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MACEDONIA PAD SITE

613 E Aurora Road
Macedonia, Ohio



HIGHLIGHTS

- 0.89-acre outparcel available
- 140' of frontage on E Aurora Road
- PPN: 33-03696
- Great accessibility to State Route 8, Interstate 271, and State Route 82
- Located on State Route 82 at the entrance of Macedonia Commons, anchored by Walmart, Hobby Lobby, Kohl's, The Home Depot, and Cinemark
- Rear access connects the site to adjacent properties and the signalized intersection at Summer Road

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2023 Projection	38,505	72,402	147,787
2018 Estimate	38,262	71,891	148,000
INCOME	3 MILE	5 MILE	7 MILE
2018 Average	\$93,661	\$97,409	\$93,609
2018 Median	\$78,398	\$77,421	\$69,130
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2018 Employees	18,791	44,711	106,304

LEASING INFORMATION

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CLEVELAND THE OFFICES AT LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

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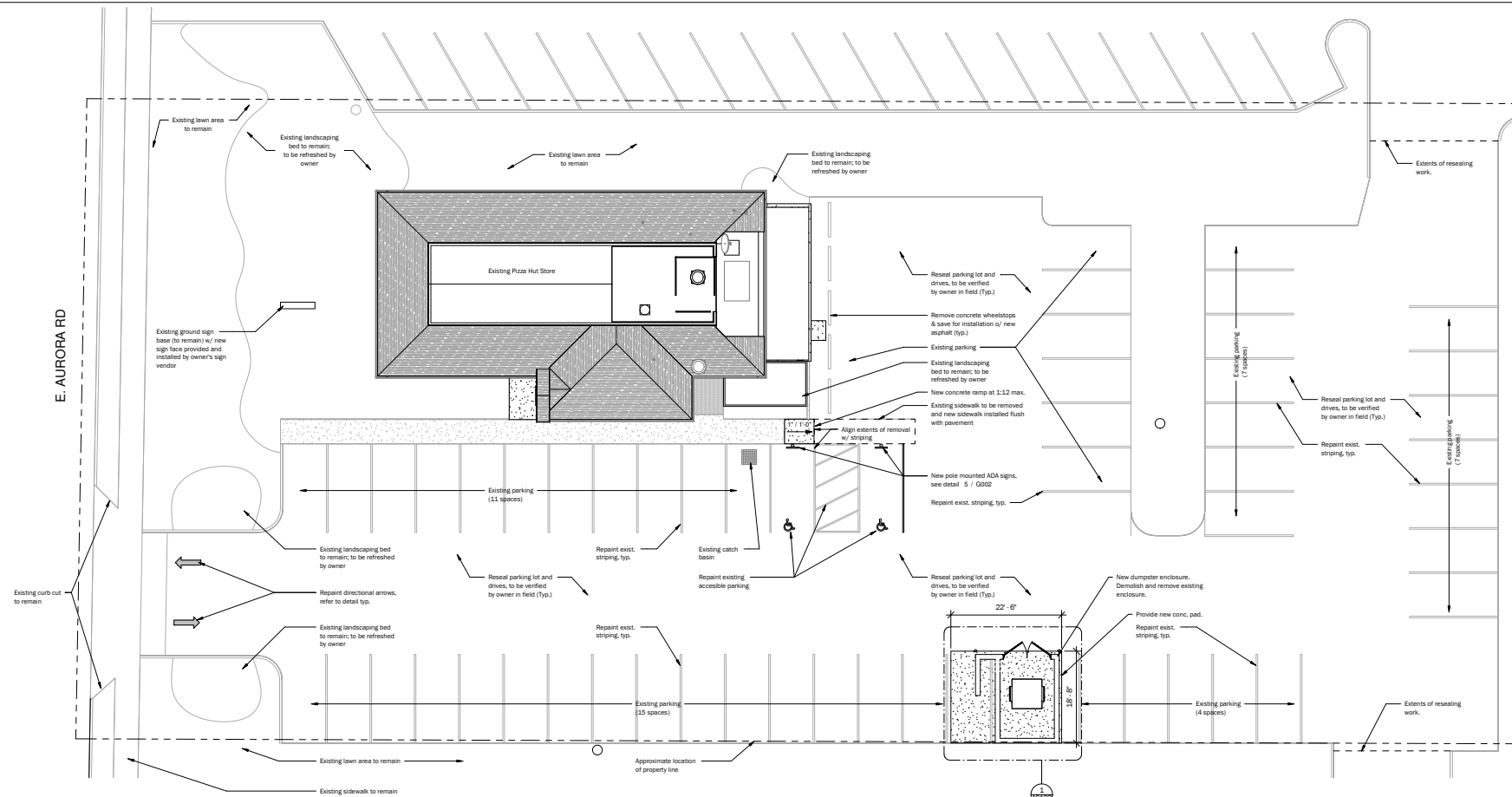
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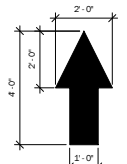
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1 New Site Plan
1" = 10'-0"



2 Directional Arrow
1/2" = 1'-0"

General Site Plan Notes

- All construction or revisions to utilities shall be in accordance with the local building codes.
- Concrete sidewalks are to be 4" minimum (unless noted) using 3,000 psi concrete w/ limestone aggregate and 5% air entrainment w/ 6x6 W1.4 x W1.4 WWM.
- All concrete curbs to be constructed of concrete as per sidewalks.
- All work that is not covered by these plans shall be constructed in accordance with applicable state, county, and local codes. All work in public right-of-ways shall be in accordance with all state and local requirements and standards.
- General trades contractor is responsible for all site related demolition (walks, curbs, lawns, plantings, signage, etc.) U.N.O.
- Control joints and expansion joints in sidewalks to conform with local codes.
- Contractor shall use saw cut @ edge of all pavement construction to be removed.
- The general trades contractor shall be fully responsible for the demolition of existing on-site facilities above and below ground. The contractor is responsible for the removal from the site of all demolished materials, the filling of all depressions caused by demolition, and grading of these areas so as not to be objectionable to view. The contractor shall observe all required safety precautions in the performance of their work.
- Remove all vegetation, roll and compact areas before replacing fill. Fill shall be replaced in 12" layers loose measure and compacted to 95% of maximum density as determined by ASTM D-1557 (latest addition). Fill shall be locally acceptable and suitable for fill purposes (the approval of all compacted areas shall be provided by soils testing company before proceeding with construction).
- Dimensions, building location and grading of this site are based on available information at the time of the layout (deviations may be necessary in the field). Any such changes or conflicts between these plans and field conditions are to be reported to the project coordinator prior to starting construction.
- All landscaping to be by owner. Landscaping to be refreshed to full, manicured appearance.
- Existing lighting to remain.
- All site sign faces to be upgraded to 2016 Pizza Hut sign family. Sign faces will be provided and installed by owner.



Hallrich, Inc.
Pizza Hut - Macedonia
613 East Aurora Road
Macedonia, Ohio 44056

ISSUE DESCRIPTION:
Construction Documents

REVISION	DATE	DESCRIPTION

PROJECT #: 1596
ISSUE DATE: 01/12/2017
DRAWN BY: GJM
CHECKED BY: AEC

AS101
Architectural Site Plan