



BOARDS & COMMISSIONS APPLICATION

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

Application Number **225-15**

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 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 checked="" 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>200</u> Meeting Date <u>6/12/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

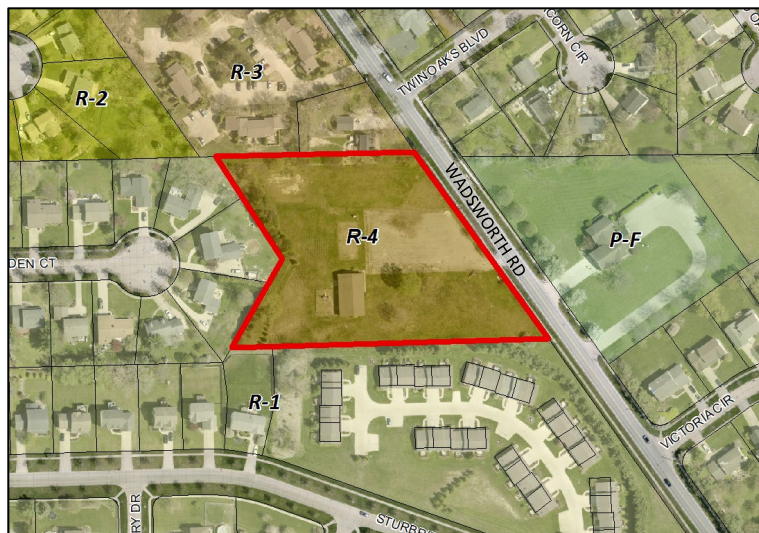
Z25-15 **Wadsworth Road Residential Development**

Property Owner: 57 South LLC
Applicant: Tim Pelton
Location: 1011 Wadsworth Road
Zoning: R-4 (Multi-Family Residential)
Request: Area variance to Section 1127.05 regarding reduced front and rear yard setbacks and reduced open space

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.

BUILDING SETBACKS AND OPEN SPACE (SECTION 1127.05)

Section 1127.05 includes a table of lot development standards which requires a 40 ft. front yard setback, 30 ft. rear yard setback, and 25% of the site for usable open space.

As shown on the submitted plans, Units 1 and 4 are proposed at a 30 ft. front yard setback and Units 11, 14, and 15 are proposed at a 15 ft. rear yard setback.

Usable open space is the area of the site that could be used by all residents which does not include the front yard setback area. The project's calculated usable open space is 23%.

The following table provides a comparison of the requirements of Section 1127.05 and the proposal:

	Required	Proposed
Minimum Front Yard Setback	40 ft.	30 ft.
Minimum Rear Yard Setback	30 ft.	15 ft.
Minimum Usable Open Space	25%	23%

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include but are not limited to the following:

- The property could not yield a reasonable return or have a beneficial use as much smaller unit sizes would be needed to comply with the site's requirements.
- The essential character of the neighborhood will not be altered and there would be no negative impact on the surrounding area.
- The predicament could not be feasibly obviated without a variance as the proposal is the best alternative to develop and improve the site.

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



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

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

In our opinion the property is not likely to yield a reasonable return without the incremental variances requested. The unit sizes would be much smaller and the open spaces between units smaller.

B. Whether the variance is substantial;

In our opinion and compared to typical single family setbacks the variance is not substantial.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

We do not believe the character of the neighborhood would be altered or any negative impact to the surrounding area would be sustained.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

No

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

Yes

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

No we believe this to be the best alternative to develop and improve the site

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

We believe yes.





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)	0.76 AC
-MIN. PARKING SPACES:	33	39

PROPOSED LINEAR FEET OF PRIVATE DRIVES: 680 LF (0.34 AC)
PROPOSED PRIVATE DRIVE: ASPHALT, 22'W ROADWAY, 16'W TURNAROUND
TOTAL PROPOSED UNITS: 15
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:	0.76 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

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
<u>DECIDUOUS TREES</u>						
	AC BO	Acer saccharum 'Bonfire'	Bonfire Sugar Maple	2.5" Cal. B&B	3	
<u>EVERGREEN TREES</u>						
	PI ST	Pinus strobus	White Pine	6' Ht.	13	
<u>FLOWERING TREES</u>						
	CE CA	Cercis canadensis 'NC2016-2'	Flame Thrower® Eastern Redbud	2" Cal. B&B	8	
<u>STREET TREES</u>						
	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	
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
<u>SHRUBS</u>						
	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

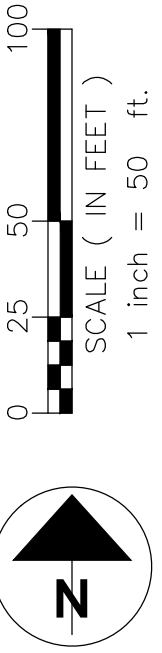
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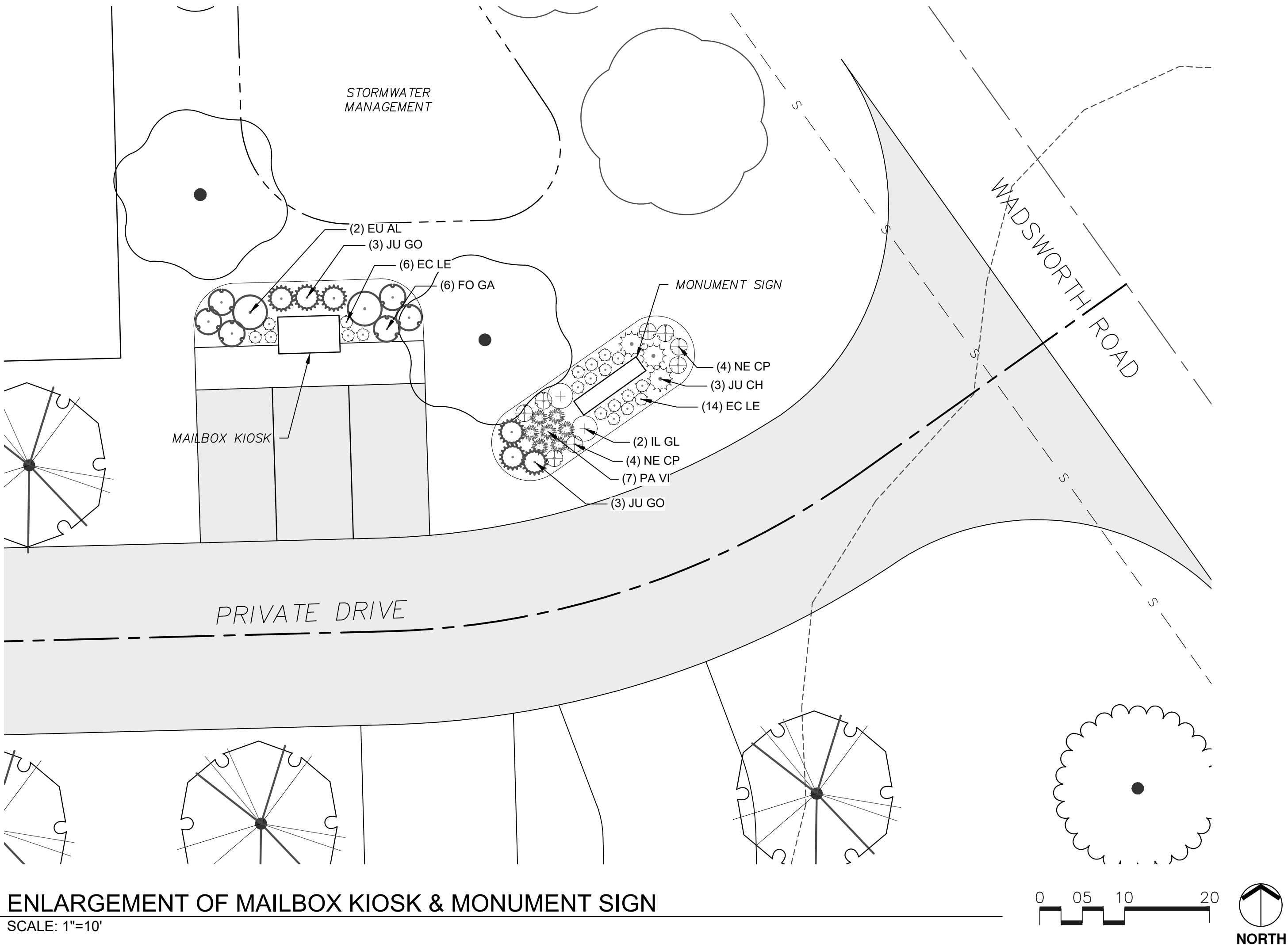
1. SEE SHEET 2 OF 3 AND THIS SHEET FOR PLANTING NOTES, GENERAL NOTES, AND PRODUCT HANDLING, STORAGE AND DELIVERY NOTES.
2. SEE SHEET 3 OF 3 FOR LANDSCAPE DETAILS.

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
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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.

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
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330-590-8004



NOT FOR CONSTRUCTION

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

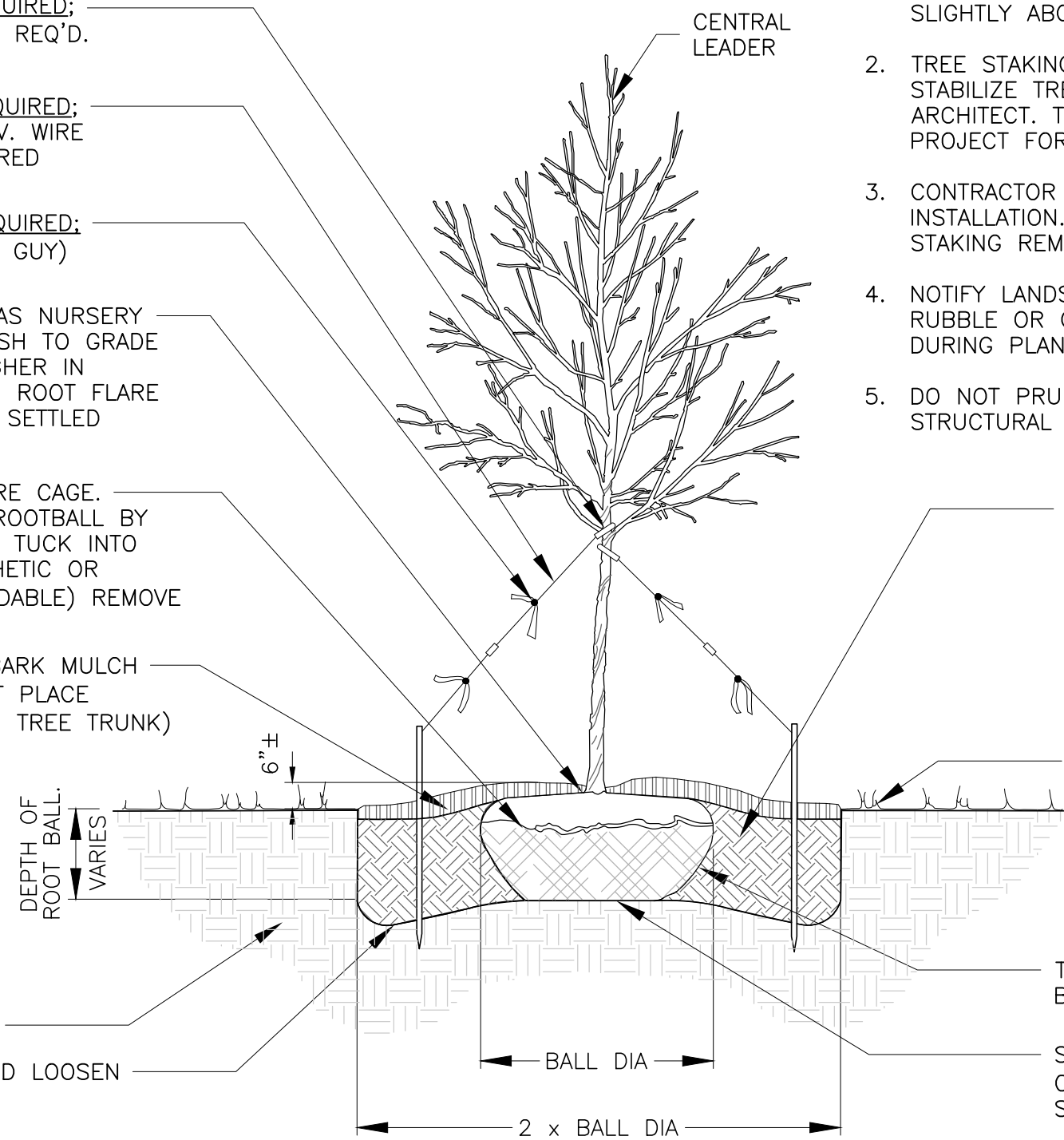
ONLY IF STAKING IS REQUIRED;
2 STRANDS NO. 10 GALV. WIRE
TWISTED. 3 GUYS REQUIRED
PER TREE. 120' APART

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.

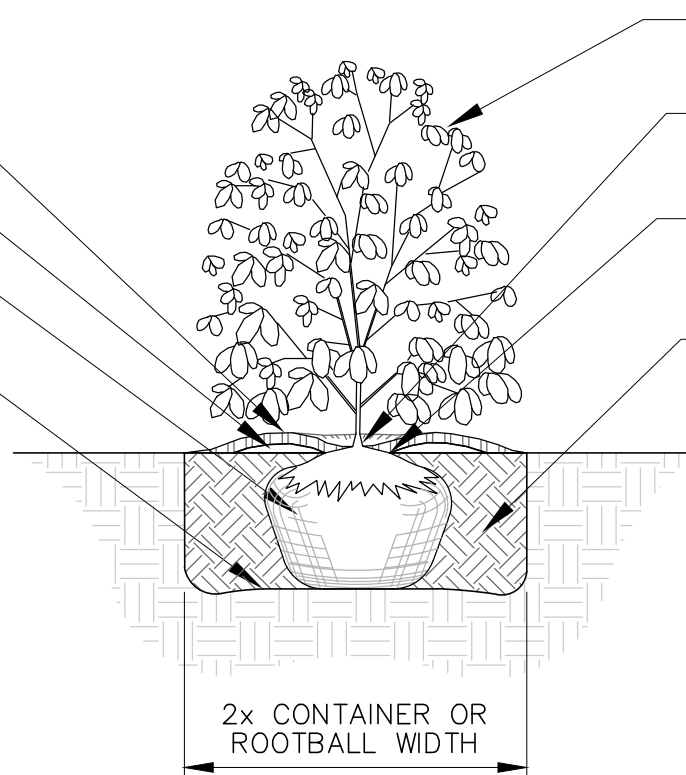
2"-3" HIGH TOPSOIL SAUCER
AROUND PLANT.

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.

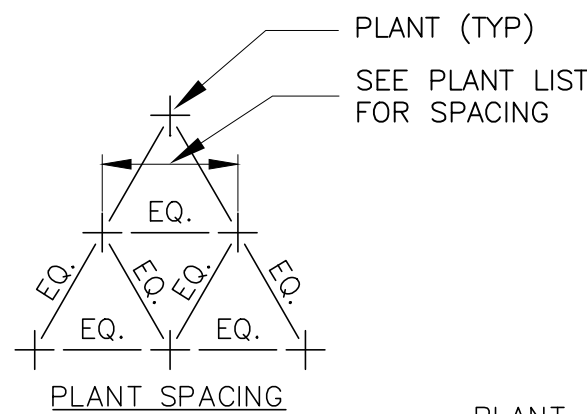
2x CONTAINER OR
ROOTBALL WIDTH

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"

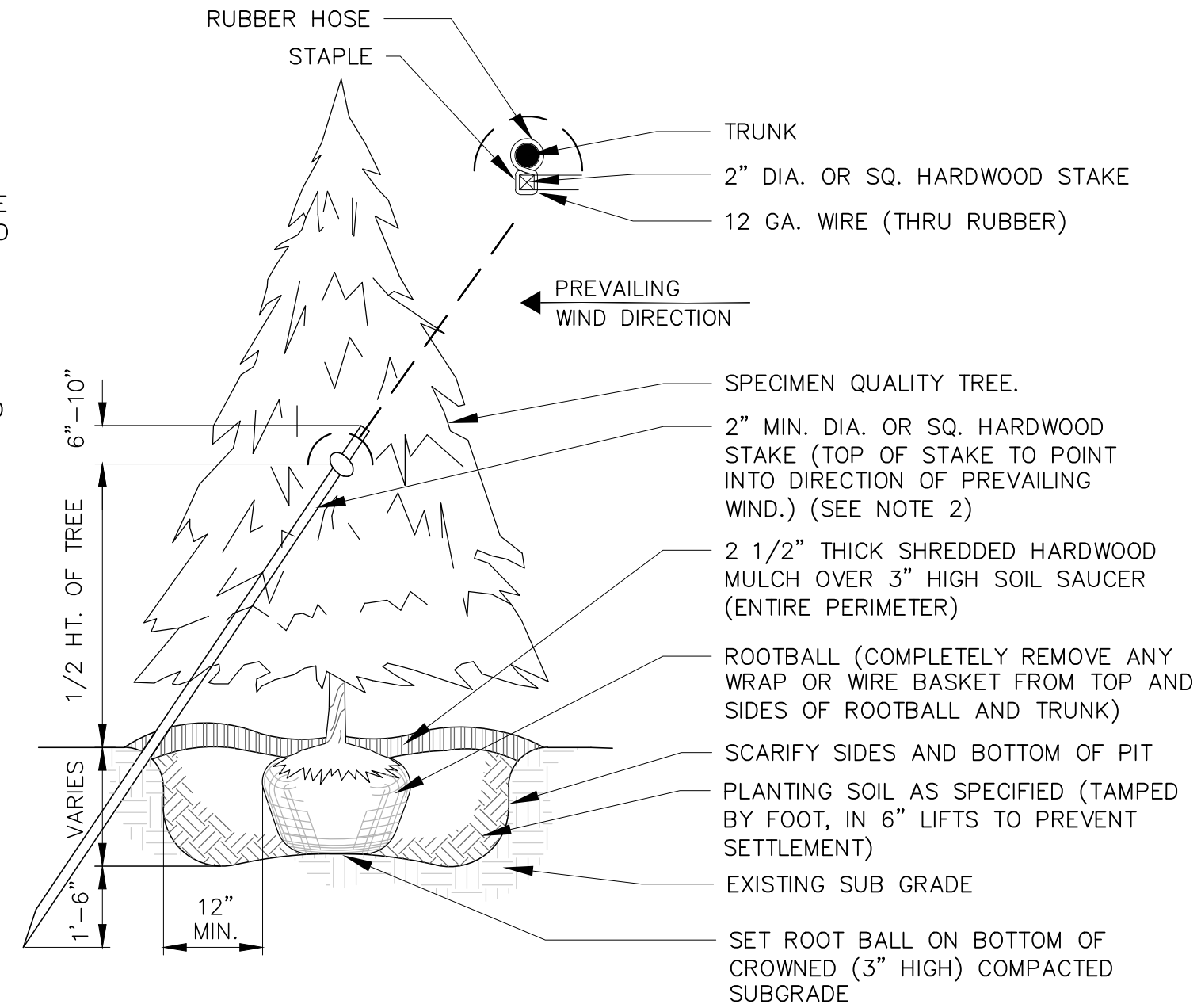
6"

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



RUBBER HOSE

STAPLE

TRUNK

2" DIA. OR SQ. HARDWOOD STAKE

12 GA. WIRE (THRU RUBBER)

PREVAILING
WIND DIRECTION

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

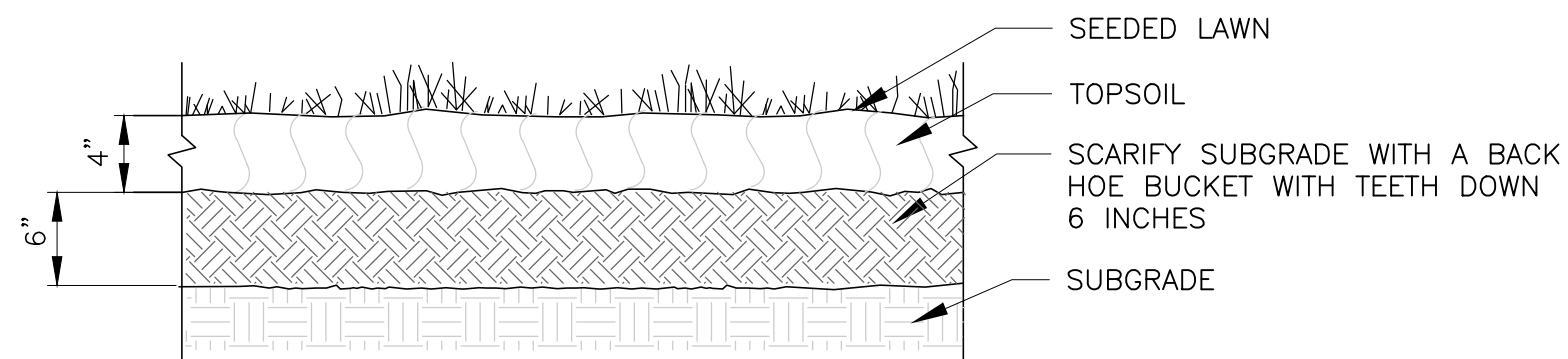
SET ROOT BALL ON BOTTOM OF
CROWNED (3" HIGH) COMPACTED
SUBGRADE

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



SEEDED LAWN

TOPSOIL

SCARIFY SUBGRADE WITH A BACK
HOE BUCKET WITH TEETH DOWN
6 INCHES

SUBGRADE

5 LAWN

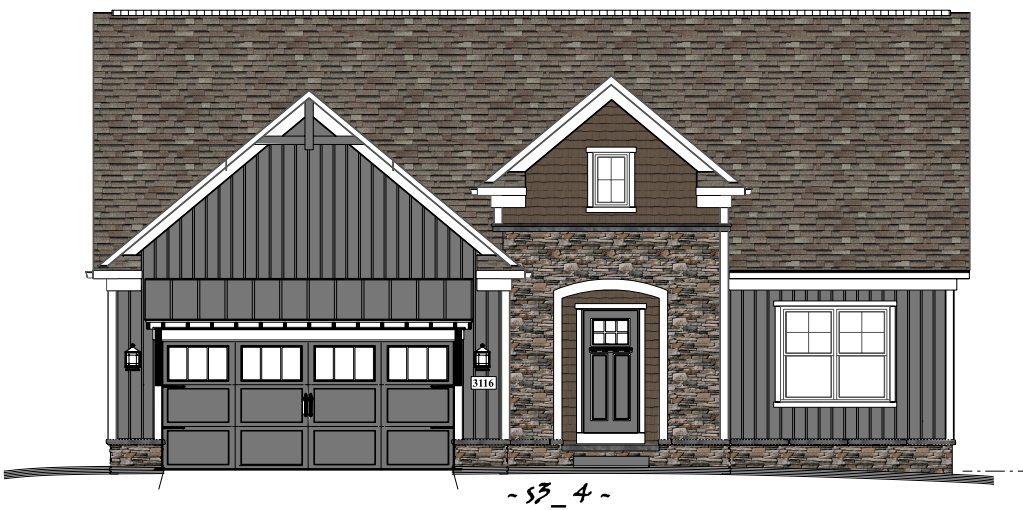
NOT TO SCALE

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.

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

DAVEY
Resource Group





- s3_1 -

STATION | 3

Station 3

1101 Wadsworth Road (SR 57)
Wadsworth, Ohio

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

s3_1

Construction Documents

Printed - 5/21/2025

Director of Design Approval

VP Operations Approval

☒ BID SET

landmarkhomesmedina.com

330-571-8100

SALES@LANDMARKHOMES.BIZ



~ S3_2 ~

STATION | 3

Station 3

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Wadsworth, Ohio

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

S3_2

Construction Documents

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Director of Design Approval

VP Operations Approval

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