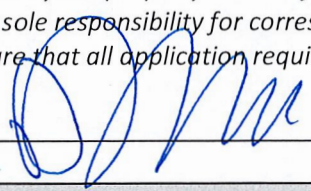




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P24-16

GENERAL	Date of Application <u>April 18, 2004</u>
	Property Location <u>1166 Lafayette Road, Medina, OH 44256</u>
	Description of Project <u>New 56 Unit, 15 acre, expansion of the existing Brookdale Mobile Home Park</u>
CONTACT INFORMATION	Applicant Name <u>David Myers - Thorson Baker Engineering</u> Address <u>3030 W. Streetsboro Road</u> City <u>Richfield</u> State <u>OH</u> Zip <u>44286</u> Phone <u>330-659-6688</u> Email <u>dmyers@thorsonbaker.com</u>
	Property Owner Name <u>Brookdale Park LLC - James Hauch</u> Address <u>217 E. Main Street</u> City <u>Kent</u> State <u>Ohio</u> Zip <u>44240</u> Phone <u>330-519-7343</u> Email <u>jimhauch@gmail.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u></u> Date <u>4-17-24</u>
OFFICIAL USE	Zoning District <u>R-3</u> Fee (See Fee Sheet) \$ <u>980</u> Meeting Date <u>5/9/24</u> Check Box when Fee Paid <input type="checkbox"/>

P24-16
Brookdale Mobile Home Park Expansion
REVISED

Property Owner: Brookdale Park LLC

Applicant: David Myers

Location: South of Lafayette Rd. and west of Industrial Pkwy with Parcel Numbers 028-19C-17-041 and 028-19C-17-040

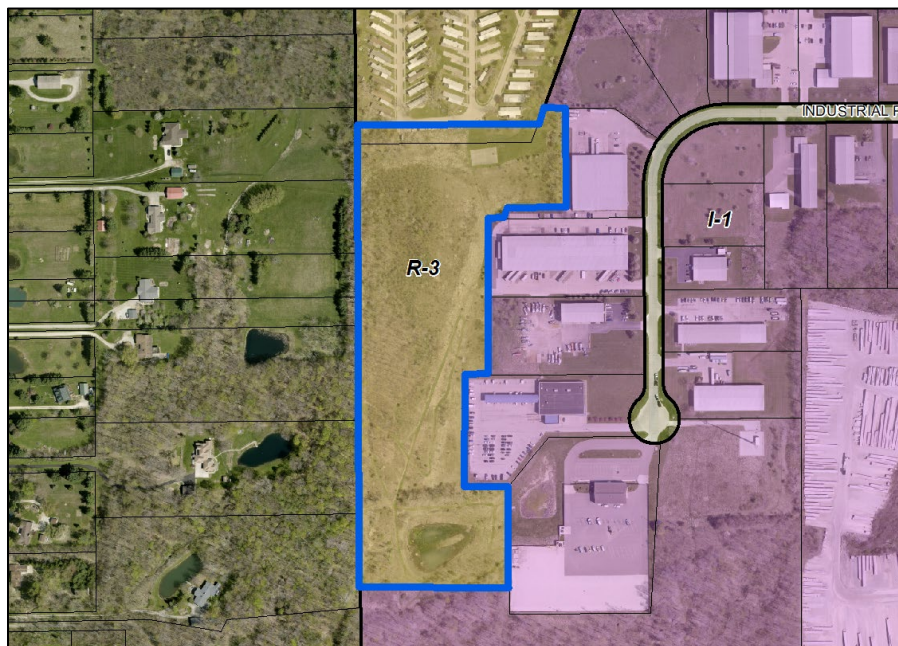
Zoning: R-3 (High Density Urban Residential)

Request: Conditional Zoning Certificate and Site Plan approval for the expansion of a manufactured housing park

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 14.88 acres located south of the existing Brookdale Mobile Home Park on Lafayette Road. Adjacent properties contain the following uses and zoning:

- North – Brookdale MH Park (R-3)
- East – Industrial (I-1)
- South – Undeveloped (I-1)
- West – Single-Family Residential (Outside the City)



BACKGROUND & PROPOSED APPLICATION

In February of 2023, City Council approved a rezoning of the southern property from I-1 (Industrial) to R-3 (High Density Urban Residential). Prior to City Council's action, the Planning Commission recommended approval of the rezoning in November of 2022. Though not required with the rezoning request, a conceptual plan was included by the applicant indicating 61 lots for manufactured homes.

In June of 2024, a request for 55 manufactured home lots was reviewed by the Planning Commission. The Commission approved the Conditional Zoning Certificate and Site Plan applications with the following conditions:

1. Improvements to Lafayette Road at the entrance/exit to the Brookdale Mobile Home Park shall be installed as required by the City Engineer.
2. Year round screening shall be provided from all industrial properties to the east of the Brookdale Mobile Home expansion and residential properties to the west of the Brookdale Mobile Home expansion with insufficient screening as required by the Planning Director.

The current Conditional Zoning Certificate and Site Plan applications propose the construction of private drives for 54 manufactured home lots. Plans include drives connecting at a cul-de-sac, the expansion of an existing stormwater basin, and landscaping on the east side of the site.

CONDITIONAL ZONING CERTIFICATE

Per Section 1125.03, a "Manufactured Housing Park or Mobile Home Park" is a conditionally permitted use in the R-3 zoning district. The use includes the following numerous Conditionally Permitted use regulations found in Section 1153.04:

- (3) All points of entrance or exit should be located no closer than 200 feet from the intersection of two (2) major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a local or collector thoroughfare.
- (5) No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.
- (7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.
- (8) Such developments should be located adjacent to nonresidential uses such as churches, parks, industrial or commercial districts.
- (9) Such uses shall not require uneconomical extensions of utility services at the expense of the community.
- (10) Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into the area, especially if a residential area.
- (11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.
- (13) All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general. A bond may be required to insure that this provision will be met.
- (20) The design and construction of all access drives, access points to public streets and parking and service areas shall be approved by the Planning Commission.
- (22) The following conditions shall apply to all Manufactured Housing Parks and Mobile Home Parks. For the purposes of this section, Manufactured Housing Parks and Mobile Home Parks shall be referred to as "Parks" and Manufactured Housing Homes or Mobile Homes shall be referred to as "Homes".
 - A. Parks shall house only detached homes.
 - B. The park shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.
 - C. In addition to the other requirements of this subsection, the application shall include any other data the Planning Commission may require.
 - D. Each boundary of the park must be at least 200 feet from any permanent residential building outside the park, unless separated by a natural or artificial barrier.

- E. Each home shall have a clearly identified space a minimum of 4,000 square feet in area and forty (40) feet in width.
- F. The density of the development shall not exceed eight (8) homes per acre of total project area and the minimum size of the project to be developed shall be ten (10) acres.
- G. There shall be at least twenty (20) feet of clearance between homes. No home shall be closer than twenty (20) feet from any building within the park or fifty (50) feet from any property which is not located in the park.
- H. All home spaces shall abut upon a driveway of not less than twenty (20) feet in pavement width, which shall have unobstructed access to a public thoroughfare. All paving and street lighting shall meet the requirements of City street standards.
- I. Each park shall provide service buildings to house laundry, storage facilities and offices. Walkways not less than four (4) feet wide and paved shall be provided from the home spaces to the service buildings.
- J. Each home shall be provided with electric service, City and/or County approved water and sewer connections, and all utility lines within the park shall be installed underground.
- K. Adequate garbage and rubbish cans shall be provided no further than 300 feet from any home's space.
- L. In addition to the 4,000 square feet of each home's space, recreation and open space shall be provided within the overall park tract at the rate of at least 1,500 square feet per home. The shape, location, design and landscaping of recreation and open spaces shall be approved by the Planning Commission. All recreation and open spaces shall be maintained in a neat, orderly and safe condition so as not to create a menace to the health and safety of any park occupant, visitor, neighboring land occupant or the general public.

Conditional Zoning Certificate Basis of Determination

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;
- (6) Will be in compliance with State, County and City regulations;
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

SITE PLAN

Development Standards

The following table indicates the general development standard requirements of the R-3 zoning district and previously noted Conditional Zoning Certificate Regulations:

	Required	Proposed
Minimum Lot Size	4,000 sq. ft.	4,000 sq. ft.
Minimum Lot Width	40 ft.	40 ft.
Minimum Distance from Off-Site Residence	200 ft.	450 ft.
Maximum Density	8 units/acre	3.6 units/acre
Minimum Distance Between Homes	20 ft.	26 ft.
Minimum Distance from Property Line	50 ft.	50 ft.
Minimum Open Space*	1.9 acres	6.3 acres

*Open space on the southern portion of the site includes a pavilion, grill, and the relocation of exercise equipment.

Parking, Access, and Circulation

Access and Circulation – The Brookdale Mobile Home Park is accessed on the south side of Lafayette Road. The proposed expansion is located to the south of the existing Park with private asphalt streets a minimum of 20 ft. in width.

New home lots are shown off two drives, which converge into a cul-de-sac. The greatest length of the proposed drives is approximately 1,200 ft. from the existing Park.

A secondary emergency access drive connection and an easement through the property have been provided on an industrial lot to the east at 1155 Industrial Drive.

Off-Street Parking – Manufactured homes require two parking spaces for each unit. Each unit is shown with a concrete driveway that is larger than the minimum 9 ft. x 38 ft. necessary to accommodate two parking spaces.

Traffic Analysis – At the request of the City Engineer, a Traffic Analysis was prepared by the applicant to evaluate the expansion's effects on the existing access point. The results of the Traffic Analysis include a recommendation to widen Lafayette Road at the access point and install a westbound left-hand turn lane.

Sidewalks – Sidewalks are not shown on the submitted plans along the proposed private streets.

Landscaping, Screening, and Buffering

Interior streets and lots include no proposed landscaping.

The development is adjacent to the Industrial zoning district to the east. Screening is required between the entire development and the Industrial zoning district to the east. Though screening is shown along a portion of the eastern property line, there are areas of gaps to the east of lots 9 to 13 that will need to incorporate year-round landscaping or fencing.

The development is also adjacent to single-family homes located in Lafayette Township to the west. There is generally sufficient landscaping located on the adjacent properties to the west. However, a gap is located approximately to the west of lots 30 to 36, which will need to incorporate year-round landscaping or fencing.

At the previous Planning Commission meeting in June of 2024, Jim Hauch, a representative for the applicant, stated that the applicant would be willing to install landscaping on neighboring properties to the west due to an easement running along the west side of the subject property.

Utilities

Water and sanitary sewer are available from the existing Park to the north. Storm water is directed to an existing pond on the south side of the site, which will be expanded to accommodate the additional impervious surface.

Engineering, Fire, and Water Department Comments

The departments have requested the following in past and current reviews:

- A Storm Water Operations and Management Agreement with the city
- Installation of a westbound turn lane on Lafayette Road, as recommended by the Traffic Analysis
- Details regarding the emergency access drive to Industrial Parkway
- Additional fire hydrants
- Complete an analysis of the existing and proposed water system

Lighting

Street lighting is shown at 13.5 ft. in height with a fixture to match existing lighting in the Park. Fixtures appear to incorporate an under-mounted light that shines downward, as required.

Site Plan Review Standards

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.

- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of P24-16 with the following conditions:

- 1. Improvements to Lafayette Road at the entrance/exit to the Brookdale Mobile Home Park shall be installed as required by the City Engineer.
- 2. Year round screening shall be provided from all industrial properties to the east of the Brookdale Mobile Home expansion and residential properties to the west of the Brookdale Mobile Home expansion with insufficient screening as required by the Planning Director.



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
330-722-9023

Medina County Gazette – Legal Advertising
Please publish once: March 1, 2025

**NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION AND BOARD OF ZONING APPEALS
CITY OF MEDINA, OHIO**

The City of Medina will hold regular meetings of the Planning Commission and Board of Zoning Appeals on Thursday, March 13th, 2025 at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

The Planning Commission will hold public hearings for the following applications at their meeting, which will begin at 6:00 pm: P24-16, David Myers requesting revised Conditional Zoning Certificate approval for a Manufactured Housing Park expansion at properties south of Lafayette Road and west of Industrial Parkway with Parcel Numbers 028-19C-17-040 and 028-19C-17-041 in an R-3 (High Density Urban Residential) zoning district and P25-02, Stephen Berry requesting Conditional Zoning Certificate approval for a motor vehicle filling station and drive through at 999 Lafayette Road in a C-3 (General Commercial) zoning district.

The Board of Zoning Appeals will hold public hearings for the following applications at their meeting, which will begin at 7:00 pm: Z25-03, Joel Copley requesting an area variance to Section 1155.01(d)(2) to allow a prohibited barbed wire fence at 820 Lafayette Road in the C-3 (General Commercial) zoning district and Z25-04, Stephen Berry requesting an area variance to Sections 1145.10(e) and 1153.04(a)(15)(B.) to allow a wider driveway width and more driveways than permitted at 999 Lafayette Road in a C-3 (General Commercial) zoning district.

All interested parties may attend and will be given the opportunity to address the Commission and Board during the public hearing portions of the meetings and submit evidence and written comments with respect to the applications. In the spirit of ADA compliance, individuals with a disability should contact the Community Development Department, at least 72 hours prior to the meeting to request accommodations. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact Andrew Dutton, Community Development Director, at adutton@medinaoh.org, (330) 722-9023 or 132 North Elmwood Avenue, Medina, Ohio 44256.



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9023

February 26, 2025

Dear Property Owner,

You are receiving this notice because you are an owner of property adjacent to an application that has been submitted to the City of Medina Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the application described below at **6:00 pm on March 13, 2025**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

P24-16: David Myers requesting revised Site Plan and Conditional Zoning Certificate approval for a Manufactured Housing Park expansion at properties south of Lafayette Road and west of Industrial Parkway with Parcel Numbers 028-19C-17-040 and 028-19C-17-041 in an R-3 (High Density Urban Residential) zoning district.

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application. In the spirit of ADA compliance, individuals with a disability should contact the Community Development Department at least 72 hours prior to the meeting to request accommodations.

For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact:

Andrew Dutton
Community Development Director
adutton@medinaoh.gov
(330) 722-9023
132 North Elmwood Avenue
Medina, Ohio 44256

P24-16 Property Owners List 5-26-25

Owner Name	Address	City
LYNCE GARY J TRUSTEE OF THE GJL LIVING TRUST	5805 DEERVIEW LN	MEDINA, OH 44256
NELSON LEWIS A SR & DORIS J DAVISON CO-TRUSTEE	5807 DEERVIEW LN	MEDINA, OH 44256
JEWETT HARLAN E & DELORES G	5853 DEERVIEW LN	MEDINA, OH 44256
MALARKEY JEFFREY E & PAULINE	5857 DEERVIEW LN	MEDINA, OH 44256
EMERY BARBARA D TRUSTEE	5901 DEERVIEW LN	MEDINA, OH 44256
KELLY SEAN D & JENNIFER L	5945 DEERVIEW LN	MEDINA, OH 44256
ROCKY RIVER RESERVE LLC	7677 SPIETH RD	MEDINA, OH 44256
OAK STREET REAL ESTATE	6060 ROCKSIDE WOODS BLVD #402	INDEPENDENCE, OH 44131
UNITED STATES POSTAL SERVICE	P O BOX 27497	GREENSBURG, NC 27498
DUECO INC	6919 CHANCELLOR DR STE A	CEDAR FALLS, IA 50613
GOWE LEASING LIMITED	620 E SMITH RD	MEDINA, OH 44256

Andrew Dutton

From: Patrick Patton
Sent: Tuesday, March 4, 2025 12:38 PM
To: Andrew Dutton
Subject: FW: Site Plan Review
Attachments: Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments for the attached (comments revised since last PC meeting on this shown in red):

1. Please refer to the attached engineering checklist for site plan approval.
2. The owner will be required to enter into a Storm Water Operations and Management Agreement with the City. This agreement will be recorded with the property.
3. The installation of exclusive westbound left-turn lane on Lafayette Road at the Brookdale Park Drive intersection as recommended in the Traffic Analysis shall be installed as part of this expansion.
4. I recommend that the aggregate emergency access drive be hard surfaced (asphalt).
5. Water service in this development is private, it is not public. The development is served via an 8 inch diameter tap onto the public water system on Lafayette Road, through a water meter vault adjacent to the public right of way. The City will require the applicant to analyze the existing and proposed water system to verify that adequate pressure and volume can be provided to the new areas and that water age at all service locations is not a concern. Further, we recommend that the water mains in the new area be looped together as much as possible to promote redundancy and assure water quality. The developer has requested that the City's water modeling consultant complete this analysis, with the cost for this work being paid by the developer. The City is in agreement with this, once the final water line layout is determined and we get written confirmation that the developer will fund the cost of the analysis, we will direct our water modeling consultant to complete the work.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



From: Patrick Patton
Sent: Tuesday, April 30, 2024 10:22 AM



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9023

February 26, 2025

David Myers
3030 West Streetsboro Road
Richfield, OH 44286

Dear Mr. Myers,

You are receiving this notice because your application has been scheduled for review by the City of Medina Planning Commission. The Commission will review your application, as described below, at their next regular meeting at **6:00 pm on March 13, 2025**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

P24-16: David Myers requesting revised Conditional Zoning Certificate approval for a Manufactured Housing Park expansion at properties south of Lafayette Road and west of Industrial Parkway with Parcel Numbers 028-19C-17-040 and 028-19C-17-041 in an R-3 (High Density Urban Residential) zoning district.

Your attendance at the meeting is necessary for the Commission to review your application. At the meeting, the Commission generally requests you provide an overview of the project and answer questions regarding the application.

Please feel free to contact me at (330) 722-9038 or stome@medinaoh.org if you have any questions or need any further information.

Sarah Tome
Administrative Assistant
Economic Development/Planning Department



Thorson · Baker + Associates
CONSULTING ENGINEERS

structural
mechanical
electrical

civil
technology
commissioning

February 18, 2025

Mr. Andrew Dutton
City of Medina Community Development Director
132 North Elmwood Avenue
Medina, OH 44256

Re: Brookdale Mobile Home Park Expansion -
Narrative

Medina, OH

Dear Mr. Dutton:

The existing Brookdale Mobile Home Park is located at 1166 Lafayette Road. The existing park includes approximately 215 units. Our plan is to expand the existing park by adding approximately 54 new units on a 15 acre parcel. To accommodate the units, we will extend two (2) 'private' parallel cul-de-sac streets in a southerly direction from the existing development per attached preliminary site plan. The new easterly cul-de-sac street is approximately 500 feet long and the new westerly cul-de-sac street is approximately 1,200 feet long. The two (2) cul-de-sac streets will be connected with an aggregate drive to serve as an emergency services secondary access.

The new development will have municipal water service from the City of Medina Water Department and sanitary sewer service from Medina County. Both water & sanitary sewer services will be extended from the existing development to serve the new development.

A new emergency services access drive will be provided from the easterly cul-de-sac and connect to the adjoining industrial park to the east. The drive will be gated with restricted access. The fire department and other emergency service departments will be granted access.

Perimeter screening & buffering will be incorporated along the east edge of the development to shield residents from the adjoining industrial zone. The westerly edge of the development is paralleled with an existing sanitary sewer easement, so landscape plantings and/or fences are not proposed in this area.

A traffic analysis study was completed and it was determined that a new westbound left turn lane is warranted at the existing Lafayette Road main entrance to the development. Both the traffic analysis study and a concept plan of the anticipated widening are enclosed with this letter for review.

Brookdale Mobile Home Park Expansion

Medina, OH

Page 2

There is an existing stormwater management pond located on the property. Our plan is to modify/expand the existing stormwater management basin to accommodate the new development.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.

David L. Myers, P.E. & P.S.

Department Manager – Civil Engineering Department

ALTA/NSPS LAND TITLE SURVEY
BEING ALL OF MEDINA CITY LOT 9205
SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND THE STATE OF OHIO

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NO. NCS-1059778-AKR
EFFECTIVE DATE: MAY 06, 2021

SCHEDULE B, PART II
EXCEPTIONS

ITEM 1 IS NOT SURVEY RELATED.

NOTES:

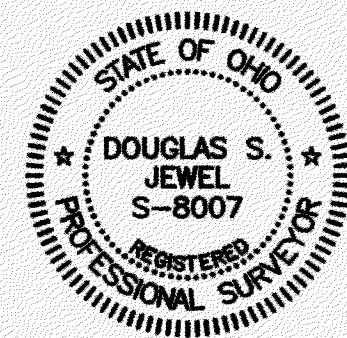
1. THE PROPERTY DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PROPERTY AS THE TITLE COMMITMENT. ONLY PARCEL NO. 2 IS SUBJECT OF THIS SURVEY.
2. SUBJECT PROPERTY (MCL 9205 - PARCEL NO. 2 OF TITLE REPORT) HAS NO DIRECT ACCESS/FRONTAGE TO PUBLIC RIGHT-OF-WAY.
3. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD BY FEMA FLOOD MAP 39103C0260E DATED 08/19/2013. [TABLE A ITEM(S) 3]
4. SUBJECT PARCEL(S) HAS ZERO (0) DELINEATED PARKING AREAS. [TABLE A ITEM(S) 9]
5. THE LOCATION OF UTILITIES AS SHOWN ARE BASED UPON FIELD CHECKS, FIELD MARKINGS AND AVAILABLE UTILITY RECORDS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. OTHER BURIED UTILITIES MAY EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING. [TABLE A ITEM(S) 11(a) & 11(b)]
6. AERIAL IMAGE/LIDAR FLIGHT PROVIDED BY KUCERA INTERNATIONAL INC. FLIGHT WAS COMPLETED ON AUGUST 19, 2023. [TABLE A ITEMS(S) 15]
7. NO EVIDENCE OF RECENT CONSTRUCTION NOR EARTHWORK ACTIVITIES. [TABLE A ITEM(S) 16]
8. NO VISIBLE EVIDENCE OF SUBJECT PARCEL(S) BEING USED AS SOLID WASTE DUMP NOR SANITARY LANDFILL.
9. SUBJECT PARCEL HAS ZERO (0) BUILDINGS. [TABLE A ITEM(S) 7(a), 7(b)(1), & 7(c)]



LOCATION MAP

CERTIFICATION

FIRST AMERICAN TITLE INSURANCE COMPANY; PORTAGE COMMUNITY BANK; BROOKDALE PARK, LLC; ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(B)(C), 8, 9, 11(A), 11(b), 13, 14, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 22, 2023.



P.S. #8007 24 October 2023
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Medina, STATE OF OH, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (NOT INCLUDED IN SURVEY)

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO:
AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT NO. 9203, BE THE SAME MORE OR LESS.

PPN: 028-19C-17-040

PARCEL NO. 2: (SURVEYED PARCEL)

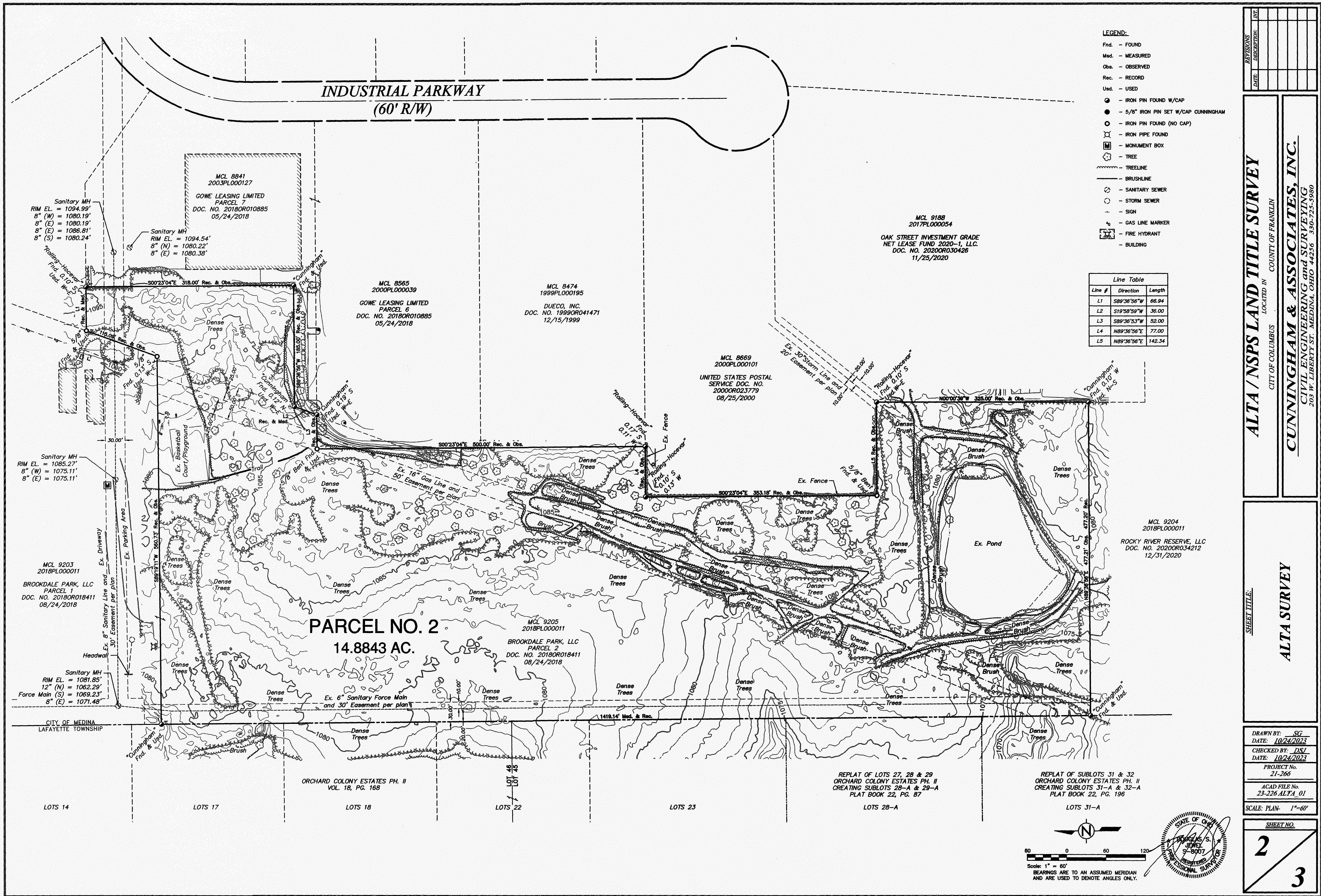
SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO:
AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT NO. 9205, BE THE SAME MORE OR LESS.

PPN: 028-19C-17-041

PARCEL NO. 3: (NOT INCLUDED IN SURVEY)

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO:
AND KNOWN AS BEING THE WHOLE OF MEDINA CITY LOT NO. 5048, BE THE SAME MORE OR LESS.

PPN: 028-19C-12-049





- LEGEND:
- Fnd. - FOUND
 - Med. - MEASURED
 - Obs. - OBSERVED
 - Rec. - RECORD
 - Used. - USED
 - - IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP CUNNINGHAM
 - - IRON PIN FOUND (NO CAP)
 - ⊗ - IRON PIPE FOUND
 - ⊞ - MONUMENT BOX
 - ⊕ - TREE
 - TREELINE
 - BRUSHLINE
 - ⊗ - SANITARY SEWER
 - ⊗ - STORM SEWER
 - - - SIGN
 - ⊕ - GAS LINE MARKER
 - ⊕ - FIRE HYDRANT
 - - - BUILDING

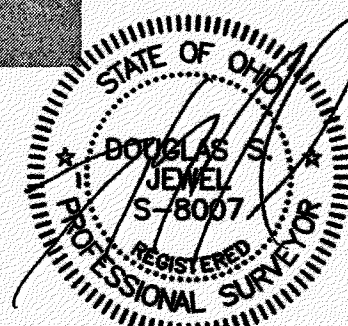
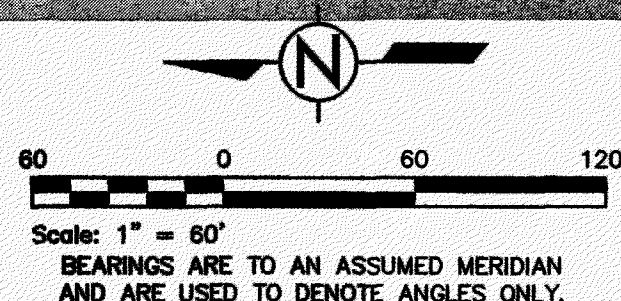
Line Table		
Line #	Direction	Length
L1	S89°36'56"W	66.94
L2	S19°58'59"W	36.00
L3	S89°36'53"W	52.00
L4	N89°36'56"E	77.00
L5	N89°36'56"E	142.34

ALTA / NSPS LAND TITLE SURVEY

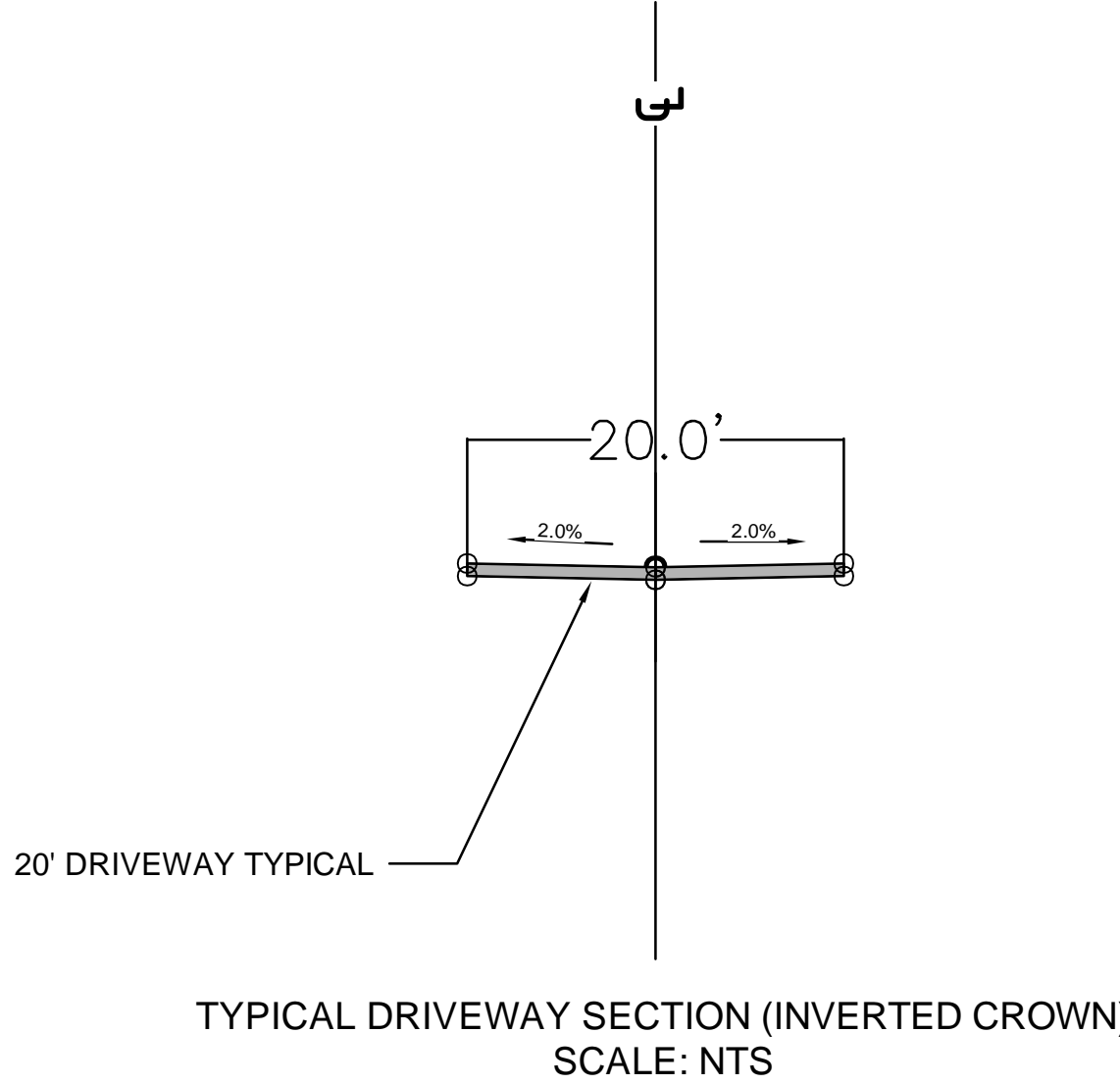
CITY OF COLUMBUS
COUNTY OF FRANKLIN
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

ALTA SURVEY

DRAWN BY: SG
DATE: 10/24/2023
CHECKED BY: DSI
DATE: 10/24/2023
PROJECT No. 21-266
ACAD FILE No. 23-226 ALTA 01
SCALE: PLAN: 1"=60'



Approved
















 **LOCATION MAP**
NOT TO SCALE

SITE DATA		
ADDRESS: PARCEL NO. 028-196-17-041, MEDINA OH		
CURRENT ZONING DISTRICT: R-3 (HIGH DENSITY URBAN RESIDENTIAL)		
SITE AREA: 14.8843 Ac.		
CURRENT USE: VACANT		
PROPOSED USE: MOBILE HOME PARK		
	REQUIRED	PROVIDED
TOTAL NUMBER OF DWELLING UNITS	-	56
MAX. BUILDING HEIGHT	35 FT	-
FRONT YARD BLDG. SETBACK	40 FT	-
SIDE YARD BLDG. SETBACK	5 FT	-
REAR YARD BLDG. SETBACK	30 FT	-
FRONT YARD PARKING SETBACK	-	-
SIDE YARD PARKING SETBACK	-	-
REAR YARD PARKING SETBACK	-	-
MIN. LOT AREA	4,000 S.F./HOME	4,167 S.F./HOME
MAX. LOT COVERAGE	60 %	%
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT WIDTH AT RIGHT-OF-WAY	75 FT	-
MIN. BUILDING SETBACK FROM PROPERTY LINE	50 FT	50 FT
MIN. DISTANCE BETWEEN HOMES	20 FT	22 FT
MIN. OPEN SPACE PER HOME	1,500 S.F./HOME	7548 S.F./TRAILER

AREA TO EXPAND EXISTING STORM
WATER DETENTION POND



<u>LEGEND</u>					
	PROPOSED MOBILE HOME SPACES		EXISTING SANITARY		EXISTING SANITARY
	PROPOSED MOBILE HOME DRIVEWAY CONCRETE PAVEMENT		EXISTING STORM		EXISTING STORM
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		EXISTING WATER		EXISTING WATER
	PROPOSED AGGREGATE DRIVE		PROPOSED SANITARY		PROPOSED SANITARY
			PROPOSED STORM		PROPOSED STORM
			PROPOSED WATER LINE		PROPOSED WATER LINE
			PROPOSED CATCH BASIN (CB)/ CURB INLET (CI)		

1051
1050 EXISTING CONTOURS

1051
1050 PROPOSED CONTOURS

1050.00 EXISTING SPOT ELEVATIONS

+ 1050.00 PROPOSED SPOT ELEVATIONS


KEY NOTES

1	PROPOSED 10'x10' PAVILION
2	PROPOSED GRILL
3	PROPOSED RELOCATED EXERCISE EQUIPMENT LOCATION

NOTES

1. PROPOSED SITE PLAN SHOWS 56 PROPOSED MOBILE HOME SPACES @ MINIMUM OF 40' WIDTH AND 4,000 SQ. FT. IN AREA.

**PRELIMINARY
PLAN**
1" = 50'



50 0 50 100

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE: 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PROGRESS
NOT FOR
CONSTRUCTION
5/31/2024

Thorson • Baker + Associates
CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6675 Fax

BROOKDALE MOBILE HOME PARK

SHEET ISSUE: PLAN'G COMMISSION
ISSUE DATE: 2024-5-31

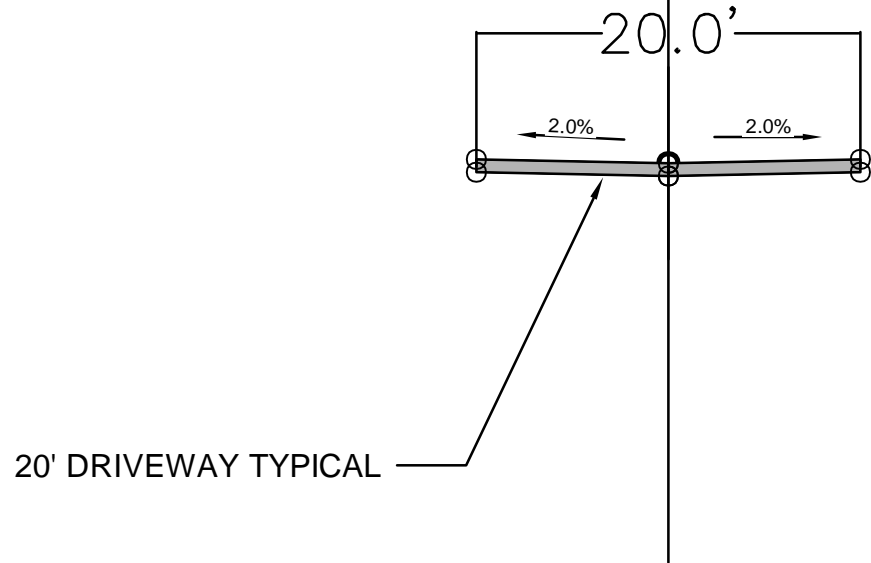
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PROJECT NO:	2023-0305
CURRENT DATE:	2024-5-31

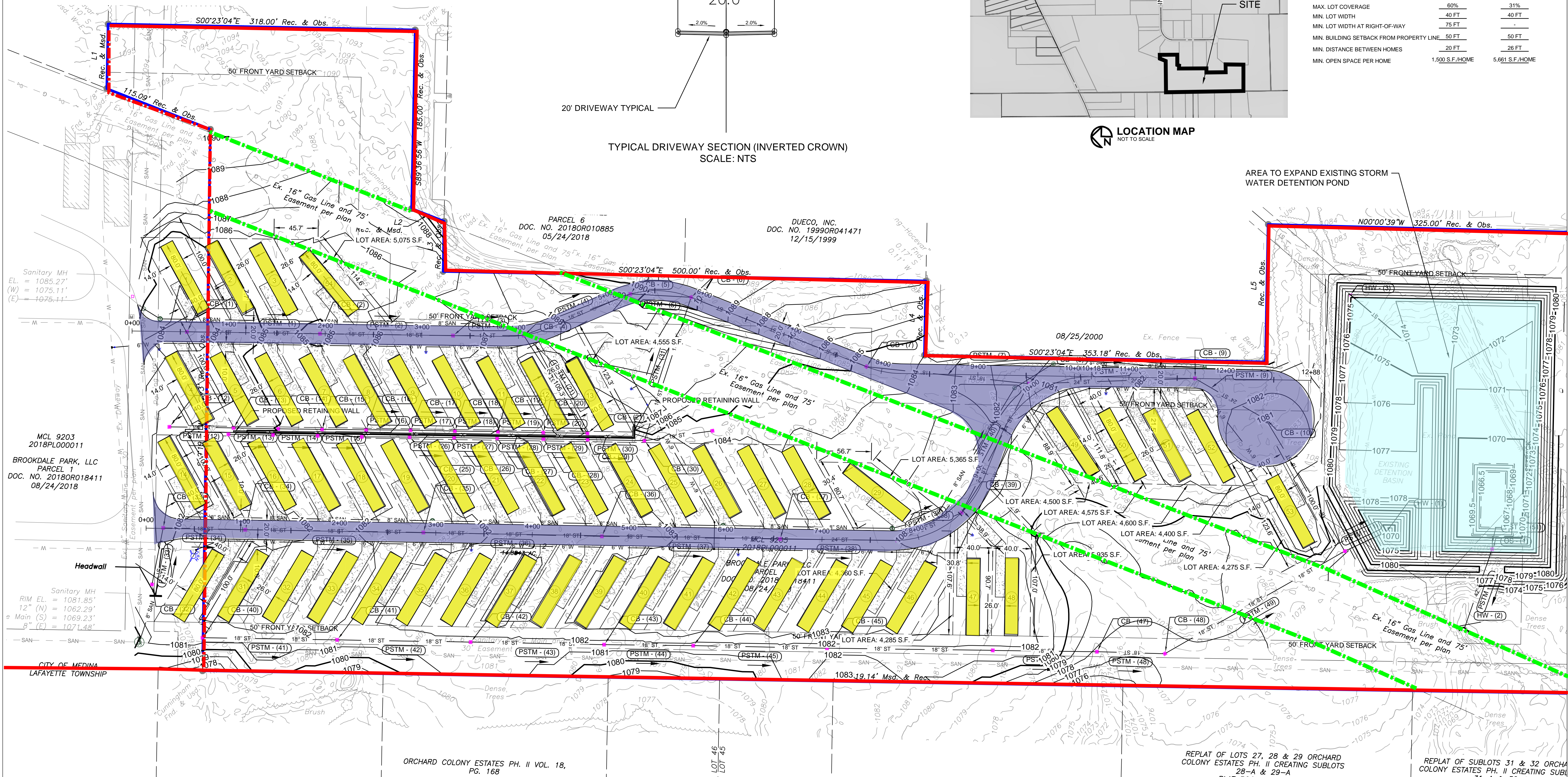
PRELIMINARY PLAN





CZ100

Revised



SITE DATA		
ADDRESS: PARCEL NO. 028-196-17-041, MEDINA OH		
CURRENT ZONING DISTRICT: R-3 (HIGH DENSITY URBAN RESIDENTIAL)		
SITE AREA: 14.8843 Ac.		
CURRENT USE: VACANT		
PROPOSED USE: MOBILE HOME PARK		
	REQUIRED	PROVIDED
TOTAL NUMBER OF DWELLING UNITS	-	54
MAX. BUILDING HEIGHT	35 FT	-
FRONT YARD BLDG. SETBACK	40 FT	50 FT
SIDE YARD BLDG. SETBACK	5 FT	N/A
REAR YARD BLDG. SETBACK	30 FT	50 FT
MIN. LOT AREA	4,000 S.F./HOME	4,000 S.F./HOME
MAX. LOT COVERAGE	60%	31%
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT WIDTH AT RIGHT-OF-WAY	75 FT	-
MIN. BUILDING SETBACK FROM PROPERTY LINE	50 FT	50 FT
MIN. DISTANCE BETWEEN HOMES	20 FT	26 FT
MIN. OPEN SPACE PER HOME	1,500 S.F./HOME	5,661 S.F./HOME



<u>LEGEND</u>				
	PROPOSED MOBILE HOME SPACES	—	— SAN —	EXISTING SANITARY
		—	— ST —	EXISTING STORM
	PROPOSED MOBILE HOME DRIVEWAY CONCRETE PAVEMENT	—	— W —	EXISTING WATER
		— SAN —	— SAN —	PROPOSED SANITARY
		— ST —	— ST —	PROPOSED STORM
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT	— W —	— W —	PROPOSED WATER LINE
				PROPOSED CATCH BASIN (CB)/ CURB INLET (CI)

The diagram illustrates the relationship between existing and proposed contours and spot elevations. It is divided into two main sections: 'EXISTING CONTOURS' and 'PROPOSED CONTOURS'.

EXISTING CONTOURS: Shown as thin lines with elevations of 1051 and 1050.

PROPOSED CONTOURS: Shown as thick lines with elevations of 1051 and 1050.

EXISTING SPOT ELEVATIONS: Indicated by a thin line with a spot elevation of 1050.00.

PROPOSED SPOT ELEVATIONS: Indicated by a thick line with a spot elevation of 1050.00.

The diagram shows that the proposed contours and spot elevations are consistent with the existing ones, with the proposed contours being slightly higher than the existing ones.

KEY NOTES

- | | |
|---|------------------------------------------------|
| 1 | PROPOSED 10'x10' PAVILION |
| 2 | PROPOSED GRILL |
| 3 | PROPOSED RELOCATED EXERCISE EQUIPMENT LOCATION |

NOTES

1. PROPOSED SITE PLAN SHOWS 54 PROPOSED MOBILE HOME SPACES @ MINIMUM OF 40' WIDTH AND 4,000 SQ. FT. IN AREA.



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5/31/2024

T.B.A.
Thorson • Baker + Associates
C O N S U L T I N G E N G I N E E R S
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6675 Fax

BROOKDALE MOBILE HOME PARK

SHEET ISSUE: PLAN'G COMMISSION
ISSUE DATE: 2025-2-20

[illegible]

PROJECT NO:	2023-0305
CURRENT DATE:	2025-2-20

PRELIMINARY PLAN

CZ100



 **LOCATION MAP**
NOT TO SCALE

SITE DATA		
ADDRESS: PARCEL NO. 028-196-17-041, MEDINA OH		
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5/31/2024

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BROOKDALE MOBILE HOME PARK

SHEET ISSUE: PLAN'G COMMISSION
ISSUE DATE: 2025-2-20

[illegible]

PROJECT NO:	2023-0305
CURRENT DATE:	2025-2-20

PRELIMINARY PLAN

CZ100



PRELIMINARY PLAN
1" = 50'





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OHIO UTILITIES PROTECTION SERVICE

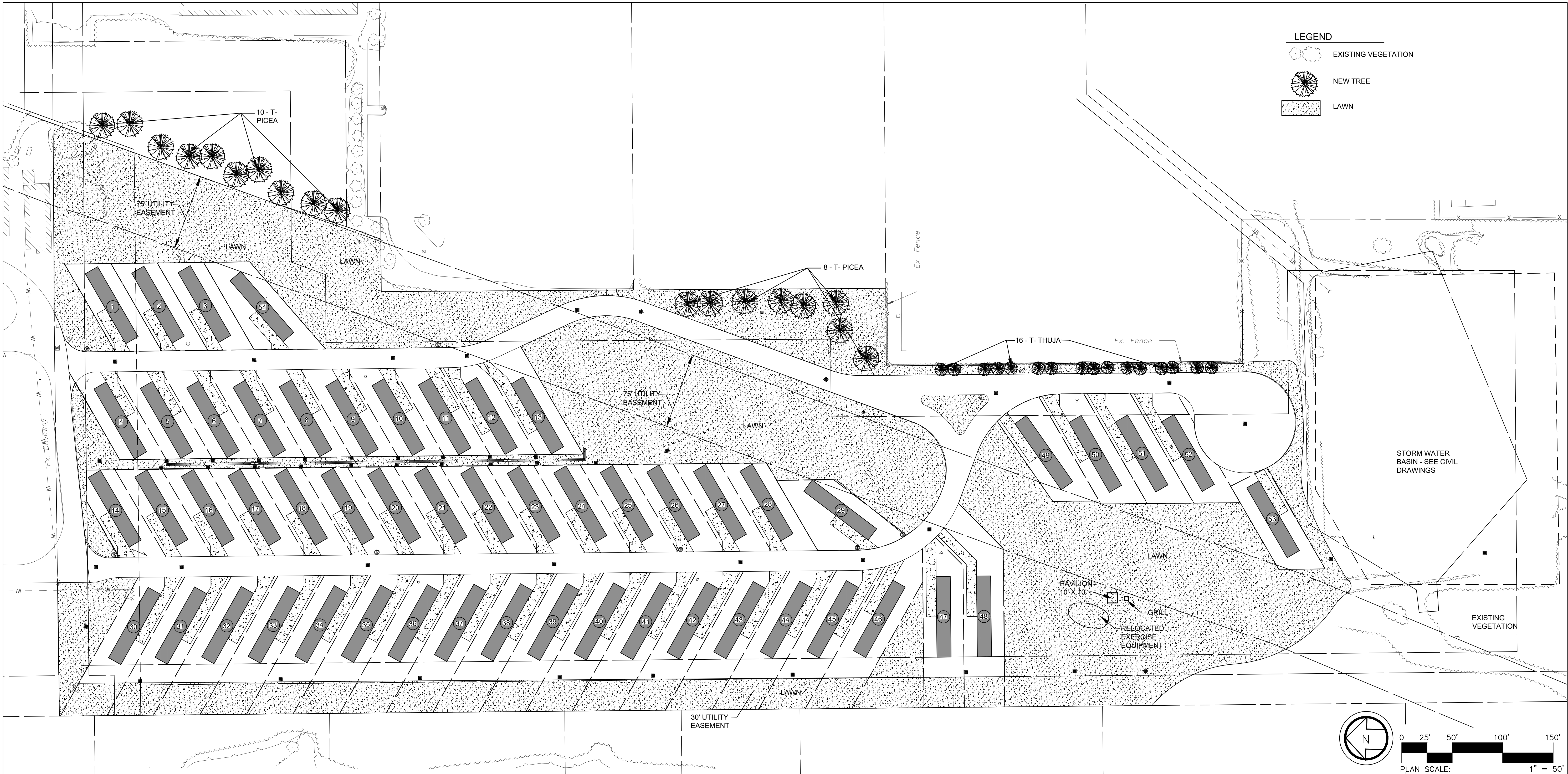
KEY NOTES

1	PROPOSED 10'x10' PAVILION
2	PROPOSED GRILL
3	PROPOSED RELOCATED EXERCISE EQUIPMENT LOCATION

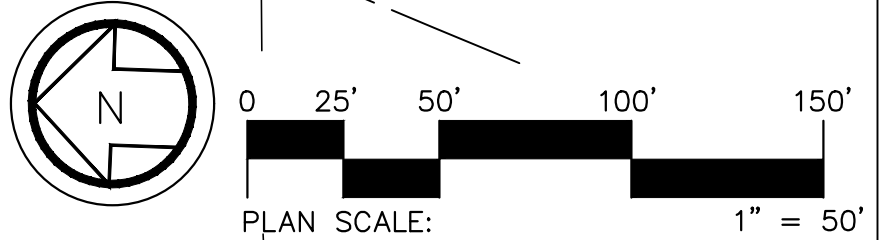
NOTES

1. PROPOSED SITE PLAN SHOWS 54 PROPOSED MOBILE HOME SPACES @ MINIMUM OF 40' WIDTH AND 4,000 SQ. FT. IN AREA.

<u>LEGEND</u>				
	PROPOSED MOBILE HOME SPACES	— — — — —	SAN — — — — — SAN — — — — —	EXISTING SANITARY
		— — — — —	ST — — — — — ST — — — — —	EXISTING STORM
	PROPOSED MOBILE HOME DRIVEWAY CONCRETE PAVEMENT	— — — — —	W — — — — — W — — — — —	EXISTING WATER
		— — — — —	SAN — — — — — SAN — — — — —	PROPOSED SANITARY
		— — — — —	ST — — — — — ST — — — — —	PROPOSED STORM
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT	— — — — —	W — — — — — W — — — — —	PROPOSED WATER LINE
				PROPOSED CATCH BASIN (CB)/ CURB INLET (CI)



- LEGEND
- EXISTING VEGETATION
 - NEW TREE
 - LAWN



PLANTING PLAN

PLANT LIST

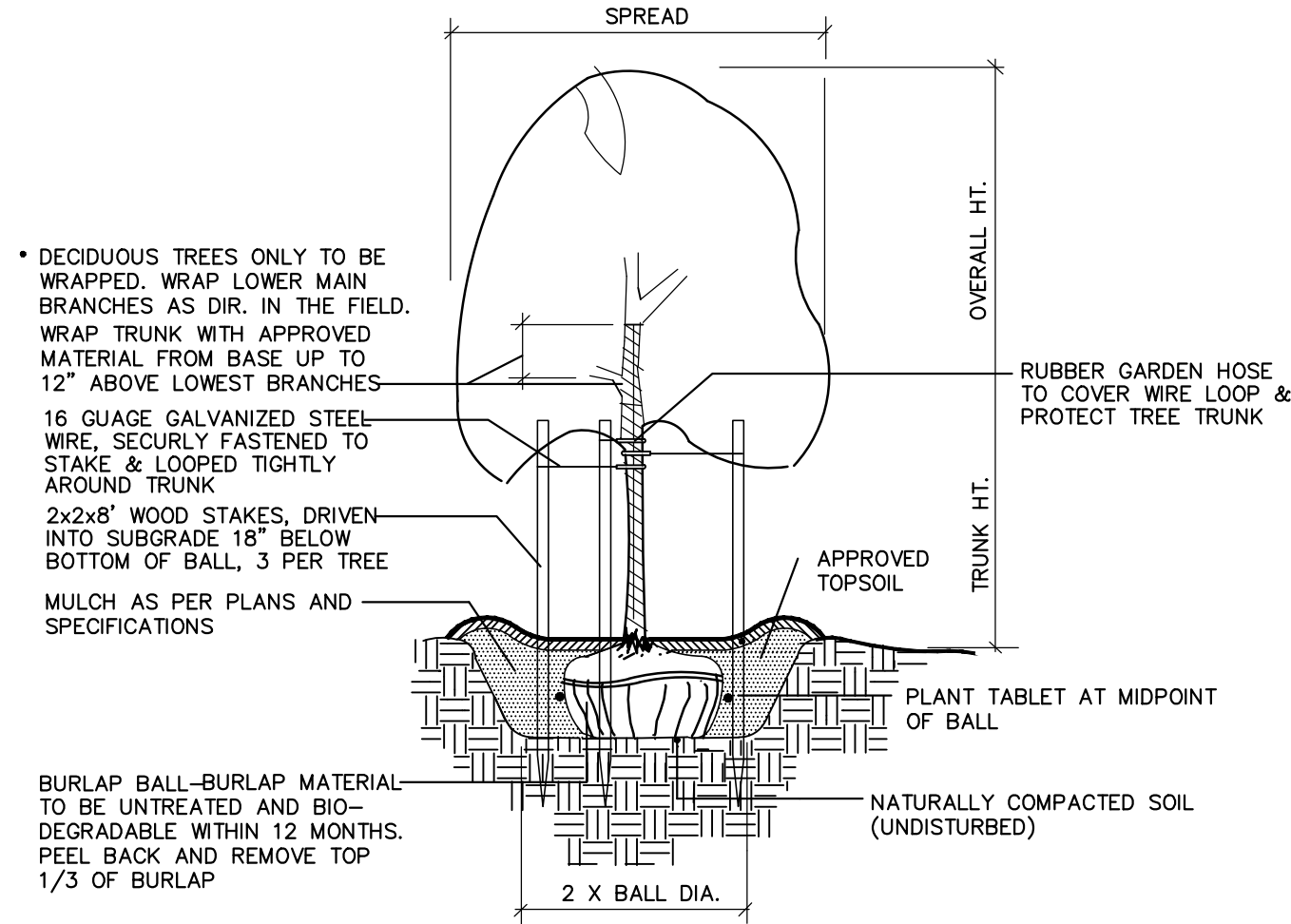
PLANT KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTED SIZE ALL TREES B&B	MATURE SIZE
SHADE AND ORNAMENTAL TREES					
T-PICEA	PICEA GLAUCA	WHITE SPRUCE	18	6' HT., B&B	40-60' HT. X 20-25' W.
T-THUJA	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT WESTERN ARBORVITAE	16	6' HT., B&B	25-30' HT. X 10' W.

NOTE

- DATA NOT SHOWN - FOR ALL PERTINENT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.
- MEASUREMENTS - CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD, IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.
- EXISTING UTILITIES - THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA. SEE UTILITY PLAN.
- EXISTING TREES / PLANTS - ALL EXISTING PLANT MATERIALS MAY NOT BE SHOWN. REMOVE ALL PLANTS AS SHOWN ON THE DEMOLITION PLAN ONLY. PLANT MATERIALS WITHIN CONSTRUCTION AREAS NOT SHOWN ON THE SURVEY SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD. ADDITIONAL PLANT MATERIALS WITHIN CONSTRUCTION ZONES SHALL BE MARKED AND ARCHITECT NOTIFIED TO DETERMINE IF REMOVAL OF RETENTION IS REQUIRED. REMOVE ADDITIONAL MATERIALS ONLY AS APPROVED BY ARCHITECT AND OWNER.
- NEW PLANTINGS - CONTRACTOR SHALL LOCATE PLANT MATERIALS IN LOCATIONS AS SHOWN ON THE DRAWING FOR APPROVAL BY ARCHITECT, PRIOR TO DIGGING HOLES. ADJUST FINAL LOCATION TO AVOID FINAL LOCATION OF ALL UTILITIES AND LIGHTING. ALL TREES SHALL BE A MINIMUM OF 15' FROM FINAL LOCATIONS OF UTILITY AND LIGHT POLES.

- MULCH - ALL NEW TREES SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDDED BARK MULCH LAYER OVER TREE RINGS, PER DETAILS AND SPECIFICATIONS.
- TOPSOIL - ALL LAWN AREAS SHALL RECEIVE A MIN. OF 6" OF APPROVED TOPSOIL. SEE SPECIFICATION - FINISHED GRADING FOR ADDITIONAL REQUIREMENTS.
- LAWN - ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES OR PLANT BEDS SHALL BE SEEDED TO LAWN. EXTEND LAWN SEEDED AREA AS NEED TO REPAIR ALL AREAS IMPACTED BY CONSTRUCTION.

Knight & Stolar, Inc.
PLANNING CONSULTANTS / LANDSCAPE ARCHITECTS
3029 Prospect Avenue
Cleveland, Ohio 44115
P: (216) 391-0910
F: (216) 391-0920
E: info@kslarch.com



TREE PLANTING
SCALE: NOT TO SCALE

PLANTING NOTES

- TOPSOIL BACKFILL FOR SHRUBS AND TREES SHALL BE WELL MIXED, 50% BY VOLUME WITH COARSE PEAT AS APPROVED BEFORE PLANTING.
- FERTILIZER - (PLANT TABLETS) - 'AGRIFORM' 20-10-5, USE ONE 21 GRAM TABLET FOR EACH 1/2" CAL. FOR TREES AND FOR EACH 1" OF HEIGHT OR SPREAD FOR SHRUBS.
- ALL PLANTS TO CONFORM TO ANSI Z 60.1 (LATEST EDITION).

PLANTING DETAILS
NO SCALE

CONTRACTOR SHALL EXERCISE CAUTION DURING ALL CONSTRUCTION OPERATIONS IN VICINITY OF UNDERGROUND PIPES, CABLES AND DUCTS. CONTRACTOR SHALL INFORM AND COORDINATE WORK IN SUCH AREAS WITH PROPER UTILITY COMPANY OR MUNICIPAL AUTHORITY. CALL O.U.P.S. 1-800-362-2764

PROGRESS
NOT FOR
CONSTRUCTION
5/31/2024

Thorson Baker + Associates
CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6675 Fax

BROOKDALE MOBILE HOME PARK

SHEET ISSUE: PLANT COMMISSION
ISSUE DATE: 2025-2-19




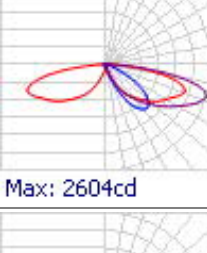

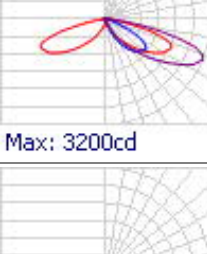


MARK	DATE	DESCRIPTION

PROJECT NO: 2023-0305
CURRENT DATE: 2025-2-19

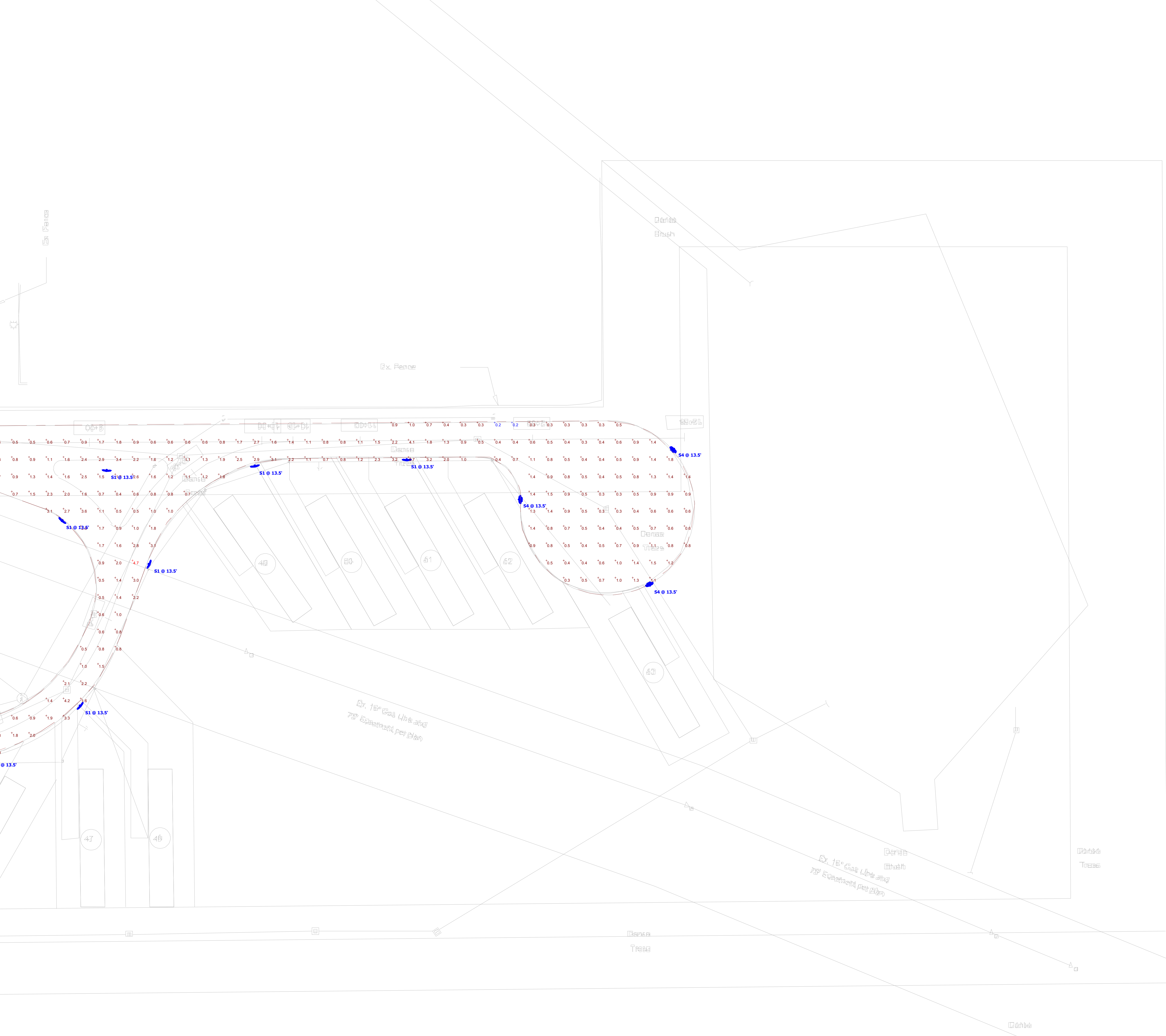
PLANTING
PLAN

L101

Plan View
Scale - 1" = 25ft

Schedule											
Symbol	Label	Image	QTY	Catalog Number	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Description	Polar Plot
	S1		21	247L P154 XXXX 27K R2 PY HSW		1	5076	1	59.9946	247L American Revolution LED, P154 Performance Package, 2700K CCT, R2 Distribution, Polycarbonate Refractor, with House Side White Panel	
	S2		4	247L P104 XXXX 27K R2 PY HSW		1	4051	1	49.352	247L American Revolution LED, P104 Performance Package, 2700K CCT, R2 Distribution, Polycarbonate Refractor, with House Side White Panel	
	S3		1	247L P153 XXXX 27K R3 PY HSW		1	4350	1	50.02	247L American Revolution LED, P153 Performance Package, 2700K CCT, R3 Distribution, Polycarbonate Refractor, with House Side White Panel	
	S4		3	247L P104 XXXX 27K R4 PY		1	3996	1	49.4	247L American Revolution LED, P104 Performance Package, 2700K CCT, R4 Distribution, Polycarbonate Refractor	

Luminaire Locations										
Location								Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
5	S1	2130740.00	525820.00	13.39	13.50	340.00	0.00	2130740.00	525820.00	-0.11
9	S1	2131018.00	525818.90	13.39	13.50	20.00	0.00	2131018.00	525818.90	-0.11
1	S2	2130353.00	525659.10	13.50	13.50	264.69	0.00	2130353.00	525659.10	0.00
2	S2	2130341.00	525789.20	13.50	13.50	269.00	0.00	2130341.00	525789.20	0.00
3	S2	2130861.00	525866.40	13.39	13.50	339.17	0.00	2130861.00	525866.40	-0.11
8	S2	2130347.00	525723.80	13.50	13.50	266.13	0.00	2130347.00	525723.80	0.00
1	S3	2130327.00	525870.10	13.50	13.50	255.68	0.00	2130327.00	525870.10	0.00
2	S4	2131541.00	525797.80	13.39	13.50	224.04	0.00	2131541.00	525797.80	-0.11
3	S4	2131527.00	525718.40	13.39	13.50	336.07	0.00	2131527.00	525718.40	-0.11
5	S4	2131451.00	525768.30	13.39	13.50	88.99	0.00	2131451.00	525768.30	-0.11
18	S1	2131237.00	525730.60	13.39	13.50	295.00	0.00	2131237.00	525730.60	-0.11
24	S1	2130382.00	525608.40	13.39	13.50	354.34	0.00	2130382.00	525608.40	-0.11
25	S1	2130475.00	525632.80	13.39	13.50	180.00	0.00	2130475.00	525632.80	-0.11
26	S1	2130590.00	525609.90	13.39	13.50	0.00	0.00	2130590.00	525609.90	-0.11
27	S1	2130706.00	525634.60	13.39	13.50	180.00	0.00	2130706.00	525634.60	-0.11
30	S1	2130820.00	525612.30	13.39	13.50	0.00	0.00	2130820.00	525612.30	-0.11
31	S1	2130931.00	525637.10	13.39	13.50	180.00	0.00	2130931.00	525637.10	-0.11
32	S1	2131053.00	525614.70	13.39	13.50	0.00	0.00	2131053.00	525614.70	-0.11
38	S1	2131197.00	525648.40	13.39	13.50	310.00	0.00	2131197.00	525648.40	-0.11
40	S1	2130419.00	525836.00	13.39	13.50	180.00	0.00	2130419.00	525836.00	-0.11
41	S1	2130528.00	525814.00	13.39	13.50	0.00	0.00	2130528.00	525814.00	-0.11
42	S1	2130631.00	525839.00	13.39	13.50	180.00	0.00	2130631.00	525839.00	-0.11
46	S1	2131186.00	525755.80	13.50	13.50	40.00	0.00	2131186.00	525755.80	0.00
47	S1	2131386.00	525791.00	13.50	13.50	0.00	0.00	2131386.00	525791.00	0.00
48	S1	2131212.00	525784.80	13.50	13.50	3.12	0.00	2131212.00	525784.80	0.00
49	S1	2131102.00	525787.80	13.39	13.50	20.00	0.00	2131102.00	525787.80	-0.11
50	S1	2130934.00	525849.80	13.39	13.50	20.00	0.00	2130934.00	525849.80	-0.11
52	S1	2131144.00	525618.10	13.39	13.50	348.86	0.00	2131144.00	525618.10	-0.11
53	S1	2131298.00	525787.40	13.50	13.50	349.61	0.00	2131298.00	525787.40	0.00



American Revolution LED

Series 247L

PRODUCT OVERVIEW



Applications:

Streetscapes
Walkways
Pathways
Parks



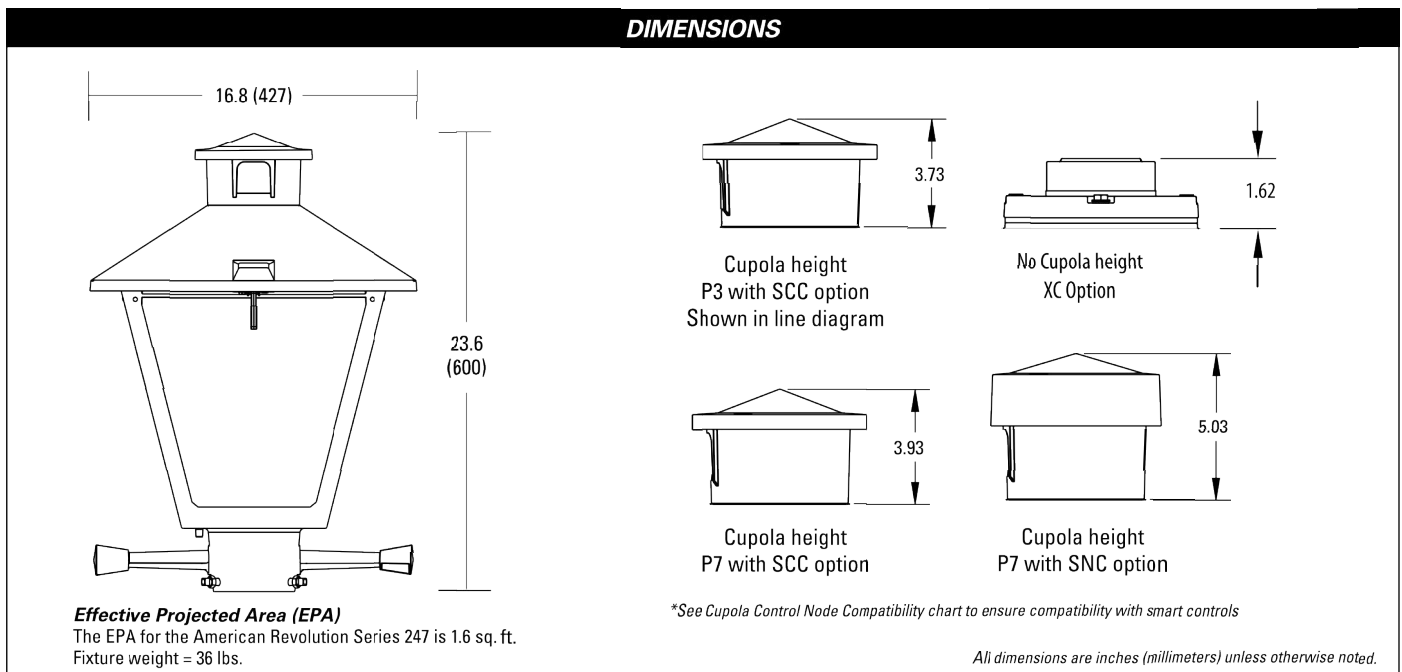
Features:

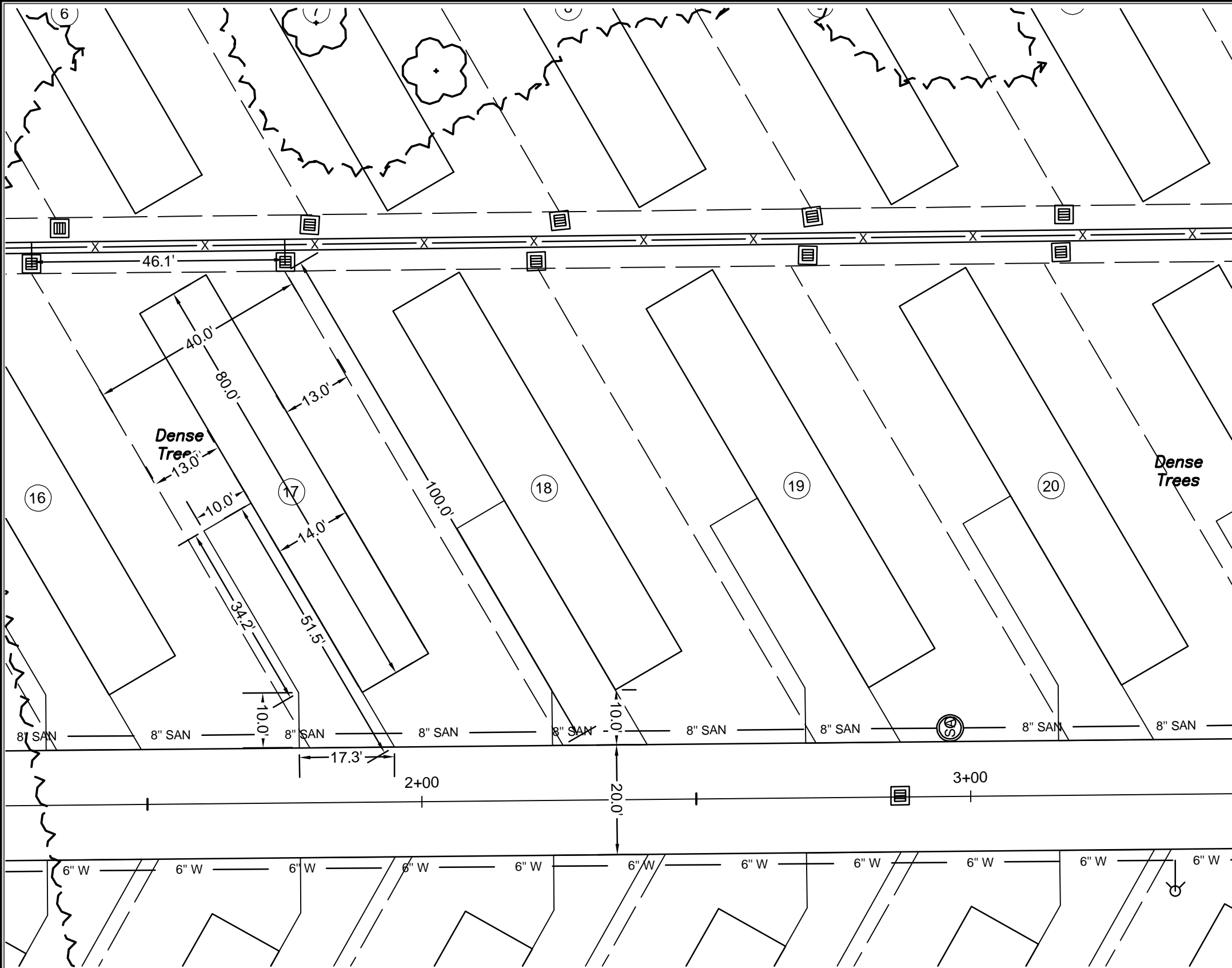
- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fifteen (15) LED performance packages deliver just the right amount of light for any given application up to 9,000 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Available with acrylic or polycarbonate lens
- Die-cast aluminum housing, engineered for sturdy lifelong performance
- Luminaire is rated for 3g vibration per ANSI C136.31
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws
- Rated LED and driver life greater than 100,000 hours at 25°C
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

Standards:

- Complies with all applicable ANSI C136 standards.
- CSA listed and suitable for up to 40°C ambient
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- **Buy American Act**
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

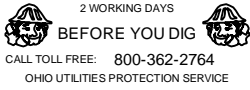
DIMENSIONS





SITE DATA		
ADDRESS: PARCEL NO. 028-196-17-041, MEDINA OH		
CURRENT ZONING DISTRICT: R-3 (HIGH DENSITY URBAN RESIDENTIAL)		
SITE AREA: 14.8843 Ac.		
CURRENT USE: VACANT		
PROPOSED USE: MOBILE HOME PARK		
	REQUIRED	PROVIDED
TOTAL NUMBER OF DWELLING UNITS	-	54
MAX. BUILDING HEIGHT	35 FT	-
FRONT YARD BLDG. SETBACK	40 FT	50 FT
SIDE YARD BLDG. SETBACK	5 FT	N/A
REAR YARD BLDG. SETBACK	30 FT	50 FT
MIN. LOT AREA	4,000 S.F./HOME	4,000 S.F./HOME
MAX. LOT COVERAGE	60%	31%
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT WIDTH AT RIGHT-OF-WAY	75 FT	-
MIN. BUILDING SETBACK FROM PROPERTY LINE	50 FT	50 FT
MIN. DISTANCE BETWEEN HOMES	20 FT	26 FT
MIN. OPEN SPACE PER HOME	1,500 S.F./HOME	5,661 S.F./HOME

PROTOTYPE LOT PLAN



TB

Thorson • Baker + Associates

CONSULTING ENGINEERS

3030 West Streetsboro Road

Richfield, Ohio 44286

(330) 659-6688 Ph.

(330) 659-6675 Fax

REVISION ISSUE: PLAN'G COMMISSION	REVISION TO SHEET:
ISSUE DATE: 2025-2-20	PROJECT NO: 2023-0305
JOB TITLE: BROOKDALE MOBILE HOME PARK	SKETCH NUMBER:
ADDRESS/LOCATION: MEDINA, OHIO 44258	PROTOTYPE LOT PLAN CZ300
CLIENT:	

not published: all rights reserved

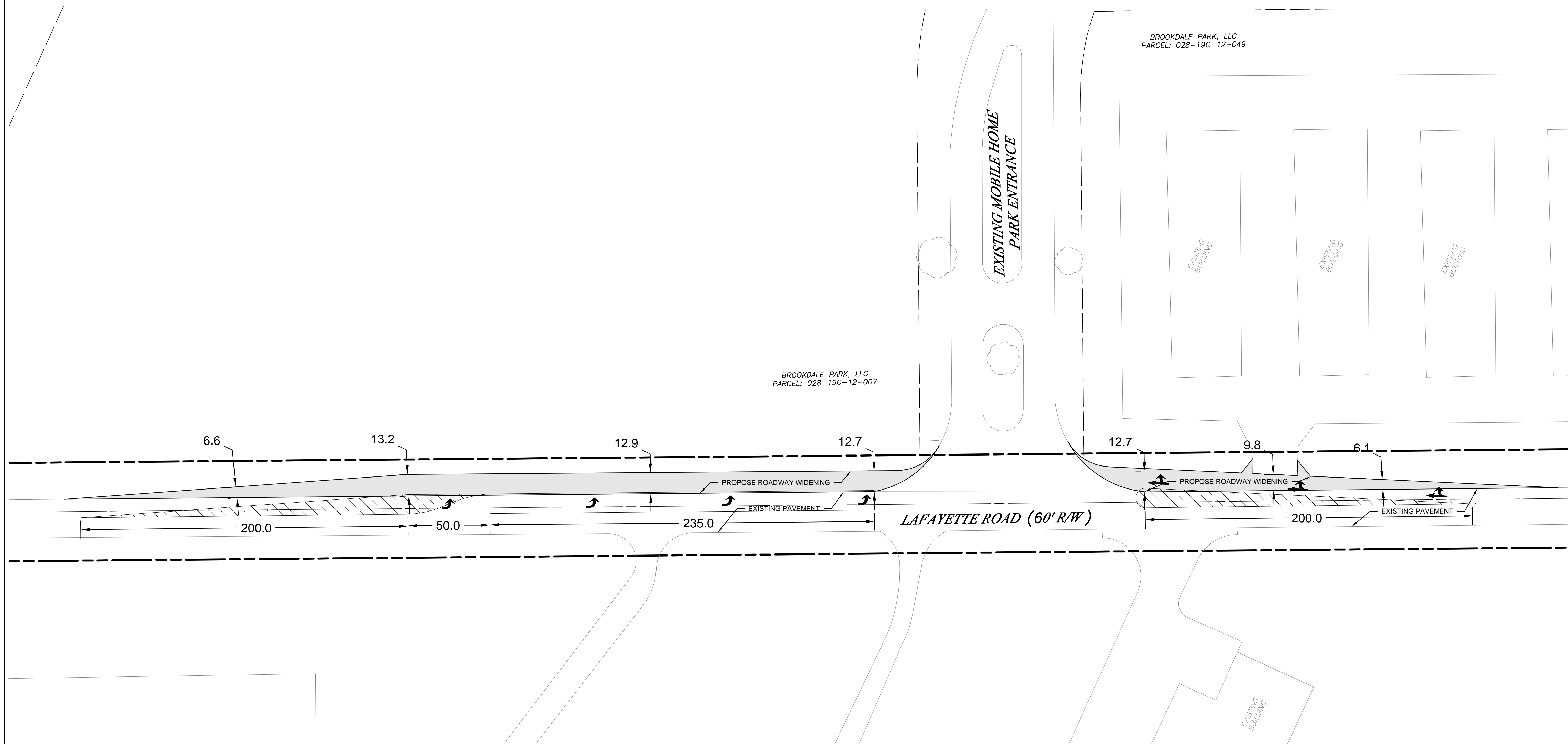
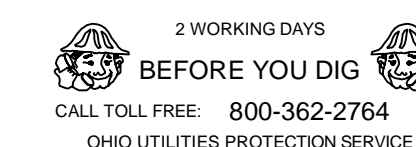
3030 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6675 Fax

BROOKDALE MOBILE HOME PARK
LAFAYETTE ROAD WIDENING CONCEPT PLAN

[illegible]

PRELIMINARY
PLAN

CZ200

 PROPOSED ROADWAY WIDENING



TMS Engineers, Inc



TRAFFIC ANALYSIS

Brookdale Mobile Home Park Medina, Ohio

March 11, 2024

Prepared for:
Brookdale MHP, LLC
217 E. Main Street
Kent, Ohio 44240

Chapter 5

Conclusions

Based on the results of the analyses, we offer the following conclusions and recommendations:

- 5.1 This Traffic Analyses (TA) has been prepared at the request of Brookdale MHP, LLC for a proposed expansion of the existing Brookdale Mobile Home Park on Brookdale Park Drive in Medina, Ohio. **Figure 1.1, Appendix A** shows the proposed location of the development.
- 5.2 The proposed addition will be analyzed based on the following land uses:
 - **57 Mobile Homes**
- 5.3 The site plan for the development shows that all access to the new mobile homes will be via the Brookdale Park Drive which intersects Lafayette Road (US 42).
- 5.4 The development is anticipated to have an opening day in 2025.
- 5.5 The peak hours for the study area were determined based on the AM and PM hour experiencing the highest total volumes. The weekday AM peak hour of traffic was determined to be 7:30 PM to 8:30 PM. The weekday PM peak hour of traffic was found to be 3:15 PM to 4:15 PM. These periods will be used to forecast expected and future traffic volumes since they reflect the period of the highest volume of vehicular traffic flow for the study area roadways.
- 5.6 The proposed development is expected to generate the following hourly traffic volumes during the peak period as shown in the table below:

ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	Homes	Weekday AM Peak Hour (Enter/Exit)		Weekday PM Peak Hour (Enter/Exit)	
240	Mobile Home Park	57	7	25	20	13
TOTAL NEW TRIPS			32		33	

5.7 The proposed addition is expected to generate a total of 32 new driveway trips in the AM peak hour and a total of 33 new driveway trips in the PM peak hour. The year 2035 was therefore analyzed for the ten year design hour conditions.

5.8 The following lane use and traffic control at the intersection where access to the site is provided should be considered.

Lafayette Road and Brookdale Park Drive

- Install an exclusive westbound left-turn lane on Lafayette Road at the Brookdale Park Drive intersection. This turn lane needs to provide 235 feet of storage and a 50 foot diverging taper. **(See Figure 4.1, Appendix A).**

5.9 Based upon the results of the analysis in this study and the corresponding recommendations, it can be seen that the development traffic can be accommodated without adversely impacting the area roadway network.

**EMERGENCY ACCESS
EASEMENT AGREEMENT**

THIS EMERGENCY ACCESS EASEMENT AGREEMENT ("Easement") is made and entered into as of the 16 day of APRIL, 2024, by and between **GOWE LEASING LIMITED**, an Ohio limited liability company ("Grantor") and **BROOKDALE MHP, LLC**, an Ohio limited liability company ("Grantee").

Recitals:

A. Grantor is the owner of that certain real property located in the City of Medina, County of Medina, and State of Ohio, known commonly as 1155 Industrial Parkway, Medina, Ohio 44256, Medina County Permanent Parcel No. 028-19C-17-031, more particularly described on the attached **Exhibit A** (the "Grantor's Property").

B. Grantee is the owner of that certain real property located contiguous to the Grantor's Property known as Medina City Lot 9205, Medina County Permanent Parcel No. 028-19C-17-041, and more particularly described on the attached **Exhibit B** (the "Grantee's Property").

C. In order to provide emergency access to Grantee's Property, Grantor desires to grant to Grantee and Grantee desires to obtain from Grantor a non-exclusive easement for ingress and egress purposes over a forty (40) foot wide portion of Grantor's Property more particularly described by the cross-hatched section on **Exhibit C** attached hereto and incorporated herein by reference ("Easement Area").

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Grantor hereby grants, gives and conveys to Grantee for the benefit of Grantee's Property, a non-exclusive easement for emergency vehicular and personnel access, over and across the Easement Area. This grant is intended as a grant for emergency vehicle and personnel ingress and egress by police, fire, ambulance and similar emergency personnel and their vehicles only to access Grantee's Property from Industrial Parkway, a publicly dedicated right-of-way. Grantee shall be required to install a locking gate west of the boundary line that separates the Grantor's Property from Grantee's Property, such gate to be located entirely on Grantee's Property, that will permit only emergency vehicles access to Grantee's Property. The gate shall remain locked except in the event of access by emergency vehicles. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights granted by this Easement, including Grantor's right to use the Easement Area for truck loading and deliveries as well as access to Industrial Parkway to and from the Grantor's Property by Grantor, its agents, guests, tenants, successors and assigns.

This Easement is granted subject to the following additional terms and conditions:

1. **MAINTENANCE.** The Grantor shall maintain or cause to be maintained the Easement Area at its own cost and expense, without reimbursement from the Grantee (including snowplowing and salting) associated with keeping the driveway located in the Easement Area in good condition and repair. Grantee shall maintain or cause to be maintained at Grantee's own cost and expense the gate installed by the Grantee (including snowplowing around the gate). The Grantor further grants unto Grantee the right to make reasonable, temporary use of the property immediately adjacent to the Easement Area during any maintenance, repair or replacement of the gate installed by the Grantee to the extent access cannot be obtained through Grantee's Property. The cost of any maintenance, rehabilitation, and/or repair of any portion of the Easement Area made necessary as a result of use of the Easement Area by emergency vehicles described herein as contemplated by this Easement or by the intentional act, negligent act, or omission on the part of Grantee, its employees, officers, agents, or contractors, shall be the sole responsibility of Grantee.

2. **BUILDING RESTRICTION.** The Parties agree that no buildings or other structures must be constructed in the Easement Area for the purposes expressed herein. Grantee, its employees, officers, agents, tenants, or contractors shall not access or enter the Easement Area without Grantor's express permission; provided, the Grantee shall be permitted access to the Easement Area during any maintenance, repair or replacement of the gate installed on Grantee's Property to the extent access cannot be obtained through Grantee's Property. Grantor shall construct no buildings or other structures on the Easement Area or cause any excavating or filling to be done within the Easement Area that inhibits the free flow of emergency vehicular traffic across the Easement Area. Grantor, its tenants, guests or invitees shall not be entitled to park passenger vehicles in the Easement Area; however, Grantor, its tenants, guests or invitees may use the Easement Area for truck loading, deliveries, and docking semi-tractor trailers to the existing docking bays, provided that they do not inhibit the free flow of emergency vehicular traffic across the Easement Area. Grantor represents that the Grantor's Property does not have any liens or mortgages that would require consent and/or subordination to this Easement. Grantor agrees to secure from its tenants agreements to subordinate its tenants' rights in the Grantor's Property to this Easement.

3. **TITLE.** Grantor covenants with Grantee that Grantor is the owner of the Easement Area and has full power to convey the rights conveyed by this Easement.

4. **INDEMNIFICATION.** Grantee agrees to protect, indemnify and hold harmless Grantor, its agents, tenants, successors and assigns, from and against any and all liabilities, losses, damages, costs, expenses, (including all reasonable attorney's fees and expenses), causes of action, suits, claims, demands or judgment of any nature whatsoever arising from any injury to or the death of any person or any damage to property in any manner growing out of or connected with the contemplated use of the Easement Area by emergency vehicles described herein as contemplated by this Easement or by the intentional act, negligent act, or omission on the part of Grantee, its employees, officers, agents, or contractors.

5. **MISCELLANEOUS.** The words "Grantor" and "Grantee" shall include heirs, executors, administrative successors and assigns, as the case may be, including, but not limited to, all future owners of the Grantor's Property and Grantee's Property, it being intended that this Easement shall run with the land. However, in the event of violations of the terms of this Easement by Grantee as determined by a court of competent jurisdiction, this Easement and the rights granted to Grantee herein may be terminated by Grantor, in its sole discretion. This Easement shall be construed in accordance with Ohio law and shall not be amended or modified unless in writing executed by both parties and recorded in the Public Records of Medina County, Ohio. Any action to enforce any provision of this Easement or to obtain any remedy with respect to this Easement shall be exclusively brought in any appropriate Court in Medina County, State of Ohio, and for this purpose each party expressly and irrevocably consents to the exclusive jurisdiction of said courts.

Grantee joins in the execution of this Easement to acknowledge Grantee's acceptance of the terms and conditions of this Easement relating to the Easement Area.

IN WITNESS WHEREOF, the parties have executed this Easement on the day and year first above written.

GRANTOR:

GOWE LEASING LIMITED,

An Ohio limited liability company

By: Nancy L. Gowe, member
Nancy L. Gowe, Member

GRANTEE:

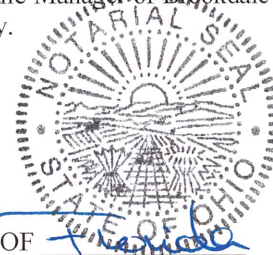
BROOKDALE MHP, LLC,

An Ohio limited liability company

By: James V. Hauch, Manager
James V. Hauch, Manager

STATE OF OHIO)
) SS:
COUNTY OF MEDINA)

The foregoing instrument was acknowledged before me this 16 day of April 2024, by James V. Hauch, the Manager of Brookdale MHP, LLC, an Ohio limited liability company, on behalf of said limited liability company.



MICHAEL L. LARIBEE
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Michael L. Laribee
Notary Public
Print Name: _____

STATE OF Florida)
) SS:
COUNTY OF Collier)

The foregoing instrument was acknowledged before me this 3rd day of April 2024, by Nancy L. Gowe, Member of Gowe Leasing Limited, an Ohio limited liability company, on behalf of said limited liability company.

Marisela Navas
Notary Public
Print Name: Marisela Navas

This Instrument Prepared By:
John M. Coyne, III, Esq.
Roetzel & Andress
A Legal Professional Association
222 S. Main Street
Akron, Ohio 44308
(330) 376-2700

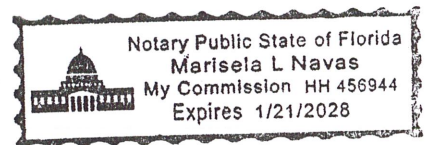


EXHIBIT A

GRANTOR'S PROPERTY

Situated in the City of Medina, County of Medina and State of Ohio: And known as being the whole of Medina City Lot No. 8565, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 028-19C-17-031

EXHIBIT B

GRANTEE'S PROPERTY

Situated in the City of Medina, County of Medina and State of Ohio: And known as being the whole of Medina City Lot No. 9205, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 028-19C-17-041

EXHIBIT C

EASEMENT AREA



Cunningham & Associates, Inc.

Civil Engineering & Surveying
203 W. Liberty St., Medina, Oh 44256
Phone: (330) 725-5980 * Fax (330) 725-8019

Exhibit A
Legal Description for a 40.00 foot Wide Access Easement
Project No. 23-226
November 30, 2023

Situated in the City of Medina, County of Medina, State of Ohio, being known as part of Medina City Lot (MCL) 8565 as shown by plat recorded in Document Number 2000PL000039 of the Medina County Recorder's Records, also being part of lands conveyed to Gowe Leasing Limited by deed dated May 24, 2018 as recorded in Document Number 2018OR010885 of the Medina County Recorder's Records further bounded and described as follows:

Commencing at a point on the Western Right-of-Way of Industrial Parkway, having a 60.00 foot Right-of-Way, also being the Southeast corner of said MCL 8565 and said lands of Gowe Leasing Limited;

Thence along the Western Right-of-Way line of Industrial Parkway, bearing North 00°23'04" West, a distance of 15.00 feet to a point thereon and the **TRUE PLACE OF BEGINNING** of the easement area herein described;

Thence parallel to the Southern line of aforesaid MCL 8565 and said lands of Gowe Leasing Limited, bearing South 89°36'56" West, a distance of 500.00 feet to a point on the Western line of said MCL 8565 and said lands of Gowe Leasing Limited;

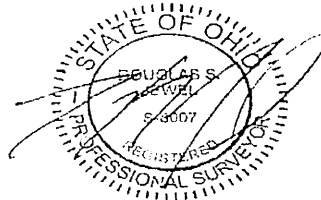
Thence along the Western line of said MCL 8565 and said lands of Gowe Leasing Limited, bearing North 00°23'04" West, a distance of 40.00 feet to a point thereon;

Thence parallel to the Southern line of MCL 8565 and said lands of Gowe Leasing Limited, bearing North 89°36'56" East, a distance of 500.00 feet to a point on the Western Right-of-Way line of Industrial Parkway;

Thence along the Western Right-of-Way of Industrial Parkway, bearing South 00°23'04" East, a distance of 40.00 feet to a point thereon and the **TRUE PLACE OF BEGINNING** containing 0.4591 Acres of land, intending to be a 40.00 width strip of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in November 2023.

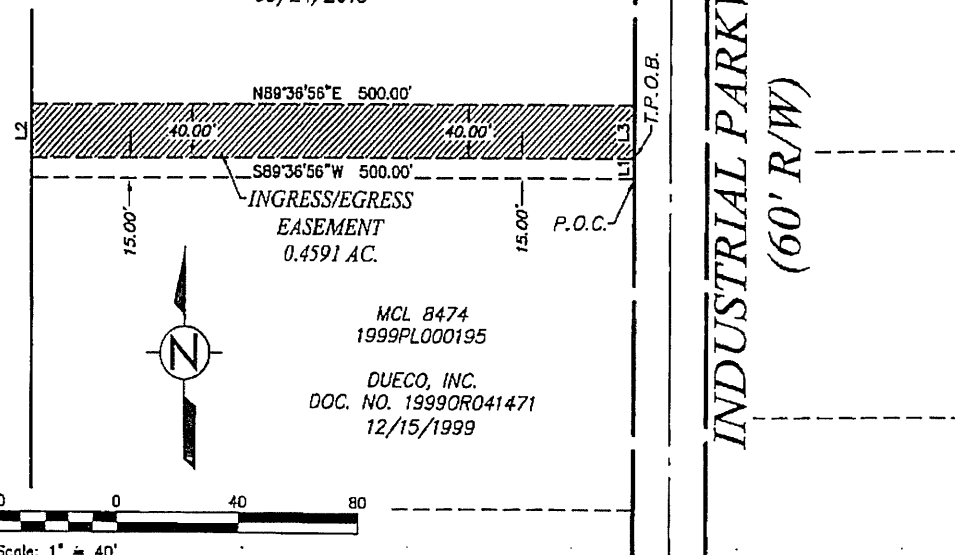
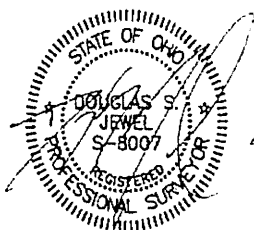


Line Table		
Line #	Direction	Length
L1	N00°23'04"W	15.00
L2	N00°23'04"W	40.00
L3	S00°23'04"E	40.00

SITUATED IN THE CITY OF MEDINA, COUNTY
OF MEDINA, STATE OF OHIO AND BEING
KNOWN AS PART OF MEDINA CITY LOT 8565

MCL 8565
2000PL000039
GOWE LEASING LIMITED
PARCEL 6
DOC. NO. 2018OR010885
05/24/2018

MCL 9205
2018PL000011
BROOKDALE PARK, LLC
PARCEL 2
DOC. NO. 2018OR018411
08/24/2018



MCL 8474
1999PL000195
DUECO, INC.
DOC. NO. 1999OR041471
12/15/1999

INDUSTRIAL PARKWAY
(60' R/W)

EXHIBIT B	
CUNNINGHAM & ASSOCIATES, INC. CIVIL ENGINEERING and SURVEYING 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-723-5900	
Part of MCL 8565 LOCATED IN: STATE OF OHIO COUNTY OF MEDINA CITY OF MEDINA	
DRAWN BY SG	DATE 11/30/23
PROJECT No. 23-226	
ACAD FILE No Exhibit 01	
SHEET NO 1 / 1	