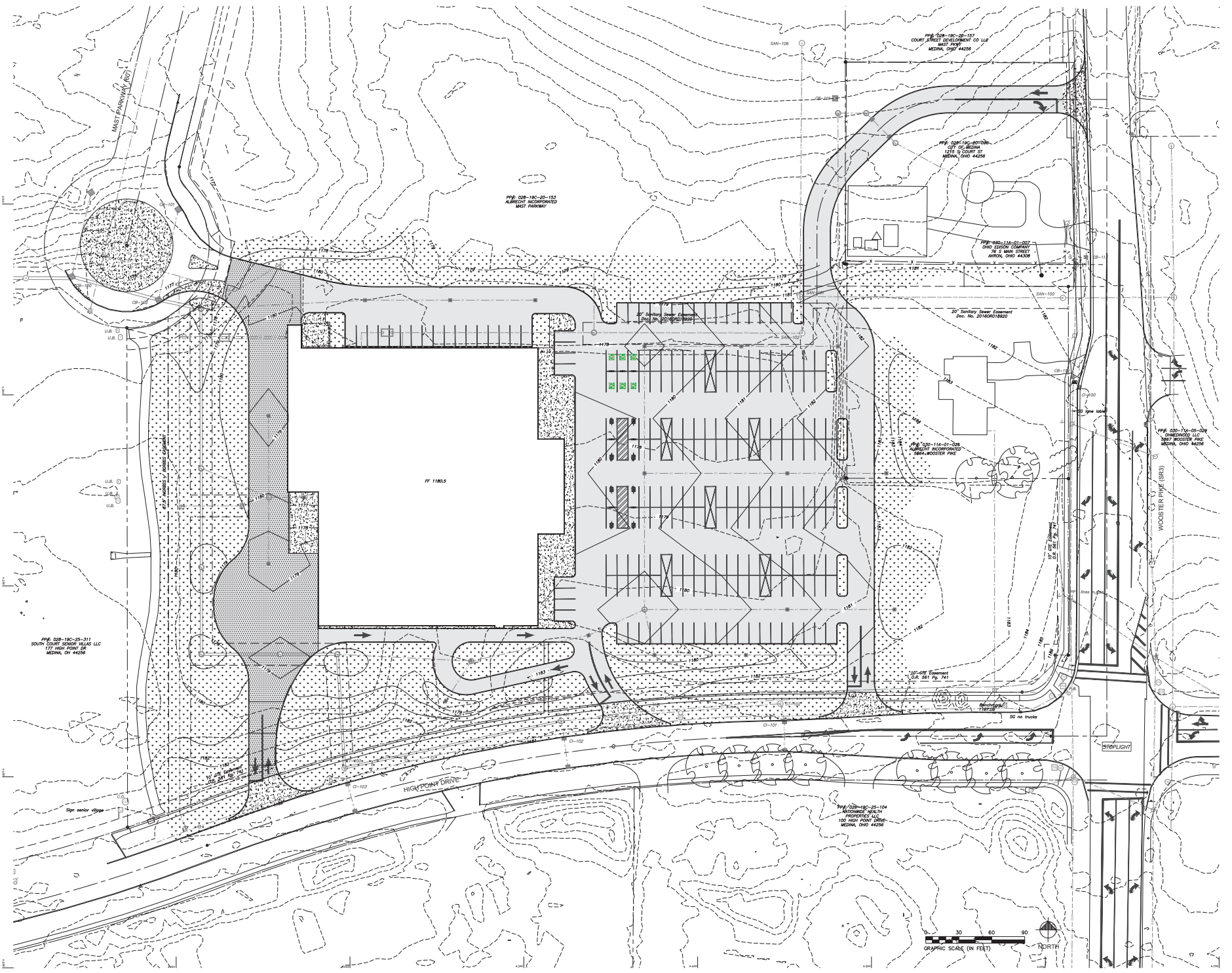





 PROJECT NO.: 22-21 MEDINA
 PROJECT TITLE: DEMO PLAN
ACME MEDINA
MEDINA, OH
 SHEET NO.: C2.1

DATE	DESCRIPTION
08.16.2023	OWNER REVIEW
08.16.2023	UTILITY REVIEW
08.16.2023	PLANNING
08.16.2023	PLANNING

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PP# 028-126-25-311
SOUTH SCOTT SINKER VILLAS LLC
177 HIGH POINT DR
MEDINA, OH 44256

PP# 028-126-25-153
ALBERT INCORPORATED
MAST PARKWAY

PP# 028-126-25-153
COUNTY STREET DEVELOPMENT CO LLC
MAST PARKWAY
MEDINA, OH 44256

PP# 028-126-25-153
COUNTY STREET DEVELOPMENT CO LLC
MAST PARKWAY
MEDINA, OH 44256

PP# 048-114-01-007
2ND WOODSTER PARKWAY
100 S MAIN STREET
MEDINA, OH 44256

PP# 028-126-25-104
ALBERT INCORPORATED
2ND WOODSTER PARKWAY

PP# 028-126-25-028
WOODSTER PARKWAY
100 S MAIN STREET
MEDINA, OH 44256

PP# 028-126-25-104
ALBERT INCORPORATED
100 HIGH POINT DRIVE
MEDINA, OH 44256





ALBER & RICE
SURVEYING & CIVIL & STRUCTURAL
2225 East Hill (Columbus, Ohio) 43224




Project No. 22-21 Medina
22-21 MEDINA
GRADING PLAN

c4.1

ACME MEDINA
MEDINA, OH

PROJECT TITLE: ACME MEDINA

PROJECT: GRADING CENTER
MEDINA, OH

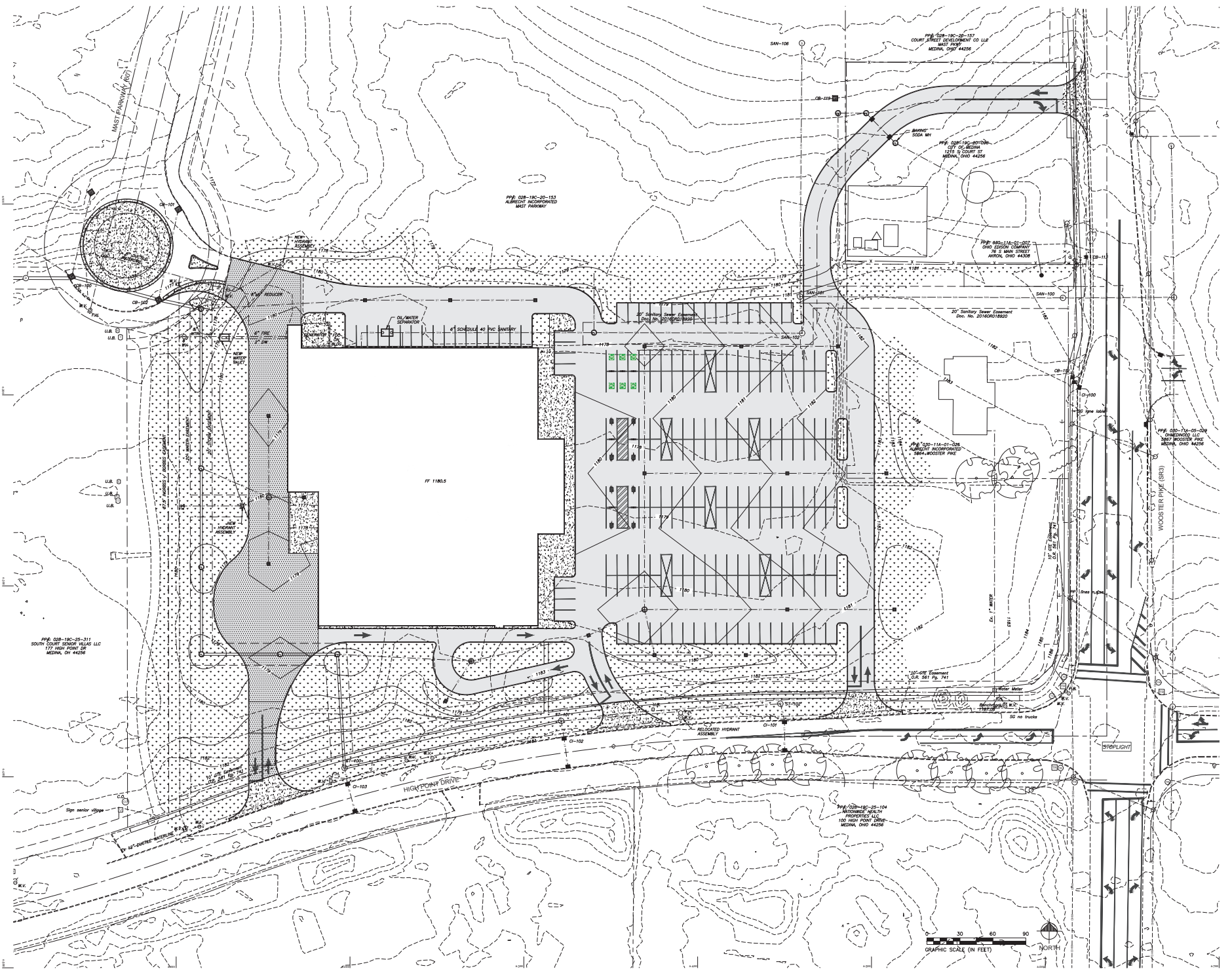
OWNER REVIEW	08.15.2023
UTILITY REVIEW	08.16.2023
PLANNING	10.31.2023
PLANNING	01.11.2024

REVISIONS:

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DATE: 08.15.2023

APPROVED: [Signature]



ALBER & RICE
 SURVEYING & CIVIL & STRUCTURAL
2225 East Main Street, Medina, Ohio 44256

State of Ohio
 Professional Engineer
Gregory C. Albr, License #22222
 Expiration Date 02/28/2022

PROJECT TITLE: **ACME MEDINA**

MEDINA, OH

SUPPORTING CENTER:

MEDINA, OH

OWNER REVIEW: 08.16.2021

UTILITY REVIEW: 08.16.2021

PLANNING: 08.16.2021

PLANNING: 08.16.2021

REVISIONS:

NO.	DATE	DESCRIPTION

AUTHOR/DATE:

02.21.2024

PROJECT NO.:

02.21.2024

CONTRACT NO.:

02.21.2024

DRAWING NO.:

02.21.2024

SCALE:

AS SHOWN

DATE:

02.21.2024

PROJECT:

02.21.2024

DRAWING NO.:

02.21.2024

SCALE:

AS SHOWN

DATE:

02.21.2024

PROJECT:

02.21.2024

DRAWING NO.:

02.21.2024

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PROJECT:

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02.21.2024

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SCALE:

AS SHOWN

DATE:

02.21.2024

PROJECT:

02.21.2024

DRAWING NO.:

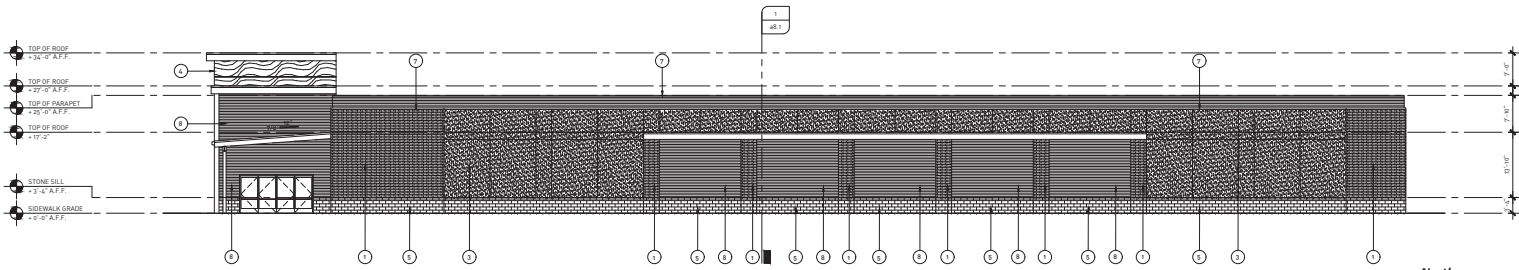
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AS SHOWN

DATE:

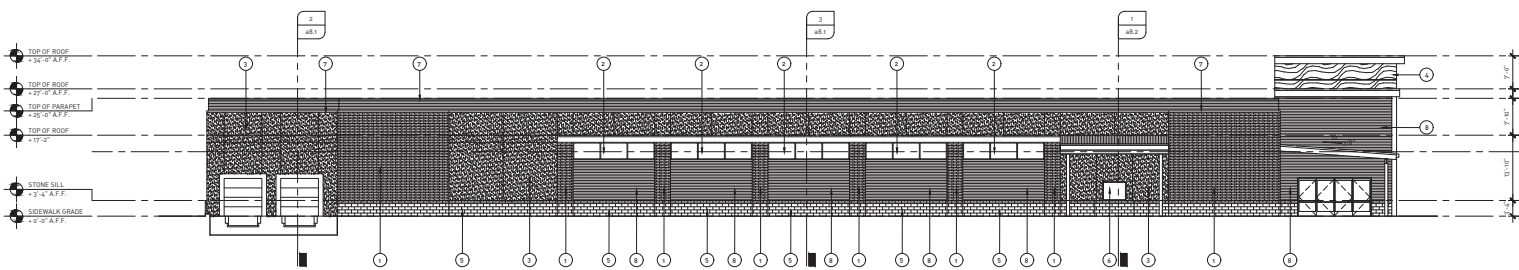
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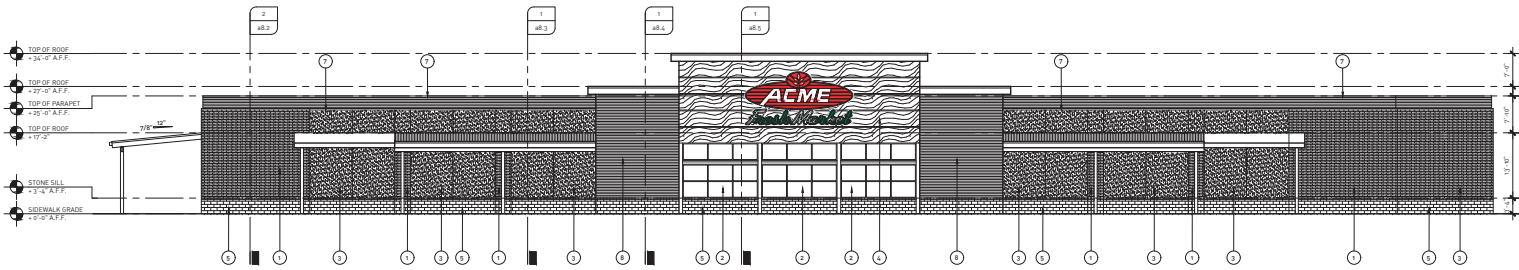
1
**North
 EAST ELEVATION**
 SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND			
SYMBOL	MATERIAL	BASIS OF DESIGN OR APPROVED EQUAL	COLOR
1	FACE BRICK	STANDARD	
2	STONE		
3	STOREFRONT FRAMING AND GLASS	FRAMING: TUBULITE TU-2400 GLASS: 1" INS. / ARGON FILLED	FRAMING: CLEAR ANODIZED ALUM GLASS: WRE 1-44 CLEAR
4	EIFS	DRYVIT OUTSULATION SYSTEM	SANDBLASTED WHITE COLOR: 901 DOVER SKY
5	METAL PANELS	PAF-CLAD PAF-200 RS	LONG GRAIN CHERRY WITH CLEAR ANODIZED ALUM. ACCENT STRIPS
6	STONE	ELDORADO STONE	BASE - SIERRACUTLA - MONUMENT SILL - SPLIT EDGE - WHITE CLOUD
7	PHARMACY WINDOW	Ø PHARM-Y103 L1 DRIVE THRU WINDOW COMBO	CLEAR ANODIZED ALUMINUM
8	BREAK METAL TRIM	PAF-CLAD	MUSKET GRAY
9	NEW VERTICAL CORRUGATED SIDING	PAF-CLAD 218' CORRUGATED	MUSKET GRAY

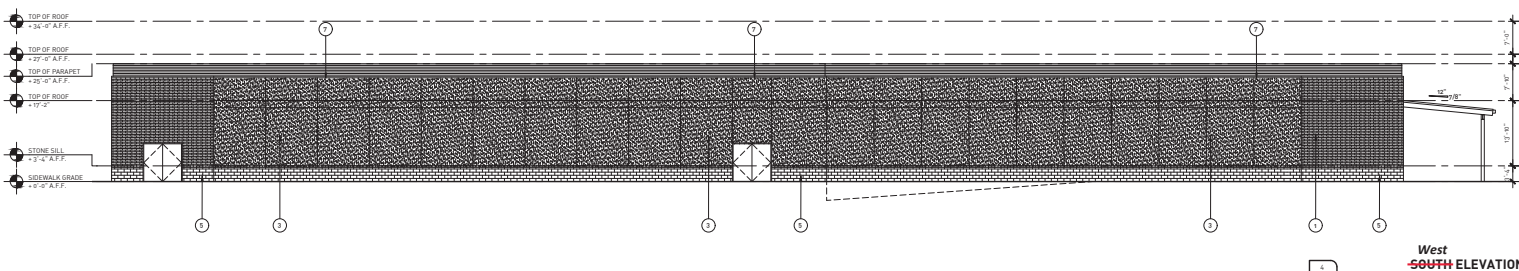
NOTE: SUBMIT ALL FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION



2
**South
 WEST ELEVATION**
 SCALE: 3/32" = 1'-0"



3
**East
 NORTH ELEVATION**
 SCALE: 3/32" = 1'-0"



4
**West
 SOUTH ELEVATION**
 SCALE: 3/32" = 1'-0"

PROJECT TITLE: ACME FRESH MARKET STORE #22 - MEDINA
 PROJECT LOCATION: MEDINA, OH 44868
 ARCHITECT: JAMES H. HARRIS ARCHITECTS, INC.
 DATE: 10.20.2023
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PRELIMINARY
 NOT FOR CONSTRUCTION



NO.	REVISION	DATE



Food

ACME
Fresh Market

Pharmacy



Food

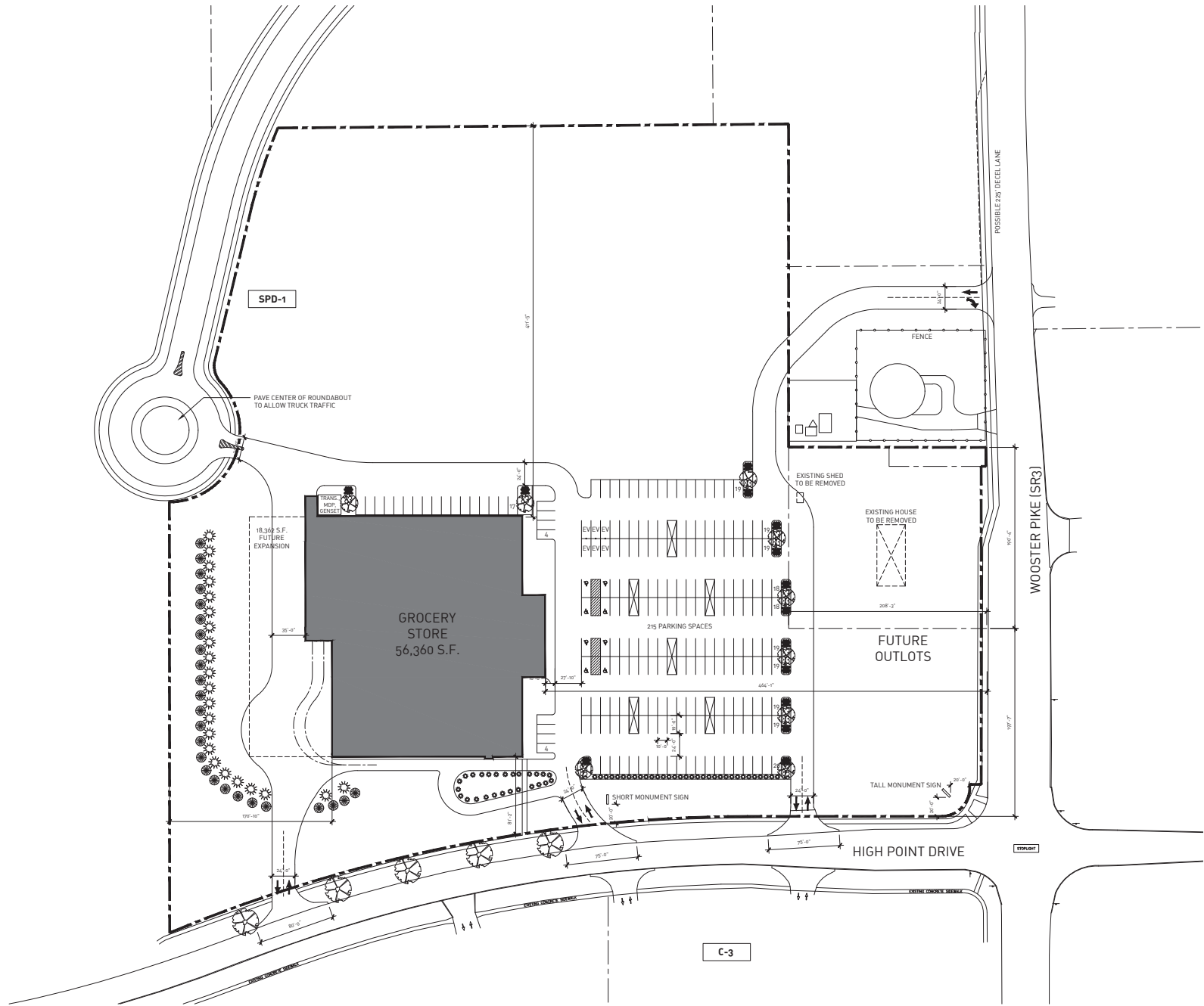
ACME
Fresh Market

Pharmacy





Pharmacy Drive-Thru



SITE ACREAGE
12.5 ACRES

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

PARKING
111 SPACES FOR EACH 400 S.F. OF GROSS FLOOR AREA
58,855 S.F. / 400 = 147.1 SPACES
215 SPACES SHOWN

IMPERVIOUS SURFACE RATIO
192,373 S.F. BUILDING
874,797 S.F. SITE
22% ISR

FLOOR AREA RATIO
55,000 S.F. BUILDING
454,122 S.F. SITE
12% FAR

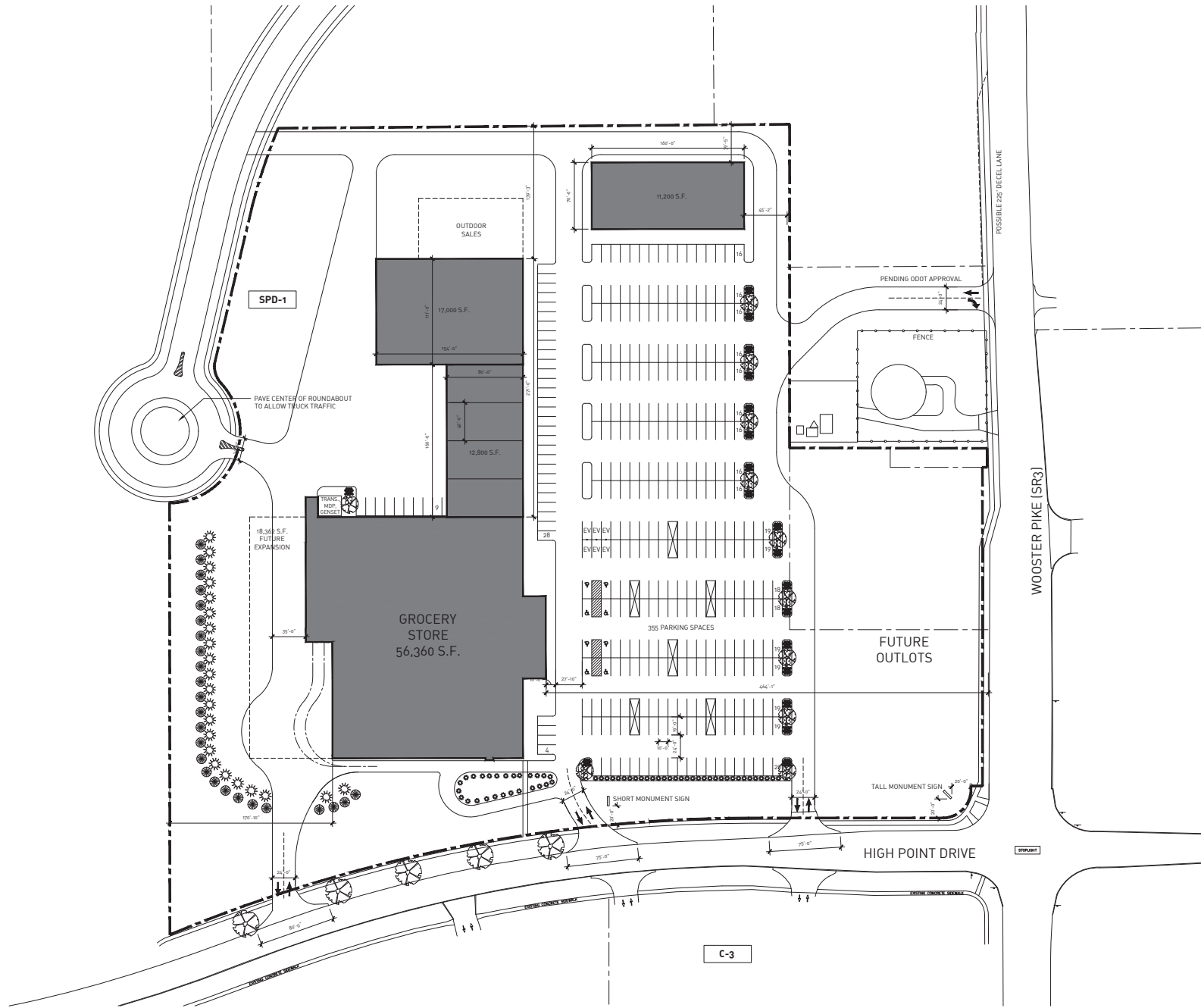
SITE PLAN - PHASE 1
SCALE: 1" = 40'-0"
NORTH

PROJECT TITLE: ACME FRESH MARKET STORE #22 - MEDINA, OH 44130
 PROJECT NO.: 22-001
 DATE: 10/20/23
 DRAWN BY: JAVIER
 CHECKED BY: JAVIER
 APPROVED BY: JAVIER

adk
ARCHITECTS
PRELIMINARY
NOT FOR CONSTRUCTION

ACME Fresh Market
#22 - MEDINA

ACME FRESH MARKET STORE #22 - MEDINA, OH 44130
 PLANNING COMMISSION 10.20.23
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 10/20/23
 SITE PLAN - PHASE 1
sp2.1



SPD-1

PAVE CENTER OF ROUNDABOUT TO ALLOW TRUCK TRAFFIC

18,300 S.F. FUTURE EXPANSION

17,000 S.F.
12,800 S.F.
56,360 S.F. GROCERY STORE

11,200 S.F.

335 PARKING SPACES

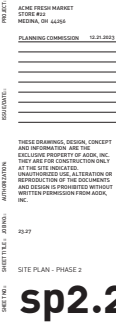
FUTURE OUTLOTS

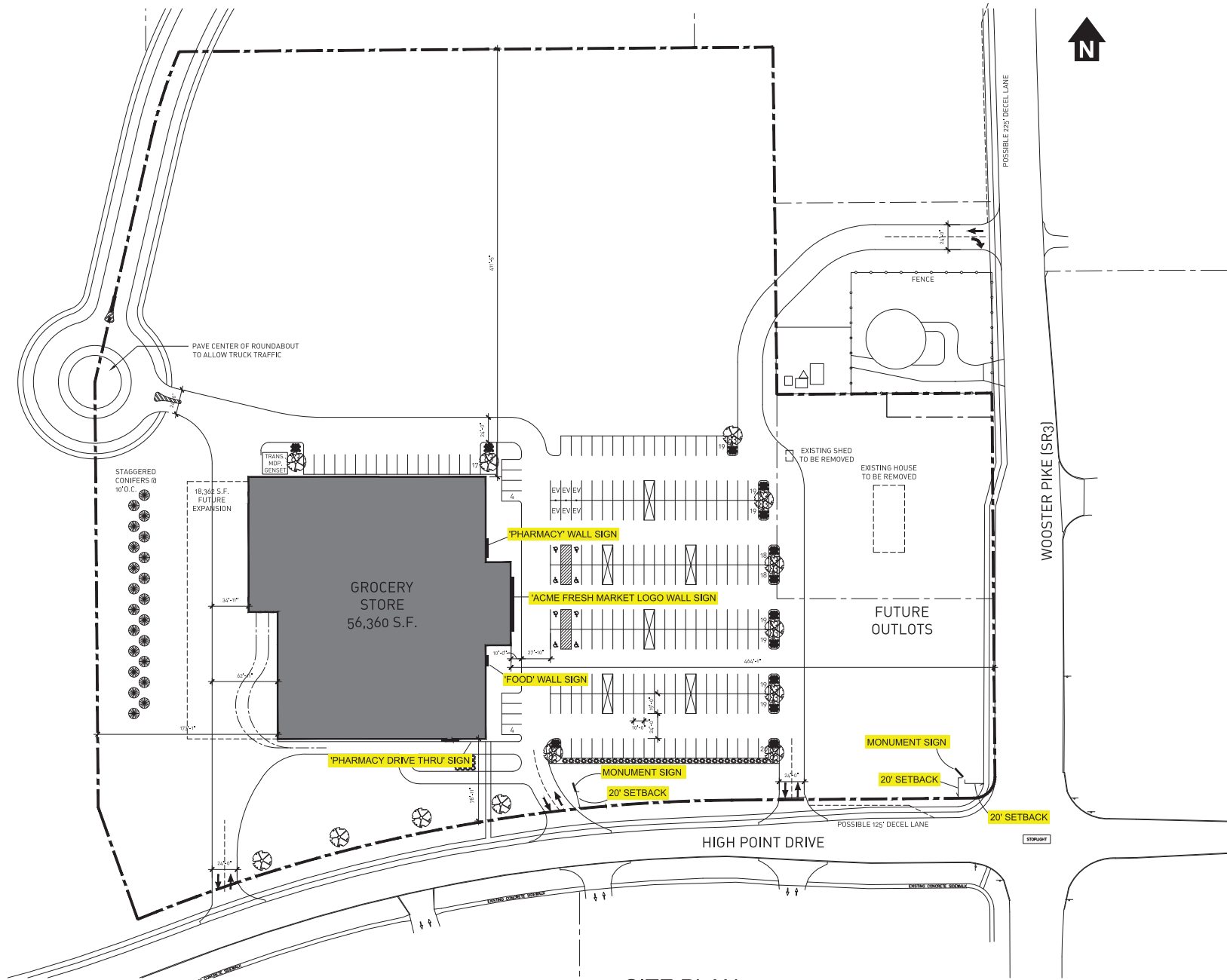
HIGH POINT DRIVE

WOOSTER PIKE (SR3)

C-3

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





SITE PLAN

CLIENT ACME	PROJECT/LOCATION MEDINA, OH	DATE 12/26/23	ACCOUNT REP. AN	DESIGNER GK	FILE H4702
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NO SCALE

APPROVED _____

DATE _____

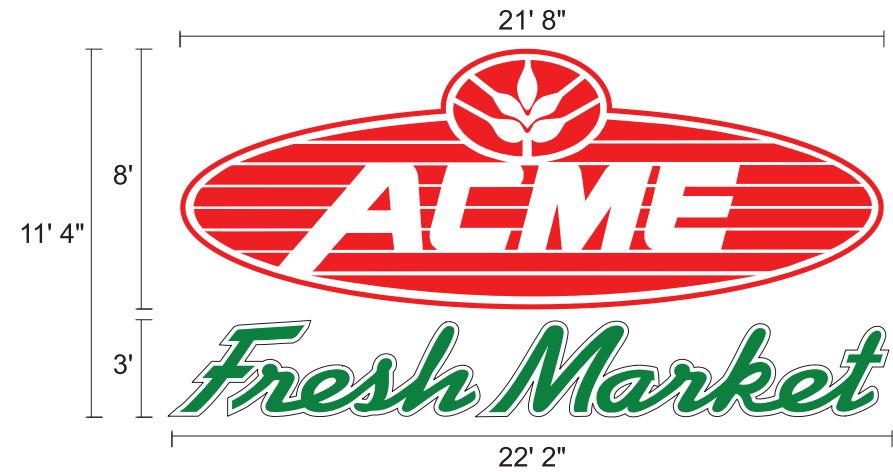
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 FX 1-330-628-8347
 TOLL FREE 1-888-652-8607
 www.elletneon.com



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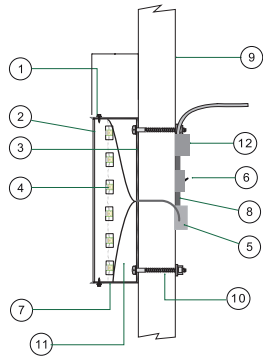
ELLET SIGN COMPANY
 3445 E. WATERLOO RD. AKRON, OH

Wall Sign Option A



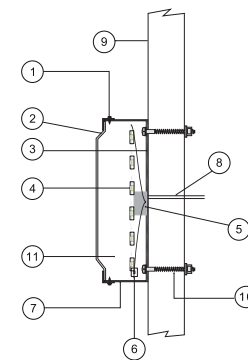
ONE (1) READING OF INDIVIDUAL INTERNALLY ILLUMINATED LETTERS & LOGO MODULE

- WALL SPECIFICATIONS: 1/2" PLYWOOD OVER 1 1/2" FOAM WITH DRYVIT SURFACE
- DESIGN BASED UPON 90 MPH WIND SPEED
- FASTENER SPECIFICATIONS: MAX TENSION / BOLT = 225 LBS; MAX SHEAR / BOLT = 140 LBS
- INSTALLATION SHALL CONFORM TO U.L. REQUIREMENTS (ACCT. # E26889)
- METHOD OF ATTACHMENT: 3/8" DIA LAG BOLT INTO LEAD SHIELDS
- SIGN TO COMPLY WITH OBC SECTION #3107



- 1" WIDE JEWELITE GREEN PERIMETER TRIM CAP
- PLEXIGLAS TRANSLUCENT GREEN FACES
- ALUMINUM BACK .063" TO .080" THICKNESS
- L.E.'s GREEN 12 VOLT LIGHT ENGINES AFFIXED TO WALLS OF CHANNEL (AND LETTER BACK AS NECESSARY) TO PROVIDE CONSISTENT ILLUMINATION OF FACE
- 12V, TRANSFORMER
- DISCONNECT SWITCH
- 5" D HEAVY GAUGE ALUMINUM RETURNS PAINTED TO MATCH 42259SP FEDERAL GREEN
- UL LISTED CONDUIT & CONNECTORS
- FASCIA
- NON-CORROSIVE ANCHOR BOLTS AS NEEDED
- INTERIOR OF ALL LETTERS TO BE PAINTED BRIGHT WHITE FOR ENHANCED BRIGHTNESS
- JUNCTION BOX

SECTION VIEW OF **Food & Pharmacy** *Fresh Market* LETTERS

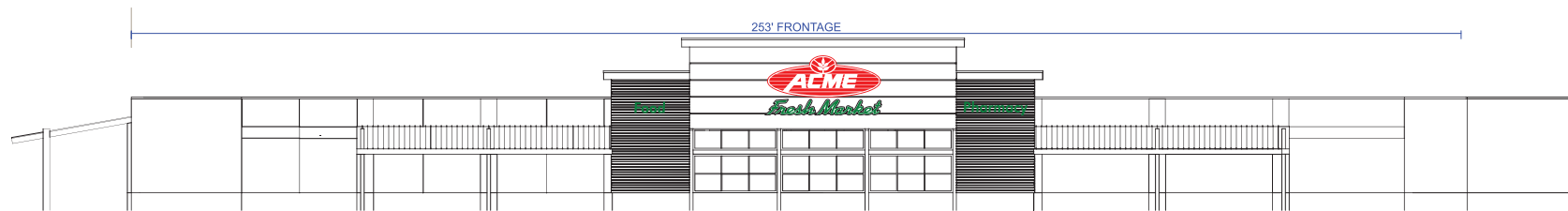


- 1 1/2" X 1 1/2" WIDE PERIMETER ANGLE RETAINERS PAINTED TO MATCH R&H 2283 RED
- VACUUM FORMED SOLAR GRADE PLASTIC FACE PAINTED WITH TRANSLUCENT PAINT (WHITE & RED TO MATCH R&H 2283)
- ALUMINUM BACK .063" TO .080" THICKNESS
- L.E.'s WHITE 12 VOLT LIGHT ENGINES AFFIXED TO WALLS OF CHANNEL (AND LETTER BACK AS NECESSARY) TO PROVIDE CONSISTENT ILLUMINATION OF FACE
- 120V BALLAST
- DISCONNECT SWITCH
- 9" D HEAVY GAUGE ALUMINUM RETURNS PAINTED TO MATCH R&H 2283 RED
- UL LISTED CONDUIT & CONNECTORS
- FASCIA
- NON-CORROSIVE ANCHOR BOLTS AS NEEDED
- INTERIOR OF ALL LETTERS TO BE PAINTED BRIGHT WHITE FOR ENHANCED BRIGHTNESS

SECTION VIEW OF **ACME** LOGO

EAST ELEVATION SQUARE FOOTAGE:

ACME: 173.33 SQ. FT.
 FRESH MARKET: 66.50 SQ. FT.
 FOOD PHARMACY: 36.00 SQ. FT.
 275.33 SQ. FT.



CLIENT ACME	PROJECT/LOCATION MEDINA, OH	DATE 8/24/23	ACCOUNT REP. AN	DESIGNER GK	FILE H4702 A
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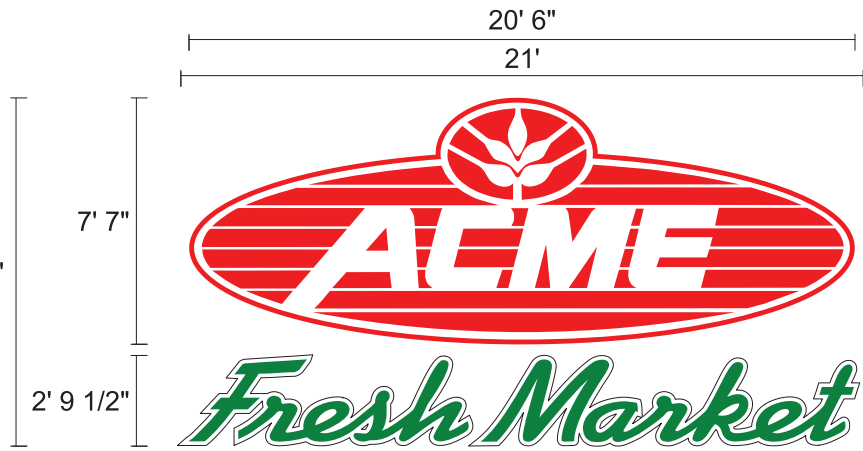
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NO SCALE APPROVED _____ DATE _____

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 FX 1-330-628-8347
 TOLL FREE 1-888-652-8607
 www.elletneon.com

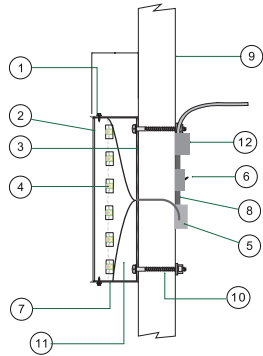


Wall Sign Option B



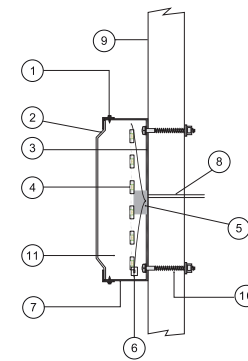
ONE (1) READING OF INDIVIDUAL INTERNALLY ILLUMINATED LETTERS & LOGO MODULE

- WALL SPECIFICATIONS: 1/2" PLYWOOD OVER 1 1/2" FOAM WITH DRYVIT SURFACE
- DESIGN BASED UPON 90 MPH WIND SPEED
- FASTENER SPECIFICATIONS: MAX TENSION / BOLT = 225 LBS; MAX SHEAR / BOLT = 140 LBS
- INSTALLATION SHALL CONFORM TO U.L. REQUIREMENTS (ACCT. # E26889)
- METHOD OF ATTACHMENT: 3/8" DIA LAG BOLT INTO LEAD SHIELDS
- SIGN TO COMPLY WITH OBC SECTION #3107



- 1" WIDE JEWELITE GREEN PERIMETER TRIM CAP
- PLEXIGLAS TRANSLUCENT GREEN FACES
- ALUMINUM BACK .063" TO .080" THICKNESS
- L.E.'s GREEN 12 VOLT LIGHT ENGINES AFFIXED TO WALLS OF CHANNEL (AND LETTER BACK AS NECESSARY) TO PROVIDE CONSISTENT ILLUMINATION OF FACE
- 12V, TRANSFORMER
- DISCONNECT SWITCH
- 5" D HEAVY GAUGE ALUMINUM RETURNS PAINTED TO MATCH 42259SP FEDERAL GREEN
- UL LISTED CONDUIT & CONNECTORS
- FASCIA
- NON-CORROSIVE ANCHOR BOLTS AS NEEDED
- INTERIOR OF ALL LETTERS TO BE PAINTED BRIGHT WHITE FOR ENHANCED BRIGHTNESS
- JUNCTION BOX

SECTION VIEW OF **Food & Pharmacy** *Fresh Market* LETTERS

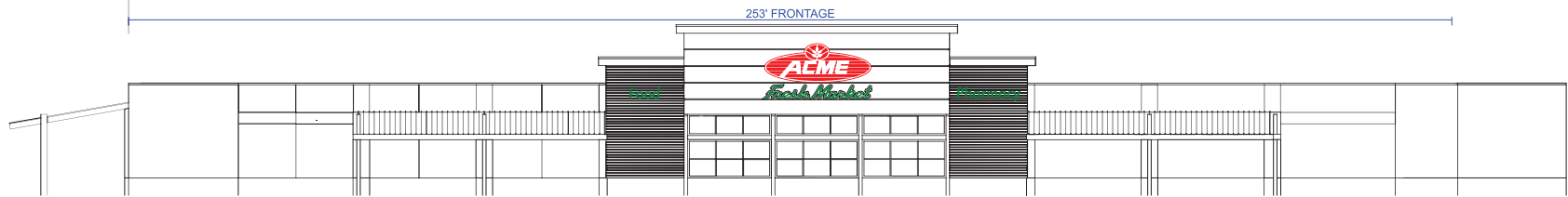


- 1 1/2" X 1 1/2" WIDE PERIMETER ANGLE RETAINERS PAINTED TO MATCH R&H 2283 RED
- VACUUM FORMED SOLAR GRADE PLASTIC FACE PAINTED WITH TRANSLUCENT PAINT (WHITE & RED TO MATCH R&H 2283)
- ALUMINUM BACK .063" TO .080" THICKNESS
- L.E.'s WHITE 12 VOLT LIGHT ENGINES AFFIXED TO WALLS OF CHANNEL (AND LETTER BACK AS NECESSARY) TO PROVIDE CONSISTENT ILLUMINATION OF FACE
- 120V BALLAST
- DISCONNECT SWITCH
- 9" D HEAVY GAUGE ALUMINUM RETURNS PAINTED TO MATCH R&H 2283 RED
- UL LISTED CONDUIT & CONNECTORS
- FASCIA
- NON-CORROSIVE ANCHOR BOLTS AS NEEDED
- INTERIOR OF ALL LETTERS TO BE PAINTED BRIGHT WHITE FOR ENHANCED BRIGHTNESS

SECTION VIEW OF **ACME** LOGO

EAST ELEVATION SQUARE FOOTAGE:

ACME: 155.45 SQ. FT.
 FRESH MARKET: 58.62 SQ. FT.
 FOOD PHARMACY: 36.00 SQ. FT.
 250.07 SQ. FT.



CLIENT ACME	PROJECT/LOCATION MEDINA, OH	DATE 8/24/23	ACCOUNT REP. AN	DESIGNER GK	FILE H4702 A1
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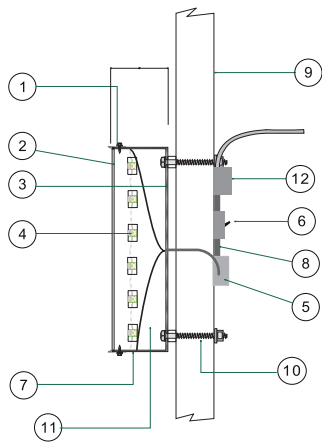


19'

1' 6"

Pharmacy Drive-Thru

28.5 SF

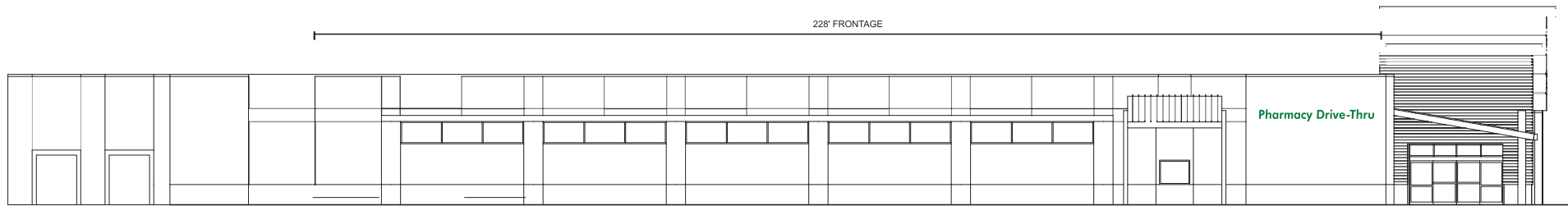


- ① 1" WIDE JEWELITE GREEN PERIMETER TRIM CAP
- ② PLEXIGLAS TRANSLUCENT GREEN FACES
- ③ ALUMINUM BACK .063" TO .080" THICKNESS
- ④ L.E.D's GREEN 12 VOLT LIGHT ENGINES AFFIXED TO WALLS OF CHANNEL (AND LETTER BACK AS NECESSARY) TO PROVIDE CONSISTENT ILLUMINATION OF FACE
- ⑤ 12V. TRANSFORMER
- ⑥ DISCONNECT SWITCH
- ⑦ 5" D HEAVY GAUGE ALUMINUM RETURNS PAINTED TO MATCH 42259SP FEDERAL GREEN
- ⑧ UL LISTED CONDUIT & CONNECTORS
- ⑨ FASCIA
- ⑩ NON-CORROSIVE ANCHOR BOLTS AS NEEDED
- ⑪ INTERIOR OF ALL LETTERS TO BE PAINTED BRIGHT WHITE FOR ENHANCED BRIGHTNESS
- ⑫ JUNCTION BOX

ONE (1) READING OF INDIVIDUAL INTERNALLY ILLUMINATED LETTERS

- WALL SPECIFICATIONS: 1/2" PLYWOOD OVER 1 1/2" FOAM WITH DRYVIT SURFACE
- DESIGN BASED UPON 115 MPH WIND SPEED
- FASTENER SPECIFICATIONS: MAX TENSION / BOLT = 225 LBS; MAX SHEAR / BOLT = 140 LBS
- INSTALLATION SHALL CONFORM TO U.L. REQUIREMENTS (ACCT. # E26889)
- METHOD OF ATTACHEMENT: 3/8" DIA LAG BOLT INTO LEAD SHIELDS WITH PVC SPACERS
- SIGN TO COMPLY WITH OBC SECTION #3107

228' FRONTAGE



CLIENT ACME

PROJECT/LOCATION MEDINA, OH

DATE 12/26/23

ACCOUNT REP. AN

DESIGNER GK

FILE H4702 B

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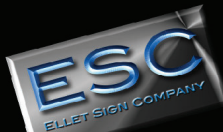
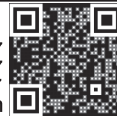
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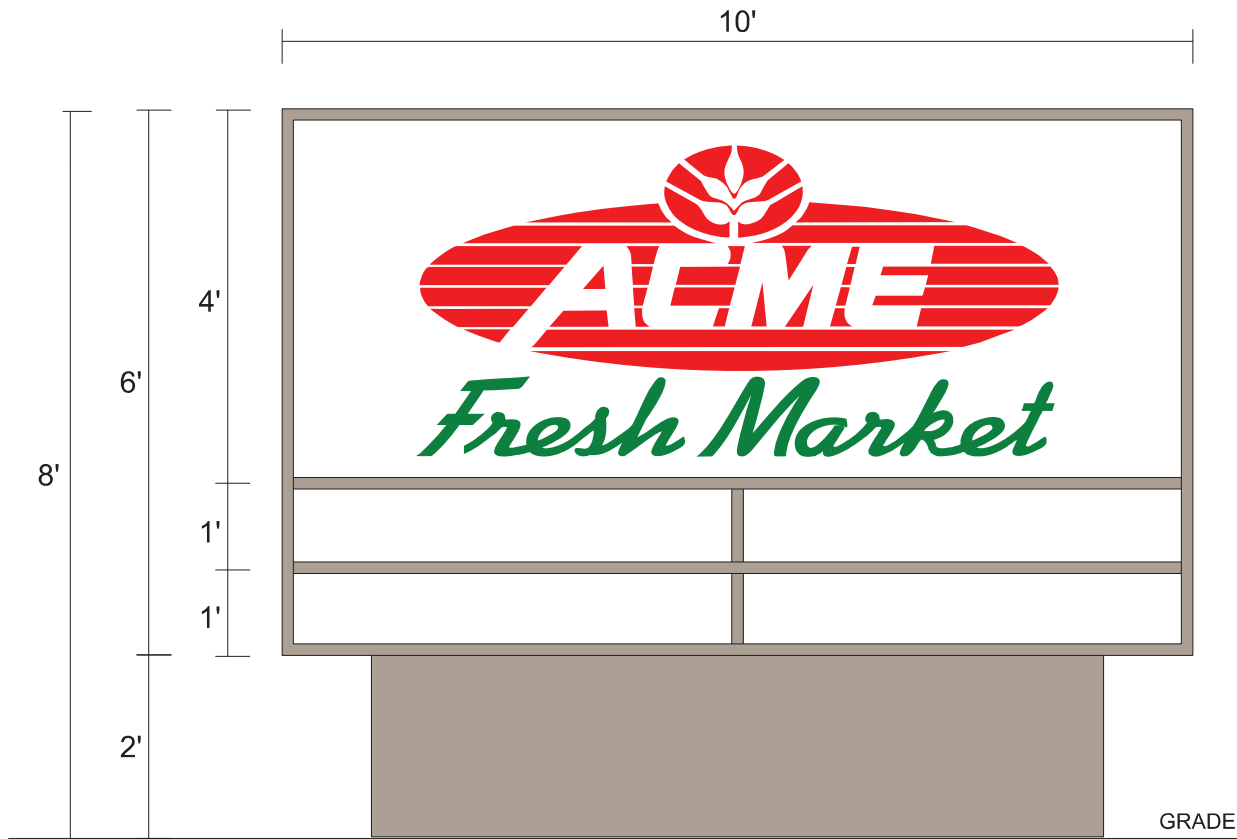


FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:

SALES AGENT _____

DATE _____

ELLET SIGN COMPANY
 3445 E. WATERLOO RD. AKRON, OH



HIGH POINT DRIVE ENTRANCES

ONE (1) DOUBLE SIDED INTERNALLY LED ILLUMINATED MULTI-TENANT SIGNS

- 120 RATED
- U.L. CONSTRUCTED & LABELED (U.L. ACCOUNT #E22689)

CLIENT ACME	PROJECT/LOCATION MEDINA, OH	DATE 12/26/23	ACCOUNT REP. AN	DESIGNER GK	FILE H4702 D
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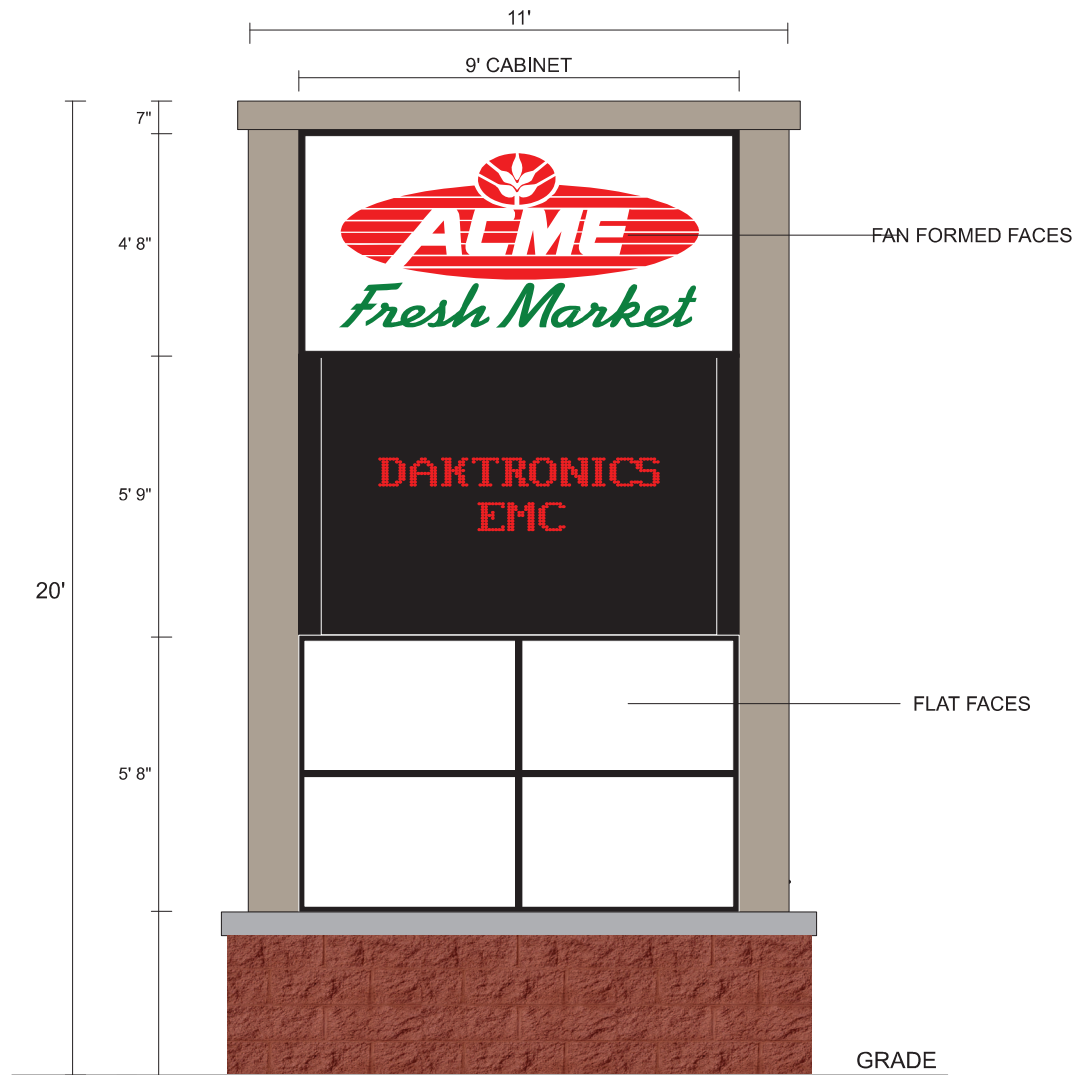
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APPROVED _____ DATE _____

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ONE (1) DOUBLE SIDED INTERNALLY LED ILLUMINATED MULTI-TENANT SIGN

- 120 RATED
- U.L. CONSTRUCTED & LABELED (U.L. ACCOUNT #E22689)

CLIENT ACME	PROJECT/LOCATION MEDINA, OH	DATE 12/26/23	ACCOUNT REP. AN	DESIGNER GK	FILE H4702 E
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