

**MEETING DATE: 1-11-18**

# **BOARD OF ZONING APPEALS**

**Z18-03**

**1207 N. Court**



**CITY of MEDINA**  
**Board of Zoning Appeals**  
**January 11, 2018 Meeting**

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**Case No:** Z18-03

**Address:** 1207 N. Court Street

**Applicant:** Visconsi Companies, Ltd.

**Subject:** Variance request from Section 1147.14(d) of the Planning and Zoning Code to permit a secondary building frontage wall sign 19.10 sqft feet instead of the maximum allowed 15.10 sqft

**Zoning:** C-3 General Commercial

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The property is located on the west side of the 1200 block of N. Court St.

**Project Introduction:**

The subject site received Site Plan approval from the Planning Commission at the December 14, 2017 meeting for the construction of a new retail building. The applicant proposes primary and secondary 19.10 sqft wall signs for the new building. The primary 19.10 sqft wall sign complies with code, but the secondary 19.10 sqft wall sign exceeds the maximum allowed 15.10 sqft for a secondary wall sign on this proposed building.

Please find attached to this report:

1. Applicant's narrative, site and sign plans dated December 20, 2017
2. Aerial site photograph

**Considerations:**

§1107.08(b) of the Medina Planning and Zoning Code describes the responsibilities of the Board of Zoning Appeals as such: Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the Board shall have the power, in a specific case, to interpret any such provision in harmony with its general purpose and intent so that the public health, safety, and general welfare may be secured and substantial justice done.

When a sign variance is requested, as in this case, a practical difficulty must exist. There are seven factors that the BZA should consider when evaluating whether or not a practical difficulty exists. These factors are outlined below, along with a discussion of how these factors apply to the application in question. The Board shall weigh the following factors to determine whether an area variance should be granted:

1. ***Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health.***

Construction of a conforming sign will not obstruct vision of motorists.

2. ***A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.***

Conforming signage will not be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions.

3. ***Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities.***

Conforming signage would not require severe alternation to significant site features.

4. ***A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building.***

The proposed sign may be more appropriate in scale than a conforming sign because having two signs of equal size would provide visual unity on the building.

5. ***The exception shall not adversely impact the character or appearance of the building, lot or the neighborhood.***

The proposed signs are equal size and the visual unity this provides may not detract from the neighborhood's cohesive character or appearance.

6. ***The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign.***

The variance sought may be the minimum necessary to provide visual clarity and readability of the sign.

7. ***The variance will be consistent with the general spirit and intent of this Ordinance.***

Sign regulations are established in the Planning and Zoning Code to promote clarity in sign communications; to balance sign communications; to promote a harmonious relationship between sign types, sign locations and land uses; and to protect the public health, safety and welfare from the hazards resulting from indiscriminate placement.

The BZA must weigh the above seven factors for the requested variance and determine if a practical difficulty exists that would merit a variance from code section 1147.14(d).

HILLVIEW WAY

N COURT ST

LEDGEWOOD DR

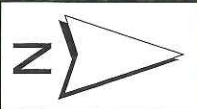
PEARL RD

Subject Site



Z18-03  
1207 N. Court  
Kay Jewelers  
Wall Sign Variance  
January 11, 2018

1 inch = 100 feet



December 20, 2017

City of Medina Board of Zoning Appeals  
c/o Jonathan Mendel, AICP  
132 North Elmwood Street  
Medina, Ohio 44256

RE: Proposed Kay Jewelers  
Existing PNC Bank ATM  
1207 North Court Street

Dear Board of Zoning Appeals Members:

Attached are the completed application and our check #119120 in the amount of \$200.00 for the application fee. Please consider this as our request for the variance approval, and that this matter be placed on the agenda for the next available Board of Zoning Appeals meeting.

Included in this package, in addition to the application and check, are the Proposed Site Plan C-111 as revised 11/29/17, Dimension Plan Sheet A1.0A as dated 12/01/2017, and the colored rendering (no date) depicting the proposed wall signage. Additionally, we have included the architectural building elevations (Sheet A2.0 dated 12/1/2107) and the colored elevations (no date).

Lastly, we have enclosed a separate sheet explaining the justification for the sign variance request. As mentioned above, please place us on the agenda for the Thursday, January 11, 2018 Board of Zoning Appeals meeting. Should you have any questions in the meantime, please do not hesitate to contact me at 216-464-5550. Thank you.

Sincerely,  
VOH- Medina, LLC  
c/o Visconsi Companies, Ltd.

  
Jeffrey Cossel  
Development Manager

Attachments

cc: File – Zoning (w/ attachments)

REQUEST FOR SIGNAGE VARIANCE  
PROPOSED JEWELRY STORE  
VOH – Medina, LLC  
December 20, 2017

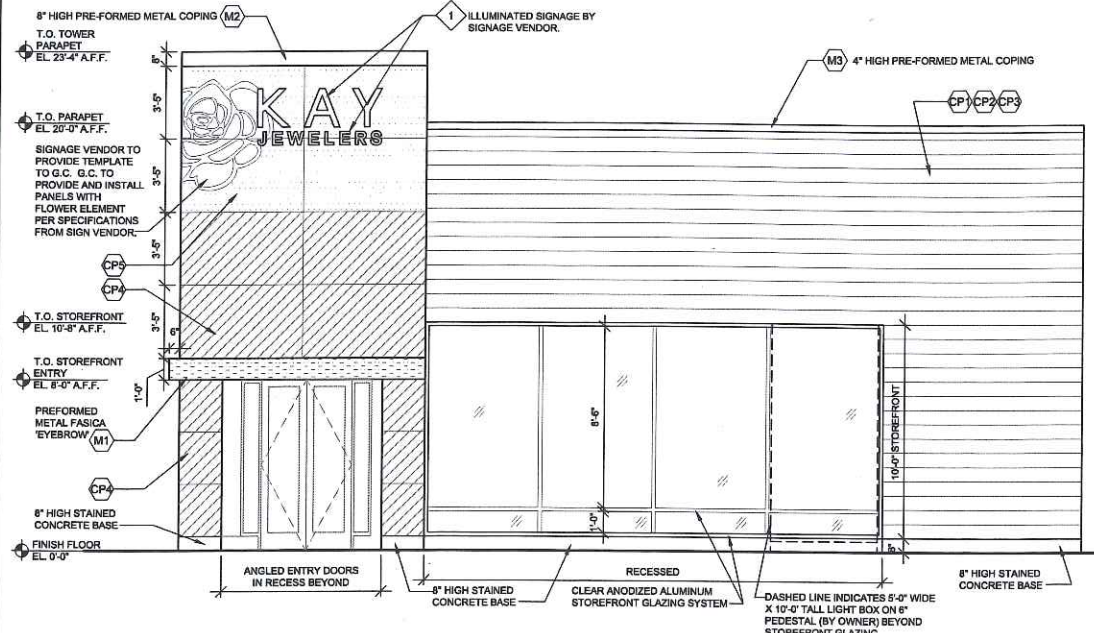
Based on the City of Medina's zoning ordinance, a commercial building is allowed, on the primary building frontage, not more than one square foot of sign area per one lineal foot of primary building frontage, and also on the secondary building frontage, not more than one square foot of sign area per four lineal foot of secondary wall frontage (refer to Section 1147.14D). As indicated on Sheets A1.0A and C-111 attached, the proposed Kay Jewelers is to be 42' 4" along the eastern façade (i.e. facing North Court Street) and 60' 4" along the southern façade (i.e. facing the additional customer parking south of the building). As such, this building would be permitted wall signs totaling 42.33 square feet on the primary eastern façade and 15.10 square feet on the secondary southern façade.

Kay Jewelers has recently undertaken a significant rebranding of their stores throughout the country to create a more upscale, friendly and positive customer experience. Part of these upgrades are to create a very defined customer entry at the tower feature as indicated on the building elevations and rendering presented with our submission. As you can see, we are proposing that identical signage of 19.10 square feet be approved on each of the two tower facades. This provides a more balanced and aesthetically pleasing appearance for the building. Our total proposed building signage of 38.20 square feet is much less than the 57.43 square feet allowed per the ordinance, but we are requesting that the secondary sign be granted a variance to allow 19.10 square feet versus the 15.10 square feet specified in the ordinance. Thus, we are requesting a variance for 4.00 square feet for this secondary sign.

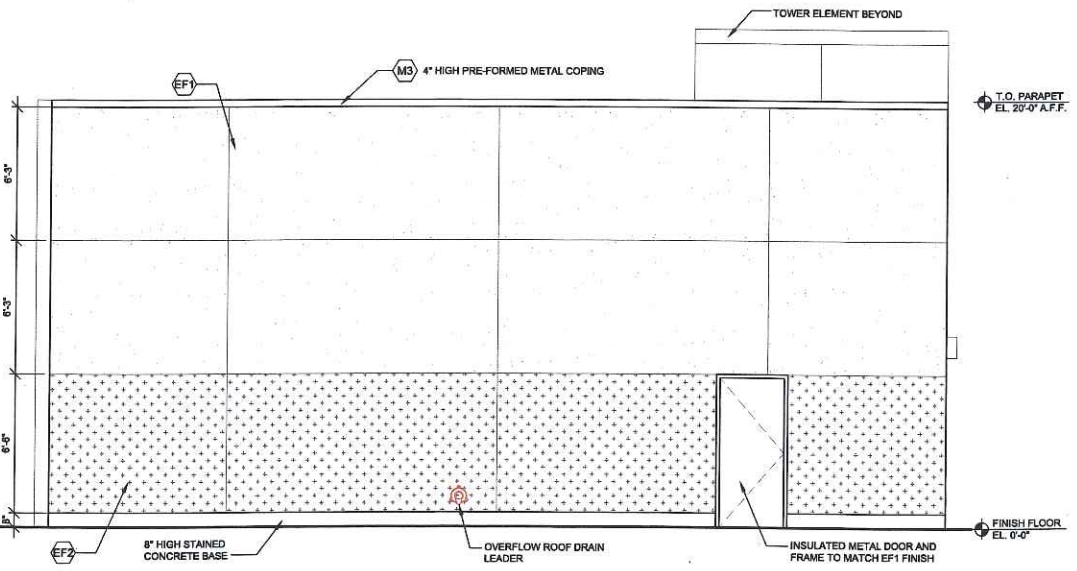
As mentioned above, the proposed signage is less than the total allowed and we are simply requesting approval to distribute it in a more meaningful and balanced fashion over the two facades. The signage on the primary façade would face some customer parking and North Court Street, which is the primary thoroughfare in this part of the City. The signage along the secondary façade would face additional customer parking south of the building. We believe that allowing for this redistribution of the signage would provide the citizens with a very tasteful, balanced and upscale building, all while helping customers readily locate and access the store's entrance.

The proposed signage is very appropriate given the scale of this particular building and its two main façades, and will not adversely impact the character of the building and neighborhood. Not only will this signage not obstruct nor hinder the vision of motorists, it will aid them in determining the best, easiest and safest way to access the site and building. This proposal does not in any way jeopardize the public health or safety, and is consistent with the general spirit and intent of the zoning code.

It is for these reasons that we believe that the request for a modification to allow for the additional 4.0 square feet of secondary signage is reasonable and we respectfully request that the Board of Zoning Appeals approve this variance. Thank you.



**(A) STOREFRONT ELEVATION**  
1/4" = 1'-0"



**(C) STOREFRONT ELEVATION**  
1/4" = 1'-0"

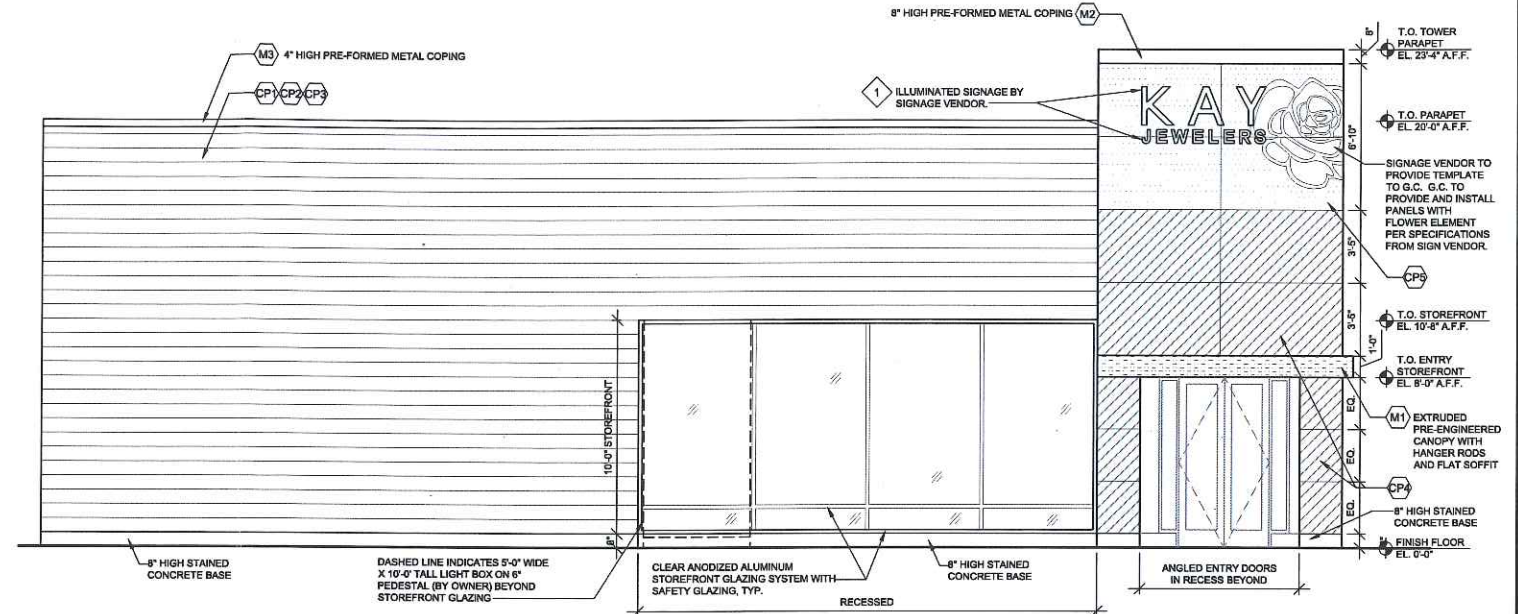
**FINISH LEGEND**

<p>CP1 TRESPA PURA COMPOSITE PANEL (10'-0" LONG X 7.3" WIDE X 0.3" THICK) COLOR: PU24 MYSTIC CEDAR (WOOD DECORS) 10% OF PANEL MIXTURE</p> <p>CP2 TRESPA PURA COMPOSITE PANEL (10'-0" LONG X 7.3" WIDE X 0.3" THICK) CUT IN 5'-0" LENGTHS COLOR: PU28 SIBERIAN LARCH (WOOD DECORS) 70% OF PANEL MIXTURE</p>	<p>CP3 TRESPA PURA COMPOSITE PANEL (10'-0" LONG X 7.3" WIDE X 0.3" THICK) CUT IN 5'-0" LENGTHS COLOR: PU20 WHITE PINE (WOOD DECORS) 20% OF WOOD PANEL MIXTURE</p> <p>CP4 TRESPA METEON EXTERIOR METALLICS COLOR: MS1.0.2 URBAN GRAY SATIN</p> <p>CP5 TRESPA METEON EXTERIOR LUMEN COLOR: LM2181 SIBERIAN PLATINUM SPECULAR</p>	<p>EF1 OUTSULATION PLUS MD COLOR: SILVER 631A</p> <p>EF2 OUTSULATION PLUS MD COLOR: GRANITE GRAY 631A</p> <p>M1 PRE-FORMED METAL FASCIA COLOR: DARK GRAY</p> <p>M2 PRE-FORMED METAL COPING COLOR: DARK GRAY</p> <p>M3 PRE-FORMED METAL FASCIA COLOR: GRAY TO COORDINATE WITH CP1</p>
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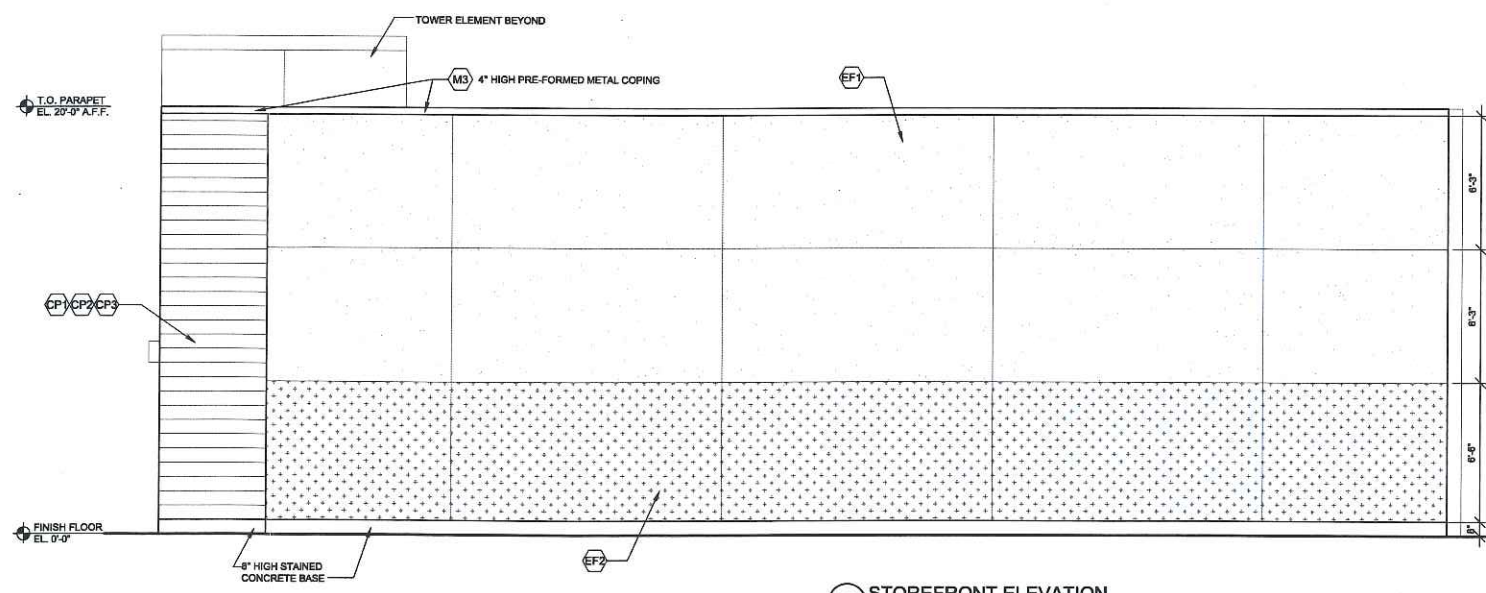
**GENERAL NOTES**

A. VERIFY ELECTRICAL REQUIREMENTS WITH TENANT'S SIGNAGE VENDOR.  
 B. VERIFY BLOCKING REQUIREMENTS FOR EACH SIGN WITH TENANT'S SIGNAGE VENDOR.  
 C. PROVIDE AND INSTALL ONE OR MORE ACCESS PANELS AS REQUIRED PER SITE-SPECIFIC CONSTRUCTION ASSEMBLIES TO ALLOW SIGNAGE COMPANY/ELECTRICAL CONTRACTOR/ELECTRICAL INSPECTOR ACCESS TO THE BACK OF THE SIGNAGE FACADE FOR INSTALLATION. ACCESS PANELS CAN BE ACCESSED FROM THE ROOF OR IN ACCESSIBLE ATTIC SPACES.  
 D. T = TEMPERED  
 E. PROVIDE CONTROL JOINTS AT 20'-0" O.C. MAX. TYPICAL. COORDINATE LOCATIONS WITH TENANT TO AVOID SIGNAGE/BRANDING ELEMENTS ON FACADE.

**X** = REFER TO SIGN SCHEDULE ON SHEET SG1.0



**(B) STOREFRONT ELEVATION**  
1/4" = 1'-0"



**(D) STOREFRONT ELEVATION**  
1/4" = 1'-0"



**SIGNET JEWELERS**  
375 GHEBENT ROAD - ARKON, OH 44331

**KAY JEWELERS**  
MEDINA GRAND SHOPS  
1207 N. COURT ST.  
MEDINA, OHIO 44256  
DATE: 12.01.17  
COM. NO.: 2017404.08

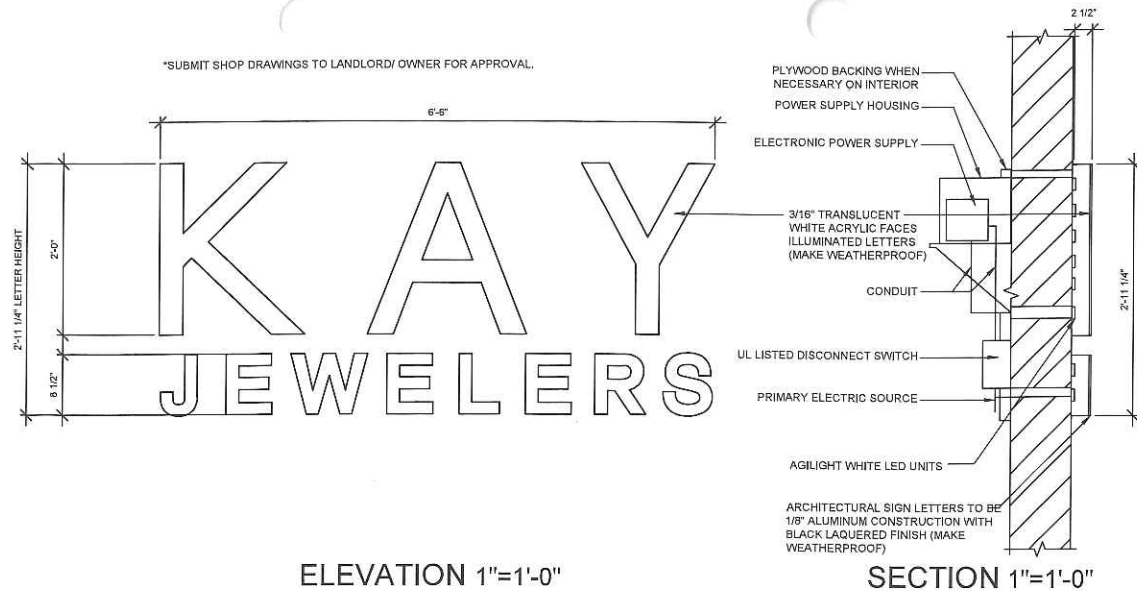
**REVISIONS**


CONSTRUCTION DOCS

STORE NO. 0006  
SHEET: **A2.0**



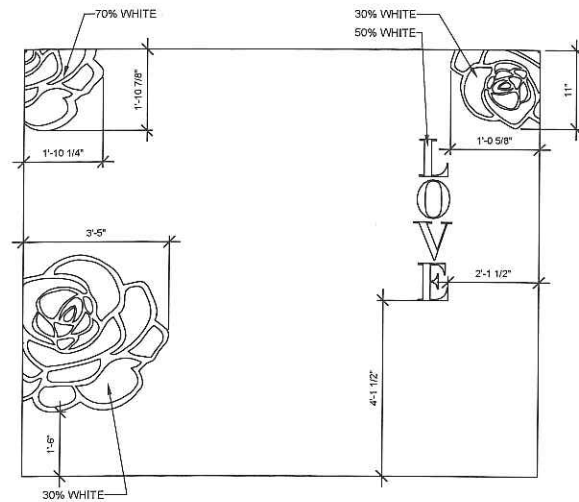
\*SUBMIT SHOP DRAWINGS TO LANDLORD/ OWNER FOR APPROVAL.



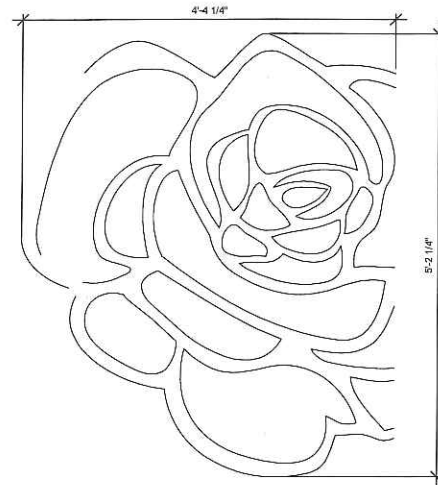
ELEVATION 1"=1'-0"

SECTION 1"=1'-0"

1 STOREFRONT SIGN ELEVATION  
SCALE: 1"=1'-0"



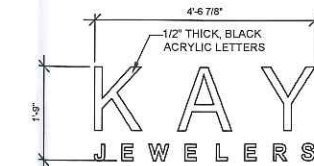
4 OFFICE WALL FLOWER/LOVE VINYL  
SCALE: N.T.S.



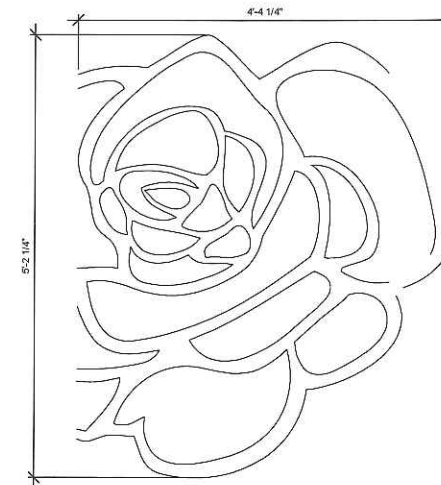
5 EXTERIOR FLORAL GRAPHIC  
SCALE: 1"=1'-0"



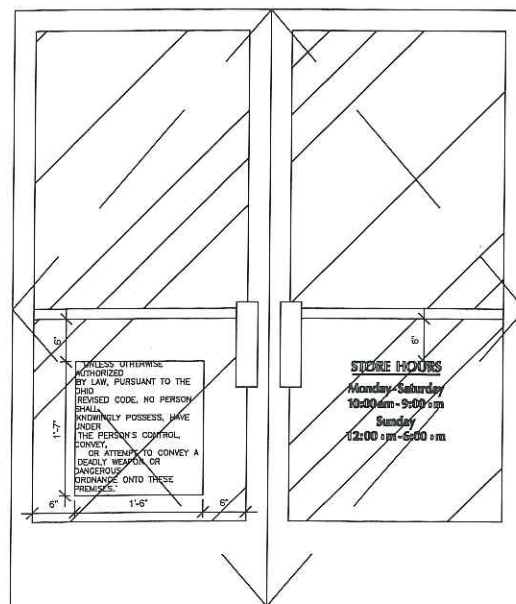
2 BRIDAL MURAL SIGN ELEVATION  
SCALE: N.T.S.



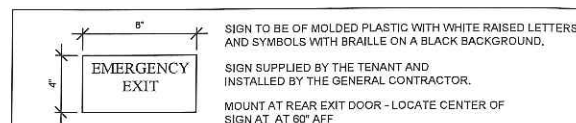
3 OFFICE WALL SIGN ELEVATION  
SCALE: N.T.S.



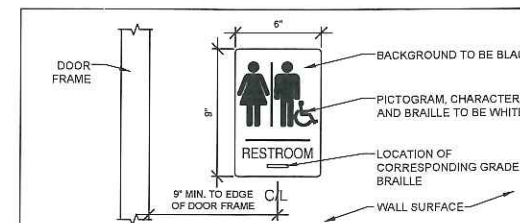
6 EXTERIOR FLORAL GRAPHIC  
SCALE: 1"=1'-0"



7 ENTRY DOOR SIGNAGE  
SCALE: 1"=1'-0"



1 EMERGENCY EGRESS SIGNAGE  
N.T.S.



- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE UPPERCASE SANS SERIF. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 95% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".
- BRAILLE SHALL BE CONTRACTED GRADE 2. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS.
- PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
- TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. AFF. MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. AFF. MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN X 18" MIN, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

2 ACCESSIBLE RESTROOM SIGNAGE  
N.T.S.

GENERAL SIGN NOTES

- IT IS THE S.C.'S SOLE RESPONSIBILITY TO LOCATE THE APPROPRIATE FRAMING ELEMENTS WITHIN SIGN FASCIA AND EXISTING STOREFRONT CONSTRUCTION FOR PROPER AND SAFE SIGN/ AWNING ATTACHMENT.
- S.C. IS NOT, UNDER ANY CIRCUMSTANCES, TO CUT, REMOVE OR ALTER THE BULKHEAD SUPPORTS PROVIDED BY THE LANDLORD OR GENERAL CONTRACTOR.
- ONLY APPROVED ALTERNATIVE IS FOR THE STOREFRONT CONTRACTOR TO PROVIDE SUITABLE SUPPORTS WHICH WILL BE DESIGNED FOR THE PROJECT UPON REQUEST BY S.C.
- S.C. IS RESPONSIBLE FOR SUBMISSION OF SHOP DRAWINGS TO THE LANDLORD AND TENANT FOR APPROVAL.
- S.C. TO EASE EDGES OF ALL LETTERS TO REMOVE SHARP CORNERS AND BURRS.
- VERIFY QUANTITY OF SIGNAGE WITH APPROVED S.C. PACKAGE

SIGN SCHEDULE

ITEM	DESCRIPTION
1	ILLUMINATED STOREFRONT SIGN READING: 'KAY JEWELERS' SURFACE MOUNTED BLACK LAQUERED ALUMINUM PANEL WITH WHITE PLEXI PUSH-THRU ILLUMINATED LETTERS.
2	NON-ILLUMINATED INTERIOR SIGN READING: 'KAY JEWELERS' 1/2" THICK, BLACK ACRYLIC LETTERS -TO BE ADHESIVE ATTACHED TO FINISHED WALL
3	NON-ILLUMINATED INTERIOR SIGN READING: 'KAY JEWELERS' 1/2" THICK, BLACK ACRYLIC LETTERS -TO BE ADHESIVE ATTACHED TO FINISHED WALL
4	OFFICE WALL FLOWER/LOVE VINYL FORWARD CUT, DIGITALLY PRINTED VINYL, APPLIED TO WALL -ALLOW MIN 3 DAYS DRYING TIME FOR PAINT PRIOR TO INSTALLING VINYL
5	EXTERIOR FLORAL GRAPHIC GENERAL CONTRACTOR TO PURCHASE COMPOSITE PANEL SUBSTRATE PER EXTERIOR ELEVATIONS. GENERAL CONTRACTOR TO ROUTE THE FLORAL GRAPHIC ONTO THE COMPOSITE PANEL AND PAINT THE ROUTED PORTION WHITE PER THE SIGNAGE CONTRACTOR'S DIRECTION. G.C. TO INSTALL COMPOSITE PANELS TO ENSURE BUILDING ENCLOSURE WARRANTY.
6	EXTERIOR FLORAL GRAPHIC GENERAL CONTRACTOR TO PURCHASE COMPOSITE PANEL SUBSTRATE PER EXTERIOR ELEVATIONS. GENERAL CONTRACTOR TO ROUTE THE FLORAL GRAPHIC ONTO THE COMPOSITE PANEL AND PAINT THE ROUTED PORTION WHITE PER THE SIGNAGE CONTRACTOR'S DIRECTION. G.C. TO INSTALL COMPOSITE PANELS TO ENSURE BUILDING ENCLOSURE WARRANTY.
7	OHIO ENTRY DOOR SIGNAGE STORE HOURS TO BE INDIVIDUAL WHITE VINYL LETTERS FACE MOUNTED TO INSIDE OF GLASS DOOR GUN CONTROL SIGNAGE TO BE INDIVIDUAL 3/4" WHITE VINYL LETTERS FACE MOUNTED TO INSIDE OF GLASS DOOR GUN CONTROL LANGUAGE: "UNLESS OTHERWISE AUTHORIZED BY LAW, PURSUANT TO THE OHIO REVISED CODE, NO PERSON SHALL KNOWINGLY POSSESS, HAVE UNDER THE PERSON'S CONTROL, CONVEY, OR ATTEMPT TO CONVEY A DEADLY WEAPON OR DANGEROUS ORDNANCE ONTO THESE PREMISES."

SIGNAGE PROVIDED BY TENANT, INSTALLED BY G.C.

G.C. TO COORDINATE INSTALLATION WITH SIGNET PROJECT MANAGER FOR LOCATION OF THE FOLLOWING SIGNAGE BEING PROVIDED BY TENANT:		
FIRE EXTINGUISHER	RED LETTERS ON WHITE BACKGROUND - V-SHAPED PROJECTING PLASTIC SIGN MFRD. BY 'BRADY'	5.5" H. X 10" W.
EMERGENCY EXIT	WHITE LETTERS ON DARK BROWN BACKGROUND - TACTILE PLASTIC SIGN WITH BRAILLE BELOW. SEE 1/SG1.0	4" H. X 8" W.
ADA RESTROOM - STANDARD	WHITE LETTERS ON DARK BROWN BACKGROUND - SEE 2/SG1.0	9" H. X 6" W.



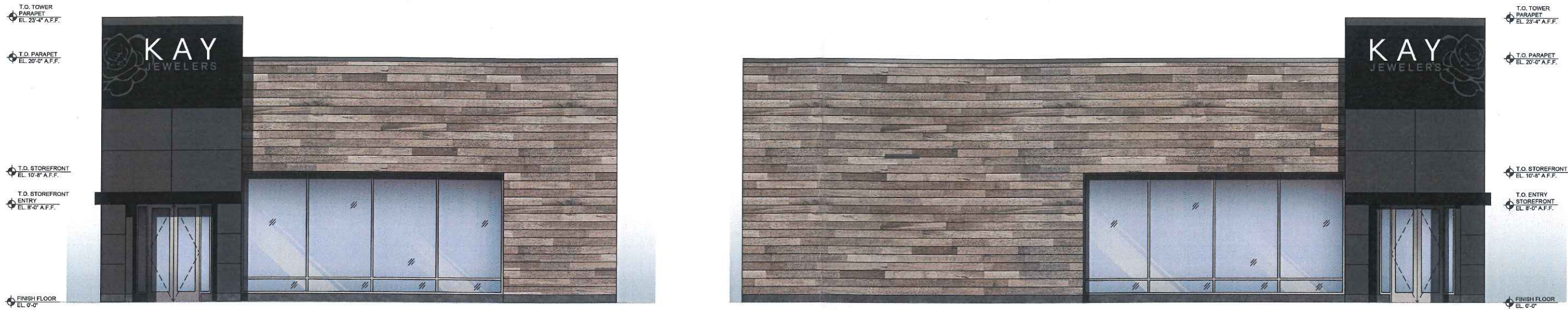
**SIGNET**  
JEWELERS

**KAY JEWELERS**  
MEDINA GRAND SHOPS  
1207 N. COURT ST.  
MEDINA, OHIO 44256

REVISIONS

NO.	DESCRIPTION

STORE NO. 0006  
SHEET: SG1.0



**SIGNET**  
JEWELERS

375 GHENT ROAD - AKRON, OH 44333

**KAY JEWELERS**  
Medina Grand Shops  
Medina, OH

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

**GPD GROUP**  
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

1.800.955.47  
www.gpdgroup.com

**Underground Utilities**

2 Working Days  
 Before You Dig  
 Call 800-362-2764 (Toll Free)  
 Ohio Utilities Protection Service

Non-members  
 Must Be Called Directly

Call 800-925-0988 (Toll Free)  
 Oil & Gas Producers Utility Protection Service

UTILITIES SHOWN ON SURVEY WERE LOCATED BASED ON FIELD MARKING PROVIDED BY OUPS REQUEST #A632302247 AND #A632302249. LOCATION OF STORM SEWER T-CONNECTIONS ARE BASED ON PLAN AND ARE APPROXIMATE.

**BENCHMARKS:**

STATE PLANE GRID NORTH, NAD 83 (2011), GEOID 128, OHIO NORTH ZONE, TIED BY GPS TO THE O.D.O.T. VRS.

ELEVATIONS ARE NAVD 88.

BENCHMARK #1 - "X" CUT ON EAST BOLT ON HYDRANT BONNET, N = 544849, E = 2143777, ELEVATION=961.37.

BENCHMARK #2 - "X" CUT ON BOLT OF LIGHT POLE BASE, N = 544549, E = 2143886, ELEVATION=960.21

\*CONTRACTOR TO RESET BENCHMARK #2 THAT WILL BE DISTURBED DURING CONSTRUCTION, TO OUTSIDE OF LIMITS OF CONSTRUCTION

**BUILDING SETBACKS**

	REQUIRED	PROVIDED
FRONT: N. COURT ST.	0.00'	69.63'
REAR: WEST	30.00'	106.87'
SIDE: NORTH	0.00'	14.00'
SIDE: SOUTH	0.00'	62.00'

**PARKING SETBACKS**

	REQUIRED	PROVIDED
FRONT: N. COURT ST.	10.00'	18.63'
REAR: WEST	0.00'	83.39'
SIDE: NORTH	0.00'	9.50'
SIDE: SOUTH	0.00'	11.00'

**LANDSCAPE SETBACKS**

	REQUIRED	PROVIDED
FRONT: N. COURT ST.	10.00'	18.63'
REAR: WEST	0.00'	55.18'
SIDE: NORTH	0.00'	9.50'
SIDE: SOUTH	0.00'	6.50'

**PARKING SPACES**

	REQUIRED	PROVIDED
NUMBER OF SPACES	7 MIN, 9 MAX	20

**PARKING REQUIREMENTS**

1 SPACE PER 400 SF MIN.  
 THEREFORE: 2475/400 = 7 SPACES REQUIRED.  
 MAX PARKING = 20% ABOVE MINIMUM REQUIRED.  
 THEREFORE: 1.2 X 7 = 9 SPACES MAXIMUM.  
 (MODIFICATION WILL BE REQUESTED AT PLANNING COMMISSION)

**LAND USE DATA**

	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	9.23%	0.06 AC.
PAVEMENT/IMPERVIOUS	46.15%	0.30 AC.
LANDSCAPING	44.62%	0.28 AC.
TOTAL	100%	0.65 AC.

CURRENT ZONING: C3 - GENERAL COMMERCIAL

**ASPHALT PAVEMENT**

MATERIAL	DEPTH (HYV. DUTY)	DEPTH (STD. DUTY)	ODOT SPECIFICATIONS ITEM
A.C. SURFACE COURSE	XX"	XX"	XXXXXXX
A.C. INTERMEDIATE COURSE	XX"	XX"	XXXXXXX
AGG. BASE COURSE	XX"	XX"	XXXXXXX
SUBGRADE COMPACTION	PER SOILS REPORT	PER SOILS REPORT	PER SOILS REPORT

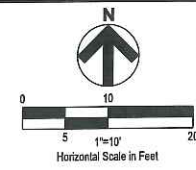
SOILS REPORT GOVERNS IF ANY DISCREPANCIES OCCUR.  
 SEE TYPICAL SECTION, DETAIL, SHEET

**EXISTING AREAS**

IMPERVIOUS = 12,659.83 SF = 0.29 A.C.  
 PERVIOUS = 15,840.17 SF = 0.36 A.C.

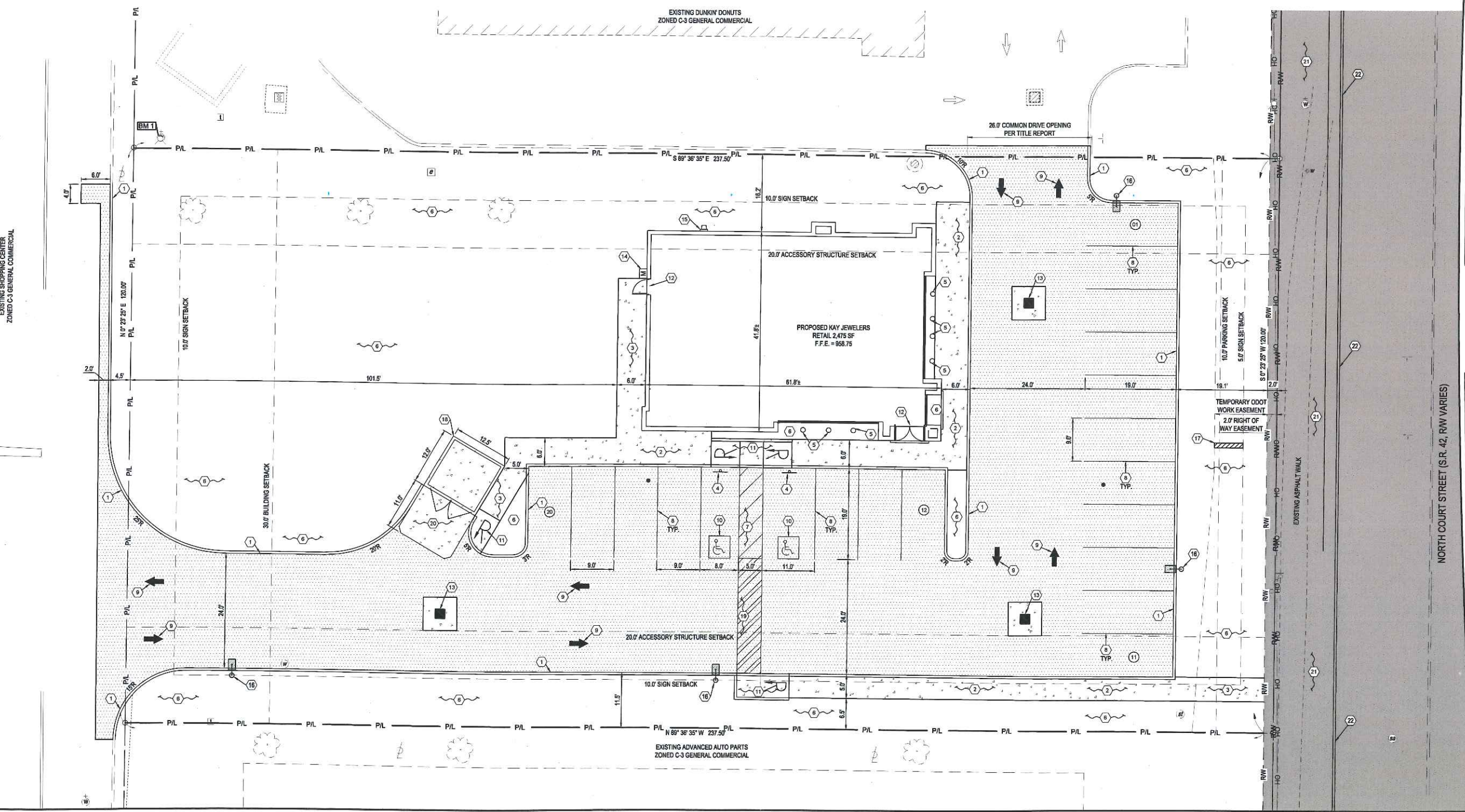
**PROPOSED AREAS**

IMPERVIOUS = 15,548.8 SF = 0.36 A.C.  
 PERVIOUS = 12,951.2 SF = 0.29 A.C.



- CONSTRUCTION KEYNOTES**
- PROPOSED P.C.C. CURB PER DETAIL 2, SHEET C-501.
  - PROPOSED P.C.C. CURBED WALK PER DETAIL 3, SHEET C-501.
  - PROPOSED P.C.C. WALK PER DETAIL 4, SHEET C-501.
  - PROPOSED ADA PARKING SIGN IN BOLLARD PER DETAIL 13, SHEET C-501.
  - PROPOSED CONCRETE FILLED BOLLARD, PER DETAIL 7, SHEET C-501.
  - PROPOSED LANDSCAPING AREA, SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED.
  - PROPOSED PAINTED TRANSVERSE STRIPING PER DETAIL 5, SHEET C-501.
  - PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
  - PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE PER DETAIL 6, SHEET C-501.
  - PROPOSED PAINTED INTERNATIONAL ADA SYMBOL, PER DETAIL 10, SHEET C-501.
  - PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS PER DETAIL 14, SHEET C-501.
  - PROPOSED FROST SLAB AT DOOR. SEE STRUCTURAL DRAWINGS.
  - PROPOSED CATCH BASIN WITH CONCRETE COLLAR PER ODOT SPECIFICATIONS AND PER DETAIL 8, SHEET C-502.
  - PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
  - PROPOSED ELECTRIC METER PER ELECTRIC COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
  - PROPOSED LIGHT POLE AND FOUNDATION PER DETAIL 11, SHEET C-501.
  - PROPOSED MONUMENT SIGN BY OTHERS. 40 SF AND 8' HIGH MAX. COORDINATE WITH SIGN VENDOR FOR BASE, FOUNDATION AND ELECTRICAL REQUIREMENTS.
  - PROPOSED 8' HIGH WOODEN DUMPSTER ENCLOSURE, PER DETAIL 10, SHEET C-502.
  - PROPOSED CROSSWALK STRIPING PER DETAIL 9, SHEET C-501.
  - PROPOSED 6" P.C.C. PAVEMENT W/ W.F. 6" x 6" W2.9 x W2.9 (CONTROL JTS. 10'-0" O.C.) OVER 4" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
  - PROPOSED 10' WALK PER OHIO DEPARTMENT OF TRANSPORTATION PROJECT MED US 0042 17.80, PID NUMBER 92954.
  - PROPOSED CURB PER OHIO DEPARTMENT OF TRANSPORTATION PROJECT MED US 0042 17.80, PID NUMBER 92954.

- LEGEND**
- PROPOSED STANDARD DUTY ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED ROADWAY IMPROVEMENTS PER ODOT PID NUMBER 92954
  - CONSTRUCTION KEYNOTE
  - PROPOSED PARKING SPACE NUMBER
  - PROPOSED CATCH BASIN
  - PROPOSED CLEANOUT
  - PROPOSED RIGHT OF WAY PER ODOT PID NUMBER 92954
  - PROPOSED RAMP



REV	DATE	DESCRIPTION
1	12/20/16	ISSUED FOR PLAN COMMISSION
2	11/20/17	REVISED PER TENANT COMMENTS

**KAY JEWELERS**  
 1207 N. COURT ST.  
 MEDINA, OH 44256

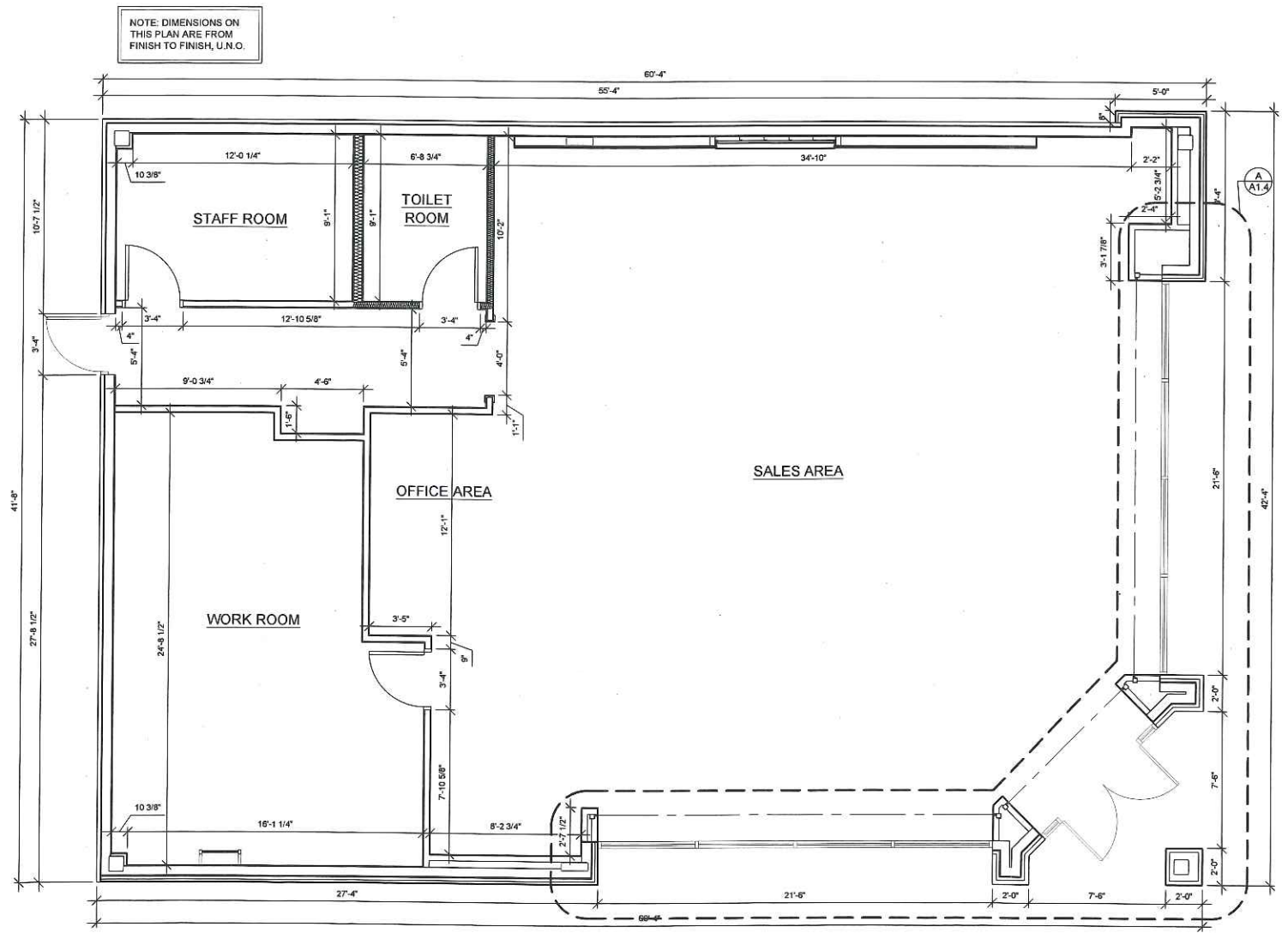
**SITE PLAN**

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
JAL	RD

JOB NO.  
**2016031.03**

**C-111**



A DIMENSION PLAN  
1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

CONSTRUCTION DOCS



**SIGNET**  
JEWELERS

375 GHENT ROAD - AKRON, OH 44333

**KAY JEWELERS**  
Concept

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.  
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

  
**GPD GROUP**<sup>®</sup>

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

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