

P.P.N. 00318C04119  
THE TRINITY EVANGELICAL  
LUTHERAN CHURCH  
08/21/2006  
1998OR026475  
6.4364 AC. DEED  
1600 PEARL RD.

P.P.N. 00318C04131  
CARLSON FAMILY PROPERTIES LLC  
11/30/2022  
2022OR024366  
8.6675 AC. DEED  
1650 PEARL RD.

Pearl Road (S.R. 42), 60'  
(A Public Right-of-Way)

CONCRETE APRON  
SEE SHEET 10

PEDESTRIAN  
ACCESS  
CURB RAMP (TYP.)

CONCRETE WALK  
(SEE DETAILS SHEET 10)

6" CONCRETE CURB  
(TYP.)

10' WIDE SANITARY  
SEWER EASEMENT  
VOL. 330, PG 149

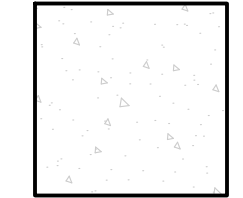
P.P.N. 00318D07058  
RUTH DEMAND TRUSTEE  
05/18/2009  
2009OR010480  
1.6873 AC. DEED  
1625 PEARL RD.

P.P.N. 00318D07040  
BRAUNSCHWEIG LAND HOLDING LLC  
07/11/2022  
2022OR014851  
2.5625 AC. DEED  
PEARL RD.

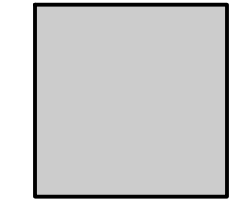
P.P.N. 00318D07013  
MEDINA COUNTY BANK  
12/29/1978  
VOL. 516 PG. 764  
1.0606 AC. DEED  
1575 PEARL RD.

P.P.N. 00318D07043  
YI HUNG HUANG  
03/24/2009  
2009OR005883  
4.627 AC. DEED  
WESTERN RESERVE DR.

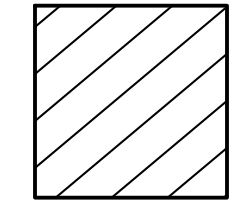
## LEGEND



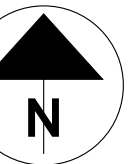
CONCRETE SECTION (SEE SHEET 10)



STANDARD ASPHALT SECTION



HEAVY DUTY ASPHALT SECTION



0 10 20 40  
SCALE (IN FEET)  
1 inch = 20 ft.

COOL BEANS  
SITE PLAN

PROJECT  
NUMBER

2784

DATE

2024-09-11

4  
19

## SITE INFORMATION

PARCEL: 003-18D-07-040  
PARCEL AREA: APPROX. 2.56 AC  
PROPOSED PARCEL 1: 1.14 AC  
PROPOSED PARCEL 2: 1.42 AC  
ZONING C-G GENERAL COMMERCIAL (CHAPTER 1260)

|                       | PER CODE             | SHOWN |
|-----------------------|----------------------|-------|
| MIN. FRONT YARD:      | 30'                  | 30'   |
| MAX. FRONT YARD:      |                      |       |
| EX. ROW <90':         | 75'                  |       |
| EX. ROW =, >90':      | 60'                  | 60'   |
| OTHER STREETS:        | 60'                  |       |
| MIN. SIDE YARD:       | 50' ADJ. RESID.      | 50'   |
| MIN. REAR YARD:       | 25', 50' ADJ. RESID. | 25'   |
| MAX. BUILDING HEIGHT: | 45'                  |       |

PARKING: (CHAPTER 1276)  
-PER LANDSCAPE REQUIREMENTS  
(1282.06g) MIN. 10' PLANTED LANDSCAPE STRIP ADJACENT TO ROW  
-PER LANDSCAPE REQUIREMENTS  
(1282.08g) MIN. 5' PERIMETER SCREENING STRIP AROUND PARKING