



BOARDS & COMMISSIONS APPLICATION

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

Application Number **P25-09**

GENERAL	Date of Application <u>5/22/2025</u>
	Property Location <u>1011 Wadsworth Road, Medina, Ohio</u>
	Description of Project <u>Multi-family residential - 15 dwellings / 8 buildings</u>
	R-4 Zoning
CONTACT INFORMATION	Applicant Name <u>Tim Pelton - Landmark Homes</u>
	Address <u>125 N Broadway Street</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone _____ Email _____
	Property Owner Name <u>57 South LLC</u>
	Address <u>3840 Cook Road</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone _____ Email _____
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"/> TC-OV <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>Tim R Pelton</u> <small>Digitally signed by Tim R Pelton DN: cn=Tim R Pelton, o=Renovation Homes, Inc. dba Landmark Homes, ou=VP Operations, email=tpelton@landmarkhomes.biz, c=US Date: 2025.05.21 16:26:44 -04'00'</small> Date <u>5/21/2025</u> <u>Member PR Holdings, LLC</u>
	OFFICIAL USE Zoning District <u>R-4</u> Fee (See Fee Sheet) \$ <u>275</u> Meeting Date <u>6/12/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P25-09 **Wadsworth Road Residential Development**

Property Owner: 57 South LLC
Applicant: Tim Pelton
Location: 1011 Wadsworth Road
Zoning: R-4 (Multi-Family Residential)
Request: Site Plan approval for an attached single-family and detached single-family residential development

LOCATION AND SURROUNDING USES

The subject site is composed of 3.35 acres located on the west side of Wadsworth Road/State Route 57. Adjacent properties contain the following uses and zoning:

- **North** – Multi-Family Residential and Detached Single-Family Residential (R-3)
- **South** – Attached and Detached Single-Family Residential (R-1)
- **East** – Fire Station (P-F) and Single-Family Residential (R-1)
- **West** – Single-Family Residential (R-1)



BACKGROUND & PROPOSED APPLICATION

The applicant is proposing to construct 14 attached single-family dwellings and one detached single-family dwelling on the site. The proposed owner-occupied units include a mix of one-story and two-story layouts. The development will be accessed by a single private street off of Wadsworth Road.

USES

The site is located in the R-4 zoning district which allows attached single-family dwellings and detached single-family dwellings as permitted uses. The site includes 15 two-unit attached single-family dwellings and one detached single-family dwelling.

DEVELOPMENT STANDARDS

The proposed building is located in the R-4 zoning district. The following table indicates general development standard requirements in the zoning district:

	Required	Proposed
Minimum Lot Size/Density	5,400 sq. ft per Unit (27 units)	9,728 sq. ft per Unit (15 units)
Minimum Lot Frontage	40 ft.	370 ft.
Minimum Front Yard Setback	40 ft.	30 ft.
Minimum Side Yard Setback	5 ft.	11 ft.
Minimum Rear Yard Setback	30 ft.	15 ft.
Minimum Usable Open Space	25%	23%

The project does not meet the required front yard setback, rear yard setback, and minimum usable open space. The applicant has submitted a variance application to Section 1127.05, which will be reviewed by the Board of Zoning Appeals.

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The site includes a single access point off of Wadsworth Road. The development's private streets have an "L" shape with an east/west section and a north/south section. A turnaround is also provided in the northwest corner of the site.

The City Engineer has not required a traffic impact study for the project as only 15 units are proposed, but has requested an analysis of site distance. For comparison, Victoria Circle on the east side of Wadsworth Road has 17 dwellings and required no improvements to area roadways.

Required Off-Street Spaces – Attached and detached single-family dwellings require two parking spaces for every dwelling. Each dwelling has a two car garage and a driveway capable of providing parking for four cars. In addition, six guest parking spaces are provided throughout the site.

Parking Dimensions – Ninety-degree parking spaces must be 9 ft. in width and 19 ft. in length with a 24 ft. wide drive aisle. Parking spaces and streets appear to meet minimum requirements.

Sidewalk – A public sidewalk exists on Wadsworth Road and will need to be maintained and replaced where necessary. The project does not have internal sidewalks, which are not required for the development's private streets.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Setback – Section 1145.09(b) requires that a 10 ft. wide landscaped strip must be located between the parking and the right-of-way. Parking is located 40 ft. from the right-of-way and includes the required landscaped strip.

Parking Lot Landscaping – Landscape features or other visual barriers are required between parking and the right-of-way. Plans incorporate landscaping between parking and the right-of-way.

Buffering and Screening – Attached and detached single-family dwellings do not require buffering or screening from adjacent properties. However, landscaping has been provided on the north and west sides of the site to provide screening and fill in gaps in existing landscaping.

Miscellaneous Landscaping – Eight trees are shown adjacent to the right-of-way and trees are shown along the private street.

Trash Enclosure – A trash enclosure is not shown and trash collection is indicated as street-side pickup.

UTILITIES AND STORMWATER

The site has access to public water and a sanitary sewer line runs east/west through the northern part of the property. Stormwater management basins are indicated in the east and northeast areas of the site.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The Engineering Department has required an analysis verifying adequate site distance will be provided for vehicles exiting the development, a single private water tap for the development, and a single address for the development.

The Fire Department has indicated a renumbering of the units, addition and removal of indicated fire hydrants, posting hydrant sides of the streets as “no parking”, and an increase in the T-turnaround radius.

BUILDING ELEVATIONS AND LIGHTING

Architectural plans illustrate craftsman-style buildings with a variety of materials and roof lines. Buildings are one and two stories and incorporate front loaded garages.

Lighting will be provided via garage lights with dusk to dawn timers.

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 application P25-09 as submitted with the following conditions:

- 1. The project shall comply with Section 1127.05 regarding the required front yard setback, rear yard setback, and minimum usable open space or receive variance approval from the Board of Zoning Appeals.
- 2. An analysis shall be submitted to the City Engineer verifying that adequate site distance will be provided for vehicles exiting the development onto Wadsworth Road.
- 3. Additional comments provided by the City Engineer and Fire Department shall be address in the Engineering Plan review process.

Andrew Dutton

From: Patrick Patton
Sent: Tuesday, June 3, 2025 4:19 PM
To: Andrew Dutton
Subject: Engineering Comments: Site Plan Review - 1011 Wadsworth Rd
Attachments: P25-09 File 6-12-25.pdf; Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments for the attached:

1. Please refer to the attached engineering checklist for site plan approval.
2. Applicant must submit an analysis verifying that adequate site distance will be provided for vehicles exiting the driveway onto SR 57.
3. Water service to this property will be through a single tap and will be private; a concrete meter vault will be required.
4. One common address number will be assigned to this site with individual homes assigned unit number.

Thank you.

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



Andrew Dutton

From: Mark Crumley
Sent: Tuesday, June 3, 2025 4:18 PM
To: Andrew Dutton
Cc: Sarah Tome
Subject: Case P25-09; 1011 Wadsworth Rd
Attachments: 20250603151135607.pdf

Andrew,

After review of Case P25-09 for 1011 Wadsworth Rd, I have the following comments:

- 1) To help police, fire and ems to easily locate buildings, the building numbering should be as follow:
Buildings 1, 2 & 3 numbers should remain as shown, continuing counter clock wise building 12 should be 4;
13 should be 5; 15 should be 6; 14 should be 7; 11 should be 8; 10 should be 9; 9 should be 10; 8 should be 11;
7 should be 12; 6 should be 13; 5 should be 14 and 4 should be 15.
- 2) Locate a fire hydrant either in front of or before the building currently marked number 4, also add a fire hydrant on the street side at the corner of building number 3 and remove the proposed hydrant which is located at the end of the private drive.
- 3) Since a revised drawing show the private drive as being 24 feet wide only the fire hydrant side of the street will need to posted as NO PARKING. If the drive that runs north and south is to remain as 22 feet wide then both sides of that street will need to be posted as NO PARKING. If they increase that street width to 24 feet then only the fire hydrant side will need to be posted as NO PARKING.
- 4) The T-turn around for the north/south running drive need the radius increased to allow for fire and ems to easily back their vehicles when using the turn around.

I have attached a drawing which corresponds with my comments.

Thanks

Mark Crumley, Asst. Chief
Medina Fire Department
300 W. Reagan Pkwy.
Medina, Ohio 44256

Office: 330-723-5704

Andrew Dutton

From: Sarah Tome
Sent: Thursday, June 12, 2025 1:39 PM
To: Andrew Dutton
Subject: FW: Z25-15 variance request

From: Barb Sprankle <barbsprankle@yahoo.com>
Sent: Thursday, June 12, 2025 12:26 PM
To: Sarah Tome <stome@medinaoh.org>
Subject: Z25-15 variance request

Hi Sarah,
Thank you for speaking with me regarding this matter.
Our concerns are regarding the reduced rear yard setbacks from 30' to 15'.
We do not know exactly where The Sturbridge Commons property lines are.
The attached picture shows the large pines on raised mounds. With only 15' setbacks, not sure if there will be a negative impact from the construction and close proximity of the dwellings.
Thanks again,
Barb Sprankle
On behalf of Grace Muich, Unit 15
(330)958-9010



Sent from my iPhone

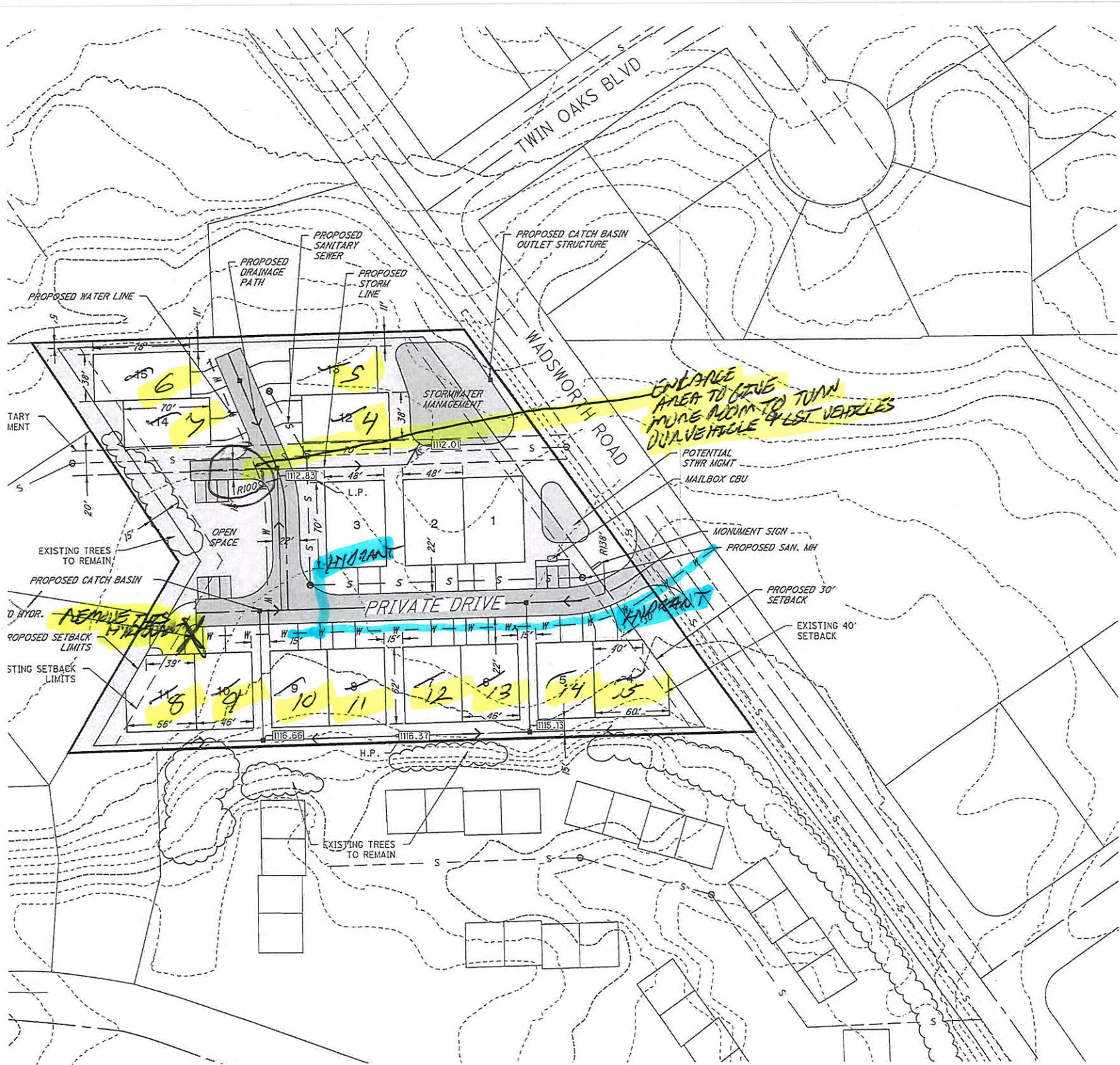
SITE INFORMATION:

SITE LOCATION: 1101 WADSWORTH ROAD (SI
PARCEL: 02819009087 57 SOUTH LLC
SITE AREA: 3.35 AC
CURRENT USE: VACANT
EXISTING ZONING: R-4 MULTIFAMILY RESID
PROPOSED USE: RESIDENTIAL FEE SIMPLE

-MIN. LOT AREA:	PER
-MIN. LOT WIDTH:	5,4C
-MIN. LOT FRONT YARD:	100'
-MIN. LOT REAR YARD:	40'
-MIN. LOT SIDE YARD:	30'
-MIN. USABLE OPEN SPACE:	5'
-MIN. PARKING SPACES:	25%
	33

PROPOSED LINEAR FEET OF PRIVATE DRIVE
PROPOSED PRIVATE DRIVE: ASPHALT, 22'Y
TOTAL PROPOSED UNITS: 15
PROPOSED NUMBER OF BUILDINGS: 8
GUEST PARKING SPACES: 9 (ASPHALT PARK
PARKING REQUIREMENTS (CHAPTER 1149):
-MIN. PARKING: 2 SPACES PER
+ 1 VISITOR SPACE FOR E

UNIT FRONT YARD: 22'
BUILDING SPACING: 15' SIDE-TO-SIDE
TRASH COLLECTION: STREET SIDE PICKUP
MAINTENANCE: HOA NEIGHBORHOOD MAINTI
TOTAL NUMBER OF DWELLINGS:
TOTAL NUMBER OF SITE ACREAGE USED F:
RESIDENTIAL USES:
NONRESIDENTIAL USES:
PAYEMENT:
OPEN SPACE:





Project Narrative – Station 3

Project Name: Station 3

Project Address: 1101 Wadsworth Road (SR 57), Medina, Ohio 44256

Parcel Number: 02819D09087

Applicant: PR Holdings LLC

Address: 125 North Broadway, Medina, OH 44256

Agent: Timothy Pelton | (330) 571-8100

Property Owner: 57 South LLC

Date of Submission: May 21, 2025

Project Description

The proposed Station 3 development will feature a blend of single-family and multifamily residential units across a total of 15 lots. Homes will range in size from 1,600 to 2,200 square feet and consist of a mix of one-story and two-story layouts. All residences are intended for primary owner occupancy and will include attached garages for resident convenience.

Site & Zoning Details

The project site is currently zoned R-4 Residential, which allows for medium-density residential development. As part of the project proposal, the applicant is requesting the following zoning variances:

- Front yard setback: 30 feet in lieu of the required 40 feet
- Rear yard setback: 15 feet in lieu of the required 30 feet
- Usable open space: 0.75 acres in lieu of the required 0.83 acres

The proposed building envelopes range between 46' x 62' and 38' x 70'. The setbacks for the site are proposed at 30 feet front, 15 feet rear, and 11 feet minimum side yard. Surrounding properties are residential in nature, consisting of both single-family and multifamily homes, making this development consistent with the area's established residential character.



Design & Architecture

Station 3 will feature cottage-style architecture designed for long-term aesthetic appeal and low maintenance. Homes will utilize a mix of horizontal, vertical, and shake vinyl siding, complemented by decorative trim and stone accents. The overall design reflects a craftsman-style character, promoting architectural interest while aligning with the design guidelines of the City of Medina.

Infrastructure & Utilities

Access to the development will be provided by a single private drive connecting to Wadsworth Road (SR 57). The project will utilize city water and sewer systems, and a comprehensive stormwater management plan is being developed and will be reviewed and approved by the City Engineer.

The existing commercial structure on-site will be demolished, and the site will be regraded as needed. Existing perimeter mounding will remain in place to provide natural screening and buffering from adjacent uses.

Environmental & Site Conditions

There are no known wetlands or floodplains present on the site. Minimal grading is required to meet engineering standards. The existing trees and mounding along the western boundary of the site will be preserved, and additional tree plantings along Wadsworth Road are planned to enhance natural privacy and visual appeal.

A designated open green space will be created near the center of the western boundary, in front of the existing tree line. This communal space is intended for passive recreation and may include a future dog park to serve the residents.

Community Impact & Benefits

This development aligns with Medina's Comprehensive Plan and residential growth goals, transforming a currently vacant and deteriorating commercial property into a vibrant and attractive neighborhood. The project will increase local housing supply while enhancing property values in the surrounding area.

The limited traffic impact will be managed via a single entrance, minimizing disruption to existing roadways. Although this development is not specifically targeted for affordability, it

STATION | 3

"FIREHOUSE ROOTS TO FAMILY LIVING"

adds valuable diversity to the city's housing stock. Public infrastructure enhancements, including sidewalks and street lighting, will be integrated into the site design.

Construction Details

The project is planned as a single-phase development, with site work scheduled for completion by winter 2025/ spring 2026. Lots will be made available for sale immediately thereafter, with a projected full build-out and sellout by 2028.

Attachments (Provided Separately)

- Site Plan
- Floor Plans
- Elevations/Renderings
- Zoning Map
- Landscaping Plan
- Utility Plans

Andrew Dutton

From: Justin Fields
Sent: Thursday, May 29, 2025 11:41 AM
To: Andrew Dutton
Cc: Darin Zaremba
Subject: Email

Andrew,

See below for email that is still being blocked.


⚠ Message was blocked due to No SPF Record

[Search for similar messages](#) 

Re: 3051 (drg#) STATION 3 - MEDINA SITE AND VARIANCE APPLICATIONS

From: Tim Pelton <tpelton@landmarkhomes.biz>
To: Andrew Dutton <adutton@medinaoh.org>

PREVIEW SOURCE

 Images in this message are not automatically shown.

No Street lighting. each unit will have garage lights installed on dusk to dawn timers this has served us well in proj

Tim Pelton
330-571-8100
tpelton@landmarkhomes.biz
Landmark Homes
a division of Renovation Homes, Inc.
www.landmarkhomesmedina.com





PROPOSED SITE CONDITIONS

FOR
STATION 3

1011 WADSWORTH ROAD
CITY OF MEDINA, COUNTY OF MEDINA, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 1101 WADSWORTH ROAD (SR 57), MEDINA, OH 44256
PARCEL: 02819D09087 57 SOUTH LLC
SITE AREA: 3.35 AC
CURRENT USE: VACANT
EXISTING ZONING: R-4 MULTIFAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL FEE SIMPLE PLOT

	PER CODE:	SHOWN:
-MIN. LOT AREA:	5,400 SQFT/UNIT	9,728 SQFT/UNIT
-MIN. LOT WIDTH:	100'	405'
-MIN. LOT FRONT YARD:	40'	30'
-MIN. LOT REAR YARD:	30'	15'
-MIN. LOT SIDE YARD:	5'	11' MIN
-MIN. USABLE OPEN SPACE:	25% (0.83 AC)	0.77 AC
-MIN. PARKING SPACES:	33	36

PROPOSED LINEAR FEET OF PRIVATE DRIVES: 680 LF (0.35 AC)
PROPOSED PRIVATE DRIVE: ASPHALT, 22'-24'W ROADWAY, 16'W TURNAROUND
PROPOSED NUMBER OF BUILDINGS: 8
GUEST PARKING SPACES: 9 (ASPHALT PARKING AREAS)
PARKING REQUIREMENTS (CHAPTER 1149):
-MIN. PARKING: 2 SPACES PER DWELLING UNIT
+ 1 VISITOR SPACE FOR EACH 5 DWELLING UNITS

UNIT FRONT YARD: 22'

BUILDING SPACING: 15' SIDE-TO-SIDE

TRASH COLLECTION: STREET SIDE PICKUP

MAINTENANCE: HOA NEIGHBORHOOD MAINTENANCE

TOTAL NUMBER OF DWELLINGS: 15

TOTAL NUMBER OF SITE ACREAGE USED FOR:

RESIDENTIAL USES:	1.19 AC
NONRESIDENTIAL USES:	1.02 AC
PAVEMENT:	0.38 AC
OPEN SPACE:	0.77 AC

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004





SITE LANDSCAPE PLAN
SCALE: 1"=50'

LANDSCAPE PLAN
FOR
STATION 3
1011 WADSWORTH ROAD
CITY OF MEDINA, COUNTY OF MEDINA, STATE OF OHIO

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLAN OR NOT.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES AND TREES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES AND DEPRESSIONS.
7. CONTRACTOR SHALL PLACE TOPSOIL AND SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A STANDARD FOR NURSERY STOCK
9. FINAL PLACEMENT OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A STAKE OR FLAG INDICATING VARIETY AND TREE SIZE
10. ALL PLANT TOTALS ARE TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO PLANTING
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE PRIOR TO BID DATE IN WRITING.
12. ALL NEW LANDSCAPE PLANTING SHALL BE GUARANTEED FOR FOR A PERIOD OF 1 YEAR FOLLOWING FINAL INSPECTION BY OWNER'S REPRESENTATIVE. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
13. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SEEDED AND 12" FOR PLANTING BEDS. USE SUITABLE TOPSOIL FROM STOCKPILED SITE STRIPPING OR OTHER SOURCE WITH APPROVAL FROM OWNER'S AGENT. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEIOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE
14. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL (IF APPLICABLE)

PLANT SCHEDULE TREES & BUFFERS

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DECIDUOUS TREES					
	AC BO	Acer saccharum 'Bonfire'	Bonfire Sugar Maple	2.5" Cal. B&B	3
EVERGREEN TREES					
	PI ST	Pinus strobus	White Pine	6' Ht.	13
FLOWERING TREES					
	CE CA	Cercis canadensis 'NC2016-2'	Flame Thrower® Eastern Redbud	2" Cal. B&B	8
STREET TREES					
	AC JE	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	15
	LI RO	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	2.5" Cal.	7
SHRUBS					
	TH GG	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	Cont. 20
	VI PL	Viburnum plicatum tomentosum 'Mariesii'	Marie Doublefile Viburnum	5 gal.	Cont. 10
	VI MO	Viburnum x burkwoodii 'Mohawk'	Mohawk Viburnum	3.5' Ht.	Cont. 9

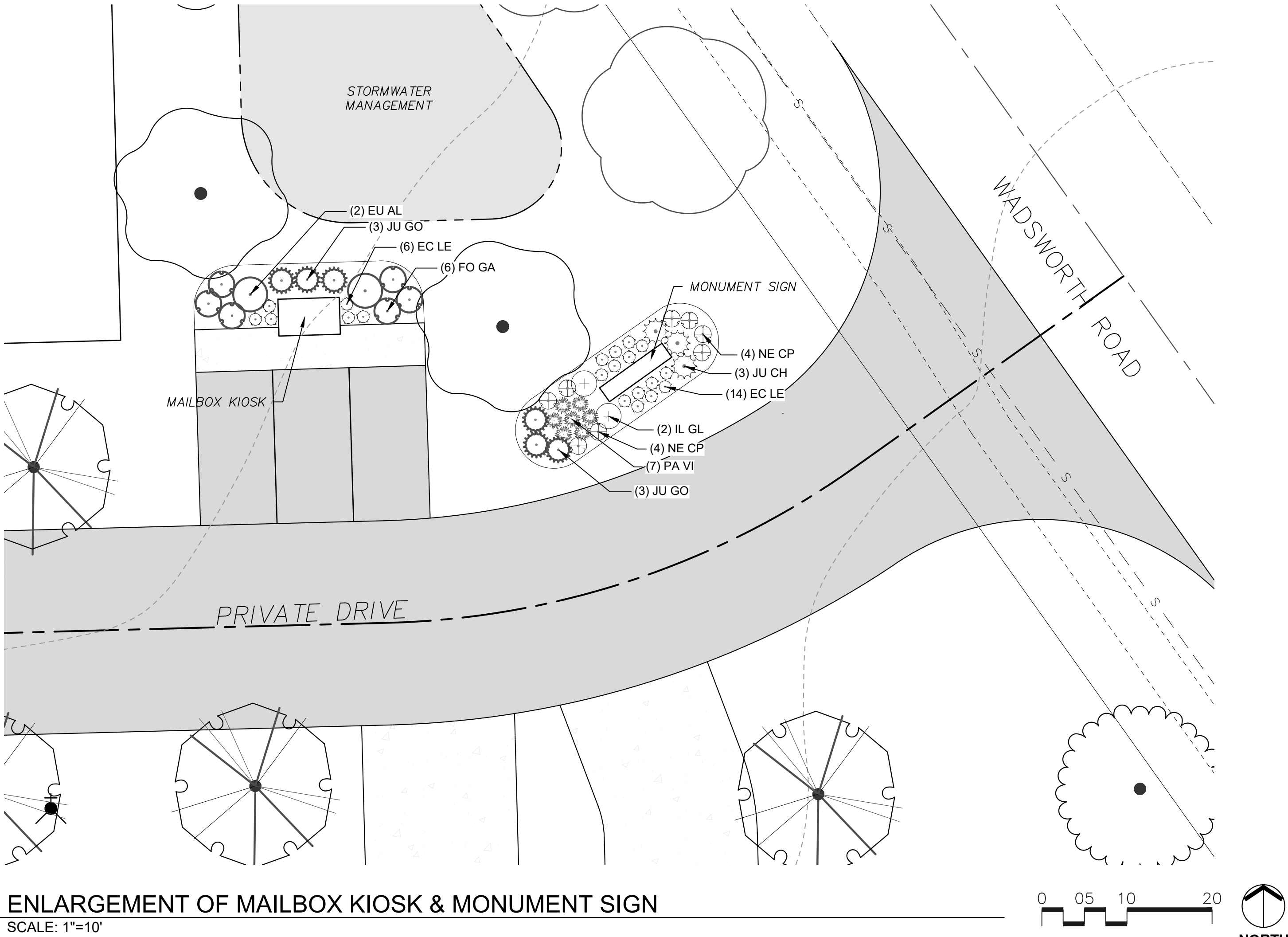
NOTES

1. SEE SHEET 2 OF 3 AND THIS SHEET FOR PLANTING NOTES, GENERAL NOTES, AND PRODUCT HANDLING, STORAGE AND DELIVERY NOTES.
2. SEE SHEET 3 OF 3 FOR LANDSCAPE DETAILS.

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004



NOT FOR CONSTRUCTION



ENLARGEMENT OF MAILBOX KIOSK & MONUMENT SIGN
SCALE: 1"=10'

PLANT SCHEDULE MAILBOXES & ENTRY SIGN

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS						
	EU AL	Euonymus alatus 'Compactus'	Compact Burning Bush	3 gal.	Cont.	2
	FO GA	Fothergilla gardenii 'Mt. Airy'	Mt. Airy Dwarf Witchalder	3 gal.	Cont.	6
	IL GL	Ilex glabra 'Densa'	Inkberry Holly	1.5' Ht.	Cont.	2
	JU CH	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	1.5' Ht.	Cont.	3
	JU GO	Juniperus x 'Grey Owl'	Grey Owl Juniper	3 gal.	Cont.	6
GRASSES						
	PA VI	Panicum virgatum 'Rotstrahlbusch'	Red Ray Switchgrass	3 gal.	Cont.	7
PERENNIALS						
	EC LE	Echinacea x 'Balsomemymim'	Sombrero® Lemon Yellow Improved Coneflower	2 gal.	Pot	20
	NE CP	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Cont.	8

PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION FROM AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI) AND SHALL HAVE PASSED ANY INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- THE SUPPLIER OF ALL VEGETATION SHALL CERTIFY THAT THE ORIGIN OF THE SEEDS FROM WHICH THE PLANTS WERE PRODUCED IS FROM HARDINESS ZONES 6 AND 7, FROM THE EASTERN OR CENTRAL PORTIONS OF THE U.S., PRIOR TO PLANTING.
- ANY NURSERY SUPPLYING THE STOCK SHALL PROVIDE A CURRENT NURSERY INSPECTION CERTIFICATE FROM THE STATE DEPARTMENT OF AGRICULTURE, OR PROVIDE AT LEAST THIRTY DAYS ADVANCE NOTICE FOR OWNER TO INSPECT THE PLANT SOURCE AREAS AT OWNER'S DISCRETION. ANY SUCH INSPECTION IS NOT DEEMED APPROVAL OF THE PLANT MATERIALS.
- ALL PLANTS SHALL BE SET STRAIGHT, OR PLUMB.
- BACKFILL THE PLANTING HOLES WITH THE IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS, AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER.
- FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH (MIN. 2" THICK) ATOP ENTIRE PLANTING HOLE. THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS. SAID AREAS SHALL BE SLIGHTLY RAISED (2-3"), RELATIVE TO THE SOIL SURFACE.
- THE SHRUBS THAT ARE SPECIFIED AS CONTAINER GROWN SPECIMENS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE PLANTING CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER SHRUB SHALL BE IN THAT CONTAINER A SUFFICIENT TIME SUCH THAT FIBROUS ROOTS ARE FORMED SO THE SHAPE WILL REMAIN AND THE MEDIUM WILL HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER (REFER TO AMERICAN STANDARD FOR NURSERY STOCK).
- DO NOT REMOVE PLANTS FROM CONTAINERS UNTIL IMMEDIATELY BEFORE PLANTING. EXAMINE THE ROOTS TO SEE IF THEY ARE POT BOUND. CAREFULLY SEPARATE ANY POT BOUND OR CRAMPED ROOTS AND SPREAD THEM OUT WHEN PLACING THE PLANT SO THAT THE ROOTS CAN GROW WITHOUT FURTHER CONSTRICTION OF THE ROOT BALL.
- LOCAL CONDITIONS MAY NECESSITATE POST-INSTALLATION WATERING DURING THE WARRANTY PERIOD.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING NON-SURVIVING PLANTS DURING THE WARRANTY PERIOD (12 MONTHS). THE SPECIFICATIONS FOR THE REPLACED PLANTS SHALL BE THOSE PROVIDED IN THE PLANT LIST.
- REFER TO LANDSCAPE DETAILS ON PAGE 3 OF 3 FOR ADDITIONAL GUIDANCE ON PLANTING REQUIREMENTS.
- INVASIVE AND NOXIOUS WEEDS SHALL BE REMOVED MECHANICALLY BY HAND, OR WITH LOCALIZED APPLICATIONS OF HERBICIDE, BY A LICENSED PROFESSIONAL, WHERE NECESSARY.

PRODUCT HANDLING, STORAGE, AND DELIVERY

- HANDLE PLANTS AT ALL TIMES SO THAT ROOTS OR BALLS ARE ADEQUATELY PROTECTED FROM BREAKAGE OF BALLS, FROM SUN AND DRYING WINDS. PLANTS WITH DRIED OUT TOPS OR ROOTS SHALL BE REJECTED.
- ALL PLANT MATERIALS SHALL BE STORED AND DELIVERED IN SUCH A FASHION AND FOR TIME INTERVALS CONSISTENT WITH SOUND HORTICULTURAL PRACTICES.
- PLANT MATERIAL WILL BE TRANSPORTED FROM THE NURSERY TO THE PLANTING AREAS BY SUCH MEANS AS TO AVOID WIND DAMAGE, OVER-CROWDING, OR OTHER MECHANISMS BY WHICH PHYSICAL DAMAGE MAY RESULT TO THE PLANTS.
- PLANT MATERIAL MAY BE RANDOMLY INSPECTED BY THE OWNER UPON ARRIVAL AT EACH PLANTING AREA AND DURING PLANTING ACTIVITIES. MATERIAL FOUND TO BE UNACCEPTABLE WILL BE REJECTED AND THE CONTRACTOR WILL BE REQUIRED TO SUPPLY REPLACEMENT MATERIAL WITHIN A REASONABLE TIME FRAME (I.E. 1-WEEK). UNACCEPTABLE MATERIAL IS TO BE DEFINED AS THE FOLLOWING:
 - (A) PLANTS WITH BENT TRUNKS OR MULTIPLE LEADER
 - (B) PLANTS WITH DISEASED TRUNKS, OR MULTIPLE LEADERS;
 - (C) PLANTS WITH PEST-INFESTED TRUNKS, STEMS OR LEAVES;
 - (D) PLANTS OF INSUFFICIENT SIZE (LESS THAN A SPECIFIED HEIGHT OR CALIPER);
 - (E) PLANTS OF THE WRONG SPECIES/SUP-SPECIES/CULTIVARS;
 - (F) PLANTS HAVING ROOT GIRDLING IN THE CONTAINER;UNLESS OTHERWISE APPROVED BY THE OWNER. JUSTIFICATION FOR USE OF TENTATIVELY REJECTED MATERIAL MAY BE PRESENTED TO THE OWNER.

NOTES

- SEE SHEET 1 OF 3 AND THIS SHEET FOR PLANTING NOTES, GENERAL NOTES, AND PRODUCT HANDLING, STORAGE AND DELIVERY NOTES.
- SEE SHEET 3 OF 3 FOR LANDSCAPE DETAILS.

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TRAVIS G. CRANE, P.E.
330-590-8004



NOT FOR CONSTRUCTION

ONLY IF STAKING IS REQUIRED;
2 PLY RUBBER HOSE (3 REQ'D.
PER TREE)

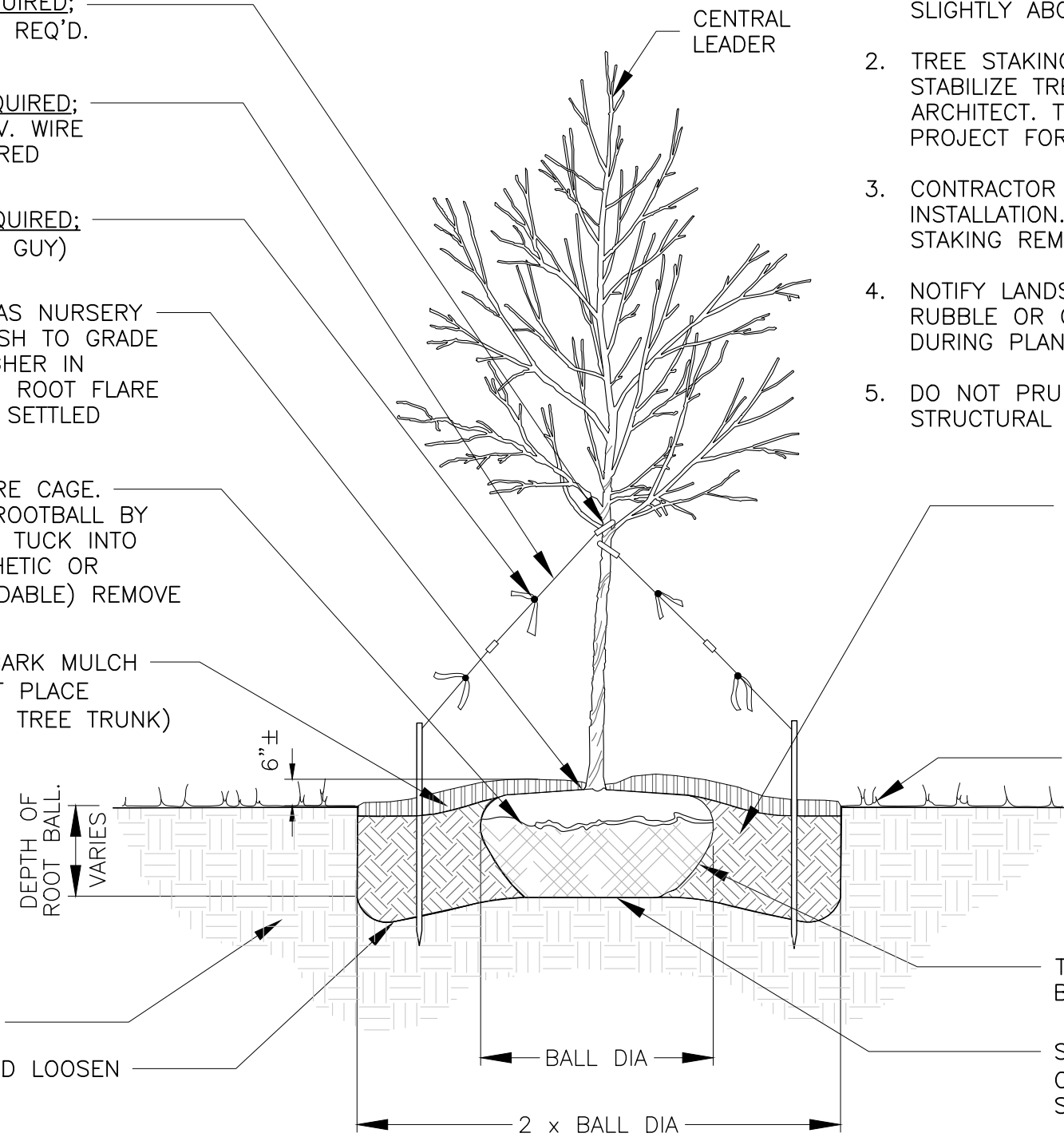
ONLY IF STAKING IS REQUIRED;
2 STRANDS NO. 10 GALV. WIRE
TWISTED. 3 GUYS REQUIRED
PER TREE. 120' APART

ONLY IF STAKING IS REQUIRED;
PLASTIC RIBBON (2 PER GUY)
ATTACHED SECURELY

PLANT AT SAME DEPTH AS NURSERY
OR SET ROOT BALL FLUSH TO GRADE
OR SEVERAL INCHES HIGHER IN
POORLY DRAINING SOILS. ROOT FLARE
MUST BE VISIBLE AFTER SETTLED
PLANTING DEPTH

COMPLETELY REMOVE WIRE CAGE.
REMOVE BURLAP FROM ROOTBALL BY
50%. DO NOT FOLD AND TUCK INTO
HOLE. IF WRAP IS SYNTHETIC OR
TREATED NON-BIODEGRADABLE) REMOVE
COMPLETELY

3" DOUBLE SHREDDED BARK MULCH
SETTLED DEPTH (DO NOT PLACE
MULCH IN CONTACT WITH TREE TRUNK)



NOTES:

1. SET ALL TREES SO THAT WHEN SETTLED THEY WILL BE SLIGHTLY ABOVE (1") THE FINISHED GRADE
2. TREE STAKING SHALL BE DONE ONLY IF NECESSARY TO STABILIZE TREES AS DETERMINED BY LANDSCAPE ARCHITECT. THERE SHALL BE NO ADDITIONAL COST TO PROJECT FOR STAKING IF REQUIRED
3. CONTRACTOR TO REMOVE STAKING AFTER 1-YEAR OF INSTALLATION. THERE SHALL BE NO ADDITIONAL COST FOR STAKING REMOVAL
4. NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING IF RUBBLE OR OTHER UNSUITABLE SOIL IS ENCOUNTERED DURING PLANTING OPERATIONS
5. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS

LIGHTLY TAMP SOIL AROUND THE ROOT
BALL IN 6"LIFTS TO BRACE SHRUB. DO NOT
OVER COMPACT. BACKFILL TO CONSIST OF
ONE PART EXCAVATED SOIL, ONE PART
SPHAGNUM PEAT MOSS OR COMPOST, ONE
PART SAND, AND A SLOW RELEASE
FERTILIZER. WHEN THE PLANTING HOLE HAS
BEEN BACKFILLED, POUR WATER AROUND
THE ROOT BALL TO SETTLE THE SOIL

FINISHED GRADE

TAMP SOIL SOLIDLY AROUND
BASE OF ROOT BALL

SET ROOT BALL ON BOTTOM OF
CROWNED (3" HIGH) COMPACTED
SUBGRADE

1 DECIDUOUS TREE PLANTING

NOT TO SCALE

2"-3" MULCH LAYER ACROSS
PLANTING HOLE.

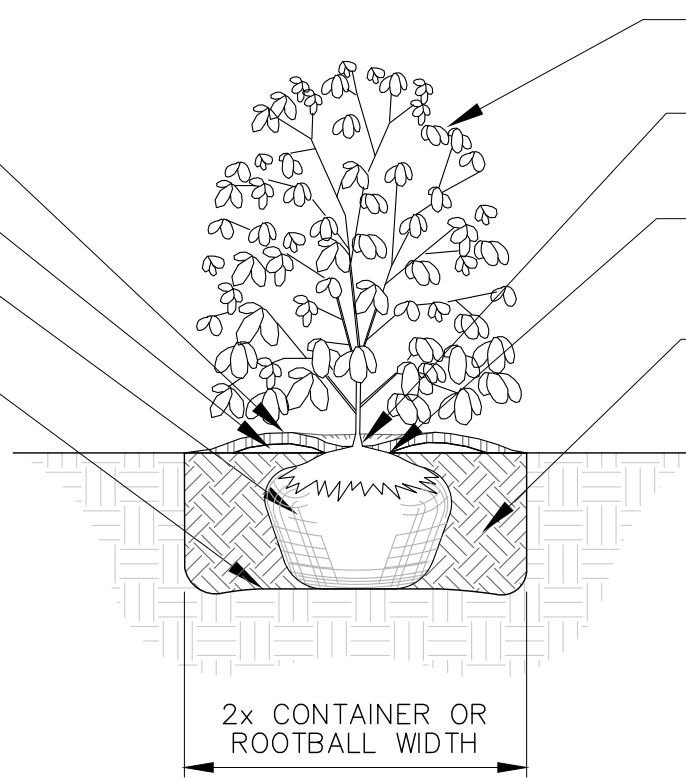
2"-3" HIGH TOPSOIL SAUCER
AROUND PLANT.

LOOSEN ANY CIRCLING ROOTS
PRIOR TO PLANTING.

SCARIFY BOTTOM OF PLANTING HOLE.

NOTES:

1. CONTAINER GROWN STOCK SHALL BE IN THE CONTAINER SUFFICIENT TIME TO ALLOW FIBROUS ROOT FORMATION SUCH THAT THE MEDIUM WILL HOLD TOGETHER AND MAINTAIN SHAPE WHEN REMOVED
2. FOR CONTAINER-GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER



PRUNE ANY DEAD OR DAMAGED
BRANCHES.

DO NOT PLACE MULCH AGAINST STEM
OF SHRUB.

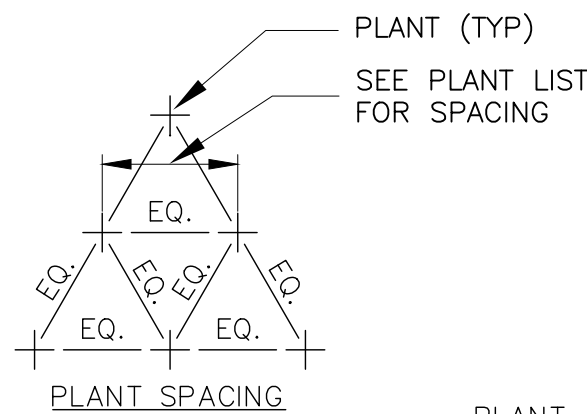
SET ALL SHRUBS SO THAT WHEN
SETTLED THEY WILL BE SLIGHTLY
ABOVE (1") THE FINISHED GRADE.

LIGHTLY TAMP SOIL AROUND THE ROOT
BALL IN 6"LIFTS TO SHRUB. DO NOT
OVER COMPACT. BACKFILL TO CONSIST
OF ONE PART EXCAVATED SOIL, ONE
PART SPHAGNUM PEAT MOSS OR
COMPOST, ONE PART SAND, AND A
SLOW RELEASE FERTILIZER. WHEN THE
PLANTING HOLE HAS BEEN BACKFILLED,
POUR WATER AROUND THE ROOT BALL
TO SETTLE THE SOIL.

2x CONTAINER OR
ROOTBALL WIDTH

2 SHRUB PLANTING

NOT TO SCALE



NOTES:

1. CONTAINER GROWN STOCK SHALL BE IN THE CONTAINER SUFFICIENT TIME TO ALLOW FIBROUS ROOT FORMATION SUCH THAT THE MEDIUM WILL HOLD TOGETHER AND MAINTAIN SHAPE WHEN REMOVED
2. FOR CONTAINER-GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER

PLANT SPACING

PLANT (TYP)

SEE PLANT LIST
FOR SPACING

SEE PLANT SCHEDULE

PLANT MATERIAL SHALL BEAR SAME
RELATIONSHIP TO FINISHED GRADE AS
IT BORE TO EXISTING GRADE

REMOVE CONTAINER AND SCORE
ROOT ZONE

3" DOUBLE SHREDDED BARK MULCH
SETTLED DEPTH (DO NOT PLACE MULCH
IN CONTACT WITH PLANT CROWNS)

FINISHED GRADE

4" AMENDED SOIL (BACKFILL MIX)

LOOSEN SUBGRADE

SUBGRADE

DEPTH OF
ROOTBALL
VARIES

3"

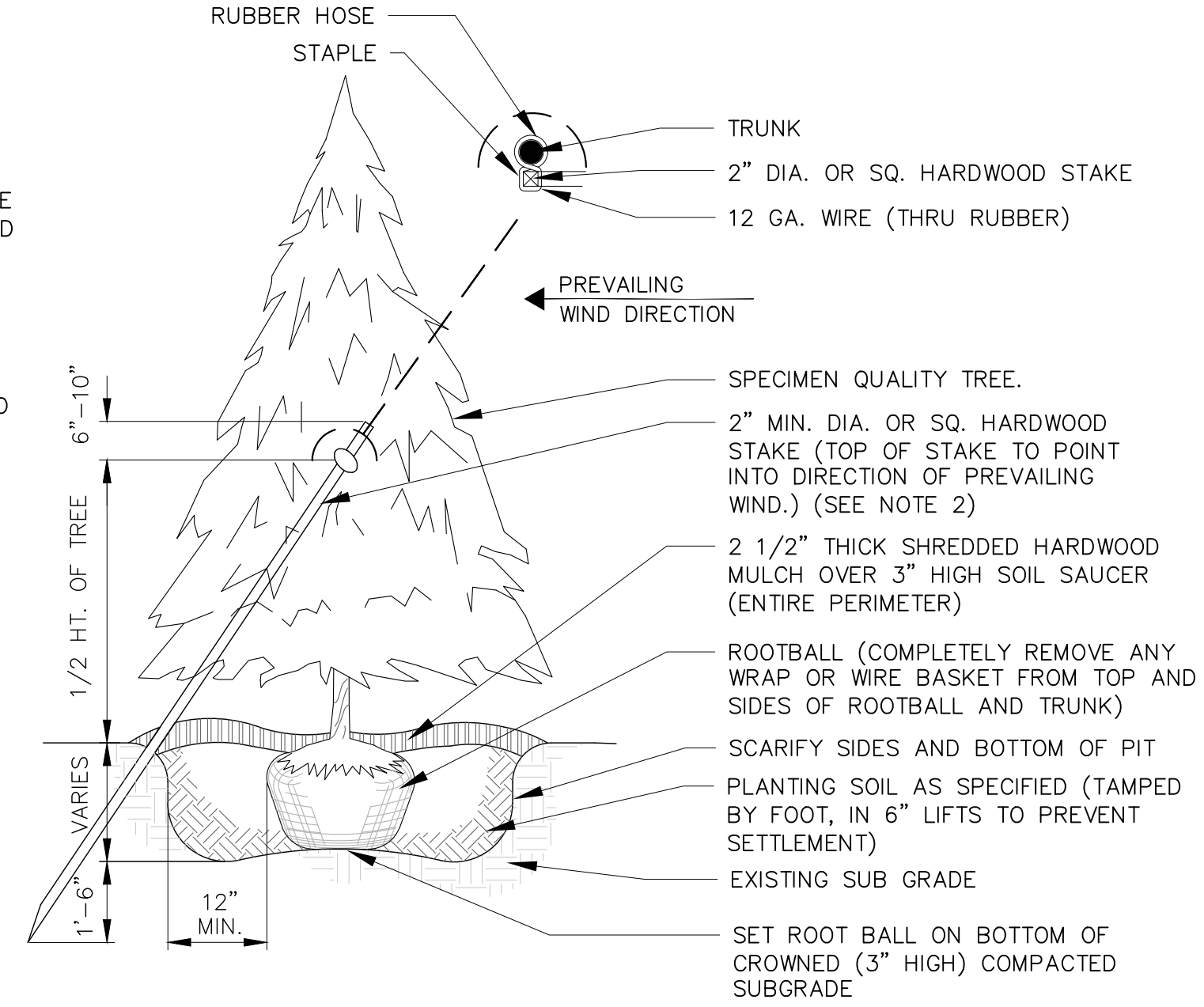
6"

3 PERENNIAL PLANTING

NOT TO SCALE

NOTES:

1. SET ALL EVERGREEN TREES SO THAT WHEN SETTLED THEY WILL BE SLIGHTLY ABOVE (1") THE FINISHED GRADE
2. EVERGREEN TREE STAKING SHALL BE DONE ONLY IF NECESSARY TO STABILIZE TREES AS DETERMINED BY LANDSCAPE ARCHITECT. THERE SHALL BE NO ADDITIONAL COST TO PROJECT FOR STAKING IF REQUIRED
3. NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING IF RUBBLE OR OTHER UNSUITABLE SOIL IS ENCOUNTERED DURING PLANTING OPERATIONS



SPECIMEN QUALITY TREE.

2" MIN. DIA. OR SQ. HARDWOOD
STAKE (TOP OF STAKE TO POINT
INTO DIRECTION OF PREVAILING
WIND.) (SEE NOTE 2)

2 1/2" THICK SHREDDED HARDWOOD
MULCH OVER 3" HIGH SOIL SAUCER
(ENTIRE PERIMETER)

ROOTBALL (COMPLETELY REMOVE ANY
WRAP OR WIRE BASKET FROM TOP AND
SIDES OF ROOTBALL AND TRUNK)

SCARIFY SIDES AND BOTTOM OF PIT
PLANTING SOIL AS SPECIFIED (TAMPED
BY FOOT, IN 6" LIFTS TO PREVENT
SETTLEMENT)

EXISTING SUB GRADE

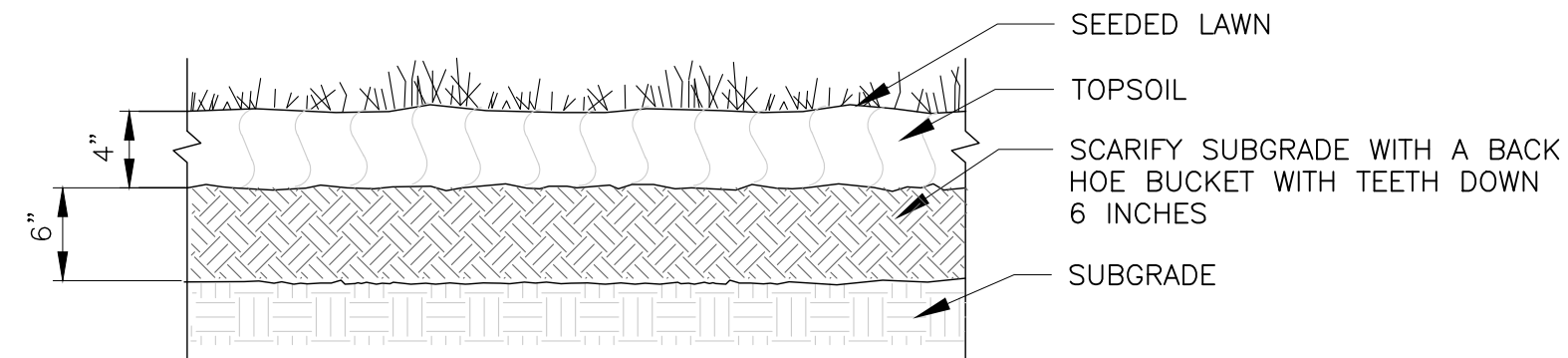
SET ROOT BALL ON BOTTOM OF
CROWNED (3" HIGH) COMPACTED
SUBGRADE

4 EVERGREEN TREE PLANTING

NOT TO SCALE

NOTES:

1. NO LOOSE STRAW MULCH TO BE USED TO COVER SEED
2. CONTRACTOR MUST USE EITHER A 1/2" LAYER OF MUSHROOM MANURE, HYDRO OR PENN MULCH OR FASTENED DOWN STRAW MATTING



5 LAWN

NOT TO SCALE

NOTES:

1. SEE SHEET 1 OF 3 AND 2 OF 3 FOR PLANTING NOTES, GENERAL NOTES, AND PRODUCT HANDLING, STORAGE AND DELIVERY NOTES.
2. SEE THIS SHEET FOR LANDSCAPE DETAILS.

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DAVEY
Resource Group



STATION | 3

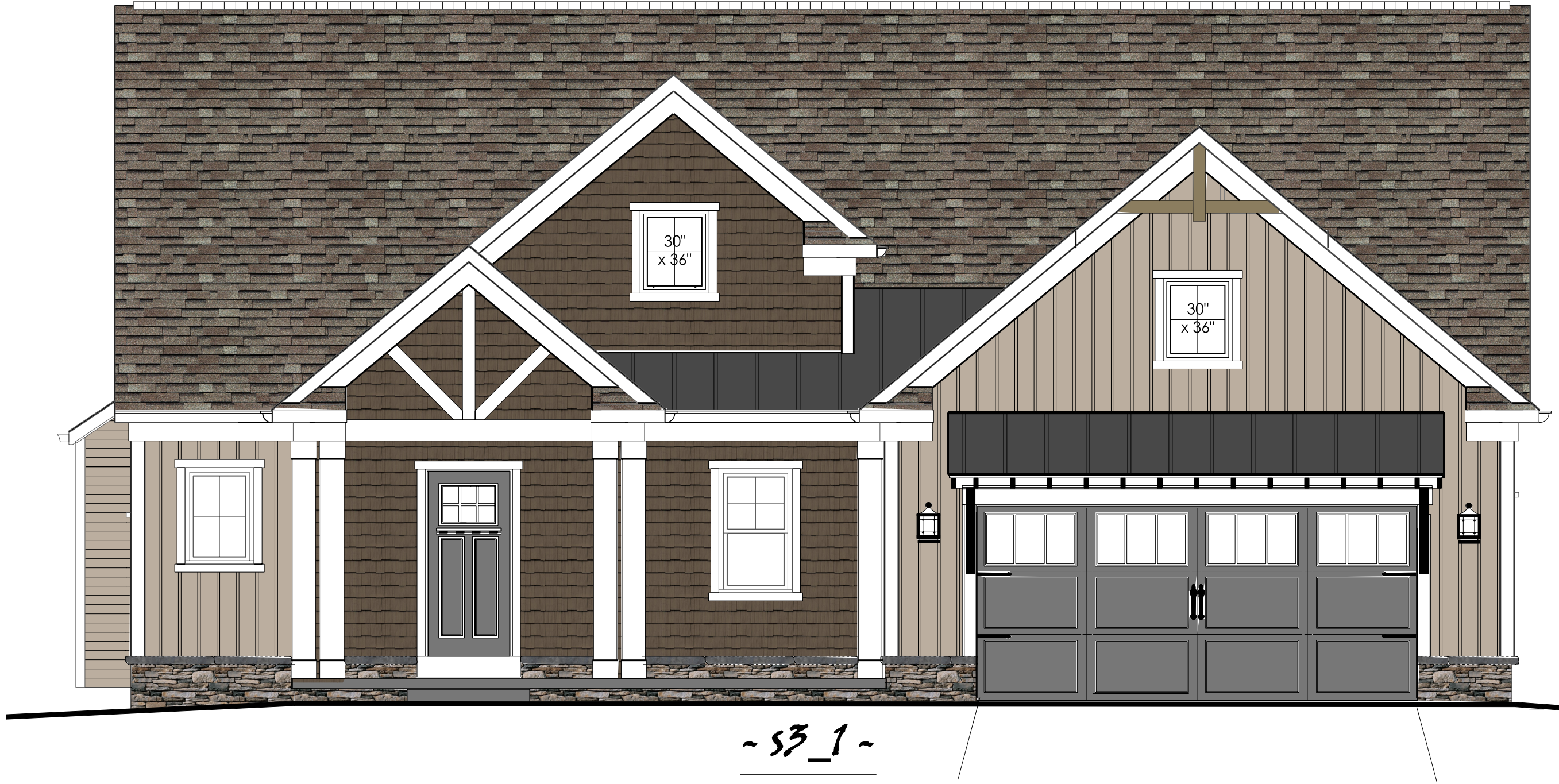
Station 3
—
1101 Wadsworth Road (SR 57)
Wadsworth, Ohio

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SCALE: 1/4" = 1'-0" 0.095" = 1'-0"
Station 3 Streetscape Study
Construction Documents
Printed - 5/21/2025
☐ Director of Design Approval
☐ IP Operations Approval
☒ BID SET
landmarkhomesmedina.com
330-571-8100
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STATION | 3

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SCALE: 11" x 17" ----- 1/4" = 1'-0"

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- S3_6 -

STATION | 3

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SCALE: 1/4" = 1'-0"

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