

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
MARCH 18, 2024**

Location: Macedonia City Hall
Council Chambers
9691 Valley View Road
Macedonia, Ohio 44056

Time: 5:30 P.M.

Call to Order:

Roll Call:

- Mr. Westbrooks
- Mr. Roberts
- Mr. Cox
- Mr. Wallenhorst
- Ms. Meske

Approval of the February 12, 2024 minutes.

Agenda Items:

- 1) Mr. Kresse is proposing signage for Smart Self Storage located at 8231 Bavaria Rd.

Steve Kresse
1970 Twinsburg Rd.
Twinsburg, Oh 44087
330-998-1789
Skresse13@aol.com

- 2) Mr. Smith with Direct Image Signs Inc. is proposing signage for Sephora retail store located at 500 E. Aurora Rd.

Brett Smith
Direct Image Signs Inc.
7820 Maddock Rd.
North Ridgeville, Oh 44039
440-327-5575
signsgo@gmail.com

- 3) Ms. Clarke with Ace Lighting Services is proposing signage for Nordstrom Rack retail store located at 500 E. Aurora Rd.

Kathy Clarke
Ace Lighting Services
1260 Moore Rd. Ste H
Avon, Oh 44011
440-695-0367
kathy@getlitwithus.com

- 4) Mr. Osborne with Osborne Capital is proposing a lot split for 7-Brew Coffee Shop located at 8210 Macedonia Commons Blvd.

Lance Osborne
Osborne Capital
7670 Taylor Blvd.
Mentor, Oh 44060
440-951-4470
lance@osbornecapital.com

Miscellaneous:

Adjournment:

Continued Items:

02/12/2024 Proposed Conditional Zoning Certificate to permit 55 year and over multi family residences in a B-2 District.

01/08/2024 Proposed lot split for 7-Brew located at 8210 Macedonia Commons Blvd.

03/20/2023 Proposed preliminary plan approval for a new hotel located at 20 Girl Scout Way.

04/17/2023 Proposed Trucking School located at 9426 Freeway Dr.

The next regularly scheduled meeting is set for April 15, 2024

All requests & documentation for the Planning Commission must be submitted by March 22, 2024

Tabled items will be removed after one (1) year of inactivity.

**MACEDONIA PLANNING COMMISSION
PUBLIC HEARING MINUTES
FEBRUARY 12, 2024
5:15 p.m.**

CALL TO ORDER

Mr. Westbrook called the Public Hearing to order at approximately 5:15 p.m.

ROLL CALL:

Present: Mr. Westbrook, Mr. Wallenhorst, Mr. Cox, Mr. Roberts, and Ms. Meske.

City Planner: Mr. Frantz

City Engineer: Mr. Gigliotti

City Fire Inspector: Mr. Smith

Building Commissioner: Mr. Rodic

PROPOSED CONDITIONAL ZONING CERTIFICATE FOR OUTDOOR STORAGE IN A G-1 GENERAL INDUSTRIAL DISTRICT FOR SPACE PLACE LOCATED AT 9165 S. FREEWAY DR.

NO PUBLIC COMMENT

PROPOSED CONDITIONAL ZONING CERTIFICATE TO PERMIT 55 YEAR AND OVER MULTI FAMILY RESIDENCES IN A B-2 COMMUNITY SHOPPING DISTRICT LOCATED ON PARCEL NUMBERS 3303899 & 8100104 VALLEY VIEW.

NO PUBLIC COMMENT

ADJOURNMENT

Mr. Roberts motioned to adjourn at 5:16 p.m., Mr. Wallenhorst seconded, Mr. Cox, Mr. Westbrook and Ms. Meske agreed.

-----Close Public Hearing-----

**MACEDONIA PLANNING COMMISSION
FEBRUARY 12, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:18 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox, and Ms. Meske
City Planner: Mr. Frantz
City Fire Inspector: Mr. Smith
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Rodic

APPROVAL OF THE JANUARY 8, 2024 PLANNING COMMISSION MEETING MINUTES.

Mr. Roberts motioned to approve, Mr. Cox seconded, and all were in favor.

PROPOSED CONDITIONAL ZONING CERTIFICATE TO PERMIT OUTDOOR STORAGE IN A G-1 GENERAL INDUSTRIAL DISTRICT FOR SPACE PLACE LOCATED AT 9165 S. FREEWAY DR.

Mr. Krash, Mr. Wohlwend and Mr. Simms were present. Mr. Wohlwend gave an overview of the project. Mr. Frantz made his comments. Mr. Simms submitted a copy of the easement and it was discussed that it doesn't prohibit vehicles. The applicant proposed to add a provision to the storage lease which gives automatic authority to pick up and remove any car necessary and has contracted with a towing company to pick up any car within a 2-hour time frame. Mr. Frantz questioned if they had a letter from the utility company stating the site plan was reviewed and acceptable. Mr. Krash stated he had reached out to the utility company and has had no response. There was much discussion of the setback of the property to the residential area. Mr. Cox didn't agree with the 300 ft. distance setback to the residential area and doesn't think it's accurate. Mr. Krash stated that it was 270 feet from the corner of the property. Mr. Frantz read 1169.04 (f) 2 of the code definition, and 1133.02 22. Mr. Frantz stated the Planning Commission amended the Planning & Zoning code so that the BZA could provide an interpretation of the code, and the applicant could appeal the decision of the Planning Commission, seek interpretation of the language of the code, or get a direct variance for setback. Mr. Wallenhorst questioned the previously approved Conditional Zoning Certificate that stated "no outdoor storage" Mr. Frantz commented, the code allows for outdoor storage and it could be amended and pointed out the applicant originally said they wouldn't have outdoor storage. It wasn't designed on the site plan, it clearly didn't show outdoor storage, and it appeared during the construction process when it was created for outdoor storage, and it was the intention with it being set aside with gravel and it was actually being used as storage. Mr. Krash stated that he would like the gravel to remain, but if a hard surface was required, he would have no issues, Mr. Westbrooks stated that a hard surface is required. Mr. Gigliotti stated it was disappointing that the area of green space was covered with gravel for outdoor storage, records indicate no wetlands and the detention pond is appropriately designed, and to submit plans for the hard surface. The landscape screening was discussed. Mr. Westbrooks motioned at the applicants request to amend the approval of the original Conditional Zoning Certificate to remove the prohibition of outdoor storage. Mr. Roberts seconded and all were in favor. Mr. Westbrooks motioned to approve the Conditional Zoning Certificate subject to; documentation from the easement holder that specifically allows as suggested by the City Planner or approved by the City Law Director, approval from BZA for the set back from the residential area, variance for gravel surface or asphalt-concrete provided, subject to administrative review of the site plan including screening, 1169.04 (f) 2,

definition of street, 1133.04 04 22 and to incorporate the City Planners memo. Mr. Roberts seconded and all were in favor.

MS. MESKE RECUSED HERSELF FROM THE MEETING AND SAT IN THE AUDIENCE.

PROPOSED CONDITIONAL ZONING CERTIFICATE TO PERMIT 55 YEAR AND OVER MULTI FAMILY RESIDENCES IN A B-2 COMMUNITY SHOPPING DISTRICT LOCATED AT PARCEL NUMBERS 3303899 & 8100104 ON VALLEY VIEW RD.

Mr. Brown was present and gave an overview of the project, commenting that he would like to reevaluate and discuss 6 a. and 6 b. of the City Planners memo. Mr. Gigliotti discussed the shared driveway and questioned who would maintain it, and documentation of that. The current condition of the driveway was discussed. Mr. Frantz stated that shared driveways are not permitted, it is a private road. The traffic impact analysis was discussed and it was decided it was needed. The Fire Inspector made comments discussing the fire hydrants, height of building, and access. Mr. Frantz suggested the application using auto turn. Mr. Roberts was concerned about how taxing the emergency services would be and if the fire dept would spend a significant amount of time there. Mr. Wallenhorst discussed the architecture, the height of the building and screening of the HVAC units. Mr. Westbrooks motioned to continue to the April 15, 2024 meeting. Mr. Cox seconded, Mr. Roberts and Mr. Wallenhorst agreed.

ADJOURNMENT:

Mr. Westbrooks motioned to adjourn at approximately 6:55 p.m. Mr. Wallenhorst seconded, Mr. Cox and Mr. Roberts were in favor.

DRAFT



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

APPLICATION FOR HEARING BEFORE THE MACEDONIA PLANNING COMMISSION

All Plans for Submittal Must be **FOLDED**.
No Rolled Plans will be Accepted.

Address of Property Involved: 8231 Bavaria Rd

Nature of Request: New Signage

Applicant Name: Steve Kresse Phone: (330) 998-1789

Applicant Address: 1970 Twinsburg Rd. Twinsburg, OH 44087

Applicant Email Address: SKresse13@aol.com

Applicant Signature: *Steve Kresse* Date: 02/23/2024
Signer ID: WPGZPJ0Z16...

Notes: Proposed 99 sqft of monument & building signage and 23 sqft of window signage.

Meeting Date: 03/18/2024

Filing Fee: \$50

Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **THIRTEEN** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **THIRTEEN** copies of the site plans are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. If new construction is involved, the landscape and signage plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: Permit fees are not included in the filing fee, additional fees may be required.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
City of Macedonia

Please submit plans to:
Macedonia Building Department
9691 Valley View Road
Macedonia, Ohio 44056



Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: 8231 Bavaria Road – Signage Request

DATE: March 3, 2024

The applicant is proposing signage on the office building located at 8231 Bavaria Road. The subject site is zoned G-I General Industrial District. The office building is 620 square feet and services the eight warehouse storage buildings planned for the property.

I have reviewed a sign application (including sign renderings) dated February 23, 2024, in connection with this request and offer the Planning Commission the following information for their consideration:

Analysis

The proposal includes: 1) a 4.12'x17.29' (71.23 sq.ft.) metal panel wall sign; 2) a 3.31'x7.92' (26.20 sq.ft) ground monument sign that is 4.79 feet tall; and 3) two window signs that are 2.83'x3.99' (11.28 sq.ft.) each, for a total area of 22.56 square feet of window signage.

The total sign area proposed for the wall sign, the monument sign and the window signage is 119.99 square feet.

Section 1179.07 (b) of the Code permits a 40 square foot ground monument sign. The area of ground signs is included in the total permissible sign area provided in Section 1179.03 (f) (2) of the Code.

Section 1179.07 (f) (4) (A) of the Code limits window signage to 25% of the total glass area of the windows. Window signage that exceeds two square feet is included in the total permissible sign area provided in Section 1179.03 (f) (2) of the Code.

Section 1179.03 (f) (2) of the Macedonia Planning and Zoning Code permits two square feet of identification signage for each lineal foot of building frontage. The frontage for this building is approximately 40 feet based on the provided scale. Therefore, the total sign area permitted is 80 square feet.

Deficiency

The proposal includes 119.99 square feet of sign area and approximately 80 square feet is permissible. Either the applicant reduces the sign area or a variance from the Board of Zoning Appeals (BZA) is needed for the additional 39.99 square feet of sign area.

ADDITIONAL CONCERNS:

- 1) To the best of my knowledge, the outstanding items from the April 2023 Planning Commission approval have not been addressed on a revised final site plan. This includes the building architecture, which according to the sign illustration includes an aluminum storefront.

Below are the outstanding items approved by Planning Commission in April 2023.

PROPOSED NEW STORAGE UNITS LOCATED AT 8231 BAVARIA RD.

Mr. Kresse was present. Mr. Frantz made his comments. The architecture and the amount of eifs used was discussed. There was much discussion of the landscaping bordering Twinsburg and that a letter from Twinsburg would be accepted stating that the screening is not needed. Mr. Kalish discussed the fire hydrants along with the visual inspections with the applicant. Mr. Frantz questioned the easement and a copy was submitted. The landscaping on the north side of the property was discussed. Mr. Wallenhorst suggested using nichiha or another system in place of the eifs. Mr. Gigliotti made his comments. Mr. Westbrooks motioned to approve the final plans subject to administrative review of the final plan to include final landscaping, architectural review, any outstanding issues from the review comments, and a letter from Twinsburg township addressing lack of landscaping on the north property line and to minimize or eliminate the eifs material. Mr. Roberts seconded and all were in favor.

- 2) The Planning Commission should consider whether a metal panel wall sign is acceptable because recent approvals have permitted raised dimensional lettering.
- 3) The ground sign appears to be a cabinet style sign, likely made of plastic. The Planning Commission has required other applicants to erect ground signs using a decorative brick base and surround that utilizes dimensional lettering as opposed to plastic cabinets.
- 4) The Planning Commission should consider adding landscaping around the base of the ground sign. If acceptable, approval of the landscaping can be handled administratively.

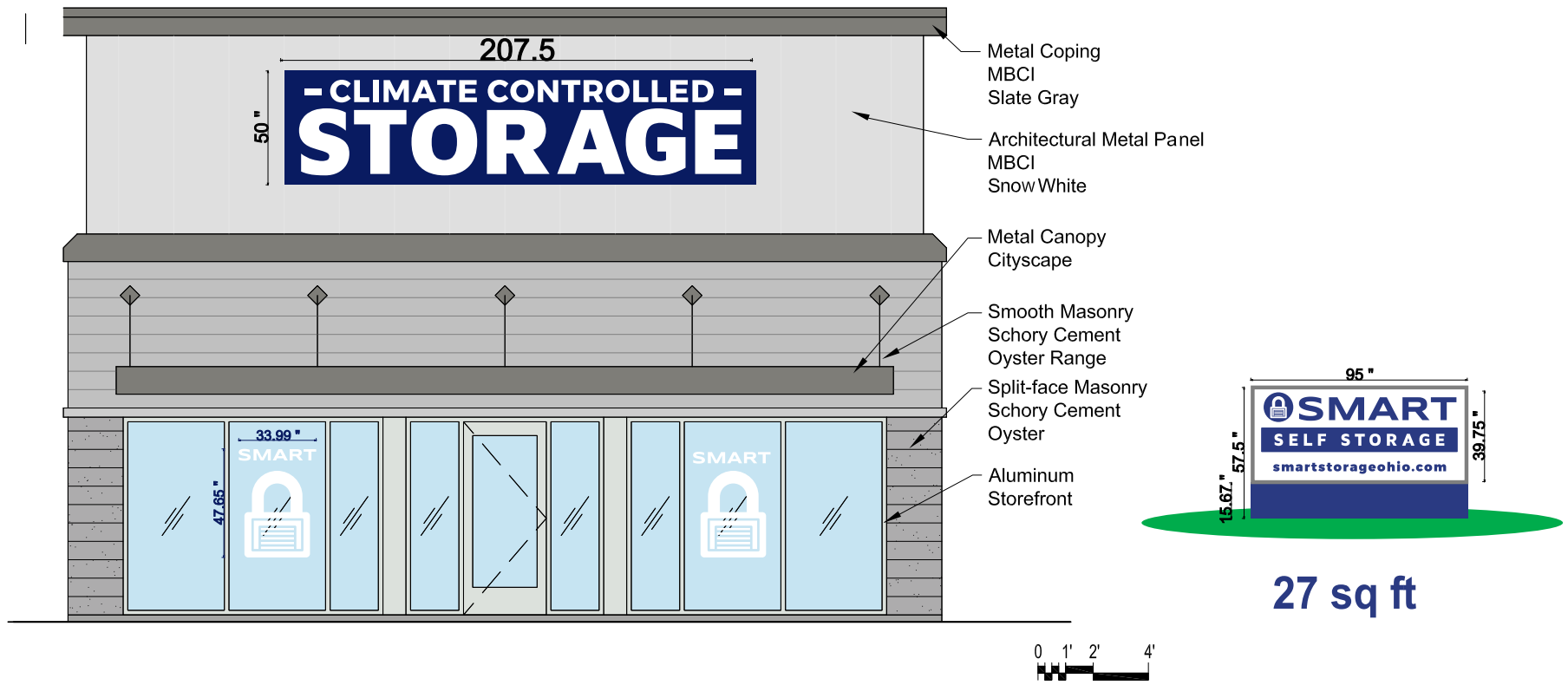
Conclusion

The proposal cannot be approved for a number of reasons, but first and foremost is the fact that the total sign area exceeds the Code limitations. Revisions are needed or a variance from the BZA to permit the additional area is necessary. Also, the Commission should provide the applicant with guidance regarding acceptable materials for the signs. Finally, confirmation of whether a final revised plan was submitted and approved based on the Commission's April 2023 approval.

If you have any questions or need additional information, please feel free to contact me.

CONCEPT for C-JC0112 Illuminated box on monument, Wall dimensional letters on backer board

this is 72 sq ft



HEX: #2a3a82

RGB: 42, 58, 130

CMYK: 67,55,0,49

BUILDING ELEVATIONS

SELF-STORAGE FACILITY
8231 BAVARIA ROAD
MACEDONIA, OH
MAY 4, 2023



A VISUAL FOR EVERY VISION

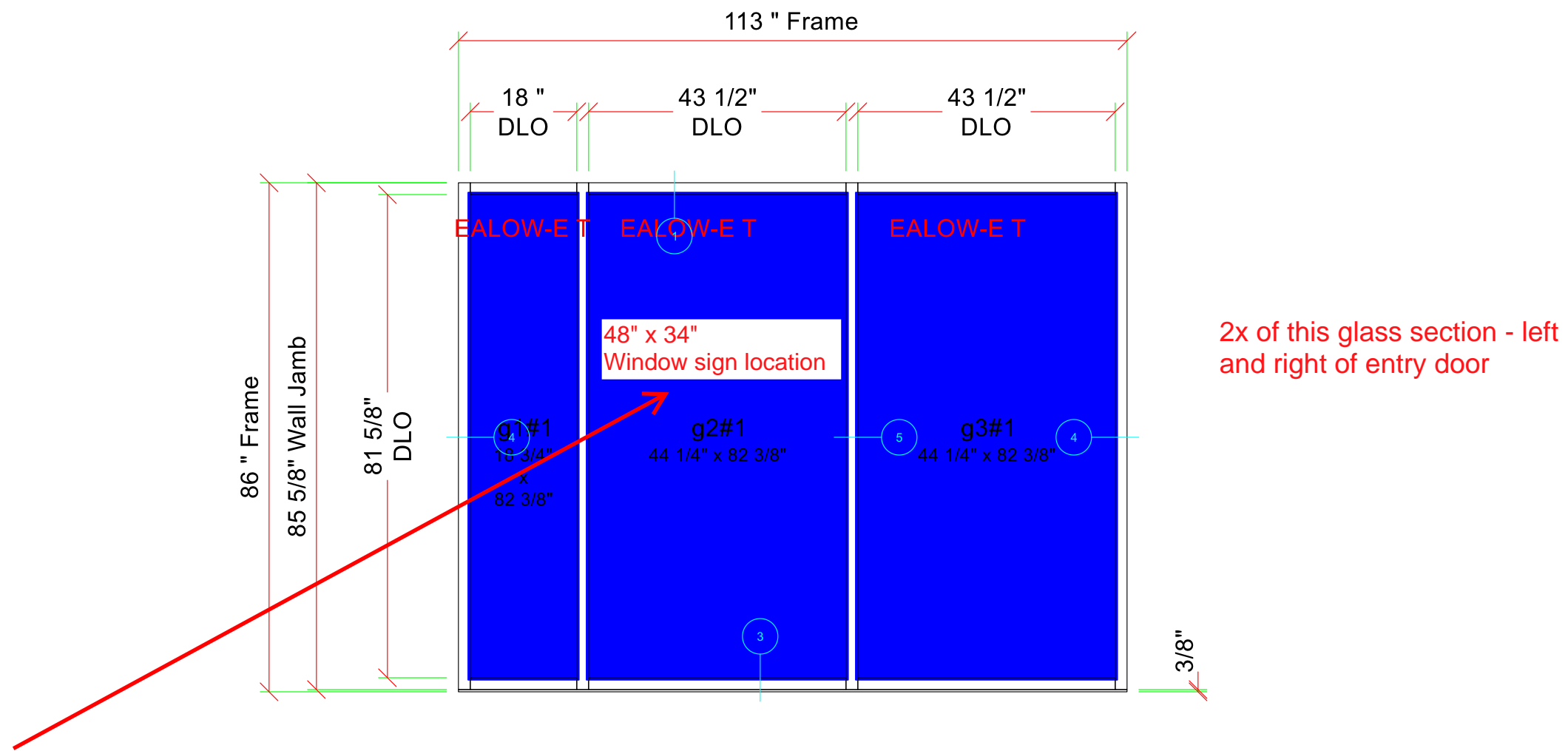
9478 Ravenna Rd.
Twinsburg, OH 44087
330-405-4799
easysigngroup.com

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Project # C-JC0112
Date 2.12.24
Sales Rep ---
Designer Jeff

SMART SELF STORAGE

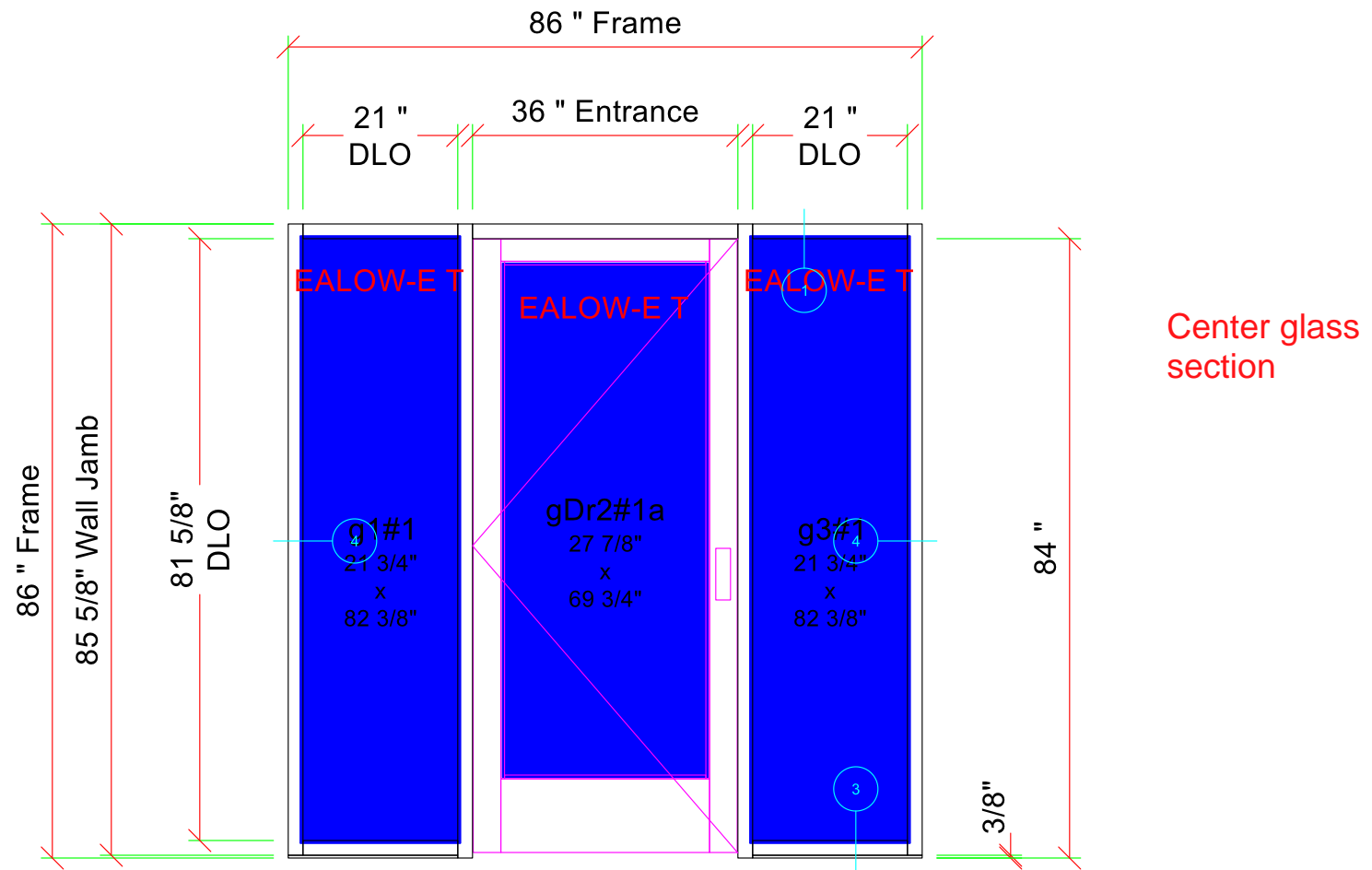
Total glass area is 153 sqft. Total glass signage area is 23 sqft or 15%



2x of this glass section - left and right of entry door

SMART STORAGE MACEDONIA OHIO - 3 - 003 - BUILDING A FRONT WINDOWS
 (2 Thus)
 Frame: (Clear) Series 3000 : Storefront : Thermal : Multiplane : Center Set : Outside
 Glazed : Screw Spline
 12/20/2023

JOB NUMBER		JOB NAME	
DRAWN BY Steve Bacon		SMART STORAGE MACEDONIA OHIO	
DATE 12/20/2023		ARCHITECT	
		GENERAL CONTRACTOR	
		3	
		of 4	



SMART STORAGE MACEDONIA OHIO - 2 - 002 - BUILDING A FRONT DOOR (1 Thus)
 Frame: (Clear) Series 3000 : Storefront : Thermal : Multiplane : Center Set :
 Outside Glazed : Screw Spline
 12/20/2023

JOB NUMBER	JOB NAME	SMART STORAGE MACEDONIA OHIO ARCHITECT GENERAL CONTRACTOR	2 of 4
DRAWN BY	ARCHITECT		
DATE	GENERAL CONTRACTOR		
12/20/2023			



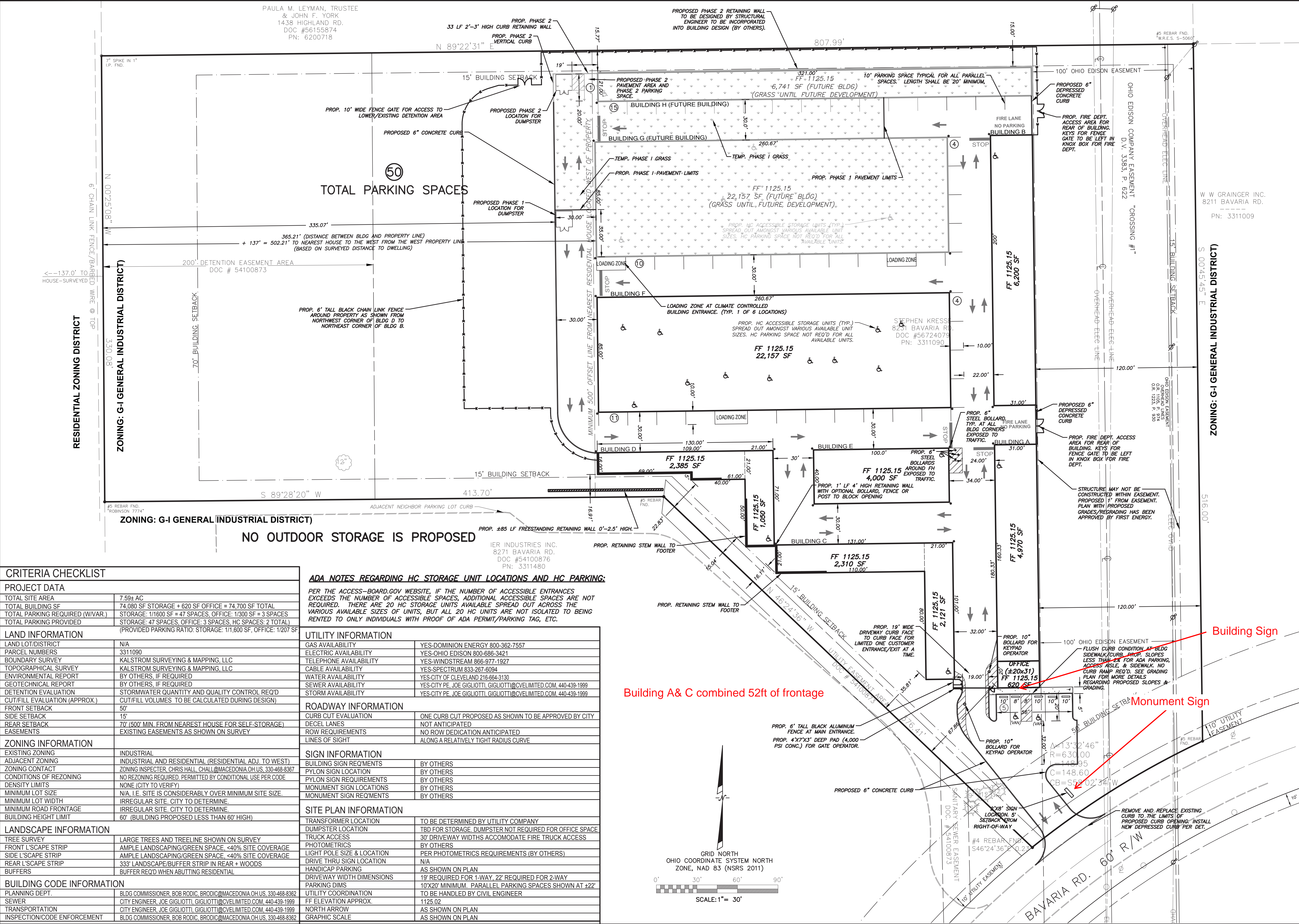
DATE	REVISION	BY
09-23-22	For Preliminary Site Plan Approval	FRV
10-20-22	Parking reduction for BZA approval	FRV
02-06-23	Parking reduction per BZA approval	FRV
02-21-23	Bldg G moved to Phase 2/Future	FRV
03-09-23	Shifted office parking to the west	FRV
03-24-23	For Final Site Plan Approval	FRV
11-14-23	For City Engineer Review	FRV
01-11-24	For City Engineer Review	FRV
01-29-24	Added requested notes to C-4.1, rev. sanitary per DSSS comments	FRV
02-07-24	SWMS/WPPP related clarifications, IER Infa area & CFS added to maps	FRV

Smart Self Storage
 8231 Bavaria Rd
 Macedonia, OH 44056
CIVCON Engineering Consultants, Inc.
 CONTACT: FRANK R. VILLANTI, P.E. PHONE (216) 228-6723 FAX (216) 228-6730

Site Plan
 74,080 SF STORAGE + 620 SF OFFICE =
 74,700 SF TOTAL

DESIGNED BY: FRV
 DRAWN BY: FRV
 CHECKED BY: FRV

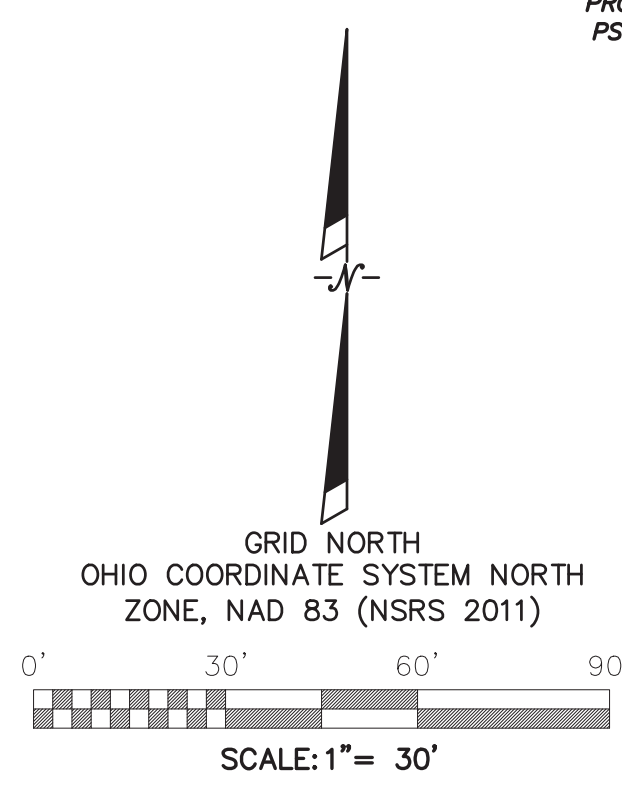
DATE: 03-24-2023
 SCALE: SEE BAR SCALE
 JOB NO: JOB # C22150
 SHEET NO: C-2



Building A & C combined 52ft of frontage

Building Sign

Monument Sign





City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA PLANNING COMMISSION**

All Plans for Submittal Must be **FOLDED**.
 No Rolled Plans will be Accepted.

DATE OF APPLICATION: _____

LOCATION OF PROPERTY INVOLVED: 500 EAST AURORA Rd.

NATURE OF REQUEST: WALL SIGN

APPLICANT NAME: DIRECT IMAGE SIGNS, INC. PHONE: 440-327-5575

APPLICANT ADDRESS: BRETT SMITH
7820 MADDOCK Rd, North Ridgville, OH 44039

APPLICANT EMAIL ADDRESS: signsgo@gmail.com

APPLICANT SIGNATURE: Bob S DATE: _____

NOTES: WE ARE BEING hired to INSTALL "SEPHORA"
Wall Sign

MEETING DATE: _____ FILING FEE: _____ ESCROW REQUIRED: _____

Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **TWO** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **TWO** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, the landscape and lighting plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE, ADDITIONAL FEES MAY BE REQUIRED.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to: City of Macedonia	Please submit plans to: Macedonia Building Department 9691 Valley View Road Macedonia, Ohio 44056
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Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: 500 East Aurora Road – Sephora Signage

DATE: March 3, 2024

The applicant is proposing a wall sign for the Sephora store that is located in the Cipriani retail plaza on the north side of Route 82, at the corner of Route 82 and Route 8. I have reviewed an undated application (including signage information) and I offer the Planning Commission with the following comments for their consideration:

Analysis

The applicant is proposing a 3'x22.83' (68.5 sq.ft.) wall sign on the primary building façade fronting Route 82. The tenant frontage for the Sephora unit is 40 feet, which provides 80 square feet of identification signage pursuant to Section 1179.03 (f) (2) of the Planning and Zoning Code. Therefore, the proposed sign area complies with the Code limitations.

The sign is comprised of individual three-foot-tall black acrylic face lit channel letters with white aluminum returns.

Conclusion

The proposed sign area complies with the limitations of the Code and should be considered for approval as submitted.

If you have any questions or need additional information, please feel free to contact me.

DESIGNS PREPARED FOR:

SEPHORA

SITE ADDRESS:

500 EAST AURORA ROAD
MACEDONIA, OHIO 44066

JOB NUMBER:

284390

ZONE:

SALES REPRESENTATIVE:

M. Bjorklund

PROJECT MANAGER:

L. Chow

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A HORTENSEL COMPANY

SEPHORA

VICINITY PLAN



SEPHORA



NORTH

KEY PLAN

SEPHORA
500 EAST AURORA ROAD
MACEDONIA, OHIO 44056



NORTH

JONES SIGN
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A Harsco Technologies Company

JOB #: 284390_R2
DATE: 11.09.2023
DESIGNER: S. Weil
SALES REP: M. Bjorklund
PROJECT MGR: L. Chow

- REQUIRED:
- FIELD SURVEY
 - VECTOR ARTWORK
 - PAINT COLOR
 - CLIENT PMS COLOR
 - FONTS
 - ENGINEERING
- OTHER:

LANDLORD APPROVAL _____
CLIENT APPROVAL _____

DATE _____
DATE _____

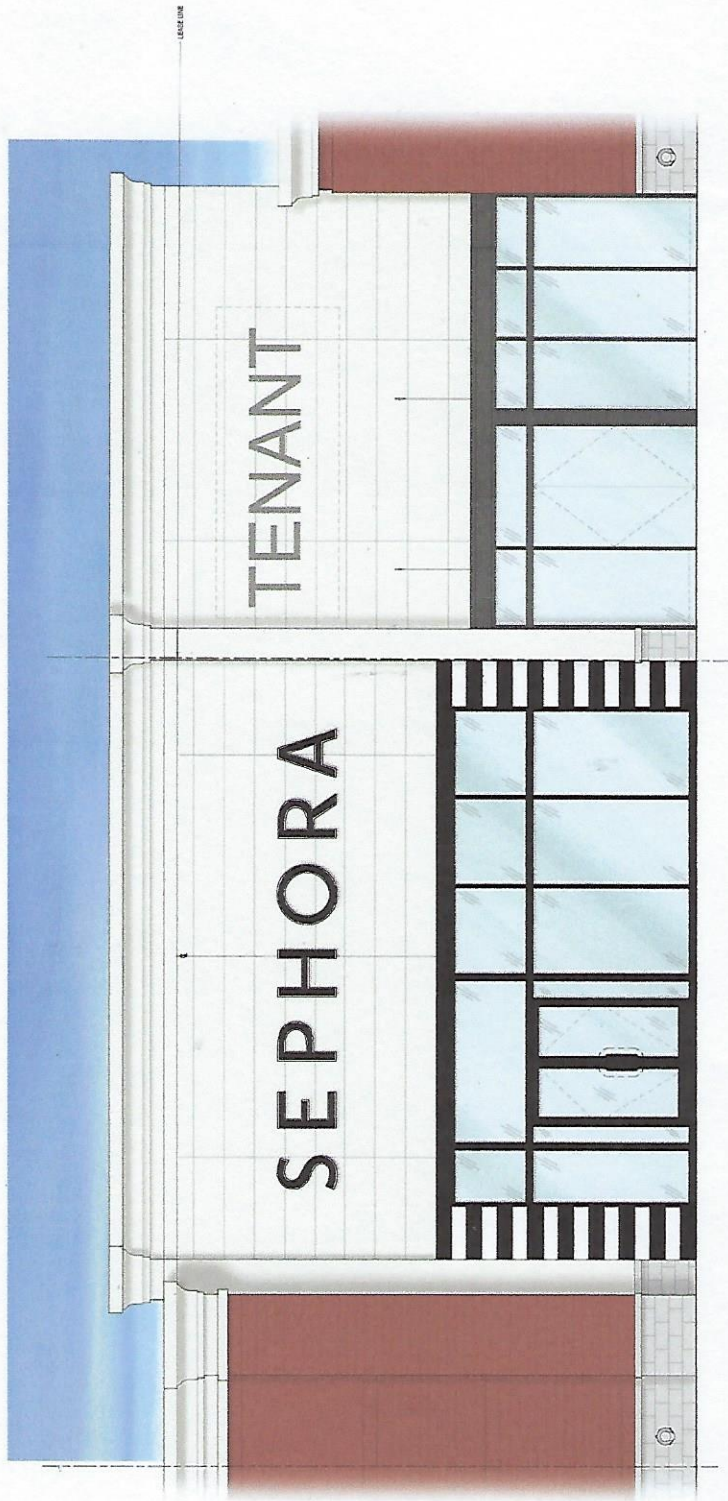
SEPHORA

SEPHORA
500 EAST AURORA ROAD
MACEDONIA, OHIO 44056

SHEET NUMBER
2.0

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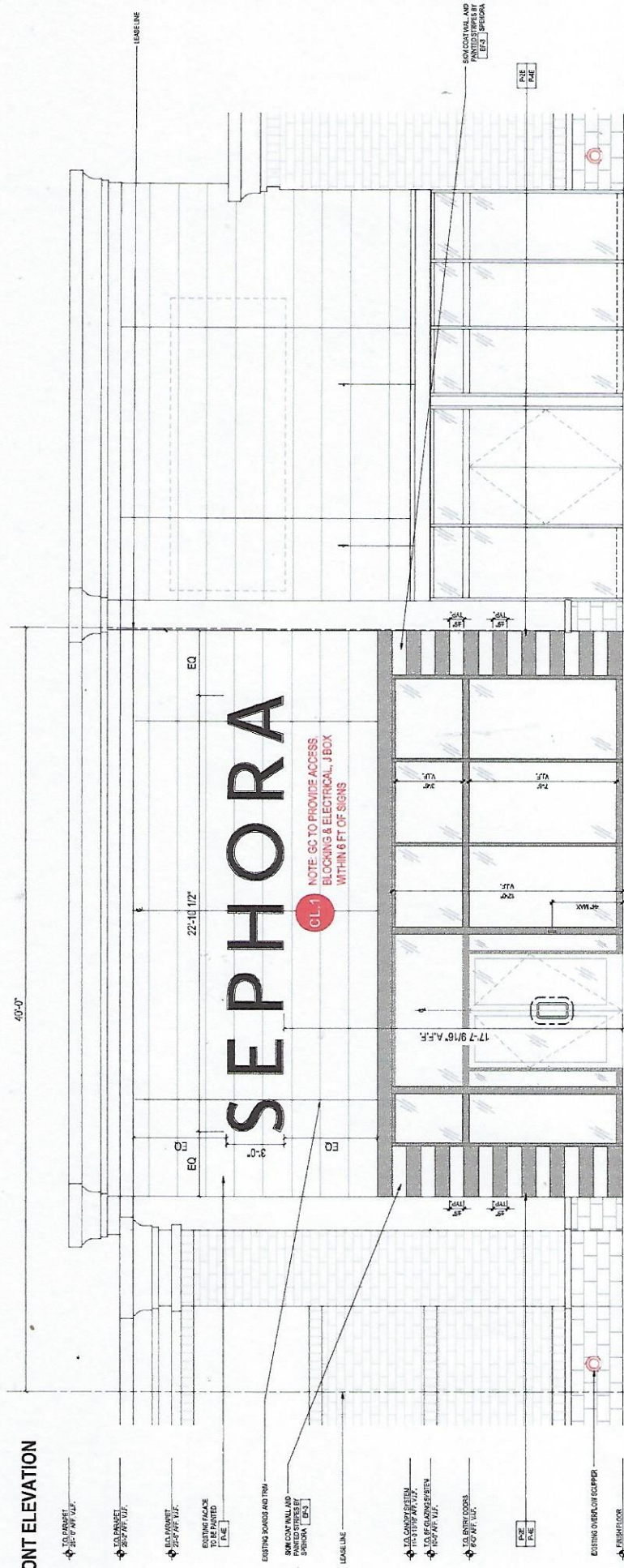
CONCEPTUAL STOREFRONT RENDERING



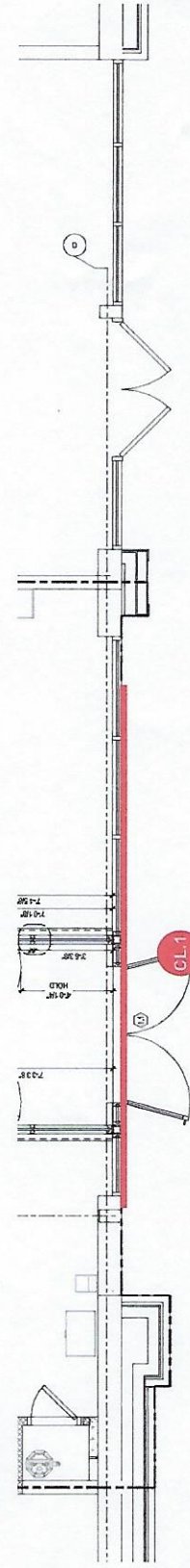
CONCEPTUAL STOREFRONT RENDERING
SCALE: N.T.S.

	JOB #: 284390_R2 DATE: 11.09.2023 DESIGNER: S. Weil SALES REP: M. Bjorklund PROJ. MGR: L. Chow	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> OTHER:	LANDLORD APPROVAL CLIENT APPROVAL	DATE DATE	SEPHORA 500 EAST AURORA ROAD MACEDONIA, OHIO 44056	SHEET NUMBER 3.0
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STOREFRONT ELEVATION



STOREFRONT ELEVATION
SCALE: 3/16" = 1'-0"



ENLARGED STOREFRONT PLAN
SCALE: 3/16" = 1'-0"

- TO GARRET, 28'-0" AFF. V.L.
- TO GARRET, 28'-0" AFF. V.L.
- TO GARRET, 28'-0" AFF. V.L.
- EXISTING FACADE FINISHED PALE
- EXISTING JOISTS AND TRIM
- SINK COAT WALL AND PAINTED STRIPS BY SPURIA [EPS]
- LEASING LINE
- TO GARRET SYSTEM THIS NEW AFF. V.L.
- TO 6' CHAMFERED BY 28'-0" AFF. V.L.
- TO EXISTING COORS 28'-0" AFF. V.L.
- POE PALE
- EXISTING DISPLAY EQUIP
- POE PALE

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A HUNT TAYLOR COMPANY

SEPHORA

SEPHORA
500 EAST AURORA ROAD
MACEDONIA, OHIO 44056

SHEET NUMBER
5.0

REQUIRED:

FIELD SURVEY PAINT COLOR FONTS

VECTOR ARTWORK CLIENT PMS COLOR ENGINEERING

OTHER:

LANDSCAPE APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____

JOB #: 284390_R2

DATE: 11.08.2023

DESIGNER: S. Weil

SALES REP: M. Bjorklund

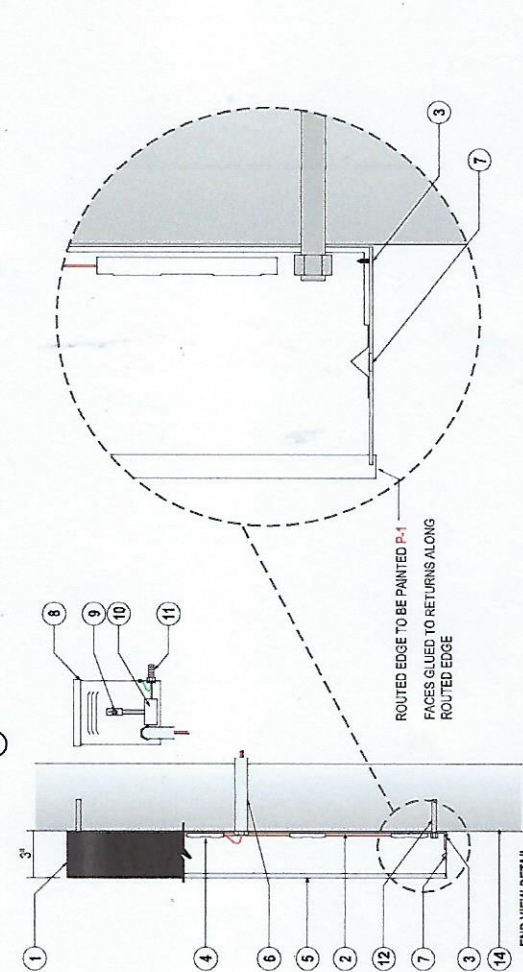
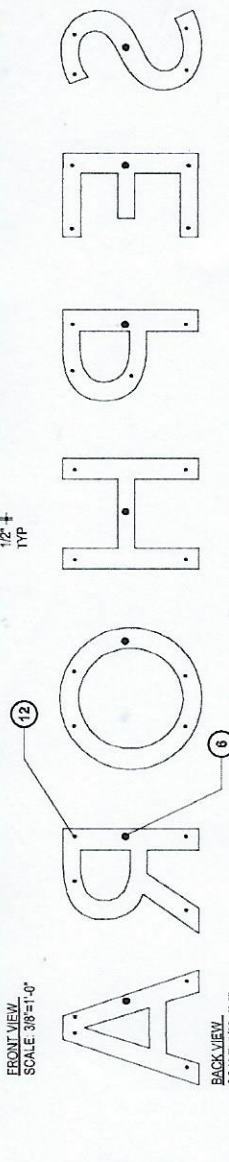
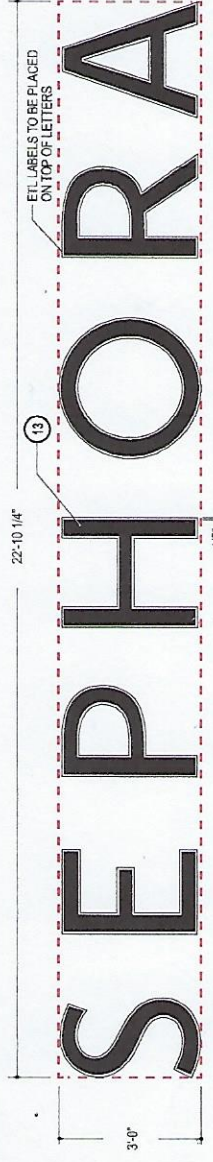
PROJ. MGR: L. Chow

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CL.1 FACE LIT LETTERS - EXTERIOR (Qty 1)

SQUARE FOOTAGE: 68.63

GENERAL HARDWARE CHART:	
WALL TYPE	HARDWARE
EIFS	LAG SCREWS INTO PLYWOOD THROUGH BOLT WITH COMPRESSION SLEEVES. BLOCKING REQUIRED
CONCRETE	TAPCONS OR EPOXY ANCHORS
CMU	TAPCONS OR THROUGH BOLTS
METAL PANEL OVER PLYWOOD	LAG SCREWS OR THROUGH BOLTS
METAL PANEL OVER PLYWOOD	LAG SCREWS OR THROUGH BOLTS
GLASS OVER PLYWOOD	LAG SCREWS OR THROUGH BOLTS



SPECIFICATIONS:

- 0.063" PRE-FINISH BLACK 1/4" WT ALUMINUM RETURNS
- 0.08" ALUMINUM LETTER BACKS W/ 1" 0.007" WELDED RETURN / PAINTED P-1
- COUNTERSINK SCREWS THROUGH FULL RETURN, WELDED;
- EXPOSED SCREWS PAINTED P-1
- 4000K WHITE LED MODULES (2 MODES / FT)
- 1.68" 7/32" WHITE ACRYLIC FACE (VISIBLE ROUTED EDGE PAINTED P-1 / FACES TO BE GLUED TO LETTER RETURNS, FACE TO BE MASKED PRIOR TO PAINTING ROUTED EDGE)
- RIGID PASS-THRU FOR LOW VOLTAGE LED WIRING
- 7/16" WEEP HOLES WITH LIGHT Baffles (EXTERIOR APPLICATIONS ONLY)
- UL COMPLIANT ENCLOSURE FOR LED POWER SUPPLIES +/- 18" X 7", REMOTE LOCATED
- DISCONNECT SWITCH
- LED POWER SUPPLIES
- PRIMARY ELECTRICAL
- CORROSION RESISTANT FASTENERS PER CONDITIONS
- FIRST SURFACE BLACK VINYL V-1 INSET 1/2" FROM PERIMETER OF EACH FACE
- EXISTING FACADE

NOTES

- ETI MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD W/ RHP LENGTH IS 6'-0"
- VOLTAGE: 120V

COLORS / FINISHES:

- P-1 MATTHEWS BLACK - SQA928SP
- V-1 3M 7725-12 GLOSS BLACK

ELECTRICAL SPECS:
 - 4000K WHITE LED MODULES, 0.5A/WEA, 2 MODS/FT, = 107.1 WANTS
 - POWER SUPPLY 60W/12V (89.3) = 3AMP

JONES SIGN
 Your Vision, Accomplished.
A Harsco Technologies Company

REQUIRED:

FIELD SURVEY PAINT COLOR FONTS
 VECTOR ARTWORK CLIENT PMS COLOR ENGINEERING

OTHER:

LANDLORD APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____

SEPHORA

SEPHORA
 500 EAST AURORA ROAD
 MACEDONIA, OHIO 44056

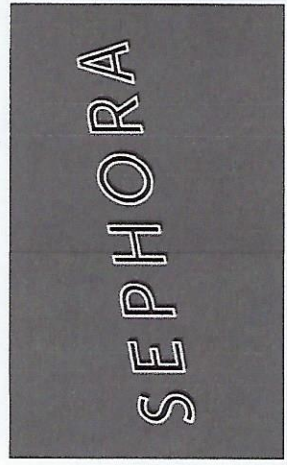
SHEET NUMBER
7.0



#5013508
 CONFORMS TO IUL STD 48
 S/NIE TYPE (CL) FACE LIT CHANNEL LETTERS



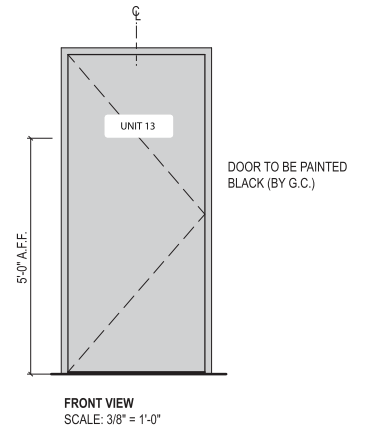
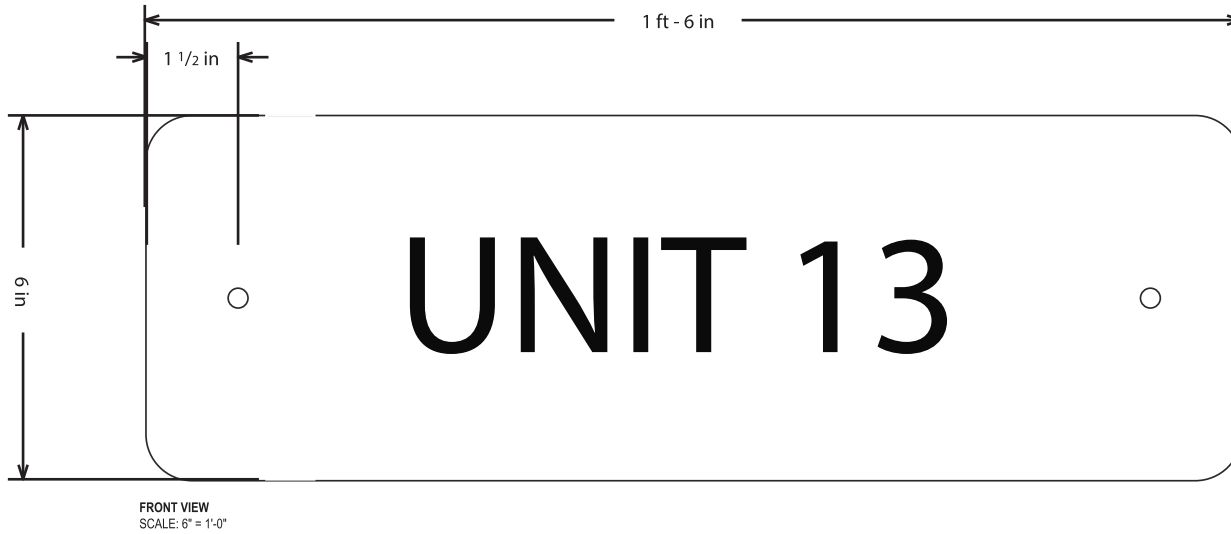
NOTE: INSPECTOR CAN VERIFY OUR LISTING WITH ETI AT THE FOLLOWING WEBSITE LINKS. DIRECT LINK TO JONES SIGN LISTING, ETI SEARCH LINK. ADDITIONALLY, VERIFICATION OF CERTIFICATION CAN BE PROVIDED BY ETI AT AMERICAS+1-888-347-5478 (OR +1-941-660-7407) EMAIL: ETI.DIRECTORY@INTERTEK.COM
 FAQ FROM ETI'S INTERTEK'S WEBSITE TO ANSWER ANY ADDITIONAL QUESTIONS. WWW.INTERTEK.CO



NIGHT VIEW

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PN.1 SERVICE DOOR ID ALUMINUM (QTY 1)



SPECIFICATIONS:	COLORS / FINISHES:				
1. .080 ALUMINUM PANEL PAINTED WHITE WITH BLACK APPLIED VINYL VI-1, P-1 2. MOUNTED WITH 2 STAINLESS STEEL ROUNDHEAD SCREWS	<table border="0"> <tr> <td> VI-1</td> <td>3M BLACK GLOSSY VINYL</td> </tr> <tr> <td> P-1</td> <td>MP GLOSSY WHITE</td> </tr> </table>	 VI-1	3M BLACK GLOSSY VINYL	 P-1	MP GLOSSY WHITE
 VI-1	3M BLACK GLOSSY VINYL				
 P-1	MP GLOSSY WHITE				
NOTES					
- CENTER GRAPHICS ON REAR DOOR - A.F.F. PLACEMENT TO BE COMPLIANT WITH ANY LANDLORD REQUIREMENTS					
FONTS:					
Helvetica Medium					

	JOB #: 284390_R4 DATE: 11.09.2023 DESIGNER: S. Weil SALES REP: M. Bjorklund PROJ MGR: L. Chow	REQUIRED:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	SEPHORA	SEPHORA 2158 MACEDONIA GATEWAY 500 EAST AURORA ROAD MACEDONIA, OHIO 44056	SHEET NUMBER	
	<table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> FIELD SURVEY</td> <td><input type="checkbox"/> PAINT COLOR</td> <td><input type="checkbox"/> FONTS</td> </tr> <tr> <td><input type="checkbox"/> VECTOR ARTWORK</td> <td><input type="checkbox"/> CLIENT PMS COLOR</td> <td><input type="checkbox"/> ENGINEERING</td> </tr> </table> <div style="border: 1px solid black; padding: 2px; font-size: x-small;">OTHER:</div>	<input type="checkbox"/> FIELD SURVEY	<input type="checkbox"/> PAINT COLOR	<input type="checkbox"/> FONTS	<input type="checkbox"/> VECTOR ARTWORK	<input type="checkbox"/> CLIENT PMS COLOR	<input type="checkbox"/> ENGINEERING
<input type="checkbox"/> FIELD SURVEY	<input type="checkbox"/> PAINT COLOR	<input type="checkbox"/> FONTS					
<input type="checkbox"/> VECTOR ARTWORK	<input type="checkbox"/> CLIENT PMS COLOR	<input type="checkbox"/> ENGINEERING					

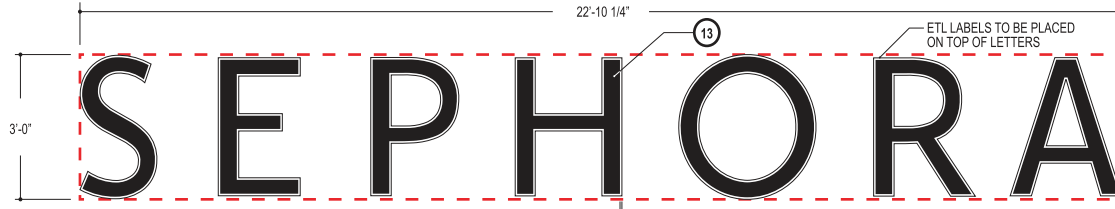
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CL.1 FACE LIT LETTERS - EXTERIOR (Qty 1)

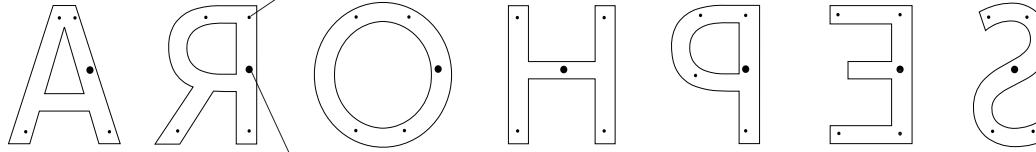
SQUARE FOOTAGE: 68.63

GENERAL HARDWARE CHART:

WALL TYPE	HARDWARE
EIFS	LAG SCREWS INTO PLYWOOD, THROUGH BOLT OR SNAP TOGGLES. ALL W/ COMPRESSION SLEEVES. BLOCKING REQUIRED
CONCRETE	TAPCONS OR EPOXY ANCHORS
CMU	TAPCONS OR THROUGH BOLTS
METAL PANEL OVER PLYWOOD	LAG SCREWS OR THROUGH BOLTS
METAL PANEL OVER PLYWOOD	LAG SCREWS OR THROUGH BOLTS
GLASS OVER PLYWOOD	LAG SCREWS OR THROUGH BOLTS



FRONT VIEW
SCALE: 3/8"=1'-0"



BACK VIEW
SCALE: 3/8"=1'-0"



SIDE VIEW
SCALE: 3/8"=1'-0"

SPECIFICATIONS:

- .063" PAINTED ALUMINUM RETURNS - P-2
- .080" ALUMINUM LETTER BACKS w/ 1" .080" WELDED RETURN / PAINTED P-1
- COUNTERSUNK SCREWS THROUGH FULL RETURN, WELDED; EXPOSED SCREWS PAINTED P-1
- 4000K WHITE LED MODULES (2 MODS / FT)
- .188" 7328 WHITE ACRYLIC FACE / VISIBLE ROUTED EDGE PAINTED P-1 / FACES TO BE GLUED TO LETTER RETURNS; FACE TO BE MASKED PRIOR TO PAINTING ROUTED EDGE
- RIGID PASS-THRU FOR LOW VOLTAGE LED WIRING
- 1/4" WEEP HOLES WITH LIGHT BAFFLES (EXTERIOR APPLICATIONS ONLY)
- UL COMPLIANT ENCLOSURE FOR LED POWER SUPPLIES +/- 18"L X 7"H, REMOTE LOCATED
- DISCONNECT SWITCH
- LED POWER SUPPLIES
- PRIMARY ELECTRICAL
- CORROSION RESISTANT FASTENERS PER CONDITIONS
- FIRST SURFACE BLACK VINYL V-1 INSET 1/2" FROM PERIMETER OF EACH FACE
- EXISTING FACADE

NOTES

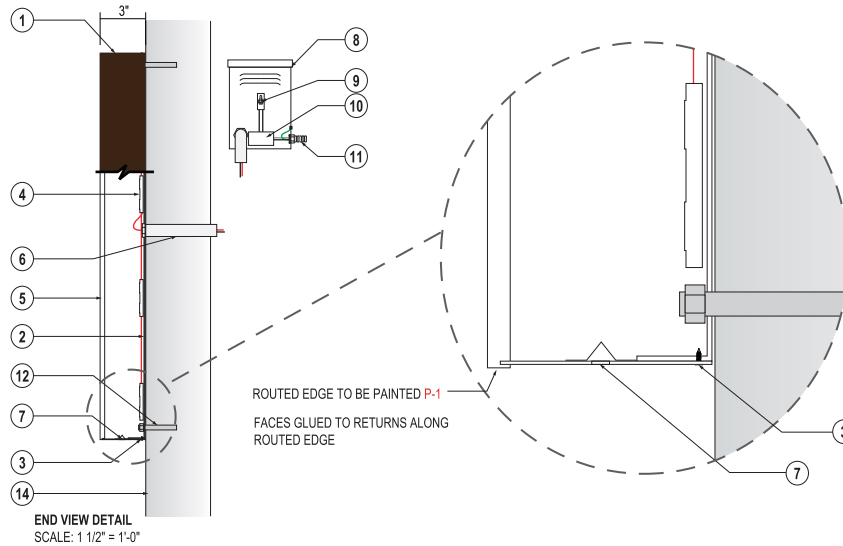
- ETL MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD / WHIP LENGTH IS 6'-0"
- VOLTAGE: 120V

COLORS / FINISHES:

- P-1 MATTHEWS BLACK - SOA929SP
- V-1 3M 7725-12 GLOSS BLACK
- P-2 AKZO WYANDOTTE 641 DARK BRONZE (DURANODIC 313 E) OR EQUAL

ELECTRICAL SPECS:

- 4000K WHITE LED MODULES. 0.9W/EA. 2 MODS/FT. = 107.1WATTS
- POWER SUPPLY 60W/12V (qty.3) = 3AMP



END VIEW DETAIL
SCALE: 1 1/2" = 1'-0"



#5013508
CONFORMS TO UL STD 48
SYNE TYPE (CL) FACE LIT CHANNEL LETTERS



NOTE: INSPECTOR CAN VERIFY OUR LISTING WITH ETL AT THE FOLLOWING WEBSITE LINKS. DIRECT LINK TO JONES SIGN LISTING, ETL SEARCH LINK. ADDITIONALLY, VERIFICATION OF CERTIFICATION CAN BE PROVIDED BY ETL AT AMERICAS+1-888-347-5478 (OR +1-847-660-7407) EMAIL: ETLDIRECTORY@INTERTEK.COM FAQ FROM ETL'S (INTERTEK'S) WEBSITE TO ANSWER ANY ADDITIONAL QUESTIONS. WWW.INTERTEK.COM



NIGHT VIEW

<p>JONES SIGN Your Vision. Accomplished. A MORTENBEN COMPANY</p>	<p>JOB #: 284390_R4 DATE: 11.09.2023 DESIGNER: S. Weil SALES REP: M. Bjorklund PROJ MGR: L. Chow</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p> <p>CLIENT APPROVAL _____ DATE _____</p>	<p>SEPHORA</p>	<p>SEPHORA 2158 MACEDONIA GATEWAY 500 EAST AURORA ROAD MACEDONIA, OHIO 44056</p>	<p>SHEET NUMBER 7.0</p>
	<p>This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.</p>					



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

APPLICATION FOR HEARING BEFORE THE MACEDONIA PLANNING COMMISSION

All Plans for Submittal Must be **FOLDED**.
No Rolled Plans will be Accepted.

DATE OF APPLICATION: 2/8/2024

LOCATION OF PROPERTY INVOLVED: 500 EAST AURORA Rd

NATURE OF REQUEST: APPROVAL FOR Nordstrom Rack signage.

APPLICANT NAME: KATHY CLARKE PHONE: 440-695-0367

APPLICANT ADDRESS: 1260 MOORE Rd STE H, AVON, OH 44011

APPLICANT EMAIL ADDRESS: Kathy@get1.t.w.th.us.com

APPLICANT SIGNATURE: Kathy Clarke DATE: 2/8/2024

NOTES:

MEETING DATE: 3/18/24 FILING FEE: 50.00 ESCROW REQUIRED: 500.00

Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **TWO** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **TWO** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, the landscape and lighting plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE, ADDITIONAL FEES MAY BE REQUIRED.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
City of Macedonia

Please submit plans to:
Macedonia Building Department
9691 Valley View Road
Macedonia, Ohio 44056

★ Service ★ Commitment ★ Pride ★

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: 500 East Aurora Road – Nordstrom Rack Signage

DATE: March 2, 2024

This proposal relates to the new Nordstrom Rack store located in the Cipriani retail plaza on the north side of Route 82, at the corner of Route 82 and Route 8. I have reviewed an application (including signage information) dated February 8, 2024, and I offer the Planning Commission with the following comments for their consideration:

Analysis

Two wall signs are proposed, with one on the north building elevation, and the other on the west building elevation on the building tower element fronting Route 8. A small blade sign and a new tenant panel placed in the existing monument sign that fronts Route 8 and 82 are also proposed.

The primary wall sign fronting Route 82 is proposed to be 8.42'x20' (168.33 sq.ft.), while the wall sign in the tower element fronting Route 8 is 3.42'x8' (27.33 sq.ft.). The blade sign (under canopy) sign is 2'x2.25' (4.5 sq.ft.) and is similar to the blade signs used in the adjacent Macedonia Commons retail development. The tenant panel sign is 1.58'x7.75' (12.25 sq.ft.). In total, approximately 200 square feet of signage is being proposed in addition to the 12.25 square foot tenant panel sign.

Section 1179.03 (f) (2) permits two square feet of identification signage for each lineal foot of building (tenant) frontage. The Nordstrom Rack tenant frontage along Route 82 is 115 feet, which provides 230 square feet of identification signage. Additional sign area is permissible given Nordstrom Rack is a corner unit.

The sign is comprised of individual halo-lit, black channel letters with black aluminum returns.

Conclusion

The proposed sign area complies with the limitations of the Code and should be considered for approval as submitted.

If you have any questions or need additional information, please feel free to contact me.

NORDSTROM rack

500 EAST AURORA RD
MACEDONIA, OH 44056

DRAWING NO.
E045869 REV2 PRODUCTION

BRAND APPROVAL		LANDLORD APPROVAL	
_____	_____	_____	_____
BRAND APPROVAL	DATE	LANDLORD APPROVAL	DATE
THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.			

REVISIONS

DATE:	REVISION & DESCRIPTION
01/25/24	UPDATED PAINT FINISHES; ARTWORK, SIGN 1.0 & 2.0 RETURN DEPTH.
02/02/24	ADDED ESTIMATED DIMENSIONS FROM ARCHITECTURAL DRAWINGS TO ELEVATIONS
02/06/24	-(PRODUCTION)

DESIGNER
GS
GS
GS



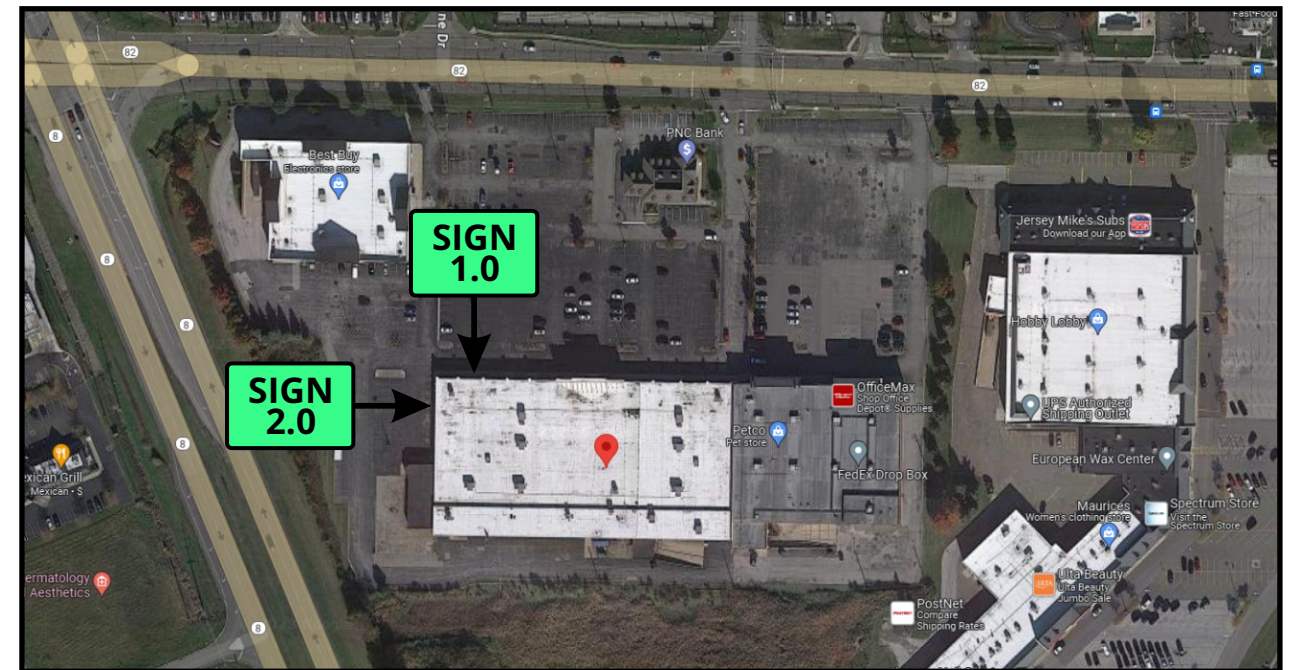
800.861.8006
ADVANCESIGNGROUP.COM

SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	FT ²
1.0		- HALO LIT CHANNEL LETTERS - 3" DEEP - (1) ONE SET REQUIRED	168.34
2.0		- HALO LIT CHANNEL LETTERS - 3" DEEP - (1) ONE SET REQUIRED	27.34
3.0		- D/S BLADE SIGN - HALO LIT - (1) ONE SET REQUIRED	7.17
4.0		- TENANT PANEL REPLACEMENT - (2) TWO REQUIRED FOR D/S MONUMENT	14.34

SITE PLAN

SCALE: NA



CODE INFO

TBD

NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

**SITE/
SUM**

DATE OF
LAST CHANGE:
02/05/24

REVISION #
P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP

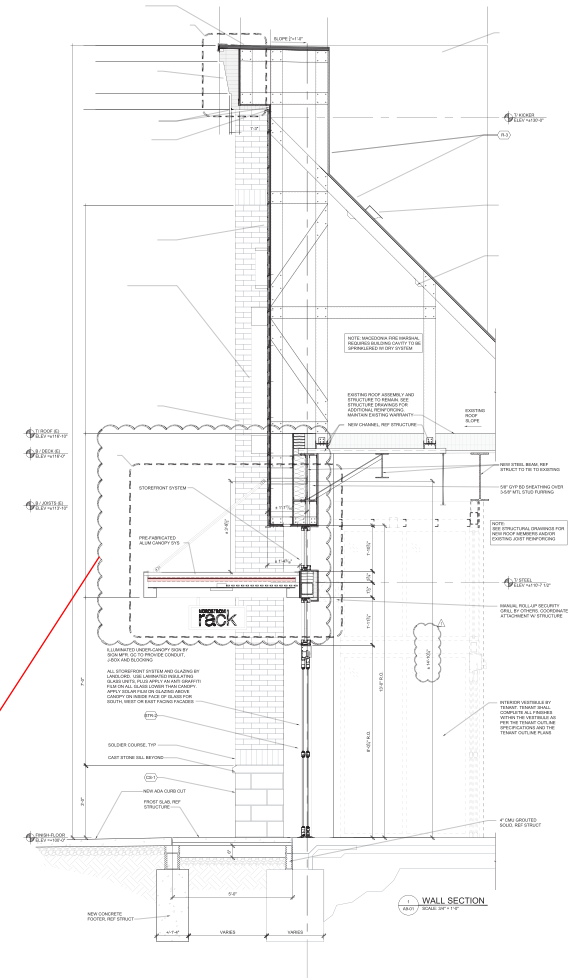
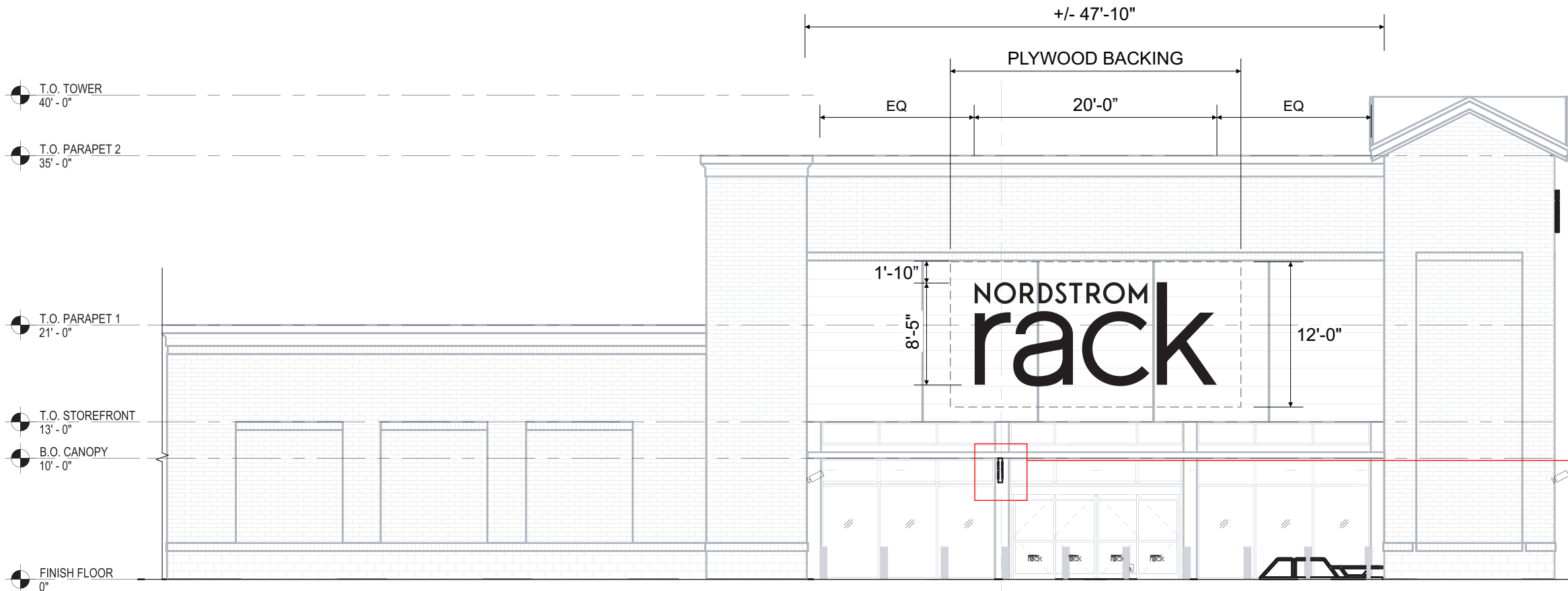


800.861.8006
ADVANCESIGNGROUP.COM

PROPOSED NORTH ELEVATION - SIGN 1.0 & 3.0

SCALE: 3/32" = 1'

**NEW CONSTRUCTION BUILD NO SURVEY COMPLETED
ALL DIMENSIONS BASED OF ARCHITECTURAL DRAWING**



**NORDSTROM
rack**

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

ELEV

DATE OF
LAST CHANGE:
02/05/24

REVISION #
P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP

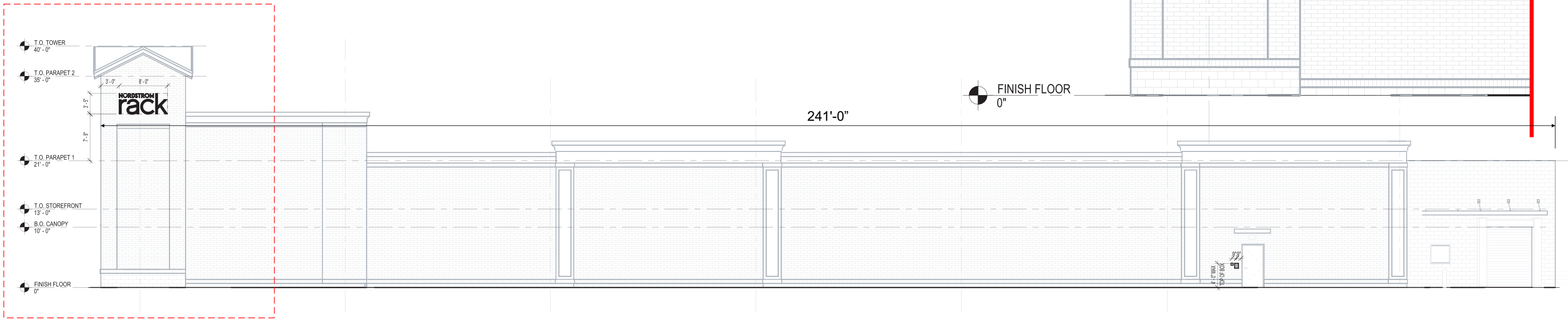
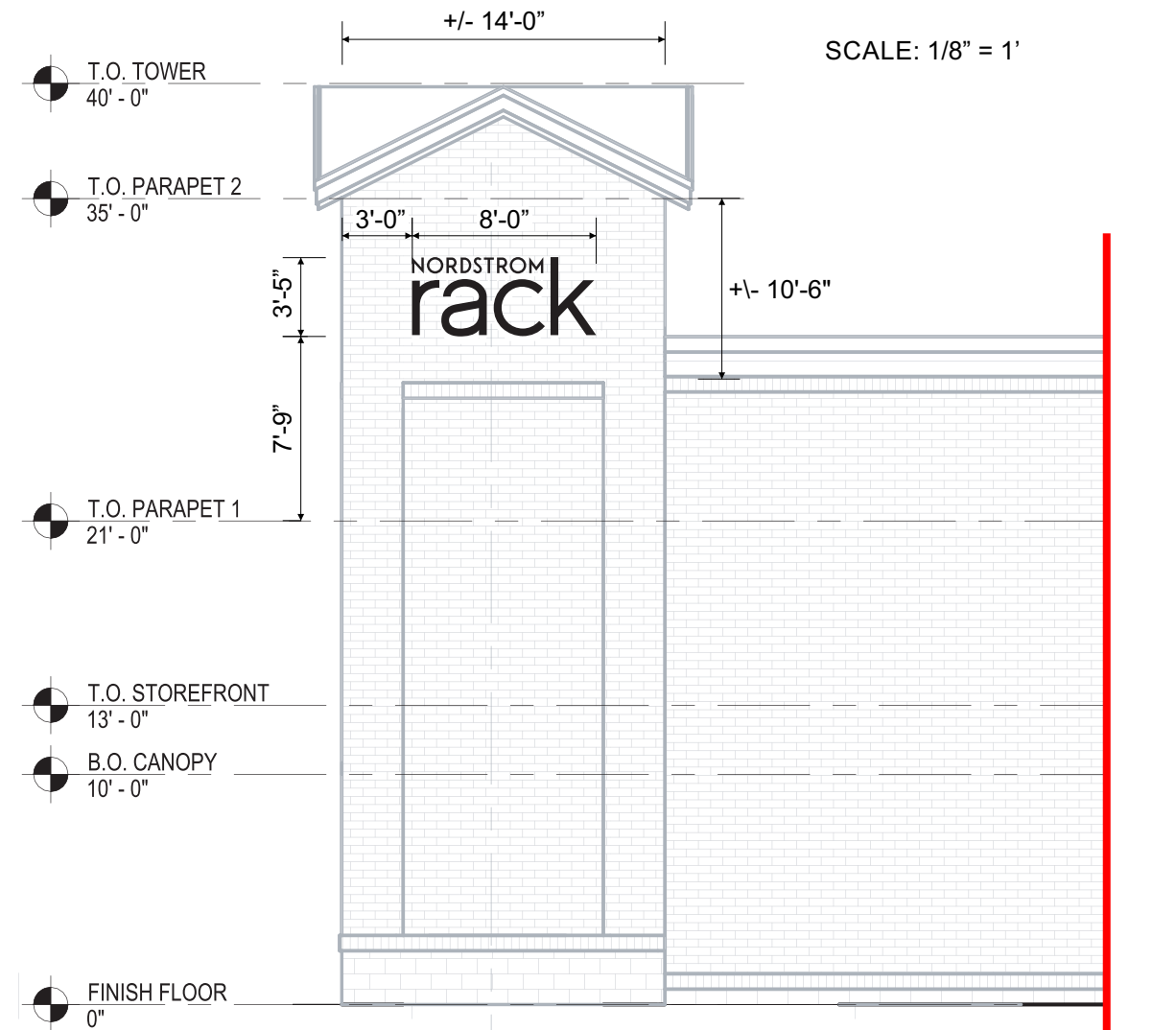
c **UL** us

800.861.8006
ADVANCESIGNGROUP.COM

PROPOSED WEST ELEVATION - SIGN 2.0

SCALE: 1/8" = 1'

**NEW CONSTRUCTION BUILD NO SURVEY COMPLETED
ALL DIMENSIONS BASED OF ARCHITECTURAL DRAWING**



**NORDSTROM
rack**

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

ELEV

DATE OF
LAST CHANGE:
02/05/24

REVISION #
P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG
ADVANCE SIGN GROUP



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HALO-LIT CHANNEL LETTER

(QTY. 1) ONE REQUIRED FOR NORTH ELEVATION

SCALE 1/4" = 1'-0"

168.34 FT²

SIGN DETAIL:

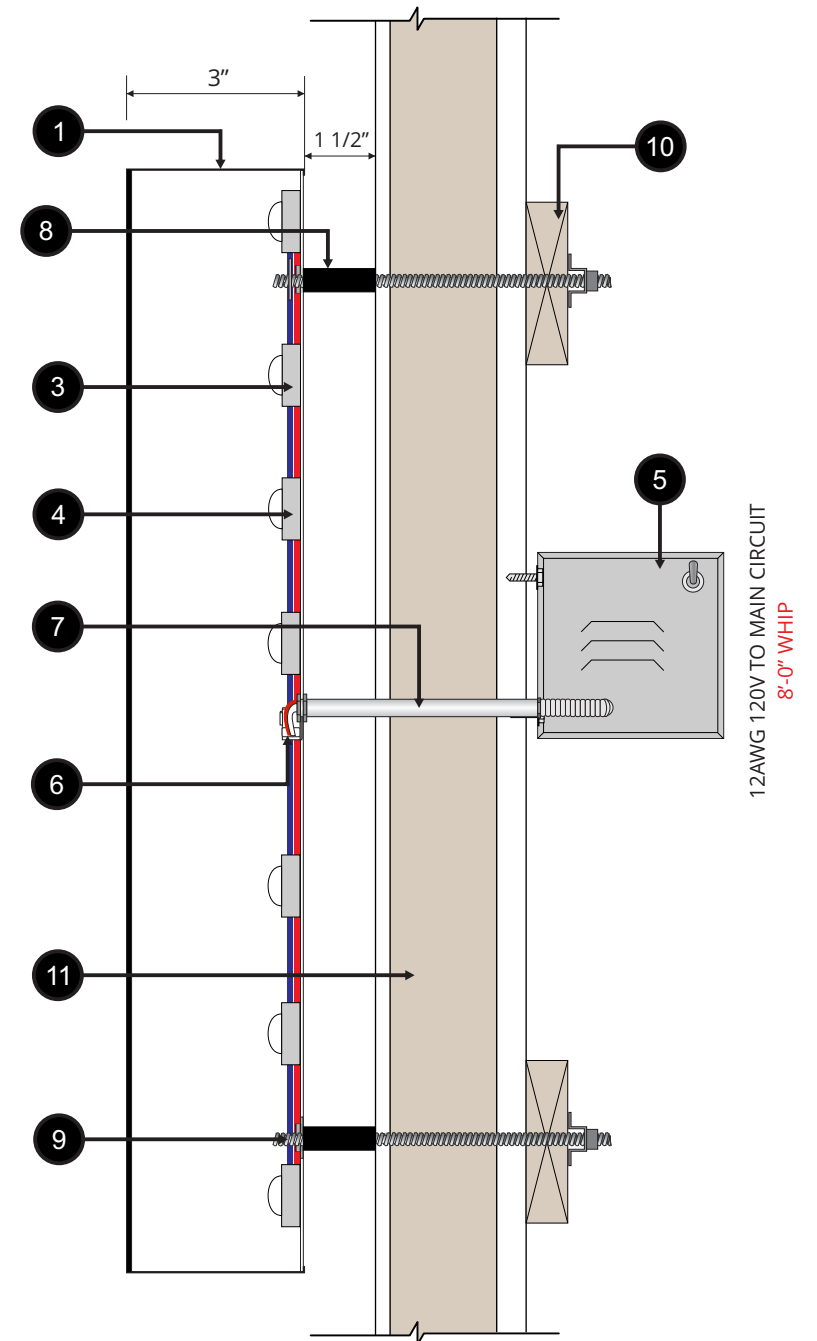
- 1 3" DEEP - .063 ALUMINUM RETURNS OUTSIDE PAINTED TO MATCH PMS BLACK7C/INSIDE **WHITE**.
- 2 .125 ALUMINUM FACES PAINTED TO MATCH PMS BLACK7C
- 3 3/16" CLEAR POLYCARBONATE BACKS, SANDED.
- 4 6500K WHITE LED ILLUMINATION. (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 5 REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL APPROVED METAL BOX W/ DISCONNECT SWITCH.
- 6 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES.
- 7 LETTERS TO HAVE 8'-0" WHIPS.
- 8 1 1/2" PVC SPACERS - PAINTED **BLACK**.
- 9 MOUNTED WITH 1/4 - 20 THRU-BOLT, RIV-NUTS.
- 10 PLYWOOD BLOCKING - **TO BE SUPPLIED BY OTHERS.**
- 11 WALL CONSTRUCTION - **TO BE DETERMINED.**

PAINT COLOR NOTE:

- PROVIDE ONE COAT EPOXY PRIMER AND TWO FINISH COATS OF POLYURETHANE PAINT MATCHING CUSTOM COLOR GRAY NR2019GRAY (PMS BLACK 7C) AS FOLLOWS
- - SHERWIN WILLIAMS C64 M61 Y65 K54
- - AKZO NOBEL R62 G57 B53
- - MATTHEWS PAINT HEX #3E3935

SECTION VIEW

SCALE: NTS



INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

**NORDSTROM
rack**

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

SIGN NO.

1.0

DATE OF
LAST CHANGE:

02/05/24

REVISION #

P2

ADDITIONAL INSTALL NOTES:

FILE LOC:

Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP



800.861.8006

ADVANCESIGNGROUP.COM

REV.	
1.	

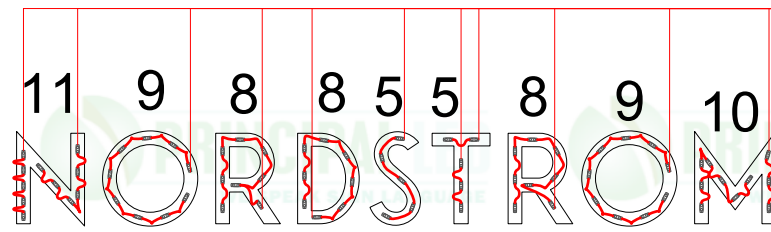


3490 Venture Dr.
 San Angelo, Tx.
 76905
 Ph. 1-325-227-4577
 FAX 1-325-227-6841
 www.p-led.com

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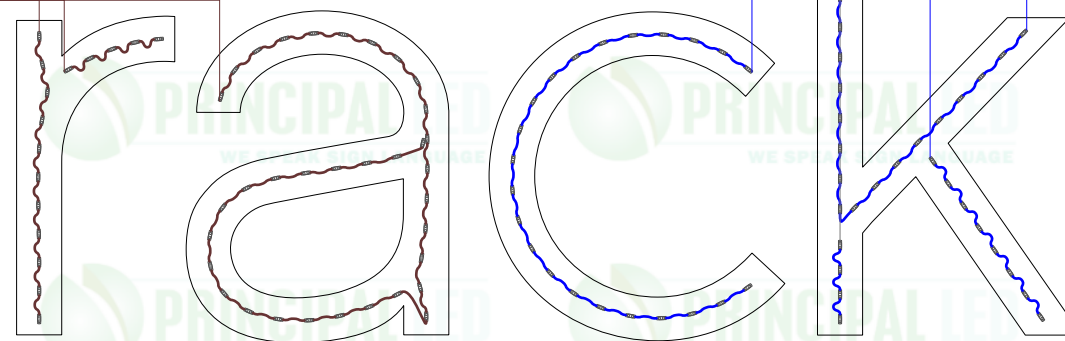
TITLE		
CHANGE ME		
DATE	06 Feb 2024	DRAWN BY : Greg See
SIGN HEIGHT	N/A	SIGN DEPTH
		3" DEEP -HALO
		FACE MATERIAL:
		N/A

NOTE:
 MAX MODS PER SERIES: 38
 MAX MODS PER PS: 76



Load: 94.9 %
 Modules: 73.0
 Watts: 56.9 of 60.0
 PS: Universal HE 60W

Load: 65.0 %
 Modules: 50.0
 Watts: 39.0 of 60.0
 PS: Universal HE 60W



Load: 70.2 %
 Modules: 54.0
 Watts: 42.1 of 60.0
 PS: Universal HE 60W

AMP DRAW: 3.30 A
 ESTIMATED PRODUCT PER SIGN
 N/A
 (177) pcs Qwik Mod 2 (PL-QM2-TW150-P)
 (3) pcs Universal HE 60W (P-OH060-12-HE)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
 Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

LED
 LAYOUT

DATE OF
 LAST CHANGE:
 02/05/24

REVISION #
P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
 Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
 PROJECT MANAGER:
D BELLINGER
 DESIGNER:
G SEE



ADVANCE SIGN GROUP



800.861.8006
 ADVANCESIGNGROUP.COM



HALO-LIT CHANNEL LETTER

(QTY. 1) ONE REQUIRED FOR WEST ELEVATION

SCALE 1/2" = 1'-0"

27.34 FT²

SIGN DETAIL:

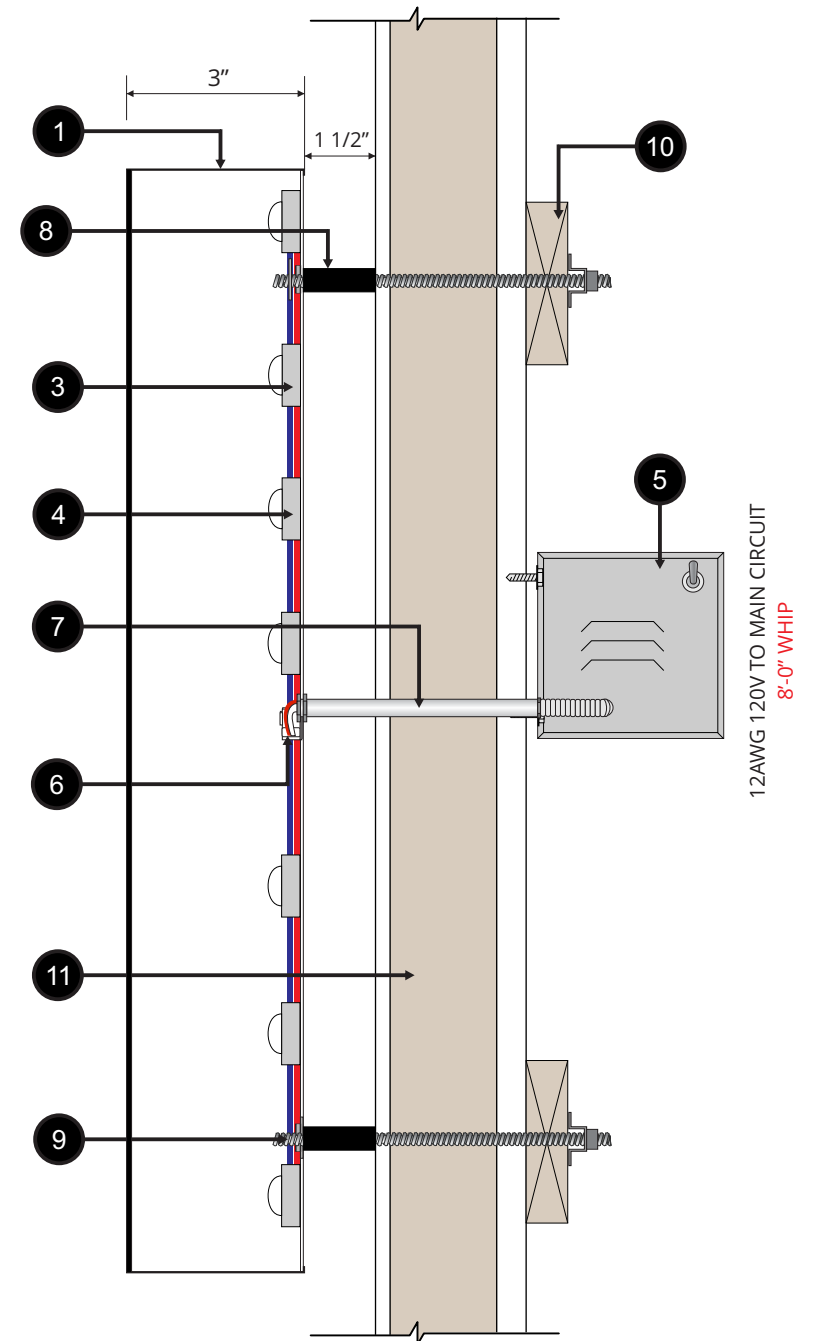
- 1 3" DEEP - .063 ALUMINUM RETURNS OUTSIDE PAINTED TO MATCH PMS BLACK7C/INSIDE **WHITE**.
- 2 .125 ALUMINUM FACES PAINTED TO MATCH PMS BLACK7C
- 3 1/8" CLEAR POLYCARBONATE BACKS, SANDED.
- 4 6500K WHITE LED ILLUMINATION. (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 5 REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL APPROVED METAL BOX W/ DISCONNECT SWITCH.
- 6 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES.
- 7 LETTERS TO HAVE 8'-0" WHIPS.
- 8 1 1/2" PVC SPACERS - PAINTED **BLACK**.
- 9 MOUNTED WITH 1/4 - 20 THRU-BOLT, RIV-NUTS.
- 10 PLYWOOD BLOCKING - **TO BE SUPPLIED BY OTHERS.**
- 11 WALL CONSTRUCTION - **TO BE DETERMINED.**

PAINT COLOR NOTE:

- PROVIDE ONE COAT EPOXY PRIMER AND TWO FINISH COATS OF POLYURETHANE PAINT MATCHING CUSTOM COLOR GRAY NR2019GRAY (PMS **BLACK 7C**) AS FOLLOWS
- - SHERWIN WILLIAMS C64 M61 Y65 K54
- - AKZO NOBEL R62 G57 B53
- - MATTHEWS PAINT HEX #3E3935

SECTION VIEW

SCALE: NTS



INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

SIGN NO.

2.0

DATE OF

LAST CHANGE:

02/05/24

REVISION #

P2

ADDITIONAL INSTALL NOTES:

FILE LOC:

Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP



800.861.8006

ADVANCESIGNGROUP.COM

REV.	
1.	

NOTE:
 MAX MODS PER SERIES: 38
 MAX MODS PER PS: 76

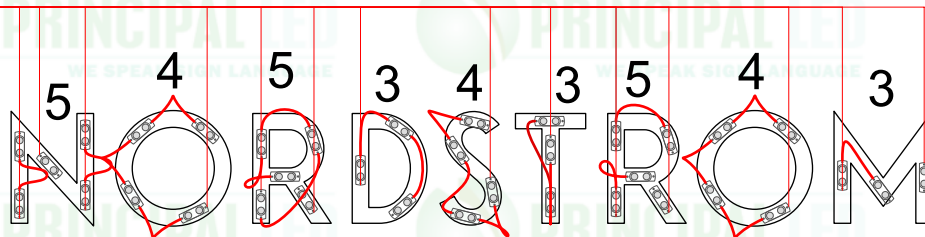


3490 Venture Dr.
 San Angelo, Tx.
 76905
 Ph. 1-325-227-4577
 FAX 1-325-227-6841
 www.p-led.com

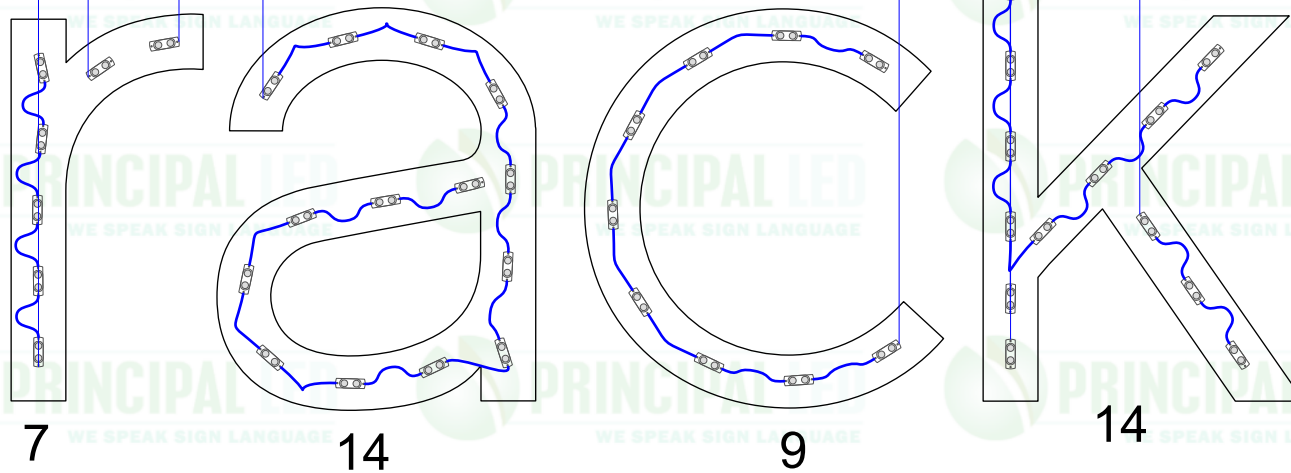
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL LED, LLC.. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED

TITLE		
CHANGE ME		
DATE 06 Feb 2024	DRAWN BY : Greg See	
SIGN HEIGHT N/A	SIGN DEPTH 3" DEEP -HALO	FACE MATERIAL: N/A

Load: 46.8 %
 Modules: 36.0
 Watts: 28.1 of 60.0
 PS: Universal HE 60W



Load: 57.2 %
 Modules: 44.0
 Watts: 34.3 of 60.0
 PS: Universal HE 60W



AMP DRAW: 2.20 A
 ESTIMATED PRODUCT PER SIGN
 N/A
 (80) pcs Qwik Mod 2 (PL-QM2-TW150-P)
 (2) pcs Universal HE 60W (P-OH060-12-HE)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
 Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

LED
 LAYOUT

DATE OF
 LAST CHANGE:
 02/05/24

REVISION #
P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
 Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

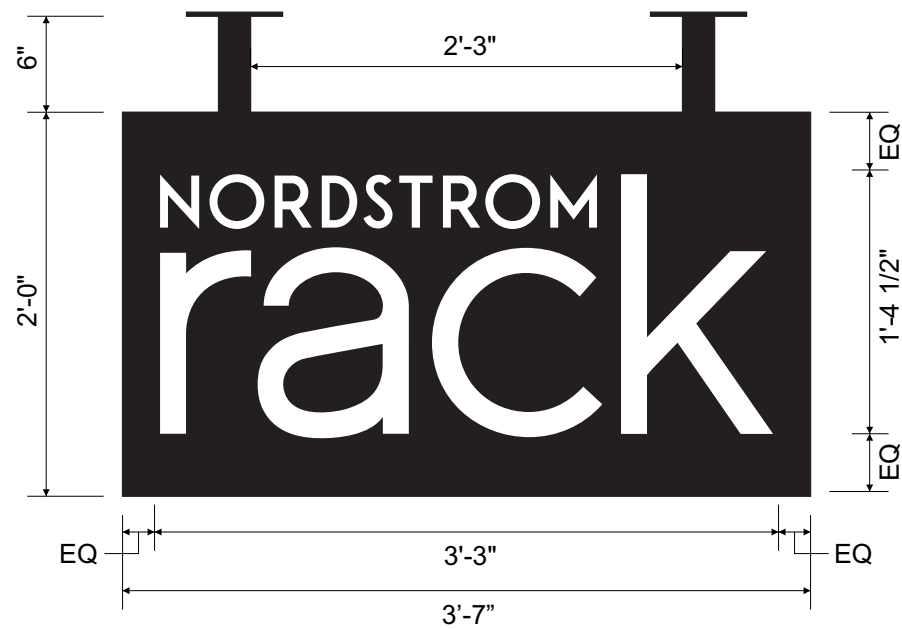
CONSULTANT:
A WASSERSTROM
 PROJECT MANAGER:
D BELLINGER
 DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP



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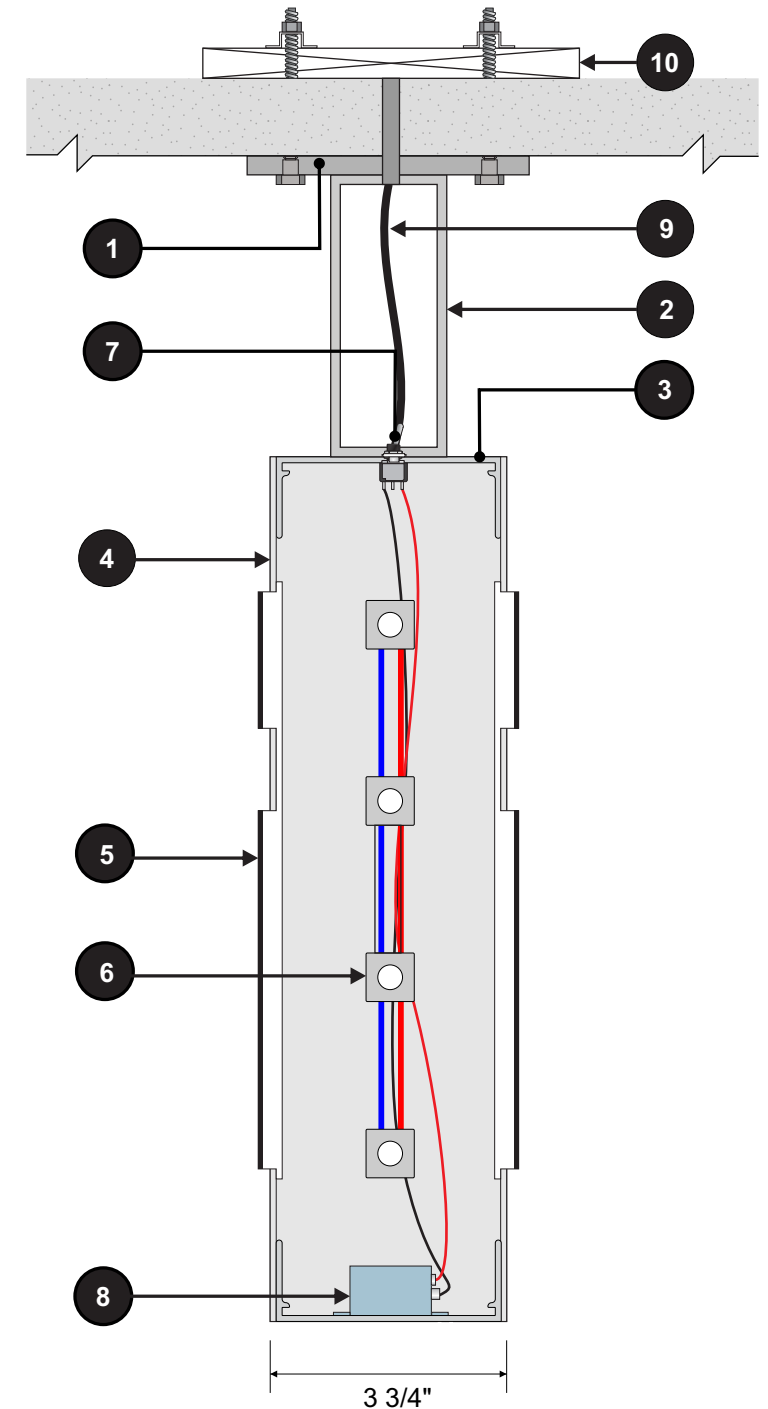


PAINT COLOR NOTE:

- PROVIDE ONE COAT EPOXY PRIMER AND TWO FINISH COATS OF POLYURETHANE PAINT MATCHING CUSTOM COLOR GRAY NR2019GRAY (PMS BLACK 7C) AS FOLLOWS
- - SHERWIN WILLIAMS C64 M61 Y65 K54
- - AKZO NOBEL R62 G57 B53
- - MATTHEWS PAINT HEX #3E3935

SECTION DETAIL

NOT TO SCALE



D/S HALO-LIT BLADE SIGN

(QTY. 1) ONE REQUIRED FOR NORTH ELEVATION

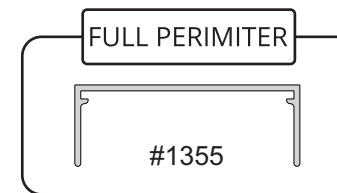
SCALE 1" = 1'-0"

7.17 FT²

SIGN DETAIL:

- 1 1/2" THICK ROUTED ALUMINUM MOUNTING PLATE PAINTED TO MATCH PMS BLACK 7C (SATIN FINISH)
- 2 2X2 ALUMINUM TUBE SUPPORTS - 6" LONG PAINTED TO MATCH PMS BLACK 7C (SATIN FINISH)
- 3 #1355 SIGNCOMP SERIES 4 FRAMELESS BODY EXTRUSION PAINTED TO MATCH PMS BLACK 7C (SATIN FINISH)
- 4 ROUTED .125 THICK ALUMINUM FACES PAINTED TO MATCH PMS BLACK 7C (SATIN FINISH)
- 5 1/2" THICK CLEAR ACRYLIC PUSH THROUGH COPY W/ 063 ALU FACES PAINTED WHITE
- 6 WHITE LED ILLUMINATED (QTY AND PLACEMENT DETERMINED BY SIGN SIZE)
- 7 DISCONNECT SWITCH
- 8 UL LISTED 120V-277V POWER SUPPLY LOCATED INTERNALLY
- 9 ELECTRICAL TO EXIT THROUGH UPPER TUBE SUPPORT. TO HAVE AN 8' WHIP.
- 10 BLOCKING - TO BE SUPPLIED BY OTHERS.
- 11 MOUNTING HARDWARE - TO BE DETERMINED BY INSTALLER
- 12 WALL CONSTRUCTION - TO BE DETERMINED BY SURVEY
- 13 WEEP HOLES W/ BAFFLES.

NIGHT VIEW



INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

SIGN NO.

3.0

DATE OF LAST CHANGE:

02/05/24

REVISION #

P2

ADDITIONAL INSTALL NOTES:

FILE LOC:

Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE


ASG

ADVANCE SIGN GROUP



800.861.8006

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REV.	WE SPEAK SIGN LANGUAGE	 <p>3490 Venture Dr. San Angelo, Tx. 76905 Ph. 1-325-227-4577 FAX 1-325-227-6841 www.p-led.com</p>	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL LED, LLC.. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED		
1.			TITLE CHANGE ME		
NOTE: MAX MODS PER SERIES: 12 MAX MODS PER PS: 24			DATE	06 Feb 2024	DRAWN BY : Greg See
			SIGN HEIGHT	N/A	SIGN DEPTH 3 3/4" in
			FACE MATERIAL: N/A		

Load: 58.3 %
 Modules: 14.0
 Watts: 35.0 of 60.0
 PS: Energizer Series Universal 60W



14

AMP DRAW: 1.10 A	ESTIMATED PRODUCT PER SIGN N/A	CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE. Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.
(14) pcs Street Fighter Pod HO (PL-OP2-PD2-P-TW)		
(1) pcs Energizer Series Universal 60W (P-OH060-12-EC)		

NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

LED
LAYOUT

DATE OF
LAST CHANGE:
02/05/24

REVISION #
P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

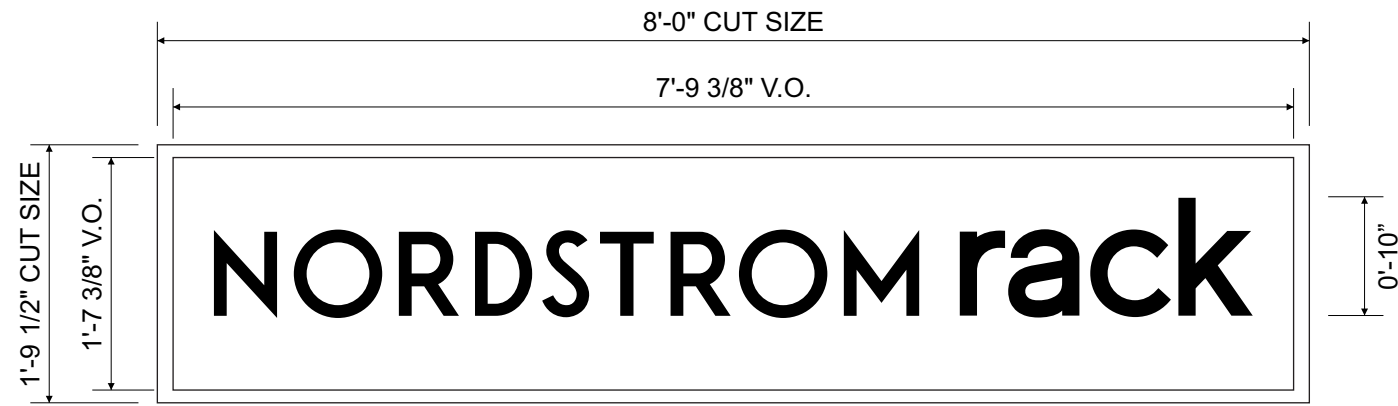
CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP



800.861.8006
ADVANCESIGNGROUP.COM



SECTION DETAIL

NOT TO SCALE

MONUMENT TENANT PANELS

(QTY. 2) TWO REQUIRED FOR D/S MONUMENT

SCALE 3/4" = 1'-0"

14.34 FT²

SIGN DETAIL:

- 1 3/16" WHITE FLAT FACE POLYCARB PANELS
- 2 FIRST SURFACE 7725-12 BLACK PSV



EXISTING



NORDSTROM
rack

500 EAST AURORA RD MACEDONIA, OH 44056

DRAWING NO.

E045869

SIGN NO.

4.0

DATE OF
LAST CHANGE:
02/05/24

REVISION #

P2

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\NORDSTROM RACK\2023 RFP\MACEDONIA, OH\11 Production Files

CONSULTANT:
A WASSERSTROM
PROJECT MANAGER:
D BELLINGER
DESIGNER:
G SEE

ASG

ADVANCE SIGN GROUP



800.861.8006
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City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA PLANNING COMMISSION**

All Plans for Submittal Must be **FOLDED**.
 No Rolled Plans will be Accepted.

DATE OF APPLICATION: February 22, 2024

LOCATION OF PROPERTY INVOLVED: 8210 Macedonia Commons Blvd, Macedonia

NATURE OF REQUEST: Lot Split Plat

APPLICANT NAME: MC 82 Development, LLC **PHONE:** 440-951-4470

APPLICANT ADDRESS: 7670 Tyler Blvd., Mentor, OH 44060

APPLICANT EMAIL ADDRESS: lance@osbornecapital.com

APPLICANT SIGNATURE:  **DATE:** 2/22/2024

NOTES: Revised lot split for the Seven Brew.
Is revised per the City January 28, 2024 memo regarding 25 foot side and rear
yard setback for Tesla and the ATM.

MEETING DATE: _____ **FILING FEE:** _____ **ESCROW REQUIRED:** _____

Deadline for submitting applications is **21 DAYS** prior to the meeting date. When applying for a hearing, please furnish **TWO** sets of sketches, maps, drawings, descriptions, or photographs of the property in question. **TWO** copies of the site plan are required. **PLANS MUST BE FOLDED, NOT ROLLED.** No rolled plans will be accepted. 11x17 is acceptable for Planning Commission review only. If new construction is involved, the landscape and lighting plan should be prepared. This application is for the purpose of scheduling and planning the time of the Macedonia Planning Commission. It is the Commissioner's desire to serve each applicant with a minimum of delay.

PLEASE NOTE: PERMIT FEES ARE NOT INCLUDED IN THE FILING FEE, ADDITIONAL FEES MAY BE REQUIRED.

The Macedonia Planning Commission meets on the 3rd Monday of each month.

Make checks payable to:
 City of Macedonia

Please submit plans to:
 Macedonia Building Department
 9691 Valley View Road
 Macedonia, Ohio 44056

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Revised Lot Split Plat – Drive-thru Coffee Restaurant

DATE: March 6, 2024

The applicant has revised the proposed lot split to facilitate the sale of a parcel for the construction of 510 square foot building (drive-thru coffee restaurant), with a 280 square foot remote cooler, in the Macedonia Commons development. The subject site is zoned B-3 General Business District and drive-in restaurants are permitted.

I have reviewed an application (and revised lot split plan) dated February 22, 2024, in connection with this request and offer the Planning Commission with the following comments for their consideration:

Analysis

Section 1167.04 (e) & (f) require front, side, and rear yard setbacks for all buildings and structures. This proposal creates an oddly shaped parcel because it attempts to “carve out” the existing Tesla facilities and the bank ATM.

Section 1133.02 (27) (B) defines a front yard as the yard across the full width of the lot extending from the main building to the street or lot line. As such, the proposal creates a parcel that effectively has two front lines and two rear lot lines.

By carving out the existing facilities, the proposal makes the existing structures non-conforming to the yard requirements. **ACTION ITEM: Revise the plan so the existing facilities conform to all yard requirements or seek a variance from the BZA.**

Recommendation

This proposal cannot proceed until the applicant creates a lot that complies with the zoning requirements. The Planning Commission cannot approve a lot split that makes conforming structures nonconforming to the required setbacks.

Please do not hesitate to contact me with any questions.

M E M O

To: Mayor and Planning Commission

From: Joe Gigliotti, P.E.

Date: 03-06-2024

Re: Plan Review Comments: Seven Brew

We have reviewed the plat submitted for the above named project, dated 01-22-24, and associated site plan exhibit. We offer the following comments:

- It has been previously determined that some number of variances would be needed for this lot split. The applicant needs to obtain such variances. Additionally, the applicant should indicate what practical difficulties would exist.
- The lot split as proposed is a very unusual shape. Additionally, creation of this lot does not seem consistent with the original intent of the shopping center of one large plaza with strategically and properly placed and regular shaped out lots.
- How would the front building setback be determined and where would it be measured from, given the unusual shape of the proposed lot. It may need to be measured from line "L18" as shown on the plat. If that is the case, the proposed structure would encroach upon the front setback. This needs to be determined, in conjunction with the City Planner, before we can proceed.

The below items are not directly related to the lot split, but should be considered.

- Since the number of, and timing of, cars entering and exiting the site is unknown, it is difficult to determine future traffic patterns. This is already a high traffic, and somewhat problematic traffic location. The applicant should provide a TIS for this proposal, especially given the expected high traffic volumes at the peak time(s). Impacts to SR-82, Commons Blvd, and the four way "intersection" immediately northwest of the proposed site should be addressed. It is important that traffic not be adversely affected by the creation of the proposed Seven Brew. While we are typically concerned with traffic on our public roads, we do have some level of duty to the general public (and neighboring businesses) to be mindful of our traffic planning on private property.
- The four way "intersection" immediately northwest of the proposed site is already problematic to operate given the proximity to SR-82, limited site distances, and stacking of cars travelling northbound to the traffic signal at SR-82. We have observed northbound stacking at this signal that extends all the way across the proposed entrance to the Seven Brew drive thru lanes, thus customers will not be able to enter the drive thru, resulting in a backup in the main aisle (and potentially onto SR-82). Additionally, there are concerns that during peak traffic times for

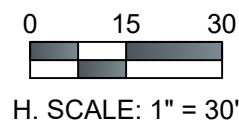
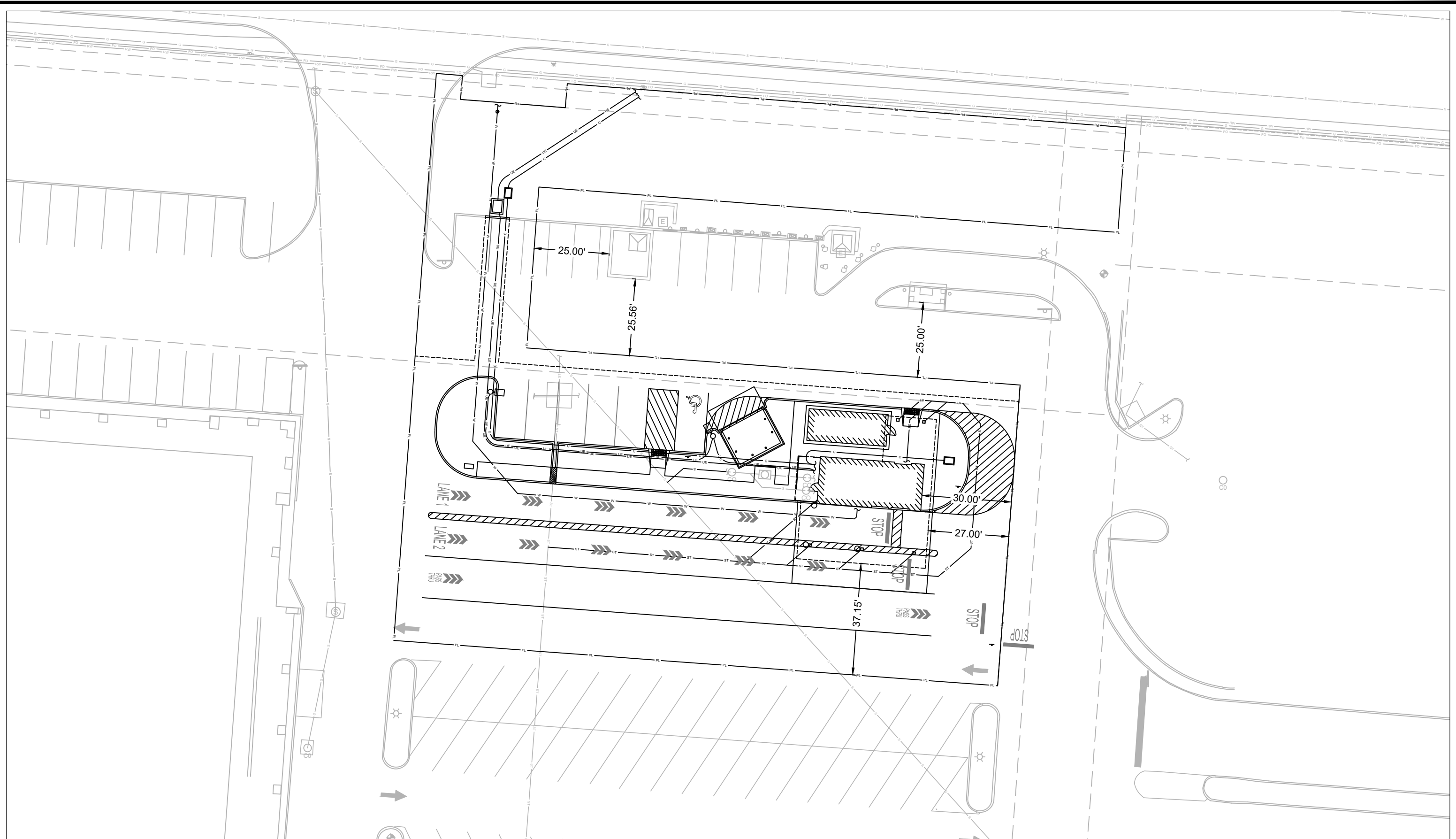


Seven Brew, that the drive thru lanes will stack up and extend back into the main aisle.

- Vehicles would not be able to enter the Seven Brew property without crossing over an adjacent property. How would this be addressed.

Conclusion:

Given all of the above, I do not believe that this proposal is a proper use of the property at this exact location, and the proposed parcel appears to be non-conforming in multiple ways. Planning Commission should be confident that the use, zoning conformance, and associated traffic issues are correct, before approving or signing the proposed lot split plat. Thus, we can not recommend Planning Commission approval at this time.



SCALE: 1" = 30'
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 Toth & Associates, Inc.

SITE LAYOUT

660 E AURORA ROAD
 MACEDONIA, OH 44056

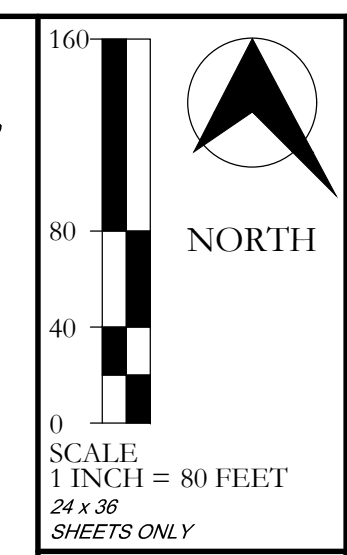


1550 E. Republic Rd, Suite A, Springfield MO. 65804

Toth & Associates, Inc.

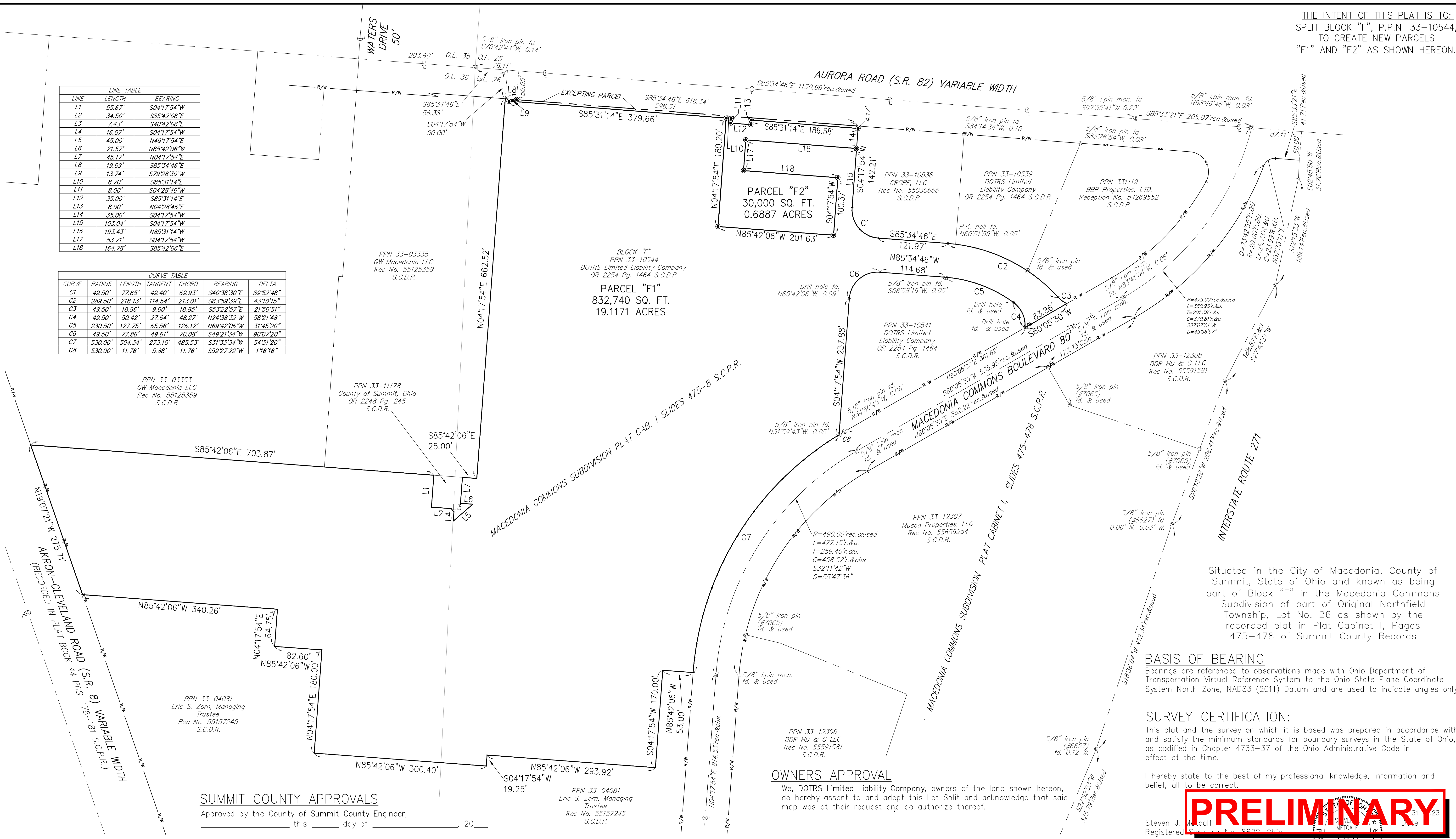
JOB NUMBER: 100.007
 ISSUED DATE: 02.08.2024

THE INTENT OF THIS PLAT IS TO:
SPLIT BLOCK "F", P.P.N. 33-10544,
TO CREATE NEW PARCELS
"F1" AND "F2" AS SHOWN HEREON.



LINE	LENGTH	BEARING
L1	55.67'	S04°17'54"W
L2	34.50'	S85°42'06"E
L3	7.43'	S04°22'06"E
L4	16.07'	S04°17'54"W
L5	45.00'	N49°17'54"E
L6	21.57'	N85°42'06"W
L7	45.17'	N04°17'54"E
L8	19.69'	S85°34'46"E
L9	13.74'	S79°28'30"W
L10	8.70'	S85°31'14"E
L11	8.00'	S04°28'46"W
L12	35.00'	S85°31'14"E
L13	8.00'	N04°28'46"E
L14	35.00'	S04°17'54"W
L15	103.04'	S04°17'54"W
L16	193.43'	N85°31'14"E
L17	53.71'	S04°17'54"W
L18	164.78'	S85°42'06"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	49.50'	77.65'	49.40'	69.93'	S40°38'30"E	89°52'48"
C2	289.50'	218.13'	114.54'	213.01'	S63°59'39"E	43°10'15"
C3	49.50'	18.96'	9.60'	18.85'	S53°22'57"E	21°56'51"
C4	49.50'	50.42'	27.64'	48.27'	N24°38'32"W	58°21'48"
C5	230.50'	127.75'	65.56'	126.12'	N69°42'06"W	31°45'20"
C6	49.50'	77.86'	48.61'	70.08'	S49°21'34"W	90°07'20"
C7	530.00'	504.34'	273.10'	485.53'	S31°33'34"W	54°31'20"
C8	530.00'	11.76'	5.88'	11.76'	S59°27'22"W	176°16"



PPN 33-03353
GW Macedonia LLC
Rec No. 55125359
S.C.D.R.

PPN 33-11178
County of Summit, Ohio
OR 2248 Pg. 245
S.C.D.R.

BLOCK "F"
PPN 33-10544
DOTRS Limited Liability Company
OR 2254 Pg. 1464 S.C.D.R.
PARCEL "F1"
832,740 SQ. FT.
19.1171 ACRES

PPN 33-10538
CRGRE, LLC
Rec No. 55030666
S.C.D.R.

PPN 33-10539
DOTRS Limited Liability Company
OR 2254 Pg. 1464 S.C.D.R.

PPN 33119
BBP Properties, LTD.
Reception No. 54269552
S.C.D.R.

PPN 33-10541
DOTRS Limited Liability Company
OR 2254 Pg. 1464
S.C.D.R.

PPN 33-12308
DDR HD & C LLC
Rec No. 55591581
S.C.D.R.

PPN 33-12307
Musca Properties, LLC
Rec No. 55656254
S.C.D.R.

PPN 33-12306
DDR HD & C LLC
Rec No. 55591581
S.C.D.R.

PPN 33-04081
Eric S. Zorn, Managing Trustee
Rec No. 55157245
S.C.D.R.

PPN 33-04081
Eric S. Zorn, Managing Trustee
Rec No. 55157245
S.C.D.R.

SUMMIT COUNTY APPROVALS

Approved by the County of Summit County Engineer, _____ this _____ day of _____, 20____.

Summit County Engineer _____

Approved by the County of Summit County Planning Commission, _____ this _____ day of _____, 20____.

Chairman _____ Secretary _____

TRANSFER STATEMENT

No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed

Recording Department's Stamp

CITY APPROVAL

Approved this _____ day of _____, 2019, by the Planning Commission of Macedonia.

Macedonia Planning Commission _____

Approved this _____ day of _____, 2019, by the City Engineer of Macedonia,

Macedonia City Engineer _____

OWNERS APPROVAL

We, DOTRS Limited Liability Company, owners of the land shown hereon, do hereby assent to and adopt this Lot Split and acknowledge that said map was at their request and do authorize thereof.

Representative/Title _____ Date: _____

Printed Name _____

State of _____ County of _____

Before me, a Notary Public in and for said county, personally appeared the afore named, _____ Representative for DOTRS Limited Liability Company, who acknowledged the making and signing of the foregoing instrument to be their free act and deed.

In testimony of whereof, I have hereunto set my hand and official seal at _____ Ohio, this _____ day of _____, 20____.

Notary Public _____

My Commission Expires _____

BASIS OF BEARING

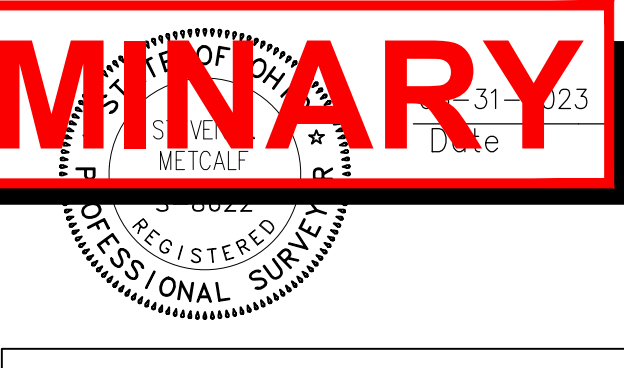
Bearings are referenced to observations made with Ohio Department of Transportation Virtual Reference System to the Ohio State Plane Coordinate System North Zone, NAD83 (2011) Datum and are used to indicate angles only.

SURVEY CERTIFICATION:

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Steven J. Metcalf
Registered Surveyor No. 8622, Ohio



ABBREVIATIONS

ASPH.....	ASPHALT
C. or CALC.....	CALCULATED
CL.....	CENTER LINE
CONC.....	CONCRETE
S.D.R.....	SUMMIT COUNTY RECORDS
S.P.R.....	SUMMIT PLAT RECORDS
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
P. or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
PVMT.....	PAVEMENT
R. or REC.....	RECORD
REC #.....	RECEPTION NUMBER
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

LEGEND

- ⊙ Iron Pin or Pipe found as described
- ⊕ Monument Box and Pin found as described
- 5/8"x30" Iron Pin capped Neff & Assoc.-8622 set

REV NO	DATE	DESCRIPTION
01-22-24		Preliminary Split to Client
DWG NAME	DRAWN BY	CHKD BY
13425E-LS	TEW	SJM

DOTRS LIMITED LIABILITY COMPANY - MACEDONIA COMMONS
LOT SPLIT PLAT
 CITY OF MACEDONIA, COUNTY OF SUMMIT AND STATE OF OHIO



SHEET NO.
1 OF 1