

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
November 17, 2021**

Location:

Macedonia City Hall Council Chambers, 9691 Valley View Road

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Pilato, Mr. Ferraro, Mr. Shellko, Ms. Metzler, Mr. Ioffreda
3. Approval of Minutes
 - a. Case #659-664, 651

4. NEW BUSINESS:

Case #665-

Macedonia Retail Management LLC
8183 Golden Link Boulevard
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 8183 Golden Link Blvd for Optima Dermatology. The variance is to section 1179.03(f)(2): the maximum permitted area for identification signs is two square feet for each lineal foot of building frontage plus additional sign area. The applicant is requesting an area variance for their sign of 126.1 square feet.

Miscellaneous

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, you will have an opportunity to state your viewpoint at the above-specified time and place. You may also file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the meeting.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

Macedonia Board of Zoning and Building Code Appeals



City of Macedonia

The Crossroads of Northeast Ohio

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

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Variance Requests for Macedonia Retail Management LLC
For Consideration by the Board on November 17, 2021
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: October 21, 2021

Applicant: Macedonia Retail Management LLC
Location: 8183 Golden Link Boulevard
Zoning: B-3 General Business District

REQUEST I: Applicant is seeking an “*area variance*” to increase the total allowable sign area.

Standards: **Ordinance 1179.03(f)(2):**
The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage plus additional sign area provided under Section 1179.07(f)(1).

Findings: Applicant is allowed **309 square feet** of identification signage as stated in the City Planner Memo dated September 12, 2021. The Applicant is requesting a total sign area of 435.1 square feet.

- East Building Elevation 125 sq. ft.
- West Elevation 75 sq. ft.
- North Elevation 75 sq. ft.
- South Elevation 125 sq. ft.
- Monument Sign 35.1 sq. ft.
- 435.1 sq. ft.**

Board’s Action: The Board is to consider the application for a variance increasing the total allowable sign area from 309 square feet to 435.1 square feet, a variance of 126.1 square feet.



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CITY OF MACEDONIA
BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: 8183 Golden Link Boulevard, Macedonia, OH

Nature of Request: See Attached

Applicant Name or Agent Therefore: Macedonia Retail Management LLC

Applicant Address: 30200 Telegraph Road, Suite 205, Bingham Farms, MI 48025

Applicant Phone: (248) 646-9999 Applicant Email: brandon@alrigusa.com

Property Owner Name: KP Golden Link #1 LLC
(if different from applicant)

Property Owner Address: 5245 Messerly Road, Canfield, OH 44406

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

Miyad Mahlor Date: 10/20/21
By my signature, I attest to the accuracy of all statement on this form

OFFICIAL USE ONLY

Received Date: _____ Case Number: _____

Variance Requested: _____

RECEIVED
The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month
in Council Chambers at Macedonia City Hall located at 9691 Valley View Road.
Meeting dates are subject to change.
Contact the Building Department at (330) 468-8364.

OCT 21 2021

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CITY OF MACEDONIA
BUILDING DEPARTMENT

Macedonia Board of Zoning Appeals

The applicant seeks the following variances:

Maximum area and sign location variances from Zoning Code Section 1179.03 to permit signs, including monument sign, as depicted on enclosed plans.

Total sign area = 435.1 square feet

Total permitted area = 309 square feet

Needed variance = 126.1 square feet.

- a. *Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions.*

The parcel is in a commercial shopping center sandwiched in between State Route 8 and Golden Link Drive.

With where the property is located, it is necessary to have signs on 4 sides for visibility in addition to the monument sign. The signs will enhance safety in the shopping center by avoiding the risk of patrons driving circuitously around the shopping center trying to find the building. Unlike a regular retail site that a shopper frequents and is normally familiar with where it is located, the users of this site often may need directions to their destination and will be looking for the site when they are near it. The additional signs avoid the risk of having them drive around the shopping center trying to find it.

Critically, the building was substantially reconfigured to meet the City's architectural requirements for Western-Reserve style that it no longer looks anything similar to what Optima buildings look like. Thus, additional signage is needed to restore brand identity that was lost through the architectural redesign.

The building is higher than other surrounding buildings and thus needs sufficient signage for the signs to be seen.

The landscaping, including trees, will stand in the way of the signage, needing larger signage.

The client base is regional, so signage is a very significant issue for the site.

Optima's standard is 125 square feet on each side. As such, even with the variance, this building which does not look anything like Optima's standard building will have less signage than Optima's standard building.

b. *Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.*

The signs are necessary for the viability of this development, especially after all the architectural changes that were made. See above.

c. *Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.*

With the contemplated use, the signs are necessary to make a reasonable use of the land.

d. *Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.*

The variance will allow the property to function commensurate with the shopping center where it is located and its abutting properties.

e. *Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup.*

No impact.

f. *Whether the property owner purchased the property with knowledge of the zoning restrictions.*

The construction of Golden Link Drive took place after the seller's purchase of the property, and the applicant is purchasing the property contingent on the ability to secure the zoning approvals.

g. *Whether special conditions or circumstances exist as a result of actions of the owner.*

No.

h. *Whether the property owner's predicament feasibly can be achieved through some method other than a variance.*

The signs are for wayfinding and avoid circuitous traffic with patrons trying to find the building.

i. *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.*

Yes. Granting the variance will allow the property to operate and function in a similar manner to its abutting properties and cohesively with the shopping center where it exists.

j. *Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.*

No. The variance will allow the property to function commensurate with where it is located and cohesively with its surroundings.

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CITY OF MACEDONIA
BUILDING DEPARTMENT

k. Whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Yes. As the Board recognized in granting the previous variances, this is a unique situation, and the variances requested here will only enable the property to function in a similar manner to its neighboring properties.

Adjacent Property Owners

North Property:

8195 GOLDEN LINK BLVD

OWNER: AMERICAN TIMBER COMPANY

South Property:

8143 GOLDEN LINK BLVD , MACEDONIA 44056

OWNER: 4S OHIO LLC

West Property:

8224 GOLDEN LINK BLVD , NORTHFIELD 44067

OWNER: LOWES HOME CENTERS INC

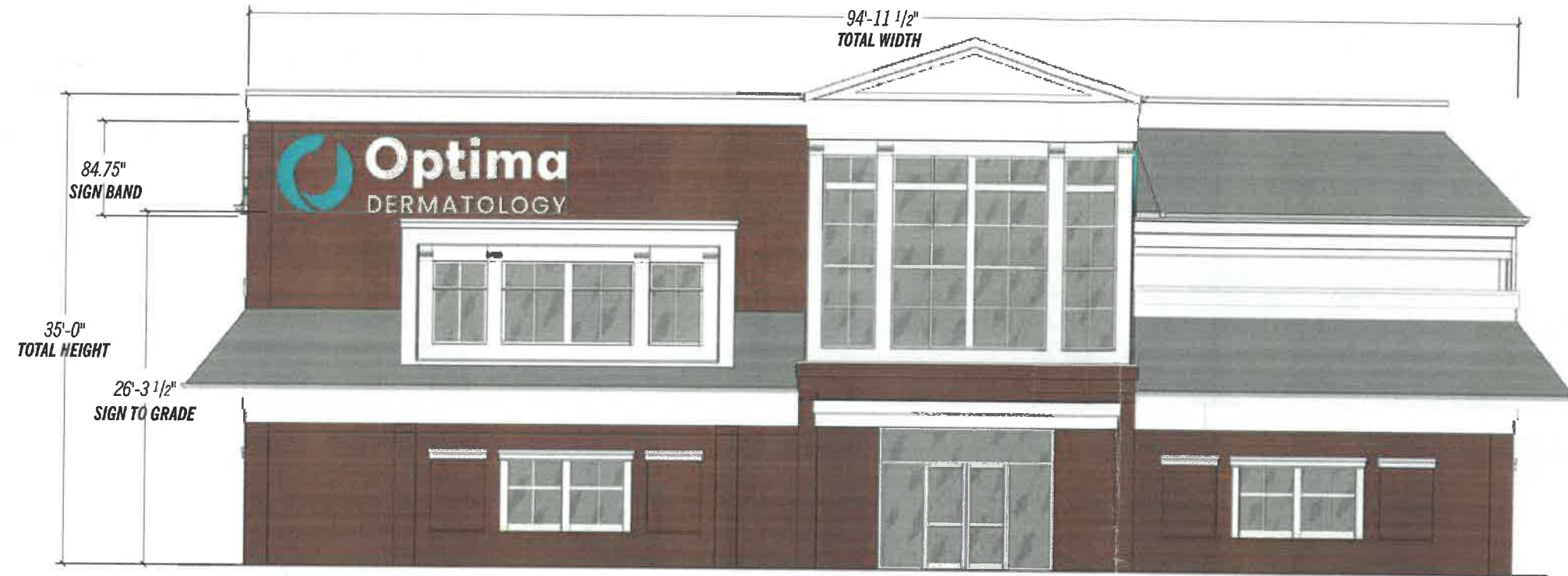
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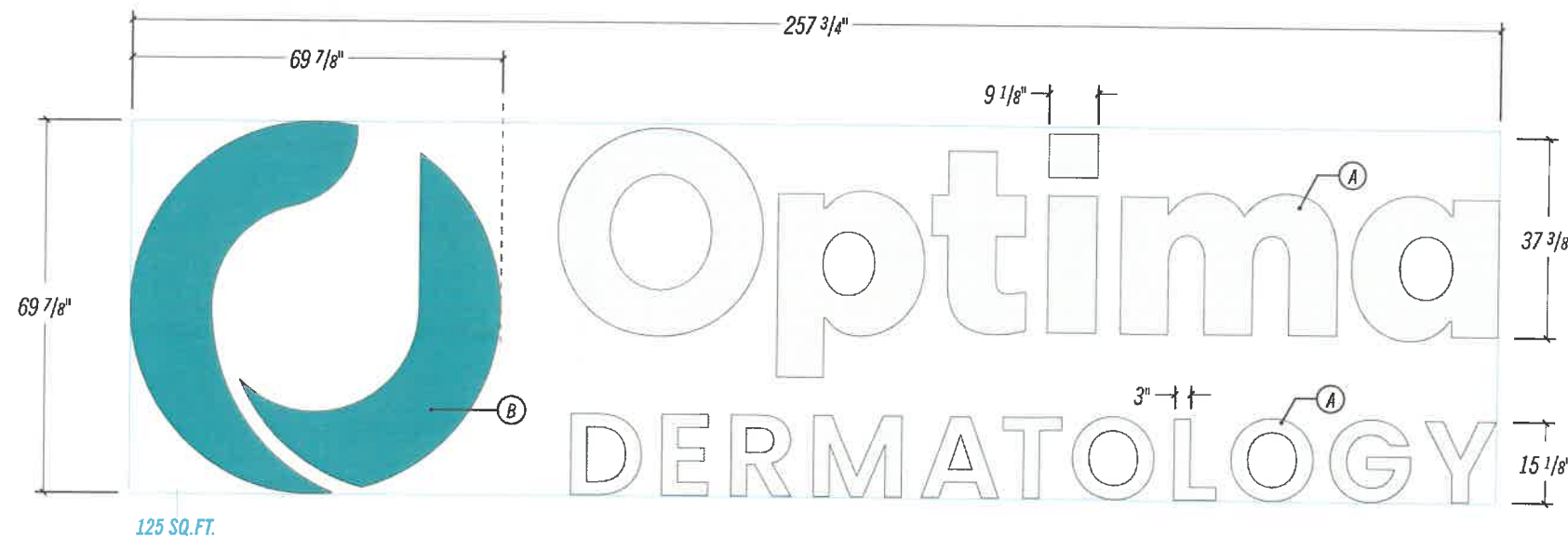
**CITY OF MACEDONIA
BUILDING DEPARTMENT**

CONCEPT DRAWING

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY
CONTINGENT ON FIELD SURVEY, CITY AND LANDLORD APPROVAL.



SIGN INSTALL - EAST ELEVATION
Scale: 3/32"=1'-0"



125 SQ. FT.

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

ST | CH_LTR
FLUSH MOUNTED

- (A) FACE**
- 5" DEEP WHITE RETURNS
 - .1875" 7328 WHITE ACRYLIC FACES
 - 1" WHITE TRIMCAP

- (B) LOGO**
- 5" DEEP RETURNS
 - PAINTED PER COLOR SPEC
 - .1875" 2447 WHITE ACRYLIC FACES w/ APPLIED PURECOLOR DIGITAL PRINT w/ LAMINATE FINISH
 - 1" TEAL TRIMCAP
 - LOGO IS SELF CONTAINED

- INSTALL**
- MECHANICALLY FASTENED TO EXTERIOR FACADE.
 - BLOCKING PROVIDED BY OTHERS

- ILLUMINATION**
- SLOAN PRISM 6500K - WHITE LED
 - 212 MODS
 - (6) 12V 60W SLOAN 60C2 100-277V POWER SUPPLY
 - 6A @ 120V
 - FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

COLOR SPEC(S)



PANTONE 7702c

Project:
OPTIMA DERMATOLOGY
- MACEDONIA

Designer: **Josh**
Job Number: **129103-01**
Date: **10.04.21**
Rev. 1:100621
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:



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Approved:

Type | CH_LTR

Description |
FLUSH MOUNTED

Page | 01

EAST ELEVATION

/Volumes/Archetype/Alpha Jobs/O/Optima Dermatology/Macedonia/129103

ELEVATION | ST_CH_LTR (FLUSH MOUNTED)
RECEIVED Scale: 3/8"=1'-0"

OCT 21 2021

CITY OF MACEDONIA
BUILDING DEPARTMENT

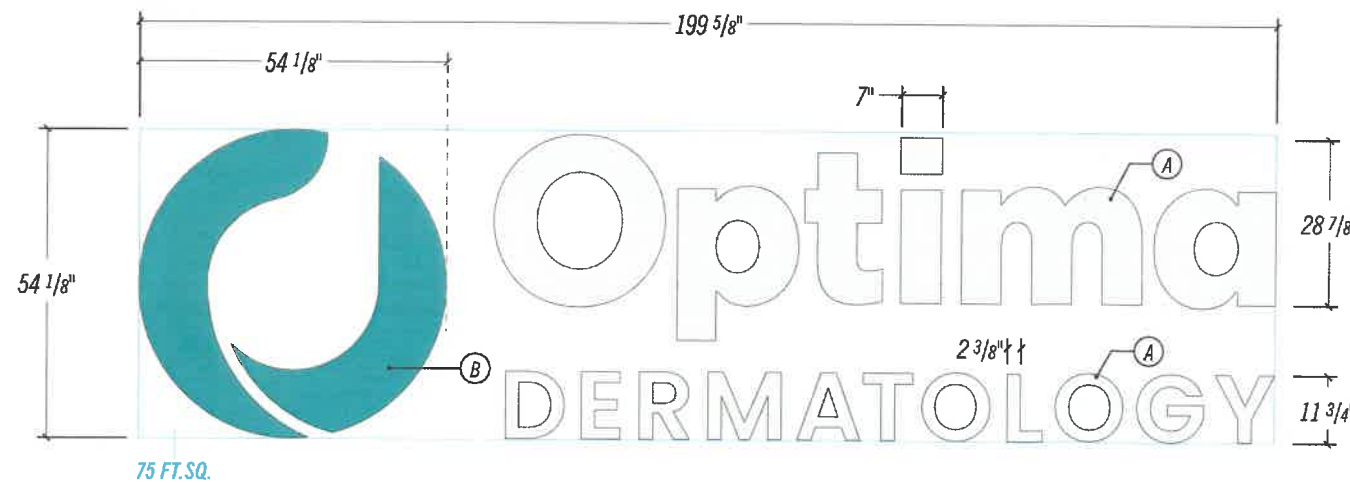
CONCEPT DRAWING

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SIGN INSTALL - WEST ELEVATION

Scale: 3/32"=1'-0"



ELEVATION | ST_CH_LTR (FLUSH MOUNTED)

Scale: 3/8"=1'-0"



SIDE VIEW

Scale: 3/8"=1'-0"

**ST | CH_LTR
FLUSH MOUNTED**

- (A) FACE**
 - 5" DEEP WHITE RETURNS
 - .1875" 7328 WHITE ACRYLIC FACES
 - 1" WHITE TRIMCAP
- (B) LOGO**
 - 5" DEEP RETURNS
 - PAINTED PER COLOR SPEC
 - .1875" 2447 WHITE ACRYLIC FACES
 - w/ APPLIED PURECOLOR DIGITAL PRINT w/ LAMINATE FINISH
 - 1" TEAL TRIMCAP
 - LOGO IS SELF CONTAINED

INSTALL

- MECHANICALLY FASTENED TO EXTERIOR FACADE.
- BLOCKING PROVIDED BY OTHERS

ILLUMINATION

- SLOAN PRISM 6500K - WHITE LED
- 128 MODS
- (3) 12V 60W SLOAN 60C2
- 100-277V POWER SUPPLY
- 3A @ 120V
- FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

COLOR SPEC(S)



Project:
**OPTIMA DERMATOLOGY
- MACEDONIA**

Designer: **Josh**
Job Number: **129103-02**
Date: **10.04.21**
Rev. 1:100621
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:



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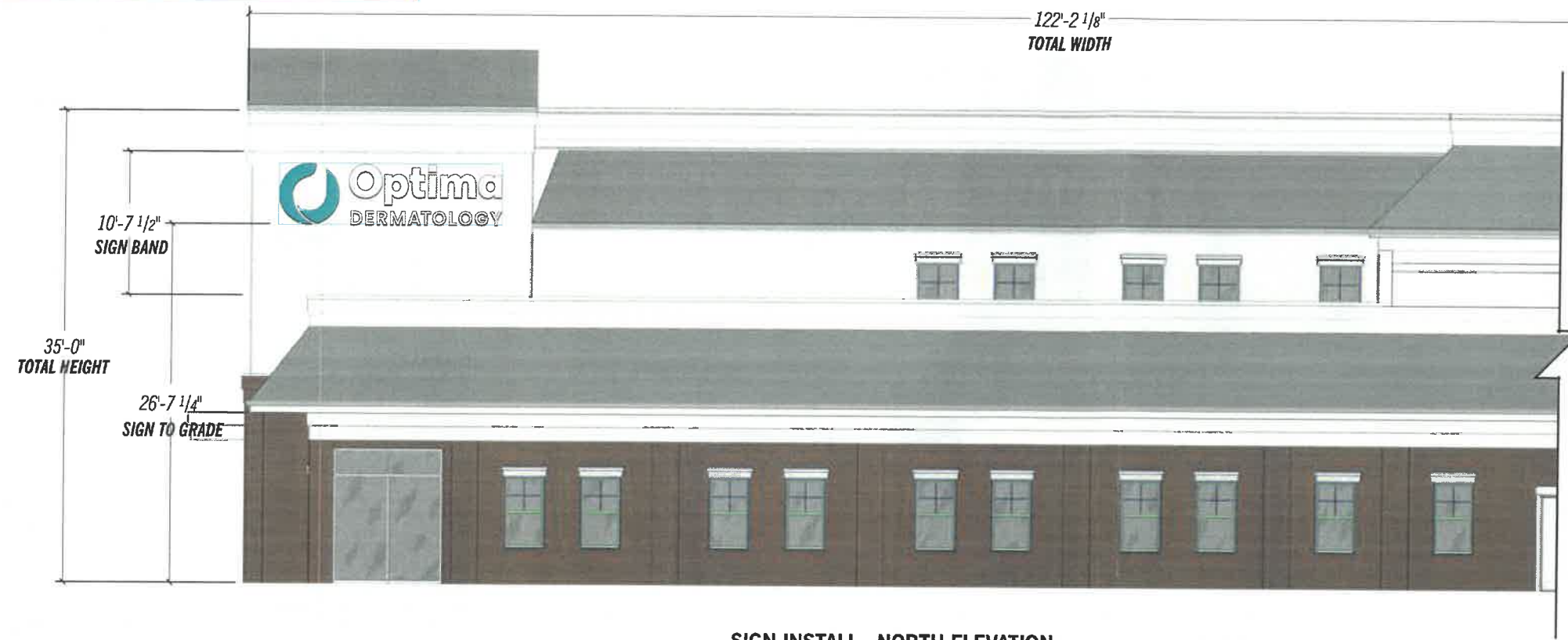
Type | CH_LTR

Description |
FLUSH MOUNTED

WEST ELEVATION

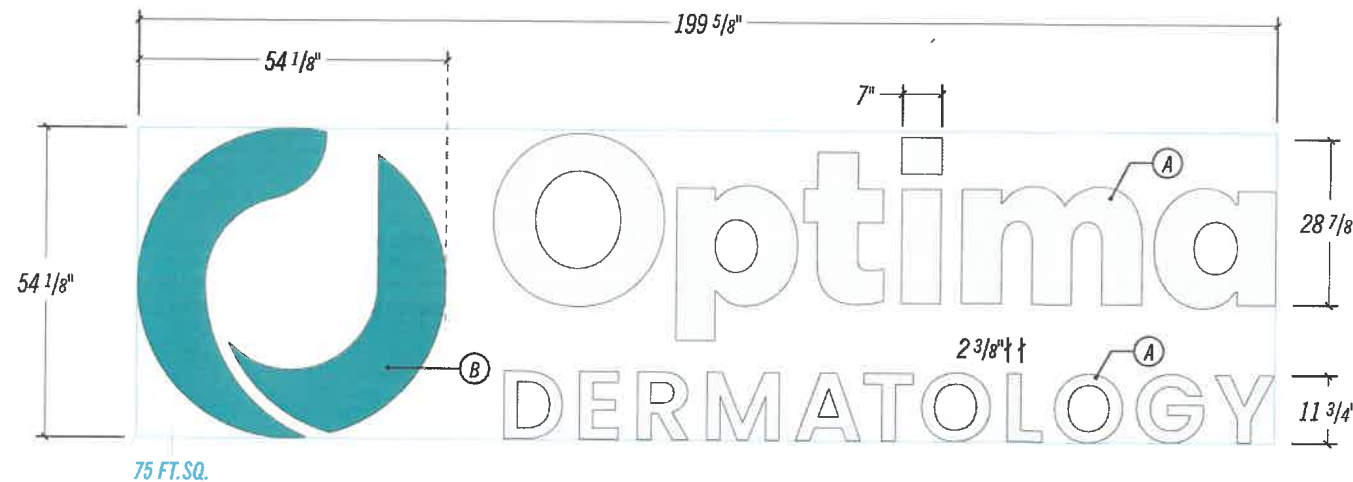
CONCEPT DRAWING

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SIGN INSTALL - NORTH ELEVATION

Scale: 3/32"=1'-0"



ELEVATION | ST_CH_LTR (FLUSH MOUNTED)

Scale: 3/8"=1'-0"



SIDE VIEW

Scale: 3/8"=1'-0"

ST | CH_LTR FLUSH MOUNTED

(A) FACE

- 5" DEEP WHITE RETURNS
- .1875" 7328 WHITE ACRYLIC FACES
- 1" WHITE TRIMCAP

(B) LOGO

- 5" DEEP RETURNS
- PAINTED PER COLOR SPEC
- .1875" 2447 WHITE ACRYLIC FACES
- APPLIED PURECOLOR DIGITAL PRINT w/ LAMINATE FINISH
- 1" TEAL TRIMCAP
- LOGO IS SELF CONTAINED

INSTALL

- MECHANICALLY FASTENED TO EXTERIOR FACADE.
- BLOCKING PROVIDED BY OTHERS

ILLUMINATION

- SLOAN PRISM 6500K - WHITE LED
- 128 MODS
- (3) 12V 60W SLOAN 60C2
- 100-277V POWER SUPPLY
- 3A @ 120V
- FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

COLOR SPEC(S)



Project:
OPTIMA DERMATOLOGY
- MACEDONIA

Designer: **Josh**
Job Number: **129103-03**
Date: **10.04.21**

Rev. 1:100621
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:



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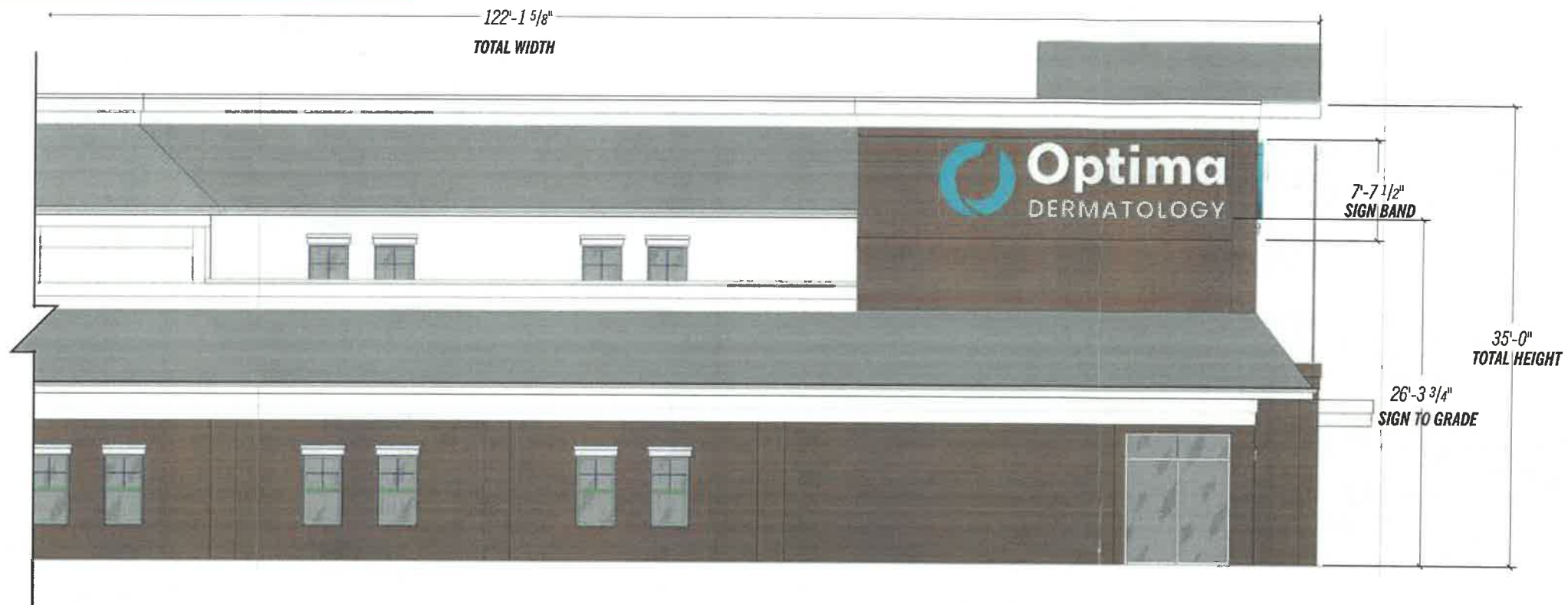
Type | CH_LTR

Description |
FLUSH MOUNTED

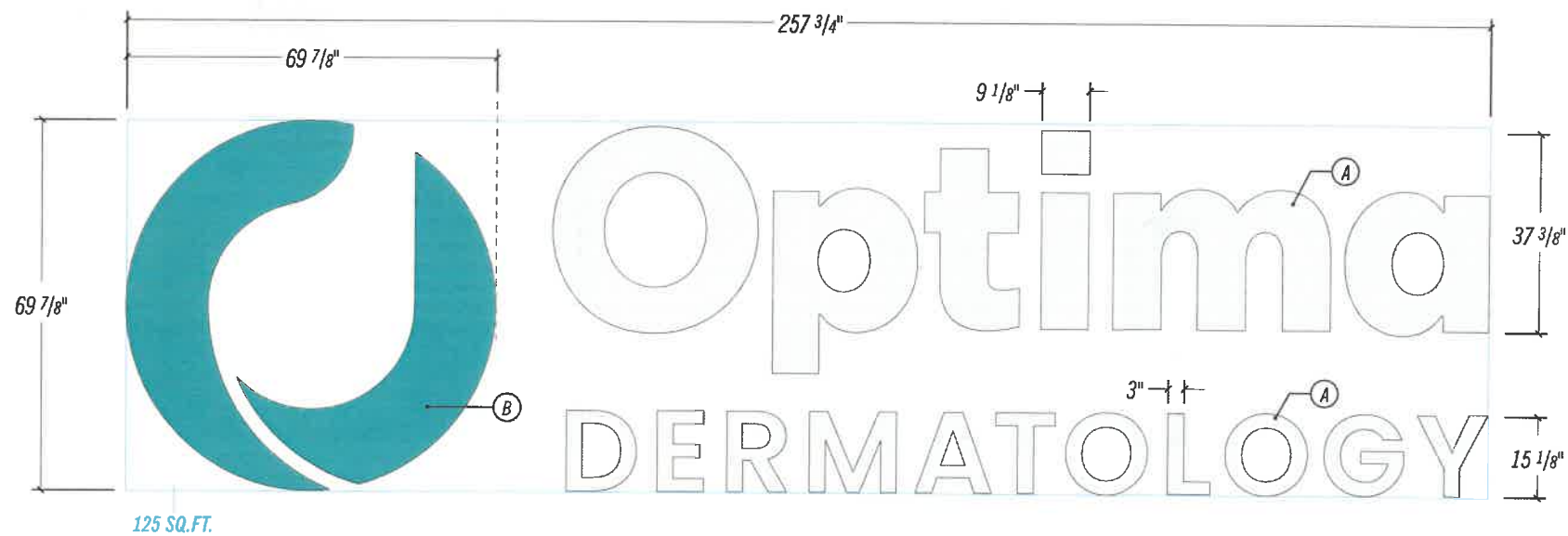
NORTH ELEVATION

CONCEPT DRAWING

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CONTINGENT ON FIELD SURVEY, CITY AND LANDLORD APPROVAL.



SIGN INSTALL - SOUTH ELEVATION
Scale: 3/32"=1'-0"



ELEVATION | ST_CH_LTR (FLUSH MOUNTED)
Scale: 3/8"=1'-0"



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

ST | CH_LTR
FLUSH MOUNTED

- (A) FACE**
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 - .1875" 2447 WHITE ACRYLIC FACES w/ APPLIED PURECOLOR DIGITAL PRINT w/ LAMINATE FINISH
 - 1" TEAL TRIMCAP
 - LOGO IS SELF CONTAINED

INSTALL
- MECHANICALLY FASTENED TO EXTERIOR FACADE.
- BLOCKING PROVIDED BY OTHERS

ILLUMINATION
- SLOAN PRISM 6500K - WHITE LED
- 212 MODS
- (6) 12V 60W SLOAN 60C2
100-277V POWER SUPPLY
- 6A @ 120V
- FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

COLOR SPEC(S)



Project:
OPTIMA DERMATOLOGY
- MACEDONIA

Designer: **Josh**
Job Number: **129103-04**
Date: **10.04.21**
Rev. 1:100621
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:



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Approved:

Type | CH_LTR

Description |
FLUSH MOUNTED

SOUTH ELEVATION

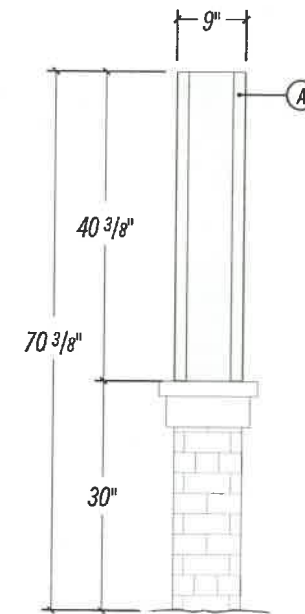
CONCEPT DRAWING

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CONTINGENT ON FIELD SURVEY, CITY AND LANDLORD APPROVAL.



ELEVATION | ST_MON_ID (D/F - ILLUM - MONUMENT)

Scale: 1/2"=1'-0"



SIDE VIEW

Scale: 3/8"=1'-0"

ST | MON_ID
D/F - ILLUM - MONUMENT

(A) CABINET

- FABRICATED FROM:
- .125" ALUM. 5052 SHEET - CNC
 - 2"X2"X.1875" ALUM. STRUC ANGLE
 - DOUBLE FACE CABINET
 - 2" RETAINERS
 - PAINTED PER COLOR SPEC

(B) FACES

- .1875" 2447 WHITE ACRYLIC FACES
- w/ APPLIED PURECOLOR DIGITAL PRINT w/ LAMINATE FINISH
- 220-22 MATTE BLACK VINYL
- PLOT CUT 1ST SURFACE

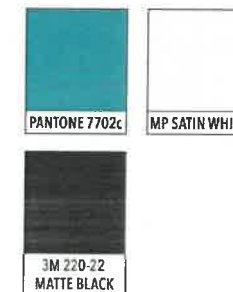
INSTALL

- ANCHOR BOLT BASE PLATE MOUNT

ILLUMINATION

- SLOAN PRISM 6500K - WHITE
- 120 LED MOD (60 PER SIDE)
- (3) 12V 60W SLOAN 60C2
- 100-277V POWER SUPPLY
- 3A @ 120V
- WATTS / LOAD - 168W USED
- PHOTOCELL CONTROLLER
- FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

COLOR SPEC(S)



Project:
OPTIMA DERMATOLOGY
- MACEDONIA

Designer: **Josh**
Job Number: **129103-05**
Date: **10.04.21**

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:



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Approved:

Type | MON_ID

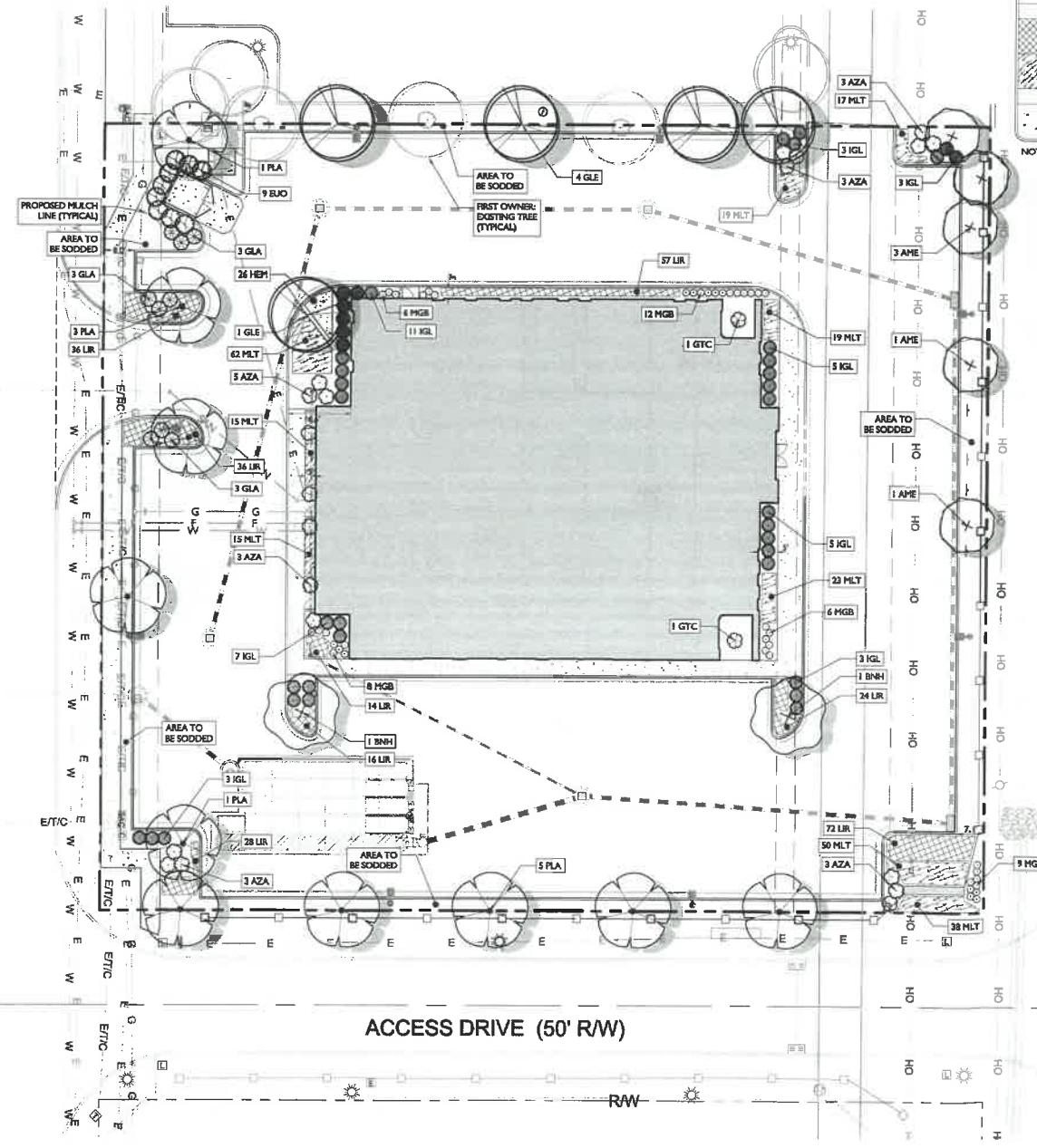
Description |
D/F - ILLUM - MON

Page | 05

MONUMENT ID

/Volumes/Archetype/Alpha Jobs/O/Optima Dermatology/Macedonia/129103

GOLDEN LINK BLVD. (60' RW)



ACCESS DRIVE (50' RW)

AKRON-CLEVELAND ROAD (A.K.A. S.R. 8) (190' RW)

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	AME	5	AMELANCHER CANADENSIS	CANADIAN SERVICEBERRY	6" - 7" HT	B&B	AS SHOWN
	BNF	2	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2.5" - 3" CAL	B&B	AS SHOWN
	GLE	5	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5" - 3" CAL	B&B	AS SHOWN
	PLA	10	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2.5" - 3" CAL	B&B	AS SHOWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	AZA	20	AZALEA X 'STEWARTSONIAN'	STEWARTSONIAN AZALEA	18" - 24"	POT	AS SHOWN
	EBJ	9	EJONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	24" - 30"	B&B	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	IGL	40	ILEX CRINATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY	18" - 24"	B&B	AS SHOWN
	GLA	9	ILEX GLABRA	INKBERRY HOLLY	18" - 24"	POT	AS SHOWN
	GTC	2	CHAMARCYPARIS PSEFA RUFERA 'GOLDEN CHARM'	GOLD THREAD CYPRESS	36" - 42"	B&B	AS SHOWN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	MGB	41	MISCANTHUS SINENSIS 'GOLD BAR'	GOLD BAR BULALIA GRASS	1 GAL.	POT	AS SHOWN
	LIR	283	LIRIOPE MUSCARI	LILYTURF	1 GAL.	POT	18" o.c.
	MLT	258	MISCANTHUS SINENSIS 'LITTLE KITTEN'	LITTLE KITTEN BULALIA GRASS	1 GAL.	POT	18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	HEM	26	HEMEROCALLIS X 'PURPLE DE ORO'	PURPLE DE ORO DAYLILY	1 GAL.	POT	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS		
CROSSING CRITERIA SECTION	REQUIRED	PROPOSED
\$1a.1	OUTLOTS DEDICATED ACCESS ROADWAY:	
\$1a.2	LANDSCAPE FRONT YARD: 8 FT	PROVIDED
\$1a.3	COMMON PROPERTY LINE: 5 FT LANDSCAPE BUFFER	
	ACCESS ROADWAYS: 1 TREE PER 50 LF	
	ACCESS DRIVE:	
	(233 FT) (1 TREE / 50 FT FRONTAGE) = 5 TREES	5 TREES
	GOLDEN LINK BOULEVARD:	
	(174 FT) (1 TREE / 50 FT FRONTAGE) = 4 TREES	4 TREES
\$1b.1	OUTLOTS REQUIREMENTS FOR SR 8:	
\$1b.2	LANDSCAPE BUFFER YARD: 25 FT	7.1 FT (D)
	SR-8 HIGHWAY STREET TREES:	
	1 TREE PER 50 LF	
	(207 FT) (1 TREE / 50 FT FRONTAGE) = 5 TREES	5 PROPOSED
	TREE LOCATION: 15 FT FROM RIGHT-OF-WAY	
\$1c.2 & 1c.4	ABUTTING PROPERTY REQUIREMENTS:	
\$1c.4	0 FT CONTINUOUS LANDSCAPE BUFFER ALONG THE ENTIRE LENGTH OF THE COMMON PROPERTY LINE ⁽¹⁾	1.8 FT
	1 TREE PER 50 LF	
	(110 FT) (1 TREE / 50 FT FRONTAGE) = 5 TREES	5 TREES
\$1d.2	INTERNAL LANDSCAPE REQUIREMENTS:	
\$1d.3	PLANTER AT EACH END OF PARKING ROW	PROVIDED
\$1d.4	1 TREE PER LANDSCAPE ISLAND	6 ISLANDS-6 TREES
	PLANTERS SHOULD BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING FIELD	PROVIDED
	LANDSCAPE ISLANDS ARE TO BE PLANTED NOT TO EXCEED 3 FT HEIGHT	PROVIDED
\$1e.1	BUILDING PERIMETER LANDSCAPE REQUIREMENTS:	
\$1e.2	BUILDINGS PRIME FACADE: MIN 5 FT WIDE	5.0 FT
\$1e.3	SECONDARY ENTRANCES: 3 FT WIDE	2.0 FT
\$1e.5	SERVICE AND EMPLOYEE ENTRANCE: 3 FT WIDE	3.0 FT
	LANDSCAPE AREAS 150 SF AND OVER:	
	BUILDING PLANTING AREA:	
	1 CANOPY TREE	PROVIDED
	3 SHRUBS	64 SHRUBS
\$1e.6	EACH LANDSCAPE AREA:	
	MUST CONTAIN 100 SF OF PLANTING AREA AND 1 TREE	PROVIDED
\$1e.8	ALL EQUIPMENT MUST BE SCREENED BY LANDSCAPE MATERIAL	PROVIDED

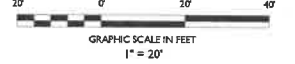
(D) DIVANCE
(1) REDUCED FROM 5 FT REQUIREMENT BY BZA CASE NO. 614

IRRIGATION NOTE

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



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CITY OF CLEVELAND
SUMMIT COUNTY, OHIO



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engineering & design

SCALE: 1" = 20' PROJECT ID: DET-211004

TITLE: LANDSCAPING PLAN

DRAWING: C-6

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
4	09/20/21	MG	FOR ENGINEERING APPROVAL
4	08/26/21	MG	FOR FINAL SITE PLAN APPROVAL
3	07/23/21	AF	FOR SITE PLAN & BZA APPROVAL
2	04/23/21	AF/MS	FOR SITE PLAN APPROVAL
1	04/21/21	AF	FOR CLIENT REVIEW