

**MACEDONIA PLANNING COMMISSION
PUBLIC HEARING
JULY 15, 2024**

TIME: 5:15 p.m.

CALL TO ORDER:

ROLL CALL: Mr. Westbrooks, Mr. Wallenhorst, Mr. Roberts, Mr. Cox and Ms. Meske.

- 1) Mr. Sutton with Prime IV is proposing approval of a Conditional use Certificate to operate a medical facility in a B-2 Community Shopping District located at 911 E. Aurora Rd.

---CLOSE PUBLIC HEARING---

**MACEDONIA PLANNING COMMISSION
MEETING AGENDA
JULY 15, 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 June 17, 2024 minutes.

Agenda Items:

- 1) Mr. Sutton with Prime IV is proposing approval of a Conditional use Certificate to operate a medical facility in a B-2 Community Shopping District located at 911 E. Aurora Rd.

Kevin Sutton
Prime IV
911 E. Aurora Rd.
Macedonia, OH 44056
440-476-9472
ksutton@primeivhydration.com

- 2) Mr. Berdine with Signarama is proposing signage for Orkin located at 460 E. Highland Rd.

Joe Berdine
Signarama
9862 Freeway Dr.
Macedonia, OH 44056
330-468-0556
joe@signaramaohio.com

- 3) Ms. Shannon with Vision Co. is proposing signage for Sonida Senior Living located at 9633 Valley View Rd.

Ambyr Shannon
Vision Co.
1021 Claycraft Rd.
Gahanna, OH 43230
614-475-5161
ambyr@signvisionco.com

- 4) Mr. Garner with Sumit Sign is proposing signage for B&B Theater located at 8161 Macedonia Commons Blvd.

Adam Garner
Summit Signs
330 Southport Dr.
Columba, IL 62236
618-281-2639
adam@summitsign-stl.com

- 5) Mr. Coblentz with Coblentz homes is proposing preliminary approval for a P.U.D. Development and Conditional Use for Valley Reserve located at 8312 Valley View Rd.

Chris Coblentz
Valley Reserve LLC
Boston Heights, Oh 44236
216-402-5524
chris@coblentzhomes.com

Miscellaneous:

Adjournment

Tabled Item:

03/18/2024 Proposed lot split for 7-Brew located at 8210 Macedonia Commons Blvd.
04/29/2024 Proposed site plan for 7-Brew located at 660 E. Aurora Rd.
04/29/2024 Proposed storage building for Ground Up Lawncare located at 1411 E. Twinsburg.
06/17/2024 Proposed signage for Summit Point located at 9633 Valley View Rd.
06/17/2024 Proposed signage for Villa Lago subdivision.
06/17/2024 Proposed final approval for Oakwood Hospitality hotel located at 20 Girl Scout Way.

The next regularly scheduled meeting is set for August 19, 2024
All requests & documentation for the Planning Commission must be submitted by July 26, 2024
Tabled items will be removed after one (1) year of inactivity.

**MACEDONIA PLANNING COMMISSION
JUNE 17, 2024
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:30 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. Kalish
City Engineer: Mr. Gigliotti
Building Commissioner: Mr. Monaco

APPROVAL OF THE APRIL 29, 2024 PUBLIC HEARING MINUTES.

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

APPROVAL OF THE MAY 20, 2024 PUBLIC HEARING MINUTES.

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

APPROVAL OF THE MAY 20, 2024 PLANNING COMMISSION MEETING MINUTES.

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

PROPOSED SIGNAGE FOR SUMMIT POINT LOCATED AT 9633 VALLEY VIEW RD.

Ms. Shannon with Vision Co. was present and gave an overview of the project. Mr. Frantz made his comments. There was much discussion of the architecture including the inset part and if it could be replaceable. An aluminum inset with raised letters and a sandstone background color was discussed. Mr. Westbrooks motioned to continue to the next meeting, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR THE SUBDIVISION VILLA LAGO.

Mr. Span was present. Mr. Frantz made his comments. It was determined that the current signage is legal non-conforming, and if replaced, must comply with the current code 1179.07 (g). Mr. Frantz stated that the code was amended 5 years ago. Mr. Roberts noted that the walls of the current signage were changed without the Planning Commission's approval and without a permit. Mr. Frantz commented that if they wanted to have 2 signs that they could apply for a variance. Mr. Westbrooks motioned to continue the proposal to the August meeting for the applicant to address the comments on the City Planner's memo, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE FOR B&B THEATERS LOCATED AT 8161 MACEDONIA COMMONS BLVD.

Mr. Garner was present and gave an overview of the project. Mr. Frantz made his comments. The signage was discussed with and without the crest and the size of the crest. Mr. Roberts questioned the man doors and exit ramps on the front of the building. The architecture of the exit ramps were discussed. Mr. Frantz suggested screening the ramps. Mr. Westbrooks motioned to continue to the July meeting for the applicant to address the signs, the City Planners memo, and the ramp changes, Mr. Roberts seconded and all were in favor.

PROPOSED SIGNAGE AND AWNINGS/CANOPYS FOR APPLEBEE'S LOCATED AT 7159 MACEDONIA COMMONS BLVD.

The applicant was present and gave an overview of the project. Mr. Frantz made his comments including that the work has already been completed without being approved by Planning Commission and without a permit. Mr. Wallenhorst discussed the arches over the door including the drainage and snow load and

asked that it be submitted to the Building Department. The applicant stated that he would not install the new signage until the awnings with the apples were removed. Mr. Westbrook motioned to approve the proposal with contingencies 1) the returns are bronze 2) the loading calculations are submitted to the Building Department for the canopies 3) All unapproved awnings in violation are removed and all other awnings proposed must go to the Planning Commission for approval, with no permit being issued until all violation issues are resolved. Mr. Cox seconded and all were in favor.

PROPOSED SIGNAGE AND EXTERIOR SITE MODIFICATIONS FOR DUNKIN DONUTS LOCATED AT 815 E. AURORA RD.

Mr. Scott was present and gave an overview of the project. Mr. Frantz made his comments. There was much discussion of the awnings/canopies and the goose neck lighting. Mr. Frantz stated that if the awning were replaced, they needed to be replaced with metal awnings. Ms. Meske questioned what the inside of the building would look like if the awnings were removed. Mr. Wallenhorst motioned to approve the Dunkin signage as submitted with the existing awnings on the sides to be re-skinned, they can be orange, but need to be metal, goose neck light fixtures can be removed and at the main entry, the proposed awning or canopy be approved as submitted with the can lights shining down at the door as long as the bricks can be patched appropriately, the sconces on either side of the door can be removed, calculations for the canopy to be submitted to the Building Department for review, Ms. Meske seconded and all were in favor.

PROPOSED LOT SPLIT LOCATED AT 480 E. HIGHLAND RD.

Mr. Gutoskey and Ms. Lapine were present. Mr. Gutoskey gave an overview of the lot split. Mr. Frantz made his comments including that the City was concerned about the amount of storage already on the property. Ms. Lapine stated that most of the land is under contract with the land conservancy, and some of the land is usable, saleable land. The land is already being used by the applicant. Mr. Gigliotti asked what the property was going to be used for, and the question was not answered. There was much discussion of the storage already being used on the property. The Building Commissioner commented that he's afraid if it's approved with the storage that's on there currently, the owner will continue to do so. Ms. Lapine stated that she was not aware of the storage until recently. Mr. Cox motioned to approve as submitted, Mr. Westbrook seconded and all were in favor.

PROPOSED PARKING LOT FOR MOMENTUM CHURCH LOCATED AT 1717 E. AURORA RD.

Mr. Westbrook motioned to continue to the next meeting at the applicant's request, Mr. Cox seconded and all were in favor.

MR. WESTBROOKS PAUSED THE MEETING FOR A BREAK.

THE MEETING RESUMED

PROPOSED FINAL PLAN REVIEW FOR A NEW HOTEL LOCATED AT 20 GIRL SCOUT WAY.

Mr. Patel and Mr. Chandat were present and gave an overview of outstanding items. Mr. Frantz made his comments and confirmed that they were there for the building review only and would resubmit for final approval. The outbuilding, trash enclosure and roof details were discussed. Mr. Frantz commented that the view shed should be included with the final submittal. It was determined that a large amount of mature trees were on the property and they would be included in the view shed and that there would be a deed restriction guarantee stating the trees would not be removed. Ms. Meske stated that tree protection would need to be indicated on the final landscaping plan including how they would be protected during construction. The architecture was discussed along with the gables and dormers. The

height of the building was discussed. Mr. Westbrook motioned to continue to the August meeting, Mr. Cox seconded, and all were in favor.

ADJOURNMENT:

Mr. Roberts motioned to adjourn at approximately 9:03 p.m. Mr. Westbrook seconded, and all were in favor.

DRAFT



City of Macedonia
Building, Engineering, Zoning & Planning Dept.
The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
330 / 468-8360 • Fax: 330 / 468-8396

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

ALL PLANS FOR SUBMITTAL MUST BE FOLDED. NO ROLLED PLANS WILL BE ACCEPTED.

DATE OF APPLICATION: 6-25-24

LOCATION OF PROPERTY INVOLVED: 911 E Aurora Rd

NATURE OF REQUEST: Conditional permit, Section 1167.03

APPLICANT NAME & PHONE: Kevin Sutton 440-476-9472

APPLICANT ADDRESS: 911 E Aurora Rd, Macedonia OH 44056

APPLICANT EMAIL ADDRESS: ksutton @ PrimeIVhydration.com

APPLICANT SIGNATURE: [Signature]

NOTES:

MEETING DATE: 7-15-24 FILING FEE 50.00 ESCROW REQUIRED _____

Deadline for submitting applications is 21 DAYS prior to meeting date. When applying for a hearing, please furnish THREE sets of sketches, maps, drawings, descriptions, or photographs of the property in question. THREE 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, a 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 Commission'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 Rd.
Macedonia, OH 44056

About Prime IV

- Prime IV is the nation's leading and fastest-growing IV therapy franchise.
- The franchise is ranked #1 in the IV Therapy Category for *Entrepreneur's* 2024 Franchise 500 and was also named a Top Franchise for 2024 by Franchise Business Review in its annual ranking, which is judged solely on actual franchisee satisfaction and performance.
- There are currently over 100 locations nationwide.
- Prime IV follows all Ohio pharmacy laws and regulations. The Macedonia location has been inspected and awarded a TDD license by the Ohio Pharmacy Board.
- The Medical Staff works under a medical director, licensed in Ohio, to ensure safety and to validate all medical licenses to ensure they are up-to-date and valid.
- IV Therapy is a rapidly growing industry across the United States. Prime IV makes extraordinary efforts to be at the forefront of safety innovations, working with lawmakers on establishing laws & regulations to set the bar for the industry, and always ensuring that the customer's safety is the number one priority. We apply the strictest standards of health and safety and aim to be the leading example of how to go above and beyond and to be ahead of the curve in all laws and regulations relating to IV Therapy and the overall incredible responsibility of the care we provide to our patients.
- We as franchise owners and graduates of Nordonia High School want to give back to the community we live in. My parents (Kim Sutton & Vince Danko) have served their community for years working for The Macedonia Police Department, so public safety is something I am very familiar with and have the utmost respect for. Now it is my opportunity to make a difference in the Nordonia Hills community. We hope to be given the opportunity, and we would love for you to let us, Prime IV Macedonia, take you on your one-hour vacation to a better you.



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

OCCUPANCY PERMIT APPLICATION

TO BE COMPLETED BY APPLICANT

- New Tenant Existing Tenant (addition, reduction, relocation) Existing Tenant (change in business name)
 Building Owner change Other

Business Name: NexGen Wellness spa 101 LLC DBA PrimeIV Tax ID: 93-4085310

Business Address: 911 E Aurora Rd Phone: (330) 785-7861

Contact Person: Kevin Sutton Phone: (440) 476-9472

Contact Person Email: ksutton@primeivhydration.com

Owner Name: Linda Botta

Owner Address: 857 Peninsula Dr. Ormond Beach, FL 32176 Phone: (216) 701-4000

Description of proposed use of site: (Any materials being warehoused/stored, outdoor storage, retail activity being proposed, etc.) IV hydration with the use of vitamins and minerals that will be stored onsite in a locked room

Total square feet to be occupied: Proposed or Altered: 1300

Construction Type: _____

Use Groups: _____

Number of Occupants: _____

Primary Use: _____

Accessory: _____

Mixed Uses: _____

Fire Sprinkler Systems: _____

Hazard Classification: _____

System Type & Location: _____

Storage Height & Aisle Width: _____

Sprinkler: _____

Outdoor Storage: _____

By signing below the applicant certifies that the information presented in this application is true and accurate. The Building and Fire Department inspections of the premises will be schedule after the applicant signs a completed application, the permit fee is paid, and zoning approval has been granted.

[Signature]
 Signature of Applicant

Kevin Sutton
 Printed Name

06/10/2024
 Date



BUILDING DEPARTMENT USE ONLY

Date Received at City: 06/10/2024

PERMIT FEES: *to be collected upon application*
Building/Zoning Certificate: \$100.00

Occupancy Permit: \$50.00 for first 1,000 sq. ft. plus 1 cent for each sq. ft. beyond the first 1,000 sq. ft.

Total Fee Paid: _____

ZONING DEPARTMENT USE ONLY

Zoning Classification:

- B-1 Convenience Business
- B-2 Community Shopping
- B-3 General Business
- B-4 Highway Business
- B-O Business Office
- G-I General Industrial
- L-I Limited Industrial

- Use Group:**
- Assembly
 - Business
 - Education
 - Factory
 - High Hazard
 - Institutional
 - Mercantile
 - Storage
 - Utility / Miscellaneous

Zoning Approval: Yes No

Planning Commission Approval Needed: Yes No

Comments: Medical offices are a conditionally permitted use under Section 1167.03 B-2 Community Shopping District

Zoning Inspector:  Date: 06/10/2024

APPROVALS AND INSPECTIONS- CITY USE ONLY

Performed by: _____ Fire Inspection: _____
Signature

Performed by: _____ Building Inspection: _____
Signature

Performed by: _____ Planning Commission: _____
Signature

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Prime IV – Conditional Zoning Certificate

DATE: July 3, 2024

The applicant is requesting approval of a conditional zoning certificate to operate a medical facility from their tenant space located at 911 East Aurora Road. The property is in the B-2 Community Shopping District.

My review is based upon information contained in an application (including supplemental materials) dated June 25, 2024. I offer the Planning Commission the following comments for their consideration:

Analysis

The B-2 Community Shopping District conditionally permits professional, medical and administrative offices (see CO# 1167.03 c 10) subject to the regulations contained in Section 1137.04 of the Planning and Zoning Code. The applicant will be occupying the corner unit of an existing professional office building that previously housed Optima Dermatology. As such, this proposal is very similar to the previous medical office use, except the medical services are different. Prime IV offers IV drips of various vitamins, minerals and other antioxidant supplements under direction of a licensed medical director. Moreover, the applicant states that they have their license from the Ohio Pharmacy Board to operate this practice.

From the perspective of what previously operated from this tenant space (see image to the right), I see no reason why Prime IV should not be issued their conditional zoning certificate. However, the submittal materials don't fulfill the requirements of Section 1137.04 of the Code and must be provided for the City's record file. Specifically, a site plan of the property that indicates their tenant space and the requisite off-street parking, a floor plan of the tenant space and information about the hours of operation are needed. But, given the tenant space is already set up



for medical uses, I think the Commission can safely approve this request subject to administrative acceptance and review of the aforementioned items.

Conclusion

Given the historical use of the tenant space as medical and such uses are appropriate for the existing building, I believe the proposal can be approved subject to administrative acceptance and review of the items noted in this report.

Please do not hesitate to contact me with any questions.

Lobby



Lobby Sign



Reception Desk



Non-Member Room



Back Hallway



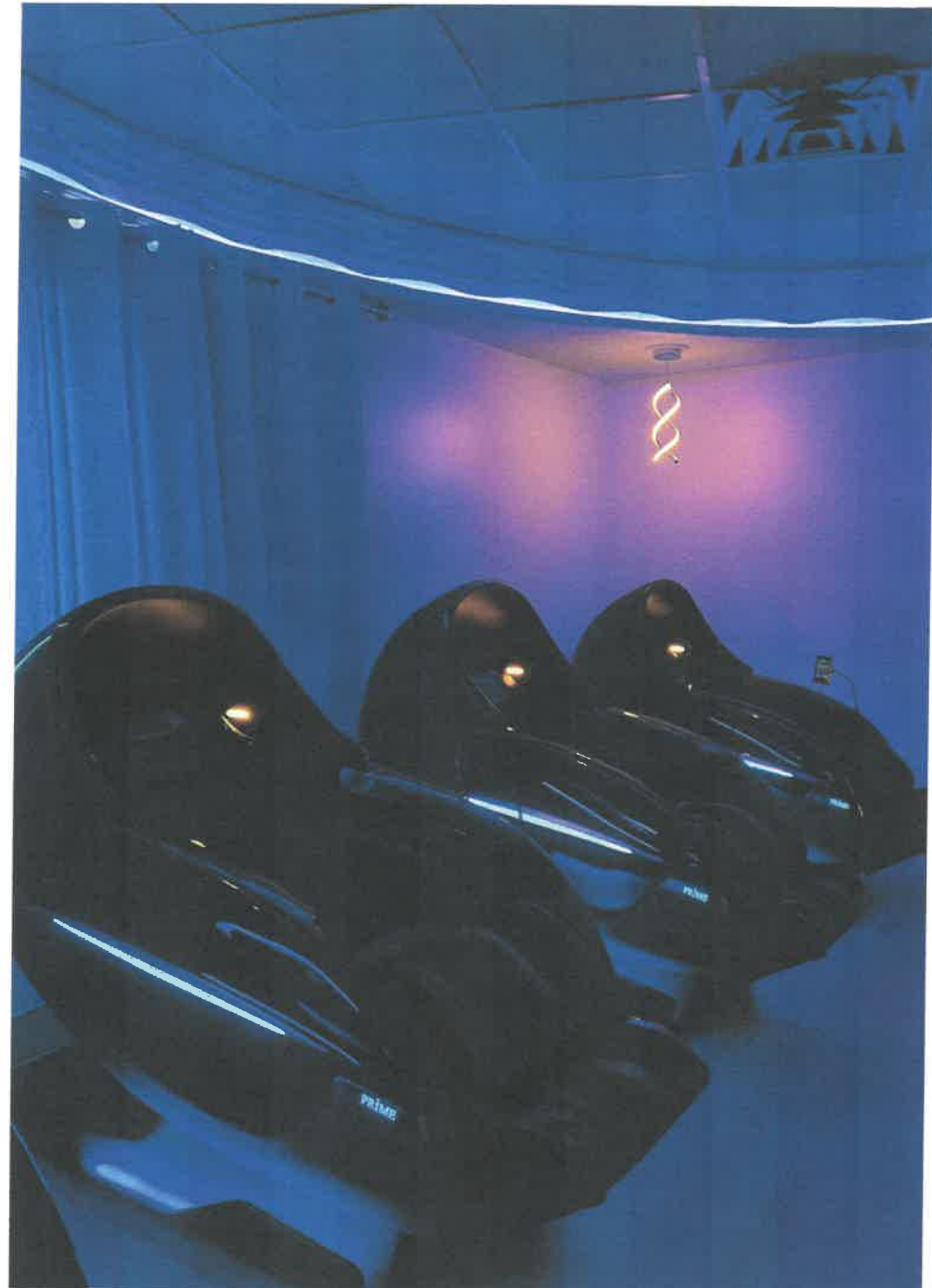
Customer Restroom



Compound Room



member Room





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330 / 468-8360 ° Fax: 330 / 468-8396

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

ALL PLANS FOR SUBMITTAL MUST BE FOLDED. NO ROLLED PLANS WILL BE ACCEPTED.

DATE OF APPLICATION: 6-3-24

LOCATION OF PROPERTY INVOLVED: 460 E. Highland Rd., Macedonia

NATURE OF REQUEST: New signs for company name change

APPLICANT NAME & PHONE: Joe Berdine 330-468-0556
Signarama

APPLICANT ADDRESS: 9862 Freeway Dr., Unit B, Macedonia

APPLICANT EMAIL ADDRESS: jo@signaramaohio.com

APPLICANT SIGNATURE: Joe Berdine

NOTES: Orkin will be replacing wall logo sign and 2 pan face signs for the existing monument sign structure.

MEETING DATE: _____ FILING FEE _____ ESCROW REQUIRED _____

Deadline for submitting applications is 21 DAYS prior to meeting date. When applying for a hearing, please furnish THREE sets of sketches, maps, drawings, descriptions, or photographs of the property in question. THREE 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, a 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 Commission's desire to serve each applicant with a minimum of delay.

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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 Rd.
Macedonia, OH 44056



Qty: 1

Digital graphic printed to 3mm white ACM sign material.

Single sided, non-illuminated.

Existing wall letters will remain.

New sign ORKIN logo sign to be surface mounted to the wall.

This design and drawing submitted for your review and approval is the exclusive property of Signarama. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of Signarama.

This is a color rendering of the design. Please note the colors are for viewing purposes ONLY. Actual colors will be different from the colors shown. Changes to the design may result in additional charges.

Macedonia, OH
Signarama
 The way to grow your business.

9862 Freeway Dr., Unit B

Ph: 330-468-0556 • Fax: 330-468-0553
 graphics@signaramaohio.com

New Sign Proposal



Actual sign face size

Existing Sign



Qty: 2 (Sign faces only)
 Sign box is already installed.
 White polycarbonate panface sign panels
 Second Surface red painted graphic

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graphics@signaramaohio.com

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Orkin Exterminating – Updated Signage

DATE: July 4, 2024

The applicant is requesting approval of revised signage (wall and ground monument) located at 460 East Highland Boulevard.

My review is based upon information contained in a sign application (including supplemental materials) dated June 3, 2024. I offer the Planning Commission the following comments for their consideration:

Analysis

Section 1179.03 (f) (2) permits two square feet of identification signage for each lineal foot of building frontage. The frontage for the Orkin building is approximately 85 feet, which provides approximately 170 square feet of identification signage. Section 1179.07 (b) permits one 40 square foot ground sign which is inclusive of the 170 square feet.

The proposal is to maintain a portion of the existing wall sign (the word exterminating) and replace the TNT portion with Orkin. The Orkin portion of the sign is 3.96'x7.92' (31.35 sq.ft.) and the exterminating portion of the sign is unknown.

The proposal also includes new sign faces for the existing ground monument sign. The proposed sign appears to be the same as the existing, and is 3.01'x4.02' (12.10 sq.ft.).

Combined, the ground sign and the wall sign (without the word exterminating) are 43.45 square feet. This leaves approximately 126.55 square feet for the word exterminating, which I believe is not an issue.

Conclusion

The proposal can be approved subject to the applicant confirming the dimensions of the word “exterminating” to ensure that the area is less than 126.55 square feet.

Please do not hesitate to contact me with any questions.

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: B & B Theatres Signage – 8161 Macedonia Commons Boulevard (**THIRD REVISION**)

DATE: July 5, 2024

My review is based upon information contained in a sign application (including revised sign illustrations) dated May 7, 2024. I offer the Planning Commission the following comments for their consideration:

Analysis – Sign Area and Number of Signs

Front Elevation (fronting Macedonia Commons Boulevard)

- 1) A 4.17'x35.17' (with incidental lettering that extends to 4.58') B&B Theaters wall sign that is 146.64 square feet.

Rear Elevation (abutting I-271)

- 2) A 4.17'x35.17' (with incidental lettering that extends to 4.58') B&B Theaters wall sign that is 146.64 square feet.

Combined, the total sign area is 293.28 square feet (previously 1,125.31 sq.ft.), which represents a significant reduction of 832 square feet from the prior proposal.

Properties that front on Macedonia Commons Boulevard are permitted 2.5 square feet of sign area for each lineal foot of store frontage. The applicant provided a plan that documents the store frontage as 433.92 feet, which entitles the site to 1,084.80 square feet of sign area. Therefore, this revised proposal more than complies with the area limitations.

Analysis – Sign Criteria (Exhibit A) for the Macedonia Commons Development

- 1) All signs shall be a minimum of 36 inches and a maximum of 72 inches in height. The sign letters may be on two lines. The revised sign provides a maximum height of 4.58 feet (inclusive of the incidental letter), which more than complies with the standards. **ACTION ITEM: None, the revised proposed complies with the standards for the Commons.**
- 2) All signs shall contain metal returns with a trim cap and colored bronze. The face of the letters shall be plastic. **ACTION ITEM: The returns and trim cap are proposed to be black and not bronze. The faces are now proposed to be acrylic, which complies. A revised plan reflecting bronze trim caps and returns is necessary, but can be approved administratively if the Commission concurs.**
- 3) The sign face colors shall be chosen by the applicant and approved by the Planning Commission. **ACTION ITEM: The applicant is proposing black letters, which is**

acceptable with Planning Commission approval. Black was approved at the June Planning Commission meeting.

- 4) The letter can shall not exceed five inches deep. **ACTION ITEM: The applicant needs to confirm compliance with this standard.**

Conclusion

The applicant has worked with the staff to bring the signage substantially in compliance with the standards for the Commons. Two minor issues need to be revised and I believe the Commission can approve the plans subject to a final administrative review to determine compliance. First, the trim cap and returns must be bronze, and second the applicant must confirm the depth of the letter not to exceed five inches deep.

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

B & B Theatres
8161 Macedonia Commons Blvd
Macedonia, OH 44056
05/07/2024

To Whom It May Concern,

Summit Sign, an authorized representative of B & B Theatres, is asking for your consideration for the following exterior building signs:

Signs 1 & 2– Front Lit Channel Letters Sign (B & B Theatres)

B & B Theatres is planning to open a new location located at 8161 Macedonia Commons Blvd in Macedonia, OH. The theatre has plans to complete improvements to the interior and exterior of the building, including new exterior building signs. The design intent of these signs is to maximize exposure to the newly renovated theatre, promote new business for the theatre and promote superior design, quality and character of the overall property.

B & B Theatres and Summit Sign would like to request a variance for the overall area and overall quantity of the signs on the building. As interpreted from the Municipal Code of Macedonia, the current allowance for overall area is 2.5 Square Feet per lineal foot of the building façade when the building is set back at least 200 feet from a main thoroughfare and a quantity of 1 building sign per frontage. With an overall building width of 433' 11.25" the allowance would be 1,084.84 SF. This request for a variance would be for an additional 313.04 SF of sign area and a total of 6 signs.

Name	Proposed Area
Signs 1 & 2	161 x 2 = 322 SF
Total	322 SF

The proposed canopy signs and crest logo sign will advertise the theatre name and brand with the intent of maximizing visibility to traffic along Macedonia Commons Blvd and from within the surrounding shopping center. The proposed Grand Screen and Screen X wall signs will promote the specific amenities and concepts that the theatre offers.

The proposed flush mounted wall sign on the back of the building is intended to provide exposure to traffic along I-271.

The proposed signs are scaled to a size that we believe to be proportionate and comprehensive to the overall scale of the building and setback from the roadway. Decreasing the overall area of the signs will directly affect the impact they have on the Theatre's exposure to the patrons and nearby traffic.

We appreciate your consideration and look forward to hearing from you.

Sincerely,

Andy Hrdlicka (owner)

Summit 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: 5-7-2024

LOCATION OF PROPERTY INVOLVED: 8161 Macedonia Commons Blvd, 44056

NATURE OF REQUEST: Exterior Building Signs

APPLICANT NAME: Adam Garner PHONE: 618-281-2639

APPLICANT ADDRESS: 330 Southport Dr, Columbia, IL 62236

APPLICANT EMAIL ADDRESS: adam@summitsign-stl.com

APPLICANT SIGNATURE: Adam Garner DATE: 5-7-24

NOTES: Request to Install Six Exterior Building Signs for
B + B Theatres

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

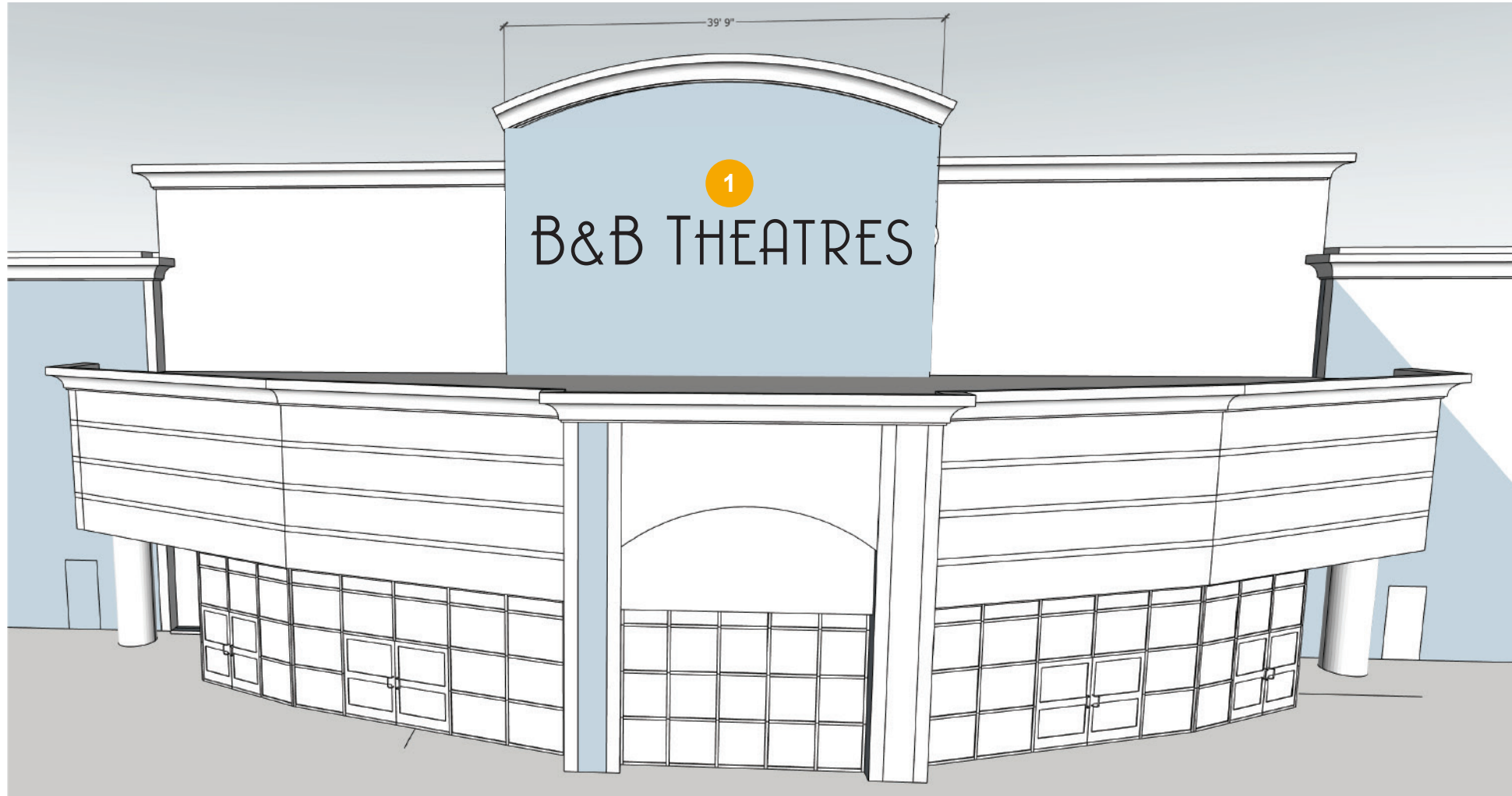
Please submit plans to:
Macedonia Building Department
9691 Valley View Road
Macedonia, Ohio 44056

Permit Drawings | Exterior Sign Package
B&B Theatres
Macedonia, OH

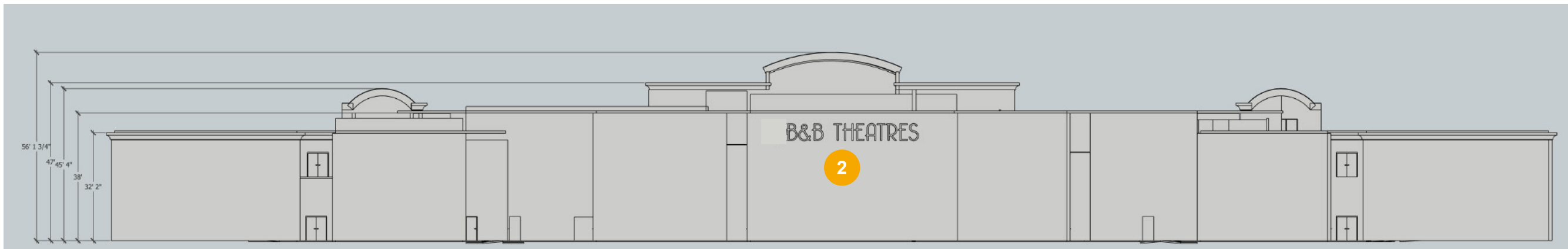


330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

FRONT ELEVATION



SOUTH ELEVATION



PROJECT NUMBER
1778

PROJECT
Exterior Sign Package
Macedonia, OH

CLIENT
B&B Theatres

CONTACT
Jim King

PROOF DATE
05/03/24

REVISION DATE
06/20/24

SALES REP
Andy Hrdlicka

DRAWN BY
Jillian Furman

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UNTIL WE RECEIVE PROOF
APPROVAL VIA EMAIL**

B&B THEATRES

161 SQFT



330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

PROJECT NUMBER
1778

PROJECT
Exterior Sign Package
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Andy Hrdlicka

DRAWN BY
Jillian Furman

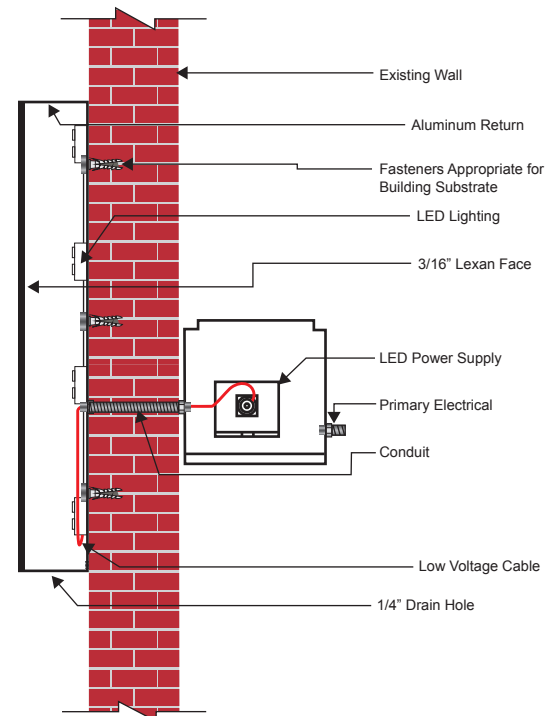
MATERIAL SPECIFICATIONS

- Front Lit Channel Letters
- 3/16" Acrylic Faces
- Black Day/Night Vinyl Applied to Faces
- Aluminum Returns, Painted Black
- Black Trimcap
- 3" return depth
- Illuminated with white LEDs
- Letters Individually Flush Mounted
- Black Day/Night Vinyl
- UL labels on top
- Remote power supplies
- Include mounting pattern

COLOR DETAILS



SIGN CONSTRUCTION DETAILS



Day View



Night View



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B&B THEATRES - BACK OF BUILDING

161 SQFT



330 Southport Drive
Columbia, IL 62236
Phone: 618.281.2639
Fax: 618.281.8703
summitsign-stl.com

PROJECT NUMBER
1778

PROJECT
Exterior Sign Package
Macedonia, OH

CLIENT
B&B Theatres

CONTACT
Jim King

PROOF DATE
05/03/24

REVISION DATE
06/20/24

SALES REP
Andy Hrdlicka

DRAWN BY
Jillian Furman

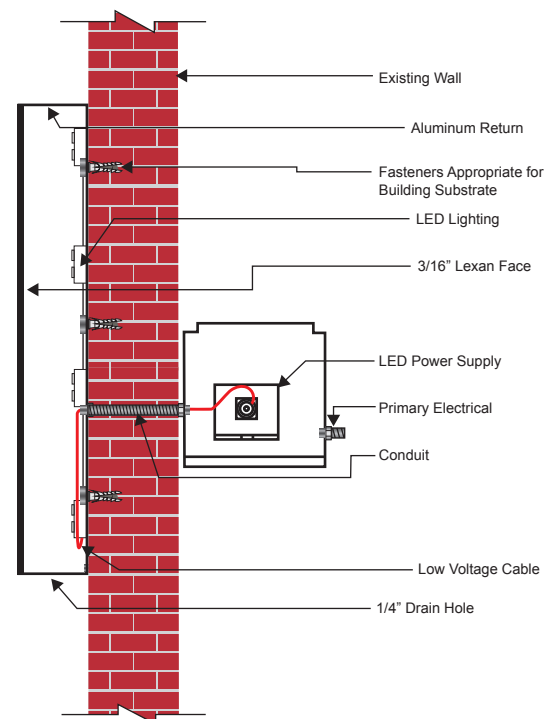
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COLOR DETAILS



SIGN CONSTRUCTION DETAILS



Day View



Night View



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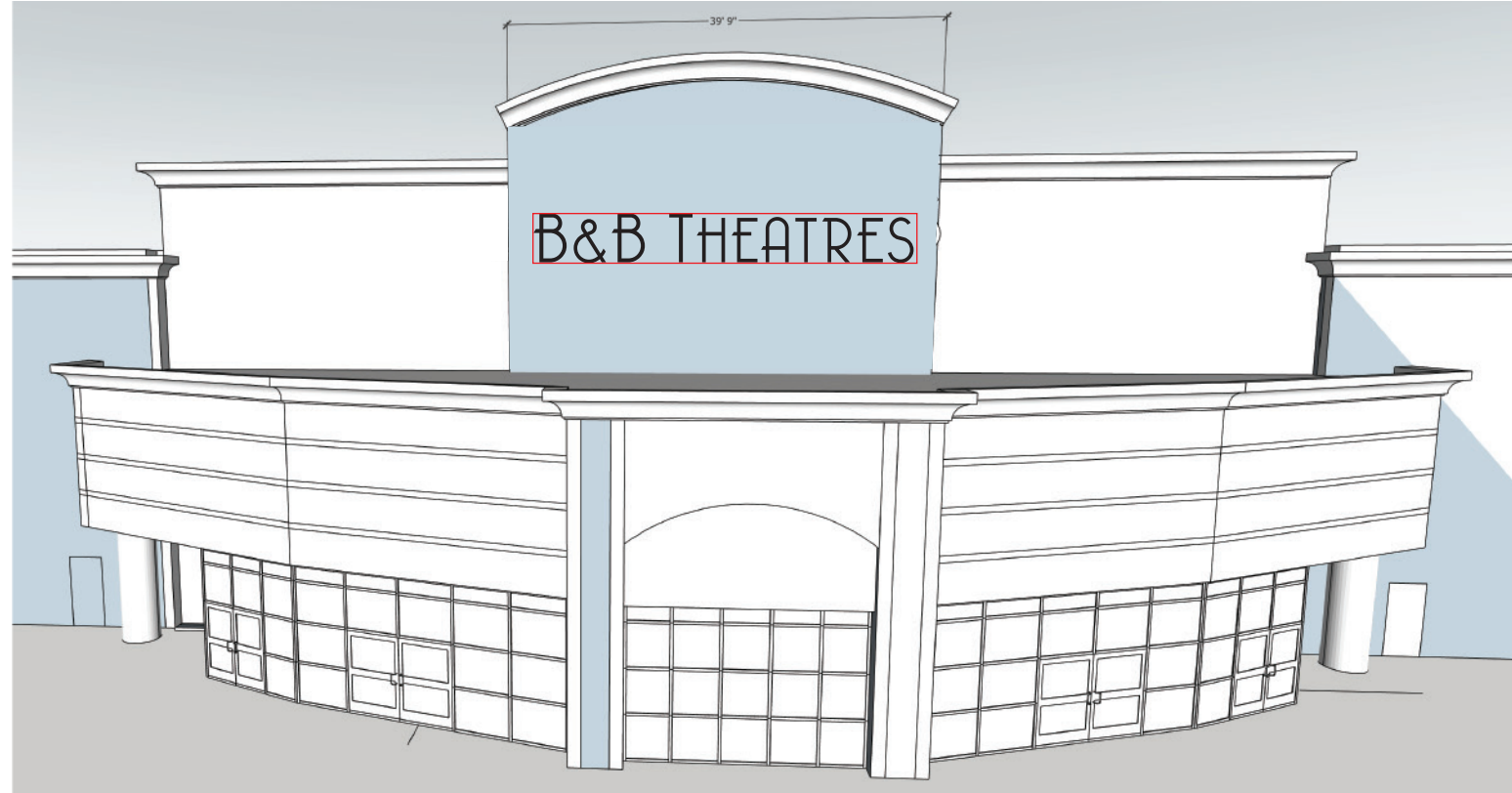
PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE PROOF APPROVAL VIA EMAIL

FRONT ELEVATION (FRONTING MACEDONIA COMMONS BLVD)

SQUARE FOOTAGE CALCULATIONS

1) B&B THEATRES 4.6' X 35' = 161 SQFT

FRONT ELEVATION TOTAL SQFT = 984.2 SFQT



PROJECT NUMBER
1778

PROJECT
Exterior Sign Package
Macedonia, OH

CLIENT
B&B Theatres

CONTACT
Jim King

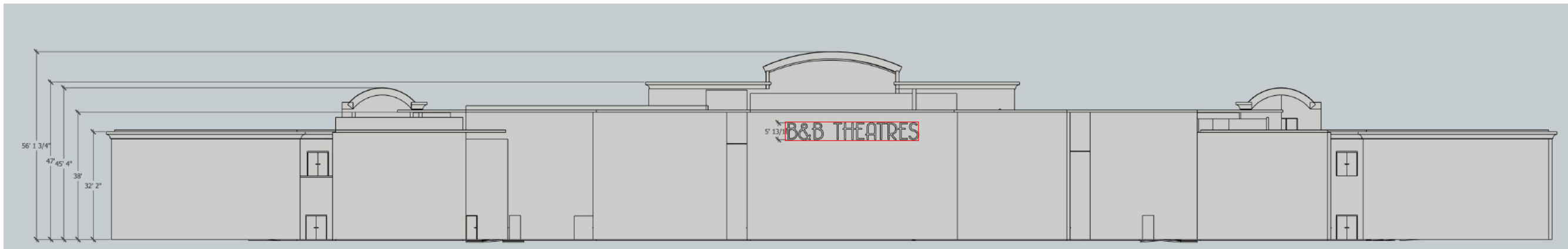
PROOF DATE
05/03/24

REVISION DATE
06/20/24

SALES REP
Andy Hrdlicka

DRAWN BY
Jillian Furman

REAR ELEVATION (ABUTTING I-271)



SQUARE FOOTAGE CALCULATIONS

1) B&B THEATRES 4.6' X 35' = 161 SQFT

REAR ELEVATION TOTAL SQFT = 1191.5 SQFT

TOTAL SIGNAGE SQFT = 322 SQFT

ATTENTION:

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APPROVAL VIA EMAIL**



To Whom It May Concern,

B & B Theatres authorizes Summit Sign to apply for the signs permits required to install exterior building signs at 8161 Macedonia Commons Blvd, Macedonia, OH 44056. In addition, B & B Theatres authorizes Summit Sign to apply for the Planning Commission and Board of Appeal meetings as necessary.

Signed: James King

Date: 5/7/24

Exec. Dir. of Construction



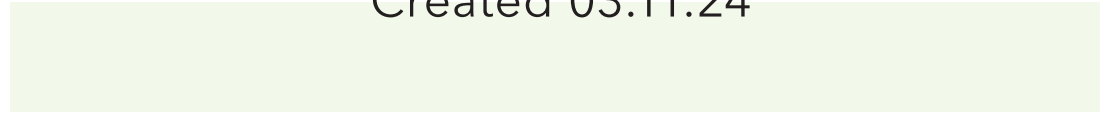
sonida
SENIOR LIVING

PROPOSED EXTERIOR SIGNAGE

Macedonia, OH

Project # 4963 rev.02

Created 03.11.24




D/F PAN SIGN OVERLAY

1 - PAN

Material: 2" Deep Fabricated Aluminum, Closed Back
Color: Paint to Match Existing Stone [TBD]


2 - GRAPHICS

Material: 1/4" Aluminum
Color: Paint to Match PMS 325c Teal, 7454c Blue, 2705c Purple, & 80% Black; Satin Finish — 
Installation: Stand-Off 1/4"

3 - PAN

Material: 3" Deep Fabricated Aluminum
Color: Paint to Match Existing Stone [TBD]
Installation: Clip Mount Flush to Monument Face

4 - GRAPHICS

Material: 1/4" Aluminum
Color: Paint to Match 80% Black, Satin Finish — 
Installation: Stand-Off 1/4"

5 - GRAPHICS

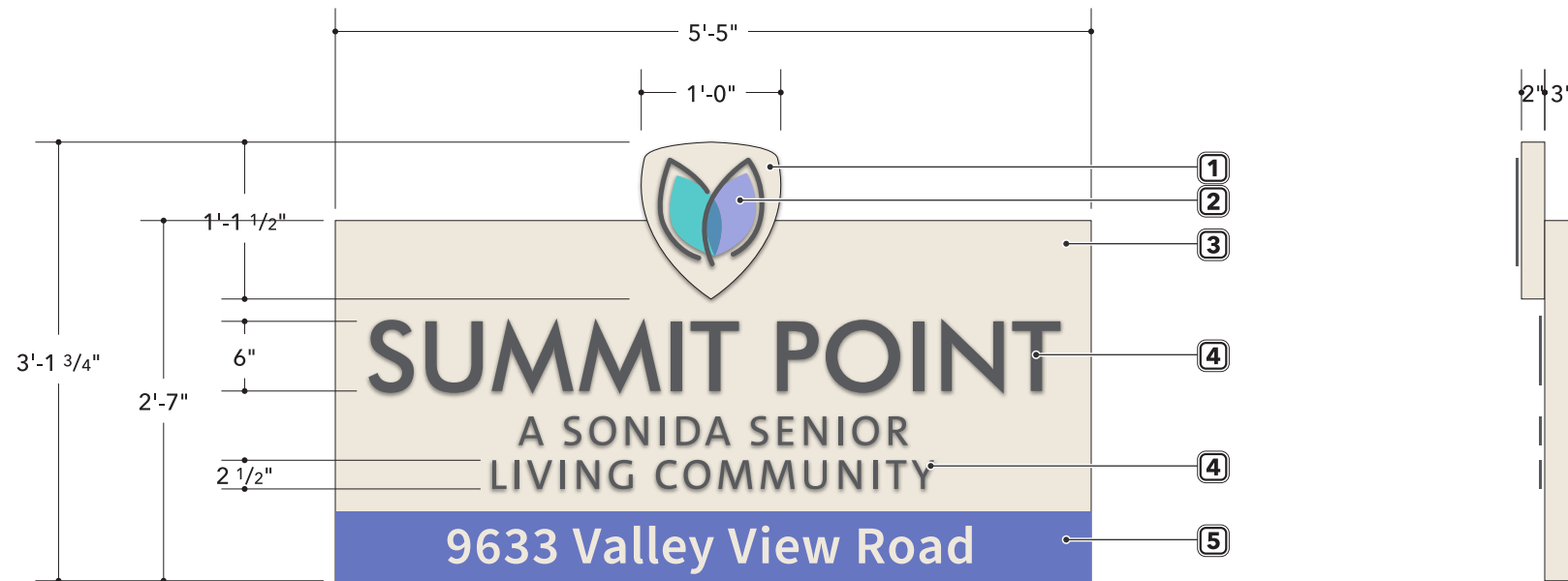
Material: Vinyl
Color: Digitally Printed to Match PMS 272c Purple — 



1 Existing D/F Monument



2 Proposed Layout
 OPPOSITE FACE IS IDENTICAL



3 Sign Detail
 QUANTITY: 2

D/F PAN SIGN OVERLAY

1 - PAN

Material: 2" Deep Fabricated Aluminum, Closed Back
Color: Paint to Match Existing Stone [TBD]

2 - GRAPHICS

Material: 1/4" Aluminum
Color: Paint Black, Satin Finish — ■
Installation: Stand-Off 1/4"

3 - PAN

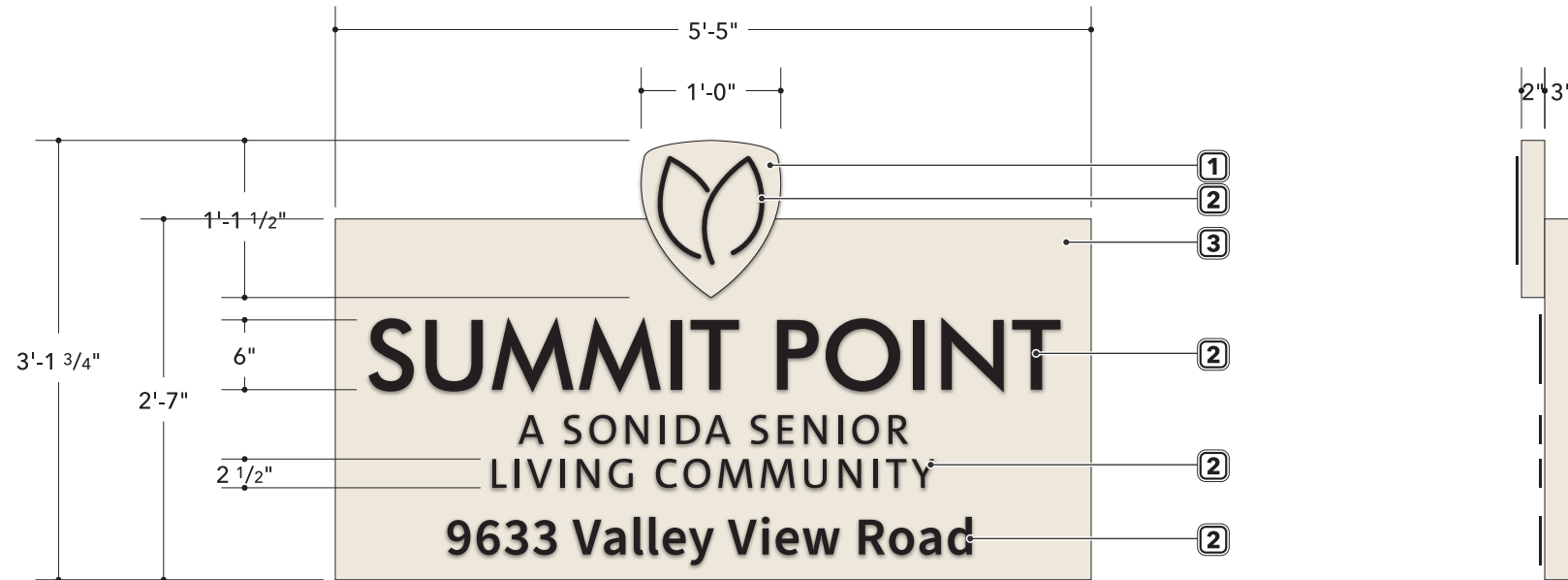
Material: 3" Deep Fabricated Aluminum
Color: Paint to Match Existing Stone [TBD]
Installation: Clip Mount Flush to Monument Face



1 Existing D/F Monument



2 Proposed Layout
 OPPOSITE FACE IS IDENTICAL



3 Sign Detail
 QUANTITY: 2

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Summit Point – Ground Signage Replacement (REVISED PROPOSAL)

DATE: July 4, 2024

The applicant is proposing to reimage an existing ground monument sign in front of their property located at 9633 Valley View Road. The property is zoned Senior Citizen Residential District (R-SC). I have reviewed a revised application (and sign illustration) dated May 17, 2024 in connection with this request and offer the Planning Commission the following comments for their consideration:

Analysis

The Planning Commission discussed the architecture of this proposal at the June meeting and concluded that the applicant needed to revise the sign to ensure that it is compatible with the Town Center standards. The revised proposed sign now will be constructed of maintenance free materials (aluminum and vinyl) and maintain the existing brick monument sign by replacing only the sign portion with the updated Summit Point name and logo.

The applicant is proposing two options for the signage, both with the same message and area. The first choice contains colors (teal, blue and purple) and the second choice contains only black lettering. My strong preference is to approve the second choice with the black lettering because it compliments the neutral colors of the existing brick surround.

Conclusion

I am pleased with the applicant's revisions and appreciative that they worked with the Planning Commission to maintain the architecture of the existing monument sign. I recommend the Commission approve the proposal with the suggestion that the second choice is most appropriate to compliment the existing brick monument surround.

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



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

RECEIVED
RECEIVED
 APR 11 2024
 APR 12 2024
 CITY OF MACEDONIA
 BUILDING DEPARTMENT
 BUILDING DEPARTMENT

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: 4-12-2024

LOCATION OF PROPERTY INVOLVED: 8312 Valley View Rd.

NATURE OF REQUEST: Preliminary PUD Development Approval + Conditional use

APPLICANT NAME: Chris Coblenz / Valley Reserve LLC **PHONE:** 216-402-5524

APPLICANT ADDRESS: 6770 Richard Rd Boston Hts Ohio 44236

APPLICANT EMAIL ADDRESS: Chrise Coblenz Homes.com

APPLICANT SIGNATURE: [Signature] **DATE:** 4-12-2024

NOTES: _____

7/15/24

MEETING DATE: 5/20/24 **FILING FEE:** 50.00 **ESCROW REQUIRED:** 1065.00 ~~5000.00~~

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.

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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: Valley View Road/Twinsburg Road – Planned Unit Development (second review)

DATE: July 5, 2024

The applicant is proposing a planned unit development (major subdivision) pursuant to the Subdivision Regulations and Section 1163.02 of the Planning and Zoning Code. My review is based upon information contained on an application (including a general development plan) dated April 12, 2024. I offer the Planning Commission the following comments for their consideration:

Background

The applicant met with the Planning Commission in May and talked about several high-level issues that required additional study. Since the meeting, I met with the applicant and city staff to discuss these items, most specifically a methodology to calculate the maximum number of dwelling units in any given acre. Resulting from that conversation, it was agreed to start in the northwest corner of the property (Deer Run/Twinsburg Road intersection) and develop a pattern of one-acre squares throughout the development property and ending at the eastern edge along Valley View Road. The results of this exercise are illustrated on Sheet three of the applicant's revised submittal.

The current proposal is to develop 59 single-family lots (previously 61) as a planned unit development pursuant to Section 1163.02 (a) (5) of the Planning and Zoning Code. This Section of the Code conditionally permits planned unit developments subject to the approval of the Planning Commission **and confirmed by a majority of City Council** based on: a) 1163.02 (a) (5) (A); b) 1137.04; and c) 1163.05.

A notable exception to the standards set forth in Section 1163.05 is outlined in Section 1163.02 (a) (5). This exception states:

- A. The maximum density shall be two units per acre;
- B. Only single family, two-family and town houses with a maximum of four units per building shall be permitted; and
- C. The maximum density in any single acre shall not exceed six units.

Analysis – 1162.02 (a) (5) & 1137.04

- 1) The applicant revised the site data table (sheet one) and states the total acreage as 29.22, which as I understand it is based off the property deeds. The Summit County Auditor's website reflects 28.32 acres and not 29.22 acres as depicted. Since the 29.22 acres is based on the property deeds, I believe this should be the basis for determining density until the property survey is completed by the applicant. Using 29.22 acres and the maximum of two units per acre, the total number of permissible dwelling units is 58.44, or 58 for planning purposes. The

applicant's revised site data table reflects 59 units. **ACTION ITEM: It's not customary practice to round 58.44 up to 59, but rather down to 58. As such, 58 units is the total permissible at this time until the applicant completes the site survey and determines the actual acreage.**

- 2) Section 1162.02 (a) (5) (c) states that the maximum density in any single acre shall not exceed six units. Sheet three provides a density calculation that uses one acre squares and begins at the northwest corner of the site and moves east/southeast to Valley View. **ACTION ITEM: This methodology is what we agreed on during a recent meeting with the applicant. As evidenced on sheet three, compliance with the maximum density standard is achieved. In part, compliance is achieved because units were eliminated from the prior proposal, which helped no more than six units per acre.**
- 3) Section 1137.04 requires proposed streets to be shown on the conditional zoning certificate plan (e.g., general development plan). The private street for Phase I terminates just south of subplot eight and ends abruptly, with no provisions for emergency vehicle turn-around. **ACTION ITEM: This issue was discussed with the applicant, and they are aware of the need to do something, whether it is a temporary cul-de-sac or some type of acceptable turn-around for emergency responders. Other options include moving lot eight into the second phase and terminating the road north at the Fawn Trail/Deer Run Drive intersection. Another option may be to simply construct all the infrastructure at the same time, which will eliminate any issue with phasing. The applicant is thinking through the options and will discuss this with the Commission at the upcoming meeting.**

Analysis – 1163.05

- 1) The front yard setback is approved by the Commission pursuant to the general development plan. The proposal includes a 25-foot front yard setback. **ACTION ITEM: this setback was accepted by the Planning Commission during the May meeting.**
- 2) Section 1163.05 (g) (2) requires 30 feet between buildings and the proposal is to permit 15 feet (7.5' sys per unit). **ACTION ITEM: This issue was researched by the applicant and staff since the last meeting. In 2006 (a month before I started with the city), it was determined that Section 1137.05 (d) (4) (A-C) of the Code provides Planning Commission flexibility to accept reduced setbacks for residential PUDs provided essentially the design results in a better plan. This interpretation has been applied historically with several conditionally permitted PUDs since that time. As such, I'm comfortable using this Code provision and accepting the 15 feet between units as proposed.**
- 3) Section 1163.05 (h) (1) requires the private streets to be essentially designed as a public street and requires street trees, lights, curbs and sidewalks. Sidewalks and curbs can be waived by Planning Commission and City Council provided adequate alternative means for drainage and pedestrian movement is provided. **ACTION ITEM: The Commission has opined that elimination of sidewalks is acceptable, but the plan does need to provide an adequate alternative means for pedestrian movement. To accomplish this, a system of walking paths can be provided in the open space.**
- 4) Preliminary building architecture is required to be submitted with the general development plan. **ACTION ITEM: Provide this information with final plan submittal.**

- 5) Covenants and restrictions are required to be submitted with the general development plan. **ACTION ITEM: Provide this information with final plan submittal.**
- 6) All information contained in Section 1163.05 (i) is required. **ACTION ITEM: Provide this information with final plan submittal.**

Analysis – Subdivision Regulations

- 1) Section 1117.01 (k) (2) states that a residential cul-de-sac length shall not exceed 600 feet. The proposed cul-de-sac is shown at approximately 618 feet. **ACTION ITEM: The Planning Commission approved the additional cul-de-sac length at their May meeting pursuant to Section 1117.01 (k) (2) of the Code.**

Conclusion

The applicant has worked cooperatively with the city and staff to overcome the initial issues discussed during the May meeting. Given the plan revisions, I believe the Commission can provide preliminary plan approval subject to the items noted in this report during final plan submittal. For final plan submittal, the plans need to be provided in a printed format to the reflected scale.

If the Commission concurs, then the following steps will need to occur:

- Approve the preliminary plan as indicated;
- Approve the conditional zoning certificate;
- Seek Council authorization of the conditional zoning certificate through the legislative process; and
- Revise the plans pursuant to Section 1137.05 (c) of the Code and submits to Planning Commission for approval.

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: 06-28-24
Re: Plan Review Comments: Valley Reserve Subdivision

The preliminary plan titled Valley Reserve, dated 06-21-24, has been reviewed. The following comments are offered:

- 24 feet wide pavement is acceptable for this plan.
- Typical pavement section is acceptable on the preliminary plan.
- The plan shows an existing stream and associated riparian setback on the far west side of the parcel. This does not affect the plan, but the riparian setback line should be labeled.
- The applicant is advised that conformance with State and Federal regulations is required by chapter 920.07. This applies to impacts to streams or to potential wetlands on the site. The wetland delineation, and associated report, needs to be performed by a Professional Wetland Scientist, and submitted to the City, along with a copy of the USACE permit allowing the impacts to the wetlands that are proposed. This information will need to be current, as we are not sure of the status of any previous such delineations/permits.
- The plans shows two areas set aside for storm water management, and a rear yard storm sewer system, both of which are the proper items to show. Final storm water management design shall be per chapter 920. Additionally, the standard inspection and maintenance agreement for such a features would be needed from the applicant as part of final administrative permitting.
- The sanitary sewer main would need to be bored under Twinsburg Road, with respect to traffic and to pavement condition.
- Private utilities shall be installed within conduit, not direct burial.
- Street light locations are shown and appear to be acceptable. Street lights shall be per City standard detail.
- The standard Development Agreement between the developer and the City will need to be executed.

Conclusion: Given all of the above, the Planning Commission can grant approval. Construction plans should be submitted for final administrative review and permitting.

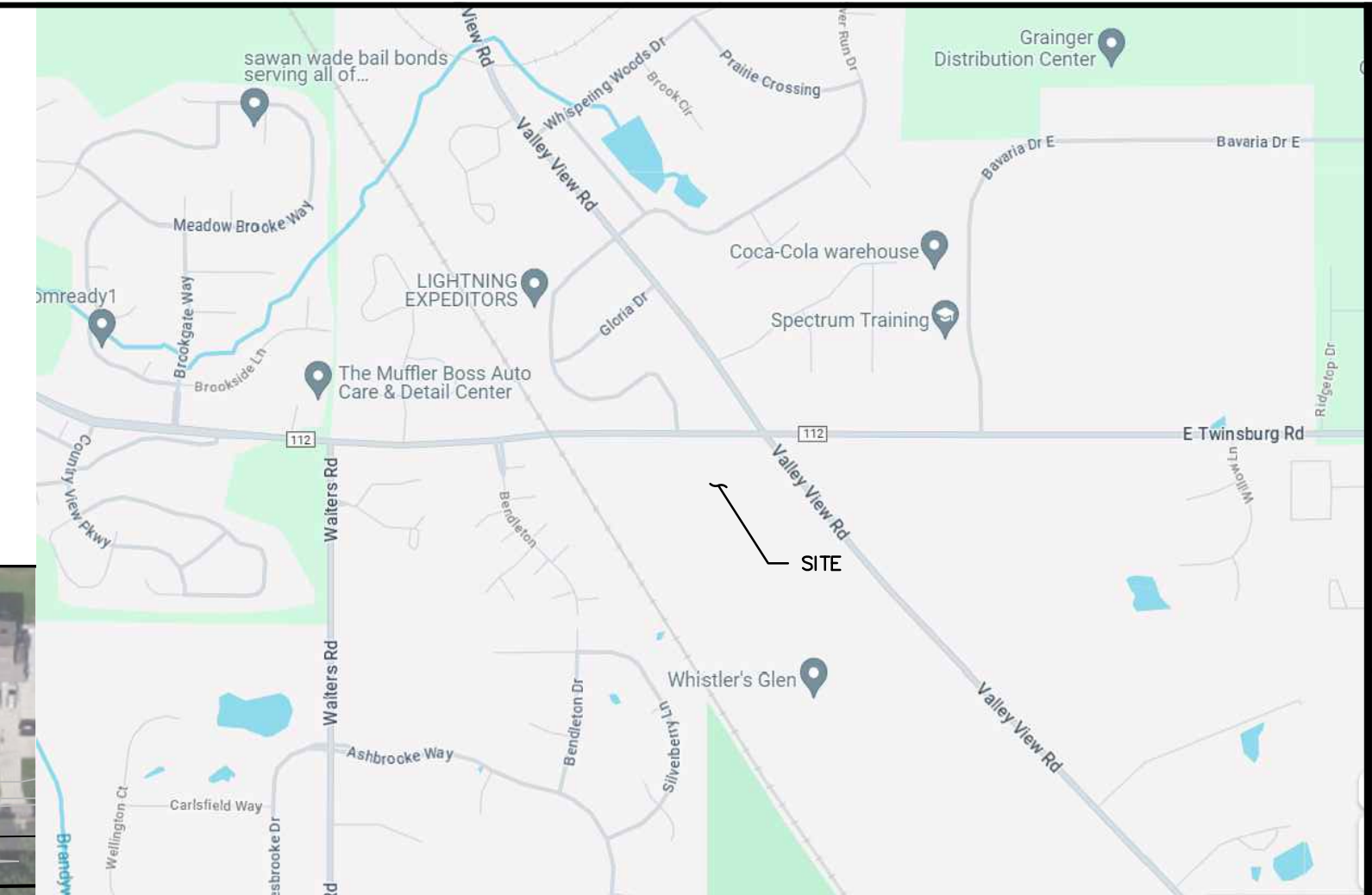
VALLEY RESERVE PUD

GENERAL DEVELOPMENT PLAN

CITY OF MACEDONIA, SUMMIT COUNTY, OHIO

SHEET INDEX

- 1.0 OVERALL PLAN & COVER SHEET
- 2.0 SITE & UTILITY PLAN
- 3.0 DENSITY EXHIBIT & TYPICAL SECTION



VICINITY MAP
NTS

ENGINEERING
CITY OF MACEDONIA
9691 VALLEY VIEW RD.
MACEDONIA, OHIO 44056
330-468-8367

SANITARY
SUMMIT COUNTY DEPARTMENT
OF SANITARY SEWER SERVICES
1180 SOUTH MAIN STREET, SUITE 201
AKRON, OH 44301
CONTACT: ROSS NICHOLSON, P.E.
(330) 926-2477

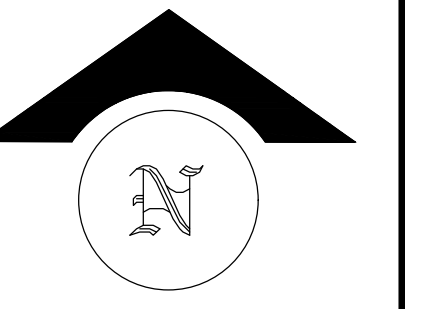
WATER
CITY OF CLEVELAND, DIVISION OF
WATER
1201 LAKESIDE AVENUE
CLEVELAND, OH 44114
(216) 664-2444 x5526

CABLE
TIME WARNER CABLE
8385 BAVARIA DR. E
MACEDONIA, OHIO 44056
888-406-7063

ELECTRIC
OHIO EDISON
470 EAST HIGHLAND ROAD
MACEDONIA, OH 44056
CONTACT: BRIAN POUND
330-342-1220

GAS
DOMINION EAST OHIO
320 SPRINGSIDE DRIVE
SUITE 320
AKRON, OH 44333
CONTACT: DAVE TIDWELL
330-664-5439

TELEPHONE
WINDSTREAM COMMUNICATIONS
245 NORTH MAIN STREET
HUDSON, OH 44236
CONTACT: TAMMY PHILLIPS/BRIAN
VINSON
330-468-8367



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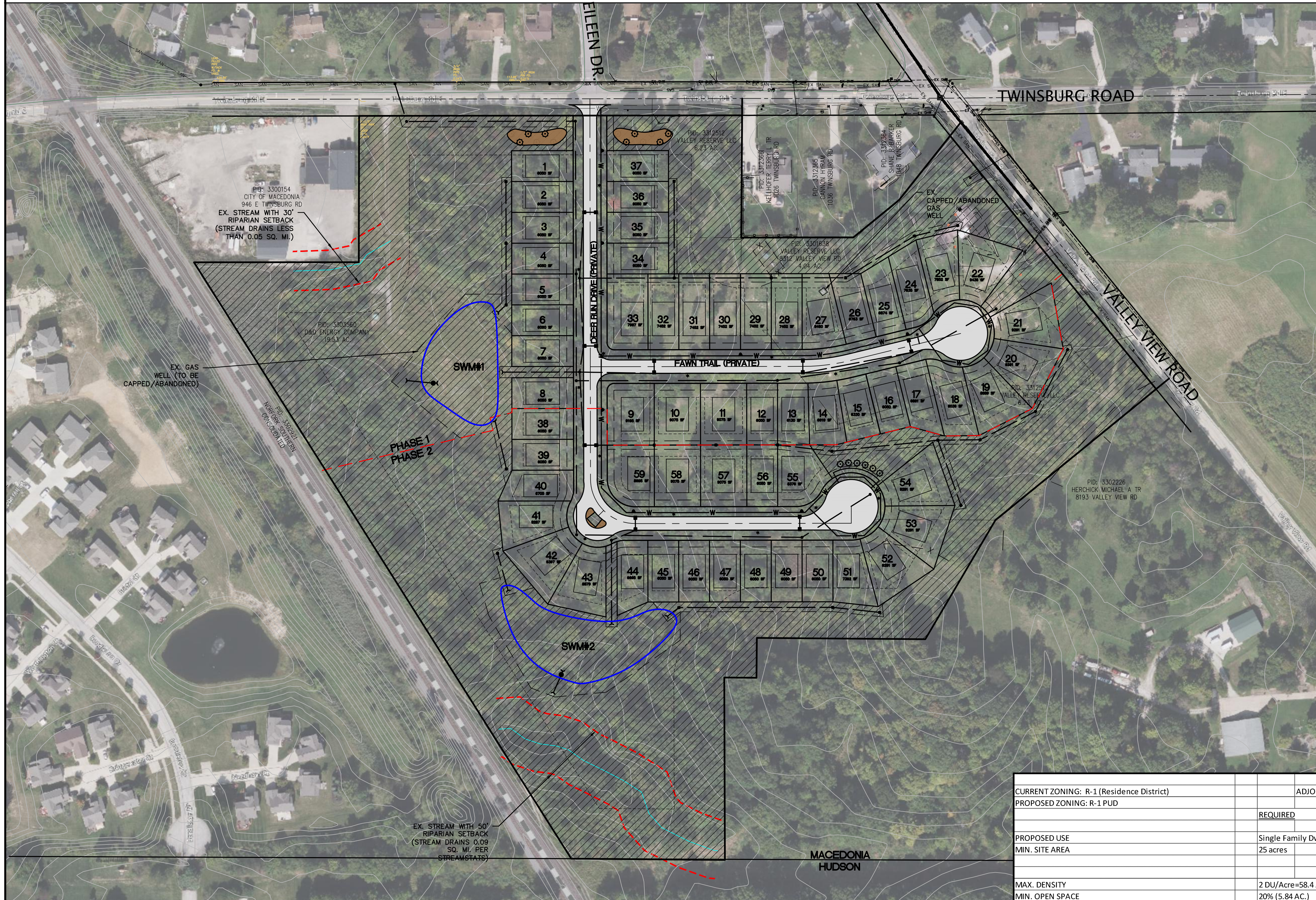
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VALLEY RESERVE PUD
MACEDONIA, SUMMIT COUNTY, OHIO

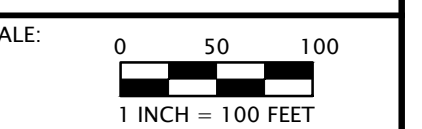
OVERALL PLAN & COVER SHEET



SITE DATA SUMMARY

CURRENT ZONING: R-1 (Residence District)	ADJOINING ZONING: R-1 (Residence District)	REQUIRED	PROPOSED	
PROPOSED ZONING: R-1 PUD				
PROPOSED USE	Single Family Dwelling		Single Family Dwelling	COMPLIES
MIN. SITE AREA	25 acres		PARCELS OWNED BY COBLENTZ HOMES PER SURVEY: 10.3971 AC. WEST PARCEL PER DEED: 18.82 AC. TOTAL=29.22 AC	COMPLIES
MAX. DENSITY	2 DU/Acre=58.4 AC.		59 DU	COMPLIES
MIN. OPEN SPACE	20% (5.84 AC.)		56% (16.31 AC total open space)	COMPLIES
BUILDING SETBACK FROM EX ROW	70'		70'	COMPLIES
BUILDING SETBACK FROM PUD BOUNDARY (adjoining R-1)	90'		90'	COMPLIES
PROPOSED FRONT/SIDE/REAR SETBACKS			25' FRONT/7.5' SIDE/20' REAR	
MIN. BUILDING SEPARATION	30'		15'	DOES NOT COMPLY
SUBDIVISION REGULATIONS (CHAPTER 1117DESIGN STANDARDS)				
MIN. INTERSECTION ANGLE	60 DEGREES		90	COMPLIES
MIN STREET JOGS	125'		LINES UP WITH EILEEN	COMPLIES
MAX CULDESAC STREET	600' (FROM C/LINT TO BEGIN OF CDS)		619' SOUTH CDS 592' NORTH CDS	DOES NOT COMPLY
CULDESAC STANDARDS	PAVEMENT: 21' INSIDE ISLAND/43' OUTSIDE RADIUS R/W RADIUS: 55'		48' 60'	COMPLIES
	24' STREET WIDTH (BACK OF CURB MEAS)		24'	COMPLIES
MIN TANGENT BETWEEN REVERSE CURVES	50'		N/A	COMPLIES
PROPERTY LINE RADIUS AT INTERSECTIONS	13' R/W, 25' PAVEMENT		13' R/W, 25' PAVEMENT	COMPLIES

REVISIONS
04-10-24 OWNER REVIEW
04-12-24 PC SUBMITTAL
06-21-24 PC SUBMITTAL #2



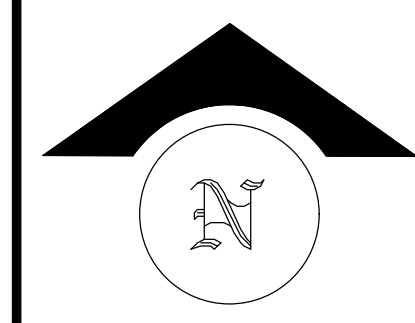
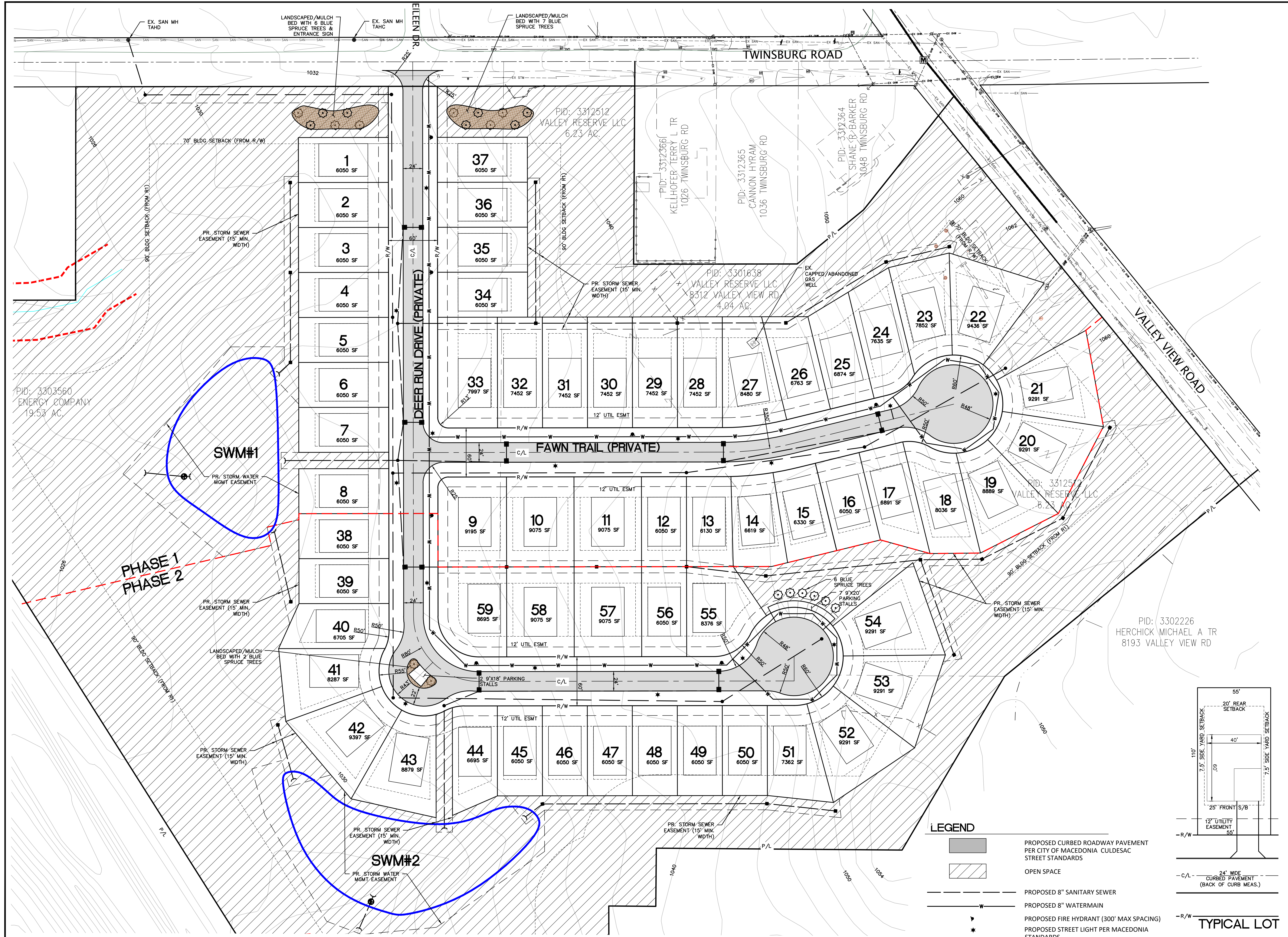
CLIENT NAME:
COBLENTZ HOMES
PROJECT NUMBER:
24002
PROJECT ADDRESS:
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD
DATE:
02-05-24
SHEET NUMBER:

1 OF 3

APPLICANT
VALLEY RESERVE, LLC
6770 RICHARD ROAD
BOSTON HEIGHTS, OHIO 44236
(216) 402-5524 PHONE
CONTACT: CHRIS COBLENTZ

CIVIL ENGINEER
MG CIVIL DESIGN, LLC
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408-6074 PHONE
CONTACT: DAN BARCIKOSKI, PE

PROJECT DESCRIPTION
PROPOSED PUD (IN R-1); 59 SUBLOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE STREETS, THIS SUBDIVISION INCLUDES A WATERMAIN AND SANITARY SEWER EXTENSION & STORM SEWER. BOTH STORMWATER BASINS SHOWN WILL BE DETENTION & WATER QUALITY BASINS. THIS SUBDIVISION WILL BE CONSTRUCTED AND PLATTED IN TWO PHASES AND WILL INCLUDE A NEW HOMEOWNER'S ASSOCIATION.



Ohio Utilities Protection Service
Call 811
 before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

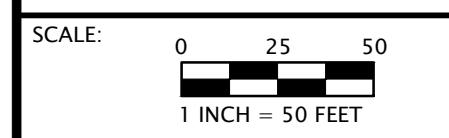
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MG
 CIVIL DESIGN
 255 PARK PLACE
 CHAGRIN FALLS, OHIO 44022
 (216) 408-6074

VALLEY RESERVE PUD
 MACEDONIA, SUMMIT COUNTY, OHIO
SITE & UTILITY PLAN

REVISIONS

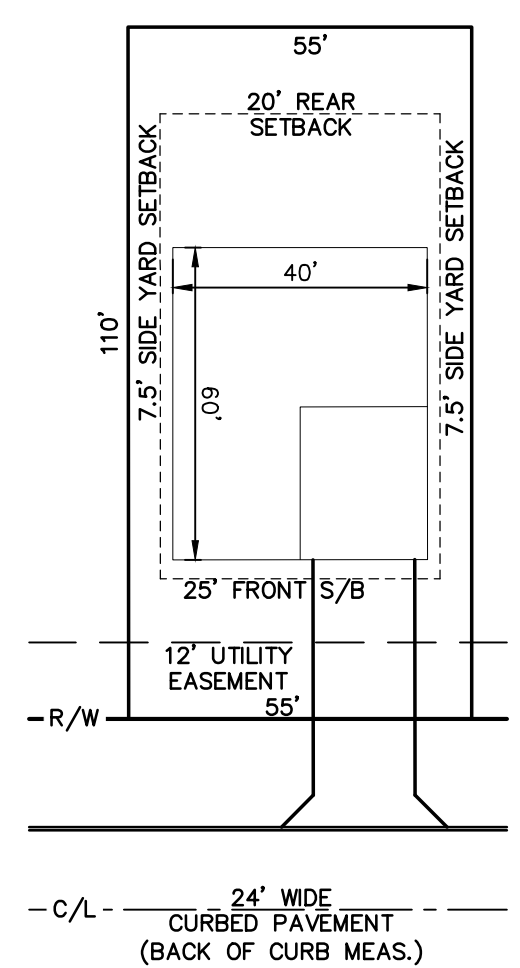
04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2

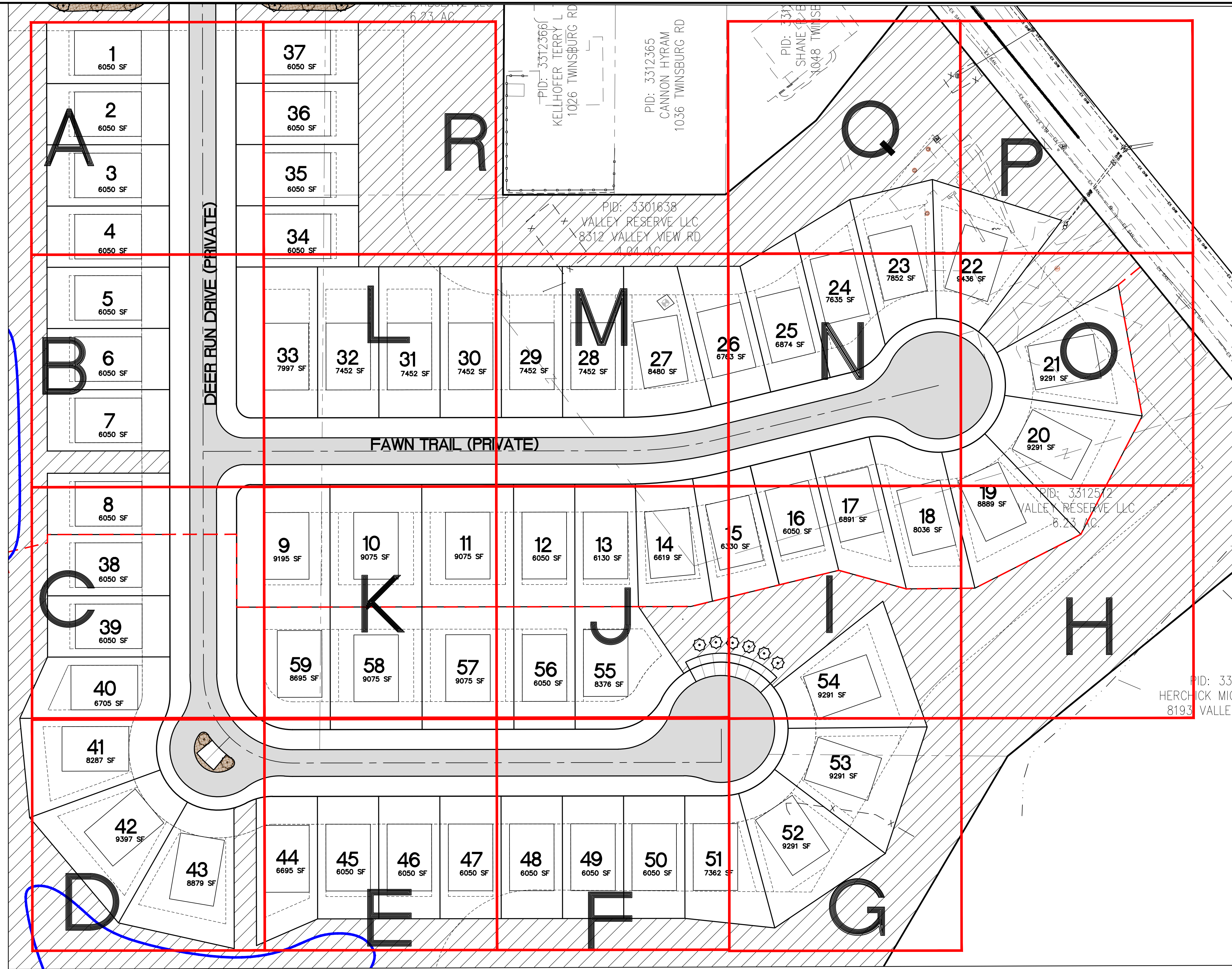


CLIENT NAME: COBLENTZ HOMES
 PROJECT NUMBER: 24002
 PROJECT ADDRESS: SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD
 DATE: 02-05-24
 SHEET NUMBER:

2 OF 3

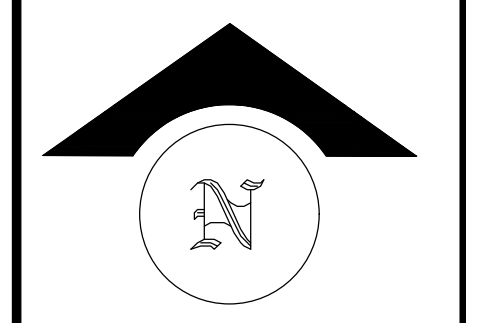
- LEGEND**
- PROPOSED CURBED ROADWAY PAVEMENT PER CITY OF MACEDONIA CULDESAC STREET STANDARDS
 - OPEN SPACE
 - PROPOSED 8" SANITARY SEWER
 - PROPOSED 8" WATERMAIN
 - PROPOSED FIRE HYDRANT (300' MAX SPACING)
 - PROPOSED STREET LIGHT PER MACEDONIA STANDARDS





DENSITY TABULATION

AREA	UNITS WITHIN 1 ACRE SQUARE	UNITS ALLOWED
A	3.91	6
B	3.22	6
C	3.88	6
D	3.00	6
E	4.00	6
F	3.81	6
G	2.19	6
H	0.76	6
I	4.37	6
J	5.37	6
K	6.00	6
L	4.09	6
M	3.54	6
N	3.49	6
O	2.75	6
P	0.34	6
Q	0.38	6
R	3.91	6
59.00		



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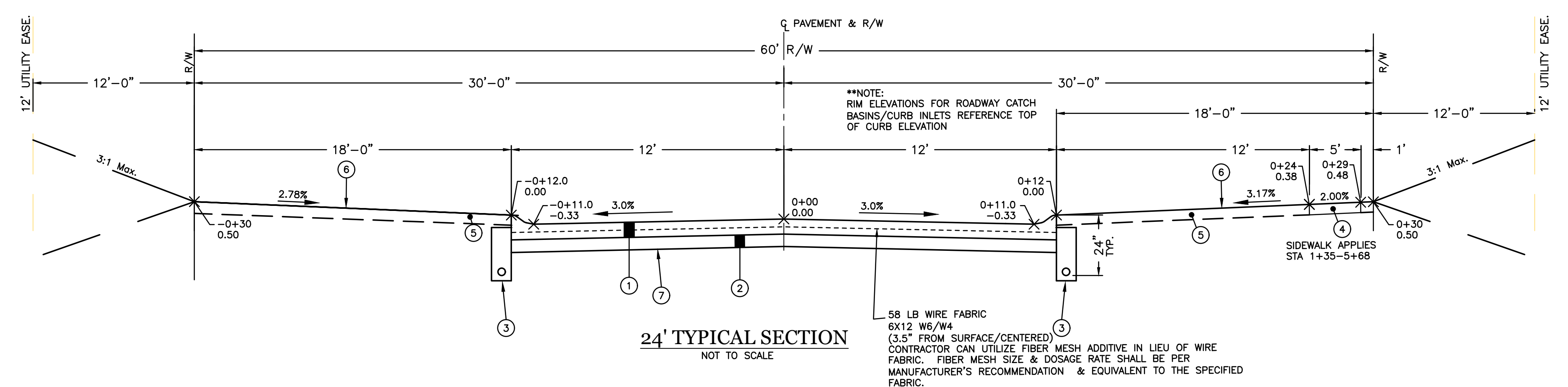
MG CIVIL DESIGN
 255 PARK PLACE
 CHAGRIN FALLS, OHIO 44022
 (216) 408-6074

VALLEY RESERVE PUD
 MACEDONIA, SUMMIT COUNTY, OHIO

DENSITY EXHIBIT & TYPICAL SECTION

REVISIONS

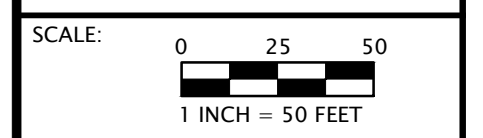
04-10-24	OWNER REVIEW
04-12-24	PC SUBMITTAL
06-21-24	PC SUBMITTAL #2



ODOT SPECIFICATION REFERENCE

- ① ITEM 451 - 7" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (CLASS C) WITH INTEGRAL ODOT TYPE 3-A CURB
- ② ITEM 304 - 4" AGGREGATE BASE (IF RECYCLED MATERIAL IS UTILIZED, IT SHALL MEET ODOT GRADATION & BE ODOT APPROVED & CERTIFIED)
- ③ ITEM 605 - 6" DIA. PERFORATED UNDERDRAIN SEE DETAIL THIS SHEET
- ④ ITEM 608 - 4" THICK CONCRETE SIDEWALK (SEE DETAIL THIS SHEET)
- ⑤ ITEM 653 - TOPSOIL (T = 4" TYP.)
- ⑥ ITEM 659 - SEEDING AND MULCHING "CLASS 1"
- ⑦ ITEM 204 - COMPACTED SUBGRADE & PROOF ROLLING

* LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE PLACED AND CONSTRUCTED IN CONFORMANCE WITH THE ODOT PAVEMENT DESIGN MANUAL, SECTION 300, CURRENT EDITION, ODOT ROADWAY STANDARD CONSTRUCTION DRAWINGS BP-2.1 AND BP-2.2, CURRENT EDITION AND THE ODOT CMS ITEM 452, CURRENT EDITION.



CLIENT NAME:
COLENTZ HOMES

PROJECT NUMBER:
24002

PROJECT ADDRESS:
SW CORNER TWINSBURG ROAD & VALLEY VIEW ROAD

DATE:
02-05-24

SHEET NUMBER: