

MEETING DATE: 5-12-16

PLANNING COMMISSION

Case No. P16-10

**Highpoint Subdivision
(Northwest corner of S. Court & Highpoint Dr.)**



CITY of MEDINA
Planning Commission
May 12, 2016 Meeting

Case No: P16-10

Address: South Court Street and Highpoint Drive

Applicant: Albrecht Development/OHM Advisors

Subject: South Court Village Development – Final Plat

Zoning: C-3 (General Commercial) District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The 41.7 acre site is located at the northwest corner of South Court Street and Highpoint Drive. The site is adjacent to residential development to the west, north, and south. First Merit Bank is adjacent to the north along Court Street, an assisted living facility is adjacent along Court Street to the south with small scale commercial land uses to the east in Montville Township.

Project Introduction:

The applicant requests final plat approval for the South Court Village Development. The applicant received preliminary plat approval on March 10, 2016 by the Planning Commission and the next step is Planning Commission's review of the Final Plat.

Please find attached to this report:

1. Final Plat Documents, prepared by Lewis Land Professionals, Inc, received April 21, 2016
2. Preliminary Plat plan from case P16-06
3. Existing conditions aerial photo

Below is the anticipated review process for the project:

1. March 10, 2016: Preliminary plat approved by Planning Commission.
2. Improvement plans had been submitted to the City Engineer for the proposed subdivision in 2009. The applicant has been working with the applicant to verify the continued suitability of these plans.

3. Construction agreement approved by City Council in 2009 is still valid and applicable.
4. Site grading and utility construction had begun in 2009, but stalled. Work on the public infrastructure can begin again under the 2009 improvement plans and construction agreement.
5. Council acceptance of the street dedication at the completion of the construction and prior to release of Certificate of Occupancy or as dictated in construction agreement.

Submittal Requirements:

Based on review of the submittal requirements for Final Plat in Section 1167 of the Planning and Zoning Code the following items need to be incorporated:

- a. Copy of restrictive covenants pertaining to the site, if applicable
- b. Change the name of the proposed local street. "Court Village Parkway" is too similar to the adjacent "South Court Street" per Section 1169.05(b)(4)
- c. Depict the center island of the roundabout/cul-de-sac of the proposed street and indicate it as under the ownership and maintenance of the private property owner.
- d. Reference adjoining platted parcels by name, volume and page per Section 1169.05(b)(10) Certification area and seal for the registered surveyor representing that the plats details are correct as required by Section 1169.05(b)(11)
- e. Acceptance of offers of dedication by Council per Section 1169.05(b)(13)(D)

Special Planning District Development Guidelines:

Below are staff comments related to the applicable requirements:

Detention basins: The two proposed basins are located along the west and north sides of the development. The detention basins are proposed within a parcel under separate ownership from the Grocery store development and the basins will serve the needs of the entire development. An easement or legal arrangement should be in place to indicate the use and maintenance of the shared facility.

Vehicular traffic: the internal layout of drives and access points should allow travel between subdistricts. An easement has been proposed between the rear of the proposed grocery and the proposed street. It is intended that this easement will allow for the curb access of the adjacent retail outlot and office development. Additionally a full dedicated street connecting Highpoint Drive and South Court Street is not proposed for this phase of the project. The applicant has proposed to design the grocery store site plan to allow for such through access when that project goes through the site plan review process. An easement needs to be depicted on the plat to show this through access. Future street connection to Highpoint will occur as part of the residential development.

Staff Comments:

Building Department. No comment at this time.

Police Department. No comment at this time.

Service Department. No comment at this time.

Fire Department No comment at this time.

Engineering Department Comments are attached and is working with the applicant to revise the plans

Parks/Forestry

Per Section 1173.03(f) of the Subdivision Regs:

(f) Street Trees. The developer shall pay for and the City shall install all street trees. The trees shall conform to the specifications of the City. Trees shall be provided on streets with curbs and gutters as required in the improvement schedule. These fees will be determined by the City Forester in accordance with the current specifications. The fees shall be submitted by the Developer prior to final plat approval.

Economic Development No comments at this time

Recommendation:

Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission approve the application for the Final Plat application subject to the following conditions to be revised and submitted to staff for acceptance:

1. Incorporate the additional information below on the proposed final plat:
 - a. Copy of restrictive covenants pertaining to the site, if applicable
 - b. Change the name of the proposed local street as “Court Village Parkway” is too similar to the adjacent “South Court Street” per Section 1169.05(b)(4)
 - c. Depict the center island of the roundabout and indicate it as under the ownership and maintenance of the private property owner. A separate, non-buildable parcel needs to be established for the roundabout.
 - d. Reference adjoining platted parcels by name, volume and page.
 - e. Certification area and seal for the registered surveyor representing that the plats details are correct as required by Section 1169.05(b)(11)
 - f. Acceptance of offers of dedication by Council per Section 1169.05(b)(13)(D)
2. Coordinate with the Parks and Forestry Department to comply with the street trees requirements of Section 1173.03(f).
3. Establish an easement or legal arrangement to indicate the use and maintenance of the shared detention basin facilities.
4. Establish an easement providing through public access between the roundabout of the proposed local street and Highpoint Drive through the retail portion of the site.
5. Incorporate the Engineering Department comments dated May 4, 2016

Final Plat
Documents
prepared by Lewis
Land Professionals,
Inc., received
April 21, 2016

SOUTH COURT VILLAGE

CREATING MEDINA CITY LOTS _____, _____, _____, _____, _____ & _____

BEING A REPLAT OF MEDINA CITY LOTS 9082 AND 9083 AS SHOWN AND RECORDED BY
 PLAT DOCUMENT #2008PL000060 OF THE MEDINA COUNTY RECORDER'S OFFICE.
 SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO.

LEWIS LAND PROFESSIONALS, INC.

CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

APPROVALS

Known all men by these present, that I, _____, Albrecht Incorporated, owner of Medina City Lot 9083, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the streets shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

 Albrecht Incorporated, Owner,
 (print name)
 State of Ohio
 Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, _____ who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____, 200__.

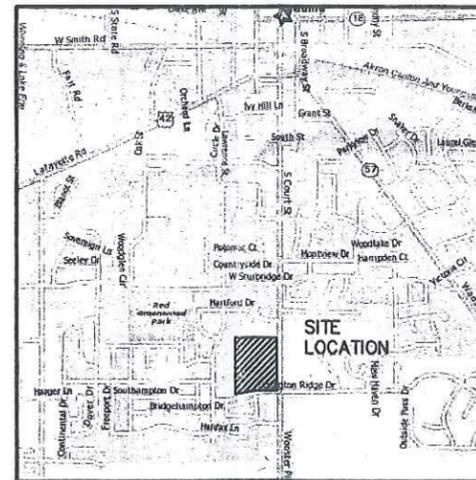
 Notary Public

Known all men by these present, that I, _____, Court Street Development Co LLC, owner of Medina City Lot 9082, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the streets shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

 Court Street Development Co. LLC., Owner,
 (print name)
 State of Ohio
 Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, _____ who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____, 200__.

 Notary Public



LOCATION MAP

ACREAGE SUMMARY

AREA OF NEW CITY LOTS	39.6800 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	2.0119 ACRES
<hr/>	
TOTAL AREA	41.6919 ACRES
AREA OF RIGHT-OF-WAY IN M.C.L. 9082	1.6454 ACRES
AREA OF RIGHT-OF-WAY IN M.C.L. 9083	0.3665 ACRES
<hr/>	
TOTAL AREA OF RIGHT-OF-WAY TO BE DEDICATED	2.0119 ACRES

Approved this _____ day of _____, 201__, by Medina City Planning Commission.

Secretary: _____

Approved this _____ day of _____, 201__, by Medina City Council.

President: _____

Clerk: _____

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina City Engineer.

Medina City Engineer: _____

Approved for transfer this _____ day of _____, 201__, by the Medina County Tax Map Office.

Tax Map Draftsman: _____

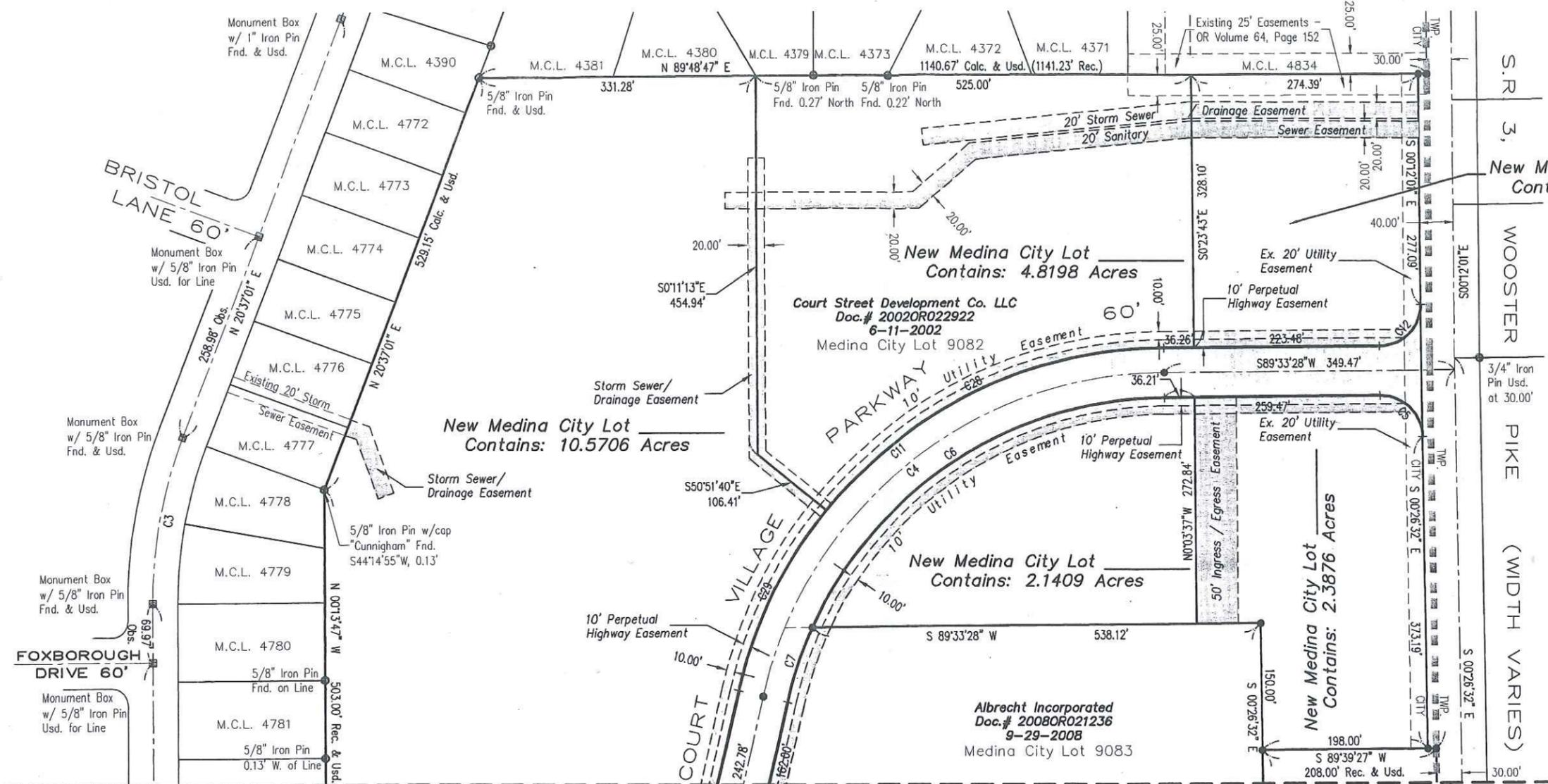
Received for transfer this _____ day of _____, 201__, by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this _____ day of _____, 201__, by the Medina County Recorder's Office and is recorded by Plat Document No. _____ and filed at _____m. Fee:

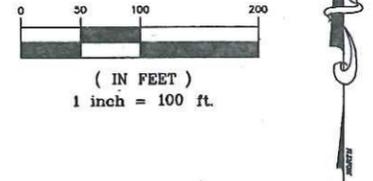
Recorder: _____

RECEIVED
 APR 21 2016
 BY: _____



MATCH LINE — SEE SHEET 3 OF 4

- SURVEY LEGEND**
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - Monument Found & Described
 - ⊙ - Iron Pipe Found & Described
 - ⊛ - Railroad Spike Found & Described
 - - Stone Found & Described
- Fnd. (F) - Found Rec. (R) - Deed
 Obs. (O) - Observed Calc. (C) - Calculated
 Usd. (U) - Used



The "Basis of Bearings" for this survey is ASSUMED and used herein to denote angles only.

REFERENCE

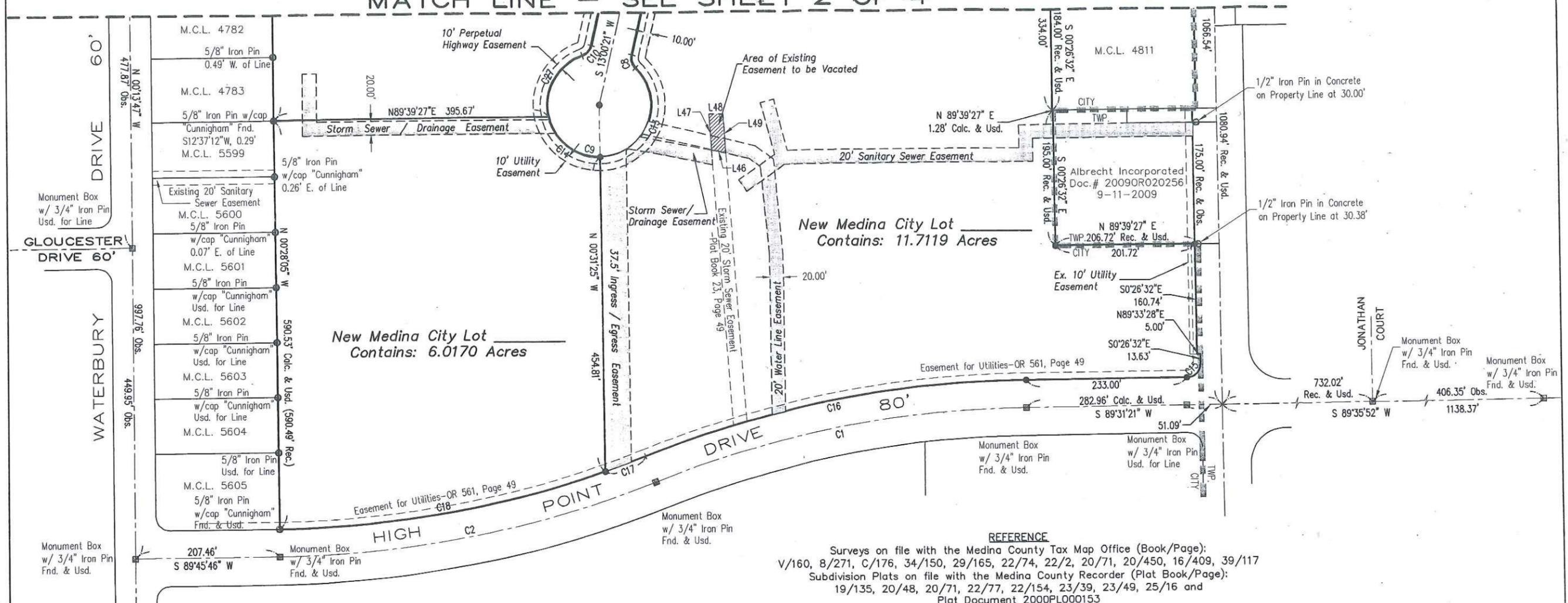
Surveys on file with the Medina County Tax Map Office (Book/Page):
 V/160, 8/271, C/176, 34/150, 29/165, 22/74, 22/2, 20/71, 20/450, 16/409, 39/117
 Subdivision Plats on file with the Medina County Recorder (Plat Book/Page):
 19/135, 20/48, 20/71, 22/77, 22/154, 23/39, 23/49, 25/16 and
 Plat Document 2000PL000153
 Plat Document 2008PL000060

Lewis Land Professionals, Inc.

Civil Engineering & Surveying
 8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
 Phone: (330) 335-8232 Fax: (330) 335-0242
 www.landprosinc.com

Page 2 of 4, South Court Village

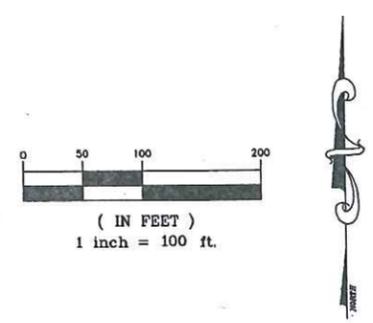
MATCH LINE - SEE SHEET 2 OF 4



REFERENCE
 Surveys on file with the Medina County Tax Map Office (Book/Page):
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 19/135, 20/48, 20/71, 22/77, 22/154, 23/39, 23/49, 25/16 and
 Plat Document 2000PL000153
 Plat Document 2008PL000060

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	548.10'	1500.00'	020°56'09"	S79°03'17"W	545.05'
C2	554.39'	1500.00'	021°10'33"	N79°10'29"E	551.24'
C3	204.33'	561.59'	020°50'50"	S10°11'39"W	203.21'
C4	668.04'	500.00'	076°33'07"	S51°16'54"W	619.45'
C5	78.54'	50.00'	090°00'00"	N45°26'32"W	70.71'
C6	534.82'	470.00'	065°11'53"	S56°57'31"W	506.43'
C7	93.14'	470.00'	011°21'14"	S18°40'58"W	92.98'
C8	20.33'	20.00'	058°14'35"	S16°06'57"E	19.47'
C9	388.10'	75.00'	296°29'11"	S76°59'39"E	78.95'
C10	20.33'	20.00'	058°14'35"	N42°07'38"E	19.47'
C11	708.12'	530.00'	076°33'07"	S51°16'54"W	656.62'
C12	78.33'	50.00'	089°45'29"	N44°40'44"E	70.56'
C13	176.34'	75.00'	134°42'50"	S22°07'10"W	138.44'
C14	102.06'	75.00'	077°58'03"	N51°32'23"W	94.37'
C15	31.40'	20.00'	089°57'53"	N44°32'24"E	28.28'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	562.71'	1540.00'	020°56'09"	S79°03'17"W	559.59'
C17	61.92'	1460.00'	002°25'47"	N69°48'06"E	61.91'
C18	477.69'	1460.00'	018°44'46"	N80°23'23"E	475.56'
C19	20.00'	530.00'	002°09'44"	S39°08'20"W	20.00'
C20	231.74'	530.00'	025°03'08"	N25°31'55"E	229.90'
C21	20.58'	75.00'	015°43'10"	N26°30'43"E	20.51'
C22	20.57'	1540.00'	000°45'55"	S76°05'21"W	20.57'
C23	25.00'	75.00'	019°05'42"	N47°56'52"E	24.88'
C24	39.27'	75.00'	030°00'00"	N74°28'35"E	38.82'
C25	39.71'	1613.03'	001°24'38"	N70°16'29"E	39.71'
C26	21.98'	75.00'	016°47'35"	S24°12'29"E	21.90'
C27	109.70'	75.00'	083°48'18"	N29°20'47"E	100.18'
C28	466.39'	530.00'	050°25'07"	S64°20'54"W	451.48'
C29	241.74'	530.00'	026°08'00"	S26°04'21"W	239.65'



The "Basis of Bearings" for this survey is ASSUMED and used herein to denote angles only.

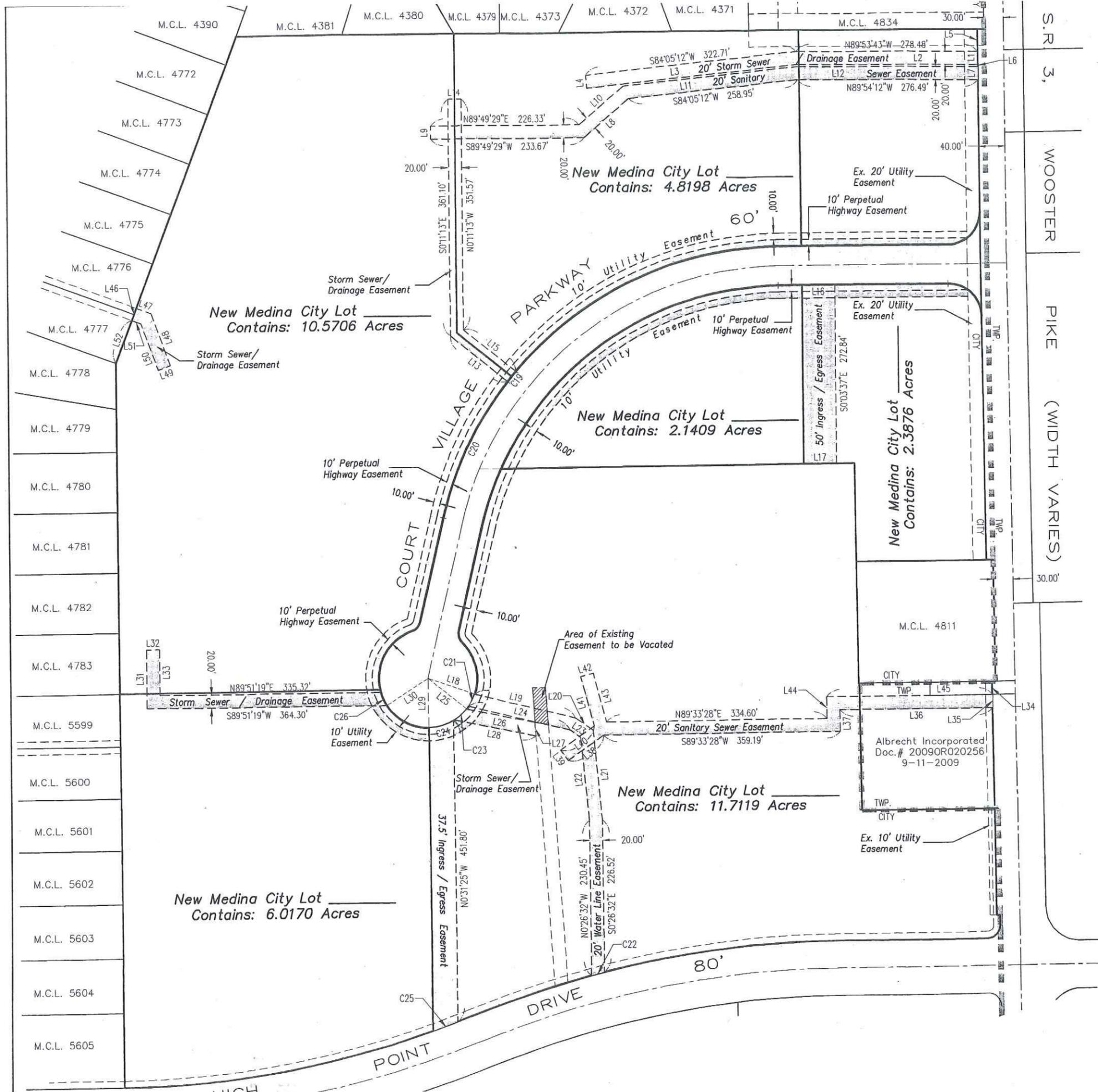
SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - Monument Found & Described
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Lewis Land Professionals, Inc.

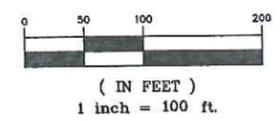
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 www.landprosinc.com

Page 3 of 4, South Court Village
 PROJ. No. 16-126 DRAWING NAME 16-126.dwg



Line Table		
Line #	Length	Direction
L1	20.00'	S00°12'01"E
L2	277.53'	N89°53'43"W
L3	321.66'	N84°05'12"E
L4	20.00'	S05°54'48"E
L5	33.57'	S00°12'01"E
L6	2.98'	S00°12'01"E
L7	20.00'	S00°12'01"E
L8	89.93'	S49°33'27"W
L9	20.00'	N00°10'31"W
L10	88.82'	N49°33'27"E
L11	266.21'	N84°05'12"E
L12	277.44'	S89°54'12"E
L13	111.24'	S50°51'40"E
L14	20.00'	N90°00'00"W
L15	101.77'	N50°51'40"W
L16	50.00'	N89°33'28"E
L17	50.00'	S89°33'28"W
L18	75.00'	S71°20'52"E
L19	157.11'	S76°19'11"E
L20	32.90'	S53°49'11"E
L21	138.36'	S05°21'27"E
L22	128.50'	N05°21'27"W
L23	19.92'	N53°49'11"W
L24	157.69'	N76°19'11"W
L25	75.00'	S51°35'59"E
L26	105.15'	N78°33'04"W

Line Table		
Line #	Length	Direction
L27	20.75'	S04°00'08"E
L28	125.48'	N78°33'04"W
L29	75.00'	S00°31'25"E
L30	75.00'	S57°23'44"W
L31	89.22'	N00°00'02"E
L32	20.00'	S89°59'58"E
L33	69.17'	S00°00'02"W
L34	20.00'	S00°26'05"E
L35	20.00'	S00°26'59"E
L36	232.22'	S89°39'27"W
L37	33.05'	S00°26'32"E
L38	66.85'	S54°34'14"W
L39	20.00'	N35°25'46"W
L40	63.06'	N54°34'14"E
L41	77.43'	N14°57'03"W
L42	20.00'	N75°02'57"E
L43	76.63'	S14°57'03"E
L44	33.09'	N00°26'32"W
L45	252.22'	N89°39'27"E
L46	20.00'	N20°37'04"E
L47	24.01'	S69°22'56"E
L48	85.16'	S19°58'23"E
L49	20.00'	S70°01'37"W
L50	75.96'	N19°58'23"W
L51	14.81'	N69°22'56"W
L52	69.77'	N20°36'35"E



The "Basis of Bearings" for this survey is ASSUMED and used herein to denote angles only.

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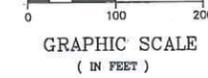
Preliminary Plat Plans
from Case P16-06 –
approved by
Planning Commission
March 10, 2016

SOUTH COURT VILLAGE

SITUATED IN THE CITY OF MEDINA,
COUNTY OF MEDINA, STATE OF OHIO,
AND BEING PART OF MEDINA
CITY LOTS 5597 AND 3250



NORTH



BENCHMARK:
RAILROAD SPIKE IN TELEPHONE
POLE SW INTERSECTION OF HIGH
PT. & S.R.3 ELEVATION=1187.77

LEGEND

- EX. SANITARY MANHOLE
- EX. SANITARY CLEANOUT
- EX. STORM MANHOLE
- EX. STORM CATCH BASIN
- EX. STORM CURB INLET BASIN
- EX. WATER HYDRANT
- EX. WATER VALVE
- EX. WATER SHUTOFF VALVE
- EX. WATER METER PIT
- IRON PIN FOUND (AS NOTED***)
- IRON PIPE FOUND (AS NOTED***)
- MONUMENT BOX FOUND (AS NOTED***)
- 5/8" IRON PIN SET W/ CAP L.L.P.
- ***ABBREVIATIONS ARE AS FOLLOWS:
FND.=FOUND OBS.=OBSERVED
MSD.=MEASURED REC.=RECORDED
USD.=USED
- EX. STREAM
- ▨ EX. WETLANDS

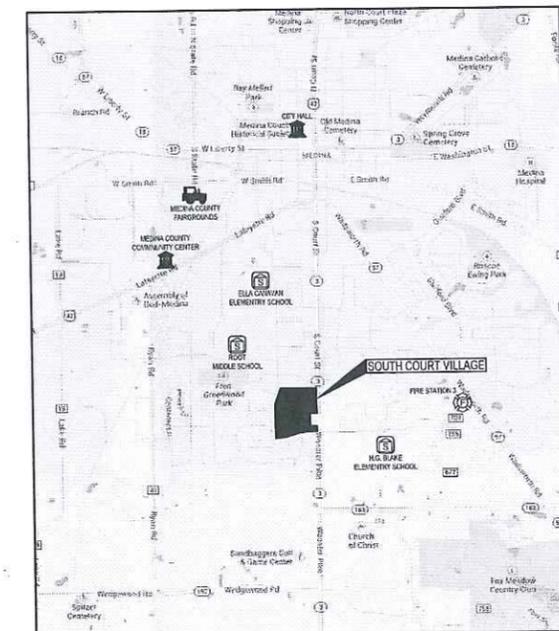
ZONING

- (R-1) RESIDENTIAL (CITY OF MEDINA)
- (C-4) COMMERCIAL (CITY OF MEDINA)
- (CB) COMMUNITY BUSINESS (MONTVILLE TOWNSHIP)

OWNERS

COURT STREET
DEVELOPMENT CO LLC
23240 CHAGRIN BLVD #250
BEACHWOOD, OHIO 44122
ATTN: VICTOR COHN
PH: 216.831.0909

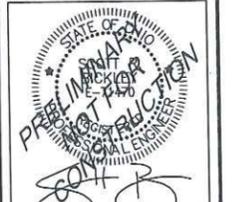
ALBRECHT INCORPORATED
17 SOUTH MAIN ST, SUITE 401
AKRON, OHIO 44308
ATTN: JIM NILSEN
PH: 330.376.6611
FAX: 330.376.7433



VICINITY MAP
NOT TO SCALE

KROCK-ESSER

Krock Esser Engineering, Inc.
3030 West Streetsboro Road
Richfield, Ohio 44286
330.657.2145 www.krockesser.com



Scott R. Bickley, PE
Ohio Professional Engineer
#171470
Drawn By JRG
Checked By SRB
Project Number 13623

NOTICE
THIS ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED. KROCK-ESSER ENGINEERING, INC.
REVISIONS REFLECTED IN THESE DRAWINGS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, UNDERSTAND AND CONSTRUCT AS DESIGNED AND APPROVED BY THE REVIEW AGENCY.

ALBRECHT INCORPORATED

17 SOUTH MAIN STREET, SUITE 401
AKRON, OHIO 44308
PH: 330.376.6611
FAX: 330.376.7433

DATES AND REVISIONS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

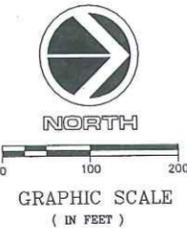
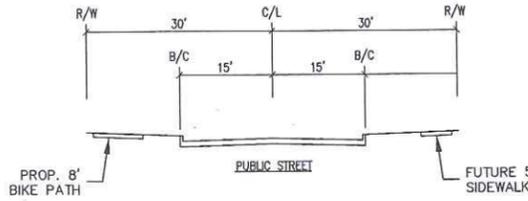
Medina, OH
Existing Conditions

SHEET:
1

File: S:\KEE\4-PROJECTS\13623 ALBRECHT - SOUTH COURT VILLAGE SITE PLAN - MEDINA\07 - PLANS\DWG\PRE-LIM.DWG - Mar 13, 2014 1:45pm - Krock Esser Engineering, Inc.

SOUTH COURT VILLAGE

SITUATED IN THE CITY OF MEDINA,
COUNTY OF MEDINA, STATE OF OHIO,
AND BEING PART OF MEDINA
CITY LOTS 5597 AND 3250



BENCHMARK:
RAILROAD SPIKE IN TELEPHONE POLE
SW INTERSECTION OF HIGH PT. & S.R.3
ELEVATION=1187.77

LEGEND

- EX. SANITARY MANHOLE
- EX. SANITARY CLEANOUT
- EX. STORM MANHOLE
- EX. STORM CATCH BASIN
- EX. STORM CURB INLET BASIN
- EX. WATER HYDRANT
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USD.=USED
- EX. STREAM
- EX. WETLANDS
- PROP. HYDRANT
- PROP. WATER VALVE
- PROP. SANITARY CATCH BASIN

AREA CHART

SUBDISTRICT A	16.16 AC
SUBDISTRICT B	6.96 AC
SUBDISTRICT C	16.59 AC
PROPOSED ROW	2.20 AC
TOTAL	41.91 AC

SPD-1 Subdistrict "A"	
Principal Permitted Uses	Neighborhood Scale Retail
Lot & Yard Requirements	None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C
Building Requirements	(a) Building height shall not exceed 35 feet (b) The building footprint shall not exceed 78,000 square feet for the one large "Grocery Anchor" retail building. The rest of the buildings will have smaller building footprints and should consist of compact, small scale retail buildings. (c) The total square footage in Subdistrict "A" shall not exceed a floor area ratio (FAR) of .25. (d) The impervious surface ratio in Subdistrict "A" shall not exceed .75 ISR.
SPD-1 Subdistrict "B"	
Principal Permitted Uses	Offices and Services
Lot & Yard Requirements	None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C
Building Requirements	(a) Building height shall not exceed 35 feet (b) Buildings shall be compact and small scale. (c) Each building footprint shall not exceed 20,000 square feet. (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of .20. (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
SPD-1 Subdistrict "C"	
Principal Permitted Uses	Medium Density Residential
Lot Requirements	(a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
Yard Requirements	(a) Minimum front yard depth: 25 feet (b) Minimum rear yard depth: 30 feet (c) Minimum side yard width: 5 feet
Building Height	(a) Maximum building height shall be 35 feet
Land Use Intensity	(a) The number of dwelling units per acre shall not exceed 6.

KROCK-ESSER
Krock Esser Engineering, Inc.
3030 West Streetsboro Road
Richfield, Ohio 44286
330.657.2145 www.krockesser.com



Scott R. Bickley, PE
Ohio Professional Engineer
#71470
Drawn By JRG
Checked By SRB
Project Number 13623

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ALBRECHT INCORPORATED
17 SOUTH MAIN STREET, SUITE 401
AKRON, OHIO 44308
PH: 330.376.6611
FAX: 330.376.7453

DATES AND REVISIONS	

SOUTH COURT VILLAGE

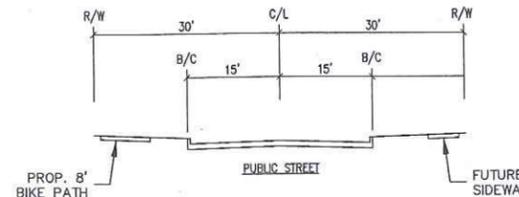
Medina, OH
Site Plan

SHEET:
2

FILE: S:\KEE4\PROJECTS\13623\ALBRECHT - SOUTH COURT VILLAGE SITE PLAN - MEDINA.DWG - Mar 13, 2014 1:45pm - Krock Esser Engineering, Inc.

SOUTH COURT VILLAGE

SITUATED IN THE CITY OF MEDINA,
COUNTY OF MEDINA, STATE OF OHIO,
AND BEING PART OF MEDINA
CITY LOTS 5597 AND 3250



NORTH
GRAPHIC SCALE
(IN FEET)
0 100 200

BENCHMARK:
RAILROAD SPIKE IN TELEPHONE POLE
SW INTERSECTION OF HIGH PT. & S.R.3
ELEVATION=1187.77

LEGEND

- EX. SANITARY MANHOLE
- EX. SANITARY CLEANOUT
- EX. STORM MANHOLE
- EX. STORM CATCH BASIN
- EX. STORM CURB INLET BASIN
- EX. WATER HYDRANT
- EX. WATER VALVE
- EX. WATER SHUTOFF VALVE
- EX. WATER METER PIT
- IRON PIN FOUND (AS NOTED***)
- IRON PIPE FOUND (AS NOTED***)
- MONUMENT BOX FOUND (AS NOTED***)
- 5/8" IRON PIN SET W/ CAP L.L.P.
- **ABBREVIATIONS ARE AS FOLLOWS:
FND.=FOUND OBS.=OBSERVED
MSD.=MEASURED REC.=RECORDED
USD.=USED
- EX. STREAM
- EX. WETLANDS
- PROP. HYDRANT
- PROP. WATER VALVE
- PROP. SANITARY CATCH BASIN

AREA CHART

SUBDISTRICT A	16.16 AC
SUBDISTRICT B	6.96 AC
SUBDISTRICT C	16.59 AC
PROPOSED ROW	2.20 AC
TOTAL	41.91 AC

SPD-1 Subdistrict "A"	
Principal Permitted Uses	Neighborhood Scale Retail
Lot & Yard Requirements	None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C
Building Requirements	(a) Building height shall not exceed 35 feet (b) The building footprint shall not exceed 78,000 square feet for the one large "Grocery Anchor" retail building. The rest of the buildings will have smaller building footprints and should consist of compact, small scale retail buildings. (c) The total square footage in Subdistrict "A" shall not exceed a floor area ratio (FAR) of .25. (d) The impervious surface ratio in Subdistrict "A" shall not exceed .75 ISR.
SPD-1 Subdistrict "B"	
Principal Permitted Uses	Offices and Services
Lot & Yard Requirements	None: However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C
Building Requirements	(a) Building height shall not exceed 35 feet (b) Buildings shall be compact and small scale. (c) Each building footprint shall not exceed 20,000 square feet. (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of .20. (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
SPD-1 Subdistrict "C"	
Principal Permitted Uses	Medium Density Residential
Lot Requirements	(a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
Yard Requirements	(a) Minimum front yard depth: 25 feet (b) Minimum rear yard depth: 30 feet (c) Minimum side yard width: 5 feet
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DATES AND REVISIONS

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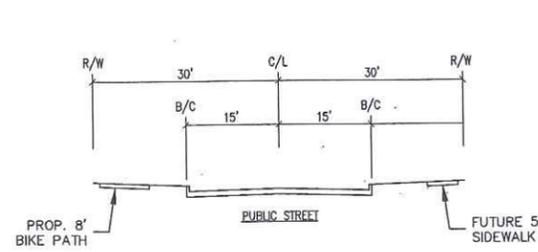
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File: S:\K\K\4-PROJECTS\13623 ALBRECHT - SOUTH COURT VILLAGE SITE PLAN - MEDINA\07 - PLANS\DWG\PRE-LIM.DWG - Mar 13, 2014 11:46pm - Krock Esser Engineering, Inc.

SOUTH COURT VILLAGE

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COUNTY OF MEDINA, STATE OF OHIO,
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BENCHMARK:
RAILROAD SPIKE IN TELEPHONE POLE
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ELEVATION=1187.77

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SPD-1 Subdistrict "B"	
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Lot & Yard Requirements	None; However, spacing of proposed buildings will be reviewed during site plan review based on standards found in Chapter 1109 (Site Plan Review), Chapter 1114 (Special Planning Districts) and Appendix C
Building Requirements	(a) Building height shall not exceed 35 feet (b) Buildings shall be compact and small scale. (c) Each building footprint shall not exceed 20,000 square feet. (d) The total square footage in Subdistrict "B" shall not exceed a floor area ratio (FAR) of .20. (e) The impervious surface ratio in Subdistrict "B" shall not exceed .60 ISR.
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Lot Requirements	(a) Minimum lot width (feet) at building line per dwelling shall be 40 feet.
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SOUTH COURT VILLAGE

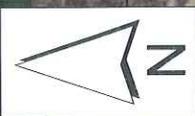
Medina, OH
Site Plan

SHEET:
4

FILE: S:\KROCK-ESSER\PROJECTS\13623 ALBRECHT - SOUTH COURT VILLAGE SITE PLAN - MEDINA 07 - PLANS\DWG\PRE-LIM.DWG - Mar 13, 2014 11:47am - Krock Esser Engineering, Inc.



Subject Site



1 inch = 300 feet

P16-10
South Court Village
Preliminary Subdivision Plan
May 12, 2016

BRISTOL LN

FOXBOROUGH DR

GLOUCESTER DR

WATERBURY DR

ROCKPORT DR

HIGH POINT DR

WOOSTER PIKE

LEXINGTON RIDGE DR

BAR HARBOR COVE

NANTUCKET COLONY CIR

MEMO

Date: May 4, 2016
To: Planning Commission
From: Patrick Patton
RE: Case P16-10: Highpoint Subdivision

As the Commission is aware, this final plat and the corresponding improvement plans were previously reviewed and approved by the Engineering Department in 2009. In addition, the City entered into a construction agreement with Albrecht Inc. and Court Street Development Co., LLC in 2009 (Ord 179-09 passed November 23, 2009). Several, but not all, of the improvements required as part of the construction agreement have been completed.

The comments submitted herein thus reflect only comments pertinent to the final subdivision plat currently being reviewed:

Please refer to the CHECKLIST FOR SUBDIVISION APPROVAL, attached. In addition, please note the following comments:

1. Plan review comments:

1.1. Storm Water Management and Erosion Control

1.1.1. The City has previously reviewed and approved the storm water management requirements for this subdivision. Those improvements have been installed and are functioning currently.

1.1.2. Erosion Control

2. Additional/General comments:

2.1. The construction plans reflect an island to be installed within the cul-de-sac at the southern end of the new street. Please be advised that the City requests that the final plat be modified to create a non-buildable City lot encompassing the island. Further, this new lot must be deeded to a private entity which will be responsible for maintenance of the island in perpetuity.

2.2. Please be advised that in conjunction with ODOT, the City is reviewing the proposed future right-of-way along SR 3 (S. Court St.) to determine if this right-of-way should be included within the final plat for this subdivision or within a separate plat to be submitted at a later date.

Please feel free to contact the City Engineer with any question or comment.

CITY OF MEDINA

CHECKLIST FOR SUBDIVISION APPROVAL

August, 2007

STEP 1: PLANNING COMMISSION APPROVAL OF PRELIMINARY PLAN

STEP 2: SUBMITTAL OF IMPROVEMENT PLANS FOR REVIEW/APPROVAL

All of the following are required for approval of subdivision improvement plans:

1. Planning Commission approval of Preliminary Plan
 2. Engineering Approval of Construction Plans by City Engineer
 3. Stormwater Management Plan Approval by City Engineer
 4. Wetland Approval Letter (if applicable) from U. S. Army Corps of Engineers
 5. Erosion Control Plan Approval by Medina County Soil & Water Conservation Service
 6. Water System Extension Approval by Ohio EPA*
- *Submittal of proof of application to OhioEPA for plan review is acceptable in lieu of final OhioEPA approval

STEP 3: PLANNING COMMISSION APPROVAL OF FINAL PLAT

All of the following are required at time of submission of final plat to Planning Commission:

1. One copy of the application for final plat.
2. One copy of the restrictive covenants (if any) pertaining to the site.
3. Original tracing and two copies of the final plat and vicinity map.
4. Three (3) copies of the approved improvement plan.
5. Final Plat fees.
6. One copy of the approved performance guarantee (letter of credit).
7. One copy of the approved insurance certificate.

STEP 4: COUNCIL ACCEPTANCE OF CONSTRUCTION AGREEMENT

All of the following are required prior to time of submission of Construction Agreement to Council:

1. Planning Commission approval of final plat
2. Submittal of inspection fees.
3. Approval of Construction Plans, and submittal of three copies of the approved improvement plans.

STEP 5: CONSTRUCTION

The following is required prior to commencing construction:

1. Satisfactory completion of Steps 1 through 4, above.

STEP 6: COUNCIL ACCEPTANCE OF FINAL PLAT

The following is required prior to final plat approval by Council:

1. Completion of all outstanding improvements at any previous phase of the Subdivision
2. Completion of installation of all improvements OR submission of financial guarantee for any uncompleted improvements.
3. Satisfactory completion of Steps 1 through 4, above.

STEP 7: ISSUANCE OF BUILDING PERMITS

All of the following are required prior to issuance of Building Permits:

1. Satisfactory completion of Steps 1 through 6 above.
2. Recording of Final Plat.
3. Completion of all required improvements (Sidewalks may be completed at a later date, if necessary, provided that an acceptable financial guarantee has been submitted).
4. Final construction inspection and approval of all improvements.
5. Submission of 24 month maintenance guarantees.
6. Submission of any outstanding inspection fees.
7. Submission of street tree installation fees.
8. Submission of mylar 'As-Built' drawings to City Engineer