BOARDS & COMMISSIONS
APPLICATION

132 North Elmwood Avenue
Phone: 330-722-9023
Fax: 330-722-9045
www.medinaoh.org

Application Number P22-09

GENERAL

Date of Application 4/21/2022

Property Location North Huntington Street with parcel numbers 02819A16042 and 02819A17005

Description of Project Site Plan and Conditional Zoning Certificate approval to allow dog park areas, a future activity area, and parking lot expansion

CONTACT INFORMATION

Applicant

Name Jansen Wehrley

Address 855 Weymouth Rd. City Medina State OH Zip 44256

Phone (330) 721-6921 Email jwehrley@medinaoh.org

Property Owner

Name City of Medina

Address 132 N. Elmwood Ave. City Medina State OH Zip 44256

Phone (330) 725-8861 Email

APPLICATION TYPE

Planning Commission Site Plan ☑ Conditional Zoning Certificate ☑ Code or Map Amendment ☐

Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ Cert. of Appr. (TCOV) ☐ Other ☐

Historic Preservation Board Certificate of Appropriateness ☐ Conditional Sign ☐

Board of Zoning Appeals Variance ☑ Appeal ☐

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 *Jansen Wehrley* Date 4/21/2022

OFFICIAL USE

Meeting Date 5/12/22

Meeting Outcome

Zoning District O-C

Fee (See Fee Sheet) $

Check Box when Fee Paid ☐

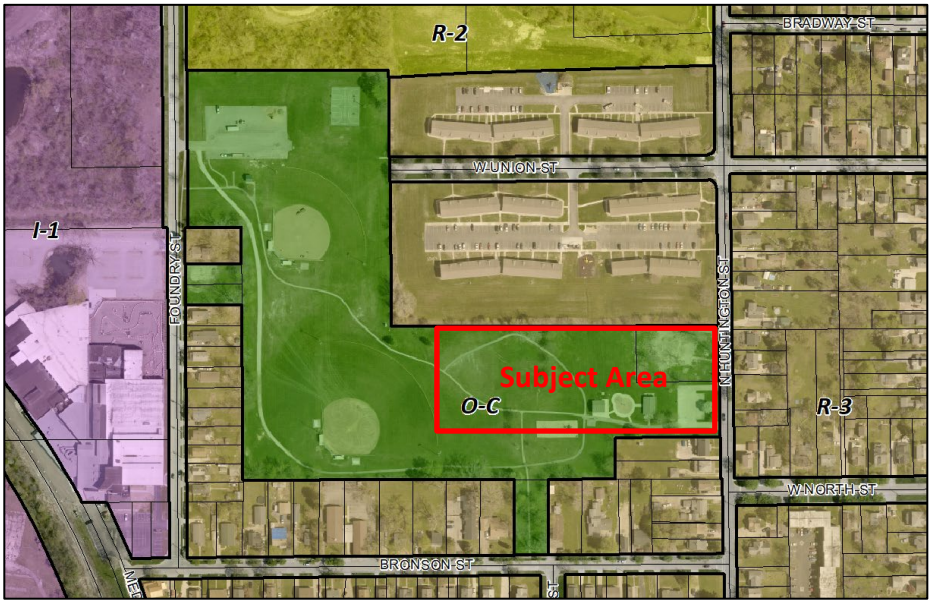
P22-09
Mellert Park Activity Areas and Parking

Property Owner:	The City of Medina
Applicant:	Jansen Wehrley
Location:	North Huntington Street with parcel numbers 02819A16042 and 02819A17005
Zoning:	O-C (Open Space Conservation)
Request:	Site Plan and Conditional Zoning Certificate approval to allow dog park areas, a future activity area, and parking lot expansion

LOCATION AND SURROUNDING USES

The subject site is composed of 15.5 acres located between North Huntington Street and Foundry Street. Adjacent properties contain the following uses and zoning:

- North – Nursing Home (R-2) and Multi-Family Residential (R-3)
- South – Single and Multi-Family Residential and Church (R-3)
- East – Single-Family Residential (R-3)
- West – Single-Family Residential (R-3) and Commercial Recreation and Vacant (I-1)



BACKGROUND & PROPOSED APPLICATION

The site is home to Ray Mellert Park which contains two baseball diamonds, two basketball courts, walking paths, a playground, a splash pad, restrooms, a pavilion, and two parking lots.

The current proposal is to expand outdoor recreational options at the park by adding three separate dog park areas, one for small dogs and two for large dogs. The dog park areas will be separately fenced and accessed

from an existing walking path. In addition, the existing parking lot off of North Huntington Street is proposed to be expanded to the north. The expansion would increase the parking lot from 15 spaces to 37 spaces.

Long-term plans for the park also include a possible future activity area to the west of the parking lot expansion.

CONDITIONAL ZONING CERTIFICATE

A public park is conditionally permitted in the O-C zoning district. Though a Conditional Zoning Certificate application may not be necessary, as new uses are proposed to the park, an application has been submitted. Parks in the O-C zoning district are subject to the following:

(1) All structures and activity areas should be located at least 100 feet from all property lines.
(2) Loudspeakers which cause a hazard or annoyance shall not be permitted.
(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.
(4) There shall be no more than one advertisement oriented to each abutting road identifying the activity.
(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.
(9) Such uses shall not require uneconomical extensions of utility services at the expense of the community.
(11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.
(14) 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.
(22) Only retail uses which are customarily accessory or incidental to the main recreational use shall be permitted, and shall include such uses as refreshment stands, souvenir stands and concession stands.
(24) All activities, programs and other events shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.
(25) The proposed site plan for the project shall comply with all of the standards, criteria and regulations of Chapter 1109.

The proposal meets the above requirements, where applicable, with the exception of 1153.04(a)(1) which states that all activity areas should be located 100 feet from property lines. Activity areas are located closer than 100 feet from property lines.

As the section states ***should*** rather than ***shall***, the Planning Commission has the discretion to waive the 100 ft. requirement. If the Planning Commission elects to apply the requirement, an application to the Board of Zoning Appeals has been submitted in order for the Board to consider a variance to Section 1153.04(a)(1).

As shown in the attached map, applying the 100 ft. setback would severely limit the park's usability as all existing activity areas are located partially within the 100 ft. setback. In addition, all City of Medina Parks have activity areas within 100 ft. of property lines.

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.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P22-09 regarding a Conditional Zoning Certificate for new dog park areas and a future activity at Ray Mellert Park, as submitted. Staff's recommendation includes the waiving of Section 1153.04(a)(1), as the regulation appears to be overly restrictive when applied Ray Mellert Park.

SITE PLAN

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The proposed parking lot will have two access points on North Huntington Street with two-way internal traffic flow.

Required Off-Street Spaces – Existing uses in the park require 70 spaces including 10 spaces for each basketball court (2), 20 spaces for each ballfield (2), and 1 space for each 500 sq. ft. of playground area (6,500 sq. ft., including the splash pad). There are no metrics available for the proposed dog park areas, however, 87 spaces are currently located at the park and 109 spaces are proposed.

Parking Dimensional Standards – Parking spaces provided meet minimum dimension and aisle widths.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Lot Landscaping – Landscape features or other visual barriers are required between parking and the right-of-way. Plans show landscaping consisting of trees and shrubs between parking and the right-of-way. In addition, interior parking lot landscaping is provided at the required 5 sq. ft. per 100 sq. ft. of parking area.

Buffering – Proposed parking lot landscaping provides a buffer to single-family residential properties to the east. In addition, though not required, a 3 ft. tall mound is proposed to the north of the parking area, providing a buffer. An existing tree line on the north side of the site will also be maintained.

Fencing – Dog park areas are enclosed with 5 ft. tall vinyl coated chain link fencing.

LIGHTING

No new lighting is proposed at this time.

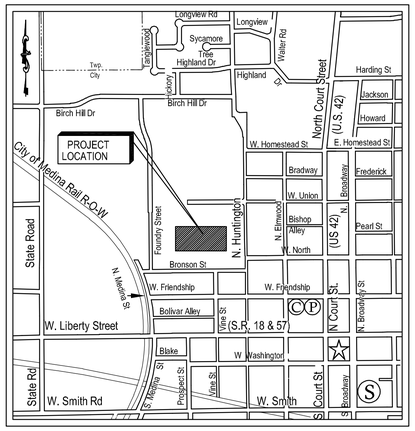
SITE PLAN REVIEW STANDARDS

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 P22-09 for Site Plan approval, for dog park areas, a future activity area, and parking lot expansion, as submitted.



LOCATION MAP

CONSTRUCTION DRAWING INDEX	
SHT No.	DESCRIPTION
1	TITLE SHEET
2	OVERALL PROJECT SITE PLAN
3	SITE PLAN DOG PARK
4	EXISTING CONDITIONS / DEMOLITION PLAN - PARKING LOT EXPANSION AREA
5	PARKING LOT EXPANSION SITE DIMENSIONAL PLAN
6	PARKING LOT EXPANSION LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8 - 9	PLAN DETAILS

Improvement Plans for

RAY MELLERT PARK SITE IMPROVEMENTS

in the

City of Medina

City Job Number 1087

DENNIS HANWELL, MAYOR

NINO PICCOLI, DIRECTOR OF SERVICE

-COUNCIL MEMBERS-

JOHN COYNE, III - PRESIDENT

REGI HAIRE
PAUL ROSE
JESSICA HAZELTINE
JAMES A. SHIELDS
DENNIE SIMPSON
BILL LAMB

PROJECT NOTES

1. THE BID DOCUMENTS FOR THIS PROJECT INCLUDE THESE IMPROVEMENT PLANS, THE CITY OF MEDINA SPECIFICATIONS FOR THIS PROJECT, THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT MANUAL), THE STATE OF OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), AND ANY AND ALL OTHER REFERENCES INCLUDED IN ANY OF THE FOREMENTIONED.

GENERAL NOTES

1. ALL METHODS OF CONSTRUCTION, MATERIAL AND MACHINERY USED SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE STATE OF OHIO "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION PLANS OR DIRECTED BY THE CITY ENGINEER.

2. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) TWO (2) WORKING DAYS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.64 ORC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) TWO WORKING DAYS PRIOR TO DIGGING.

4. ANY CHANGES IN THE IMPROVEMENTS AFTER THE CONSTRUCTION PLANS ARE APPROVED SHALL BE MADE BY A CHANGE ORDER APPROVED BY THE CITY ENGINEER.

5. ALL WORK MUST BE INSPECTED AND APPROVED BY THE CITY ENGINEER OR HIS DULY APPOINTED AGENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CITY OF MEDINA ENGINEERING DEPARTMENT TO SCHEDULE PROJECT INSPECTION PRIOR TO COMMENCING ANY WORK. ANY WORK COMPLETED WITHOUT CITY OF MEDINA INSPECTION MAY HAVE TO BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.

6. ALL MATERIALS DELIVERED TO THE SITE, INCLUDING BUT NOT LIMITED TO STORM SEWER PIPE, MANHOLE UNITS, CASTINGS, INLET BASINS, CONCRETE BLOCK, WATER PIPE AND APPURTENANCES, WATER VALVES, HYDRANTS, ETC., AND OTHER MATERIALS TO BE USED ON THE PROJECT SHALL BE INSPECTED BY THE CITY ENGINEER AT LEAST 24 HOURS BEFORE INSTALLATION.

7. ALL TRENCHES UNDER PAVEMENT TO HAVE #57 OR #67 LIMESTONE OR GRAVEL BACKFILL TO PAVEMENT SUBGRADE. NO. 8 WASHED GRAVEL (OT LIMESTONE) SHALL BE USED TO BACKFILL AROUND THE WATER MAIN TRENCH.

8. COMPACTION TESTING WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF MEDINA ENGINEERING DEPARTMENT SPECIFICATIONS AS FOLLOWS:
- IN STREET RIGHT-OF-WAY WHERE FILLS EXCEED TWO FEET
- IN BUILDING AREAS WHERE FILLS EXCEED TWO FEET

THE TOTAL DEPTH OF FILL SHALL BE DETERMINED AS THE DEPTH AFTER THE STRIPPING OF TOPSOIL OR OTHER UNSUITABLE MATERIAL.

ALL AREAS SPECIFIED ABOVE SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY AND TO WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR (ASST. D698).

UTILITY OWNERSHIP

OHIO EDISON
BRAD COWLING
6326 LAKE AVENUE
ELYRIA, OHIO 44035
440-326-3238

FRONTIER COMMUNICATIONS
RANDY HOWARD
6223 NORWALK ROAD
MEDINA, OHIO 44256
330-722-9586

COLUMBIA GAS TRANSMISSION
CHRIS TEMPLEMAN
589 N. STATE ROAD
MEDINA, OHIO 44258
330-416-0466

ARMSTRONG CABLE
MARK LOYER
1141 LAFAYETTE ROAD
MEDINA, OHIO 44256
330-723-3536

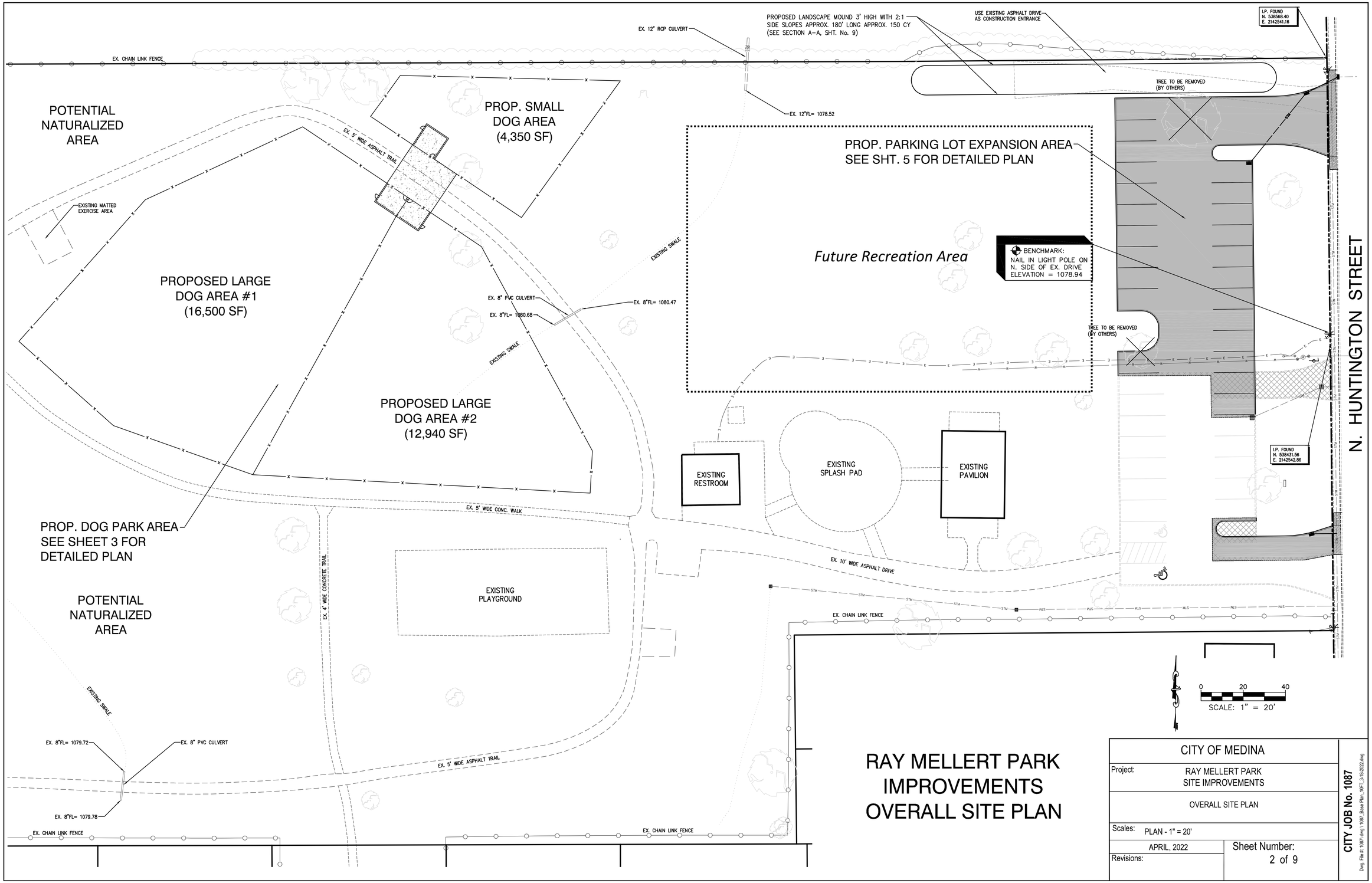
MEDINA COUNTY ENGINEER
ANDY CONRAD
791 W. SMITH ROAD
MEDINA, OHIO 44256
330-723-9559

MEDINA COUNTY SANITARY ENG.
JEREMY SINKO
791 WEST SMITH ROAD
MEDINA, OHIO 44256
330-764-8331

COLUMBIA GAS DISTRIBUTION
TOM JADLOS
7080 FRY ROAD
MIDDLEBURG HTS., OHIO 44130
440-891-2493

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

CITY OF MEDINA		
Project:	MELLERT PARK IMPROVEMENTS SITE IMPROVEMENTS	CITY JOB No. 1087
Title:	TITLE SHEET	Dwg. File #: 1087\DWG\1087_TIT.dwg
Scales:	N.A.	
Date:	APRIL, 2022	Sheet Number: 1 of 9
Revisions: 1. 2.		

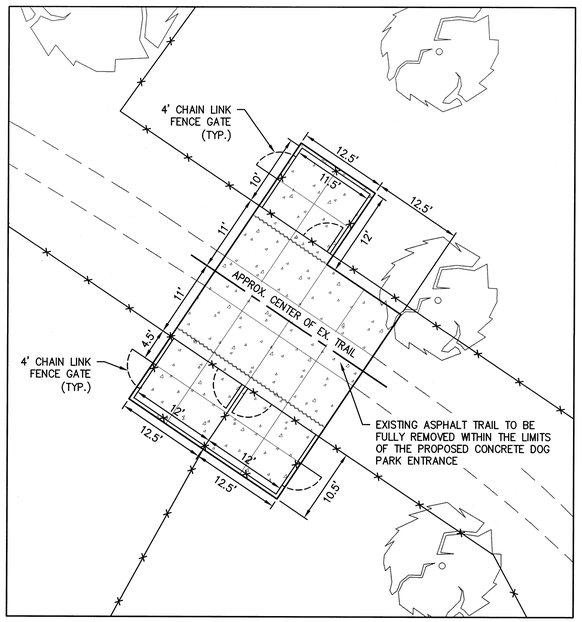


RAY MELLERT PARK IMPROVEMENTS OVERALL SITE PLAN

CITY OF MEDINA	
Project: RAY MELLERT PARK SITE IMPROVEMENTS	
OVERALL SITE PLAN	
Scales: PLAN - 1" = 20'	
APRIL, 2022	Sheet Number: 2 of 9
Revisions:	

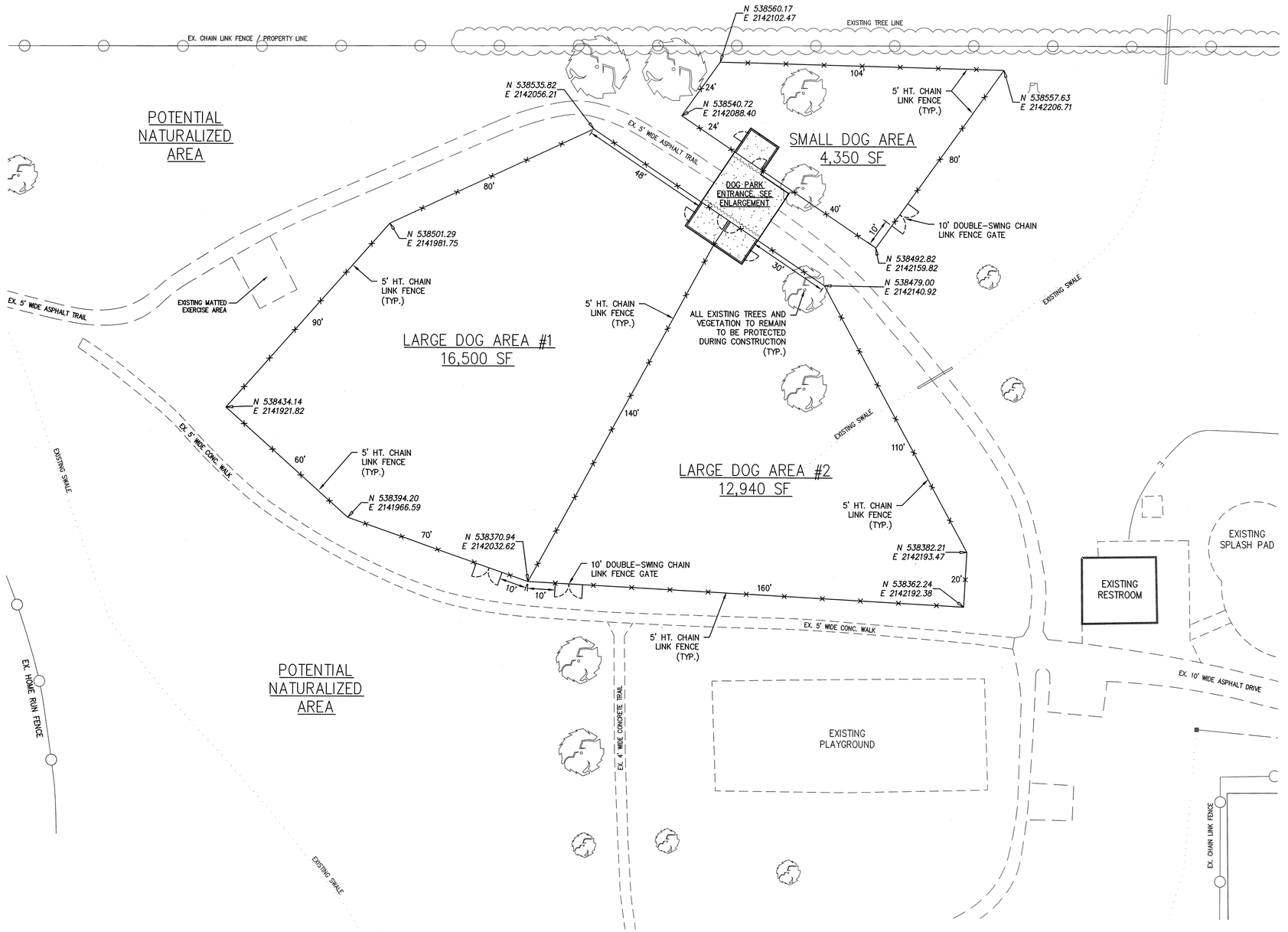
CITY JOB No. 1087

Dwg. File #: 1087 dwg \ 1087_Base Plan_10FT_3-18-2022.dwg



DOG PARK ENTRANCE ENLARGEMENT

SCALE: 1" = 5'



0 20 40

SCALE: 1" = 20'

RAY MELLERT PARK IMPROVEMENTS DOG PARK SITE PLAN

LEGEND

- STANDARD DUTY CONCRETE
- CONTROL JOINT / EXPANSION JOINT
- CHAIN LINK FENCE

DOG PARK LAYOUT PLAN NOTES

1. UNLESS OTHERWISE SHOWN, ALL COORDINATE POINTS ARE GIVEN FROM THE CENTER POINT OF SITE ELEMENTS AND STRUCTURES.
2. DO NOT SCALE FROM THE DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. CONTRACTOR IS RESPONSIBLE TO MAINTAIN EXISTING SITE CONTROLS AND SET NEW AS NEEDED.
4. PRECISE LAYOUT SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. CONSTRUCTION NOTES AND TYPICALS MAY APPEAR ONLY ONCE ON THE DRAWING BUT APPLY TO ALL SIMILAR CONDITIONS.
6. CONTRACTOR SHALL REPAIR OR REPLACE ALL PAVEMENT, UTILITIES AND LAWN/LANDSCAPE AREAS THAT ARE TO REMAIN THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

CITY OF MEDINA

Project: RAY MELLERT PARK SITE IMPROVEMENTS

DOG PARK SITE PLAN

Scales: PLAN - 1" = 20'

APRIL, 2022

Revisions:

Sheet Number: 3 of 9

CITY JOB No. 1087

EXISTING PROPERTY LINE

EX. 4" CHAIN LINK FENCE

EX. 6" STORM SEWER

EXISTING RESIDENTIAL DWELLING H.S. #319 N. HUNTINGTON ST.

EX. 18" TREE TO REMAIN

MCL 3194
P.N. 028-19A-16-042
THE CITY OF MEDINA

EX. ASPHALT TRAIL

EX. 12" TREE TO REMAIN

EX. 12" TREE TO REMAIN

EX. 8" TREE TO REMAIN

EX. 18" TREE TO REMAIN

MCL 3488
347 N. HUNTINGTON ST.
P.N. 028-19A-17-005
CITY OF MEDINA

EX. 6" CONC. CURB TO REMAIN

REMOVE EX. 24" TREE & GRIND STUMP (BY OTHERS)

EX. UNDERGROUND 2" WATER LINE W/ APPROX. 2.5' TO 3' COVER

REMOVE EXISTING 39 SY 7" CONCRETE PAVEMENT W/ 6" INTEGRAL CURBS

CONCRETE PAVEMENT SAWCUT LIMITS - 1' OFF EXISTING GUTTER LINE

EX. CONCRETE PAVEMENT W/ 6" INTEGRAL CURB TO REMAIN

EX. UNDERGROUND ELECTRIC SERVICE LINE SPOT DEPTH PRIOR TO COMPLETING EXCAVATION

REMOVE 191 SY OF EXISTING ASPHALT DRIVEWAY PAVEMENT

EXISTING PROPERTY LINE

EX. TREE LINE ALONG WOVEN WIRE FENCE

REMOVE EX. 48" TREE & GRIND STUMP (BY OTHERS)

EX. ASPHALT PAVEMENT

EX. 6" CONC. CURB

11'-8"

EX. 6" CONC. CURB

EX. 6" CONC. CURB

REMOVE EXISTING 102 SY 7" CONCRETE PAVEMENT W/ 6" INTEGRAL CURBS

EX. 18" TREE TO REMAIN

CONCRETE PAVEMENT SAWCUT LIMITS - 1' OFF EXISTING GUTTER LINE

(2) EX. CATCH BASIN TO REMAIN
EX T/C= 1078.19
EX. 8"FL= 1075.79

EX. 24" - 8" STM. SEWER @ 2.2%

EX. SIGN

EX. ELEC. METER

EX. WATER METER

(3) EX. CATCH BASIN TO REMAIN GRADE AROUND BASIN TO PROVIDE DRAINAGE
EX T/C= 1077.43
EX. 8"FL= 1075.03

SAWCUT & REMOVE 65 SF EX. CONCRETE SIDEWALK

EX. 8" STORM SEWER

SAWCUT & REMOVE 166 SF EX. CONCRETE SIDEWALK

6'-0"

6'-0"

6'-0"

EX. RIGHT OF WAY

EX. 8" VCP STORM SEWER

EX. 3.5' WIDE CONCRETE SIDEWALK TO REMAIN

EX. CURB DROP

10'-10"

SAWCUT CURB TAPER IN 6 LF (SEE DETAIL "C", SHT. No. 9)

SAWCUT AND REMOVE CURB (SEE DETAIL "F", SHT. No. 9)

CONCRETE PAVEMENT SAWCUT LIMITS ALONG EXISTING BACK OF WALK

EX. 25' WIDE B/C-B/C CONCRETE PAVEMENT

SAWCUT CURB TAPER IN 6 LF (SEE DETAIL "C", SHT. No. 9)

18'-3"

SAWCUT AND REMOVE CURB (SEE DETAIL "F", SHT. No. 9)

SAWCUT CURB TAPER IN 6 LF (SEE DETAIL"C", SHT. No. 9)

12" STM.

(1) EX. CURB INLET BASIN
EX T/C= 1076.01
EX. 8"FL= 1073.66
EX. 12"FL= 1073.57

EX. 4" C.I. WATER MAIN

EX. 8" STM. SEWER

EX. RIGHT OF WAY

NORTH HUNTINGTON STREET 33' R/W

NORTH
0 10 20
SCALE: 1" = 10'

RAY MELLERT PARK IMPROVEMENTS
SITE DEMOLITION PLAN

CITY OF MEDINA	
Project: RAY MELLERT PARK SITE IMPROVEMENTS	
SITE DEMOLITION PLAN	
Scales: PLAN - 1" = 10'	
APRIL, 2022	Sheet Number: 4 of 9
Revisions:	

CITY JOB No. 1087

Dwg. File #: 1087 \Dwg\ 1087_Base Plan_.dwg

LEGEND

- PROPOSED CONCRETE PAVEMENT, SEE DETAIL 'A'
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL 'B'

PROPOSED POINT DATA				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
2032	B.O.C. @ Walk	1078.60	N: 538346.87	E: 2142544.38
2034	B.O.C. @ Rad. PC	1079.59	N: 538341.65	E: 2142492.53
2035	B.O.C. @ Rad. Mid Pnt.	1079.55	N: 538345.22	E: 2142488.89
2036	B.O.C. @ Rad. PT	1079.48	N: 538348.86	E: 2142492.46
2037	B.O.C. @ Curb Corner	1079.58	N: 538349.02	E: 2142507.95
2039	B.O.C. @ Hi Pnt.	1080.10	N: 538459.51	E: 2142506.78
2040	B.O.C. @ Curb Corner	1079.50	N: 538520.01	E: 2142506.08
2041	B.O.C. @ Rad. PC	1079.91	N: 538519.83	E: 2142490.69
2042	B.O.C. @ Rad. Mid Pnt.	1079.98	N: 538523.39	E: 2142487.04
2043	B.O.C. @ Rad. PT	1079.91	N: 538527.04	E: 2142490.60
2044	B.O.C. @ Rad. PC	1078.51	N: 538527.35	E: 2142517.41
2045	B.O.C. @ Rad. PT	1077.53	N: 538524.17	E: 2142535.56
2046	B.O.C. @ Walk	1076.65	N: 538521.62	E: 2142542.35

PROPOSED POINT DATA				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
2047	B.O.C. @ Walk	1076.34	N: 538556.71	E: 2142541.94
2049	B.O.C. @ Rad. PC	1078.12	N: 538550.35	E: 2142517.08
2050	B.O.C. @ Break Pnt.	1079.45	N: 538550.04	E: 2142490.34
2051	B.O.C. @ Curb Corner	1081.00	N: 538549.47	E: 2142440.83
2052	B.O.C. @ Hi Pnt.	1081.50	N: 538488.97	E: 2142441.53
2053	B.O.C. @ Curb Corner	1080.39	N: 538448.47	E: 2142442.00
2054	B.O.C. @ Rad. PT	1080.27	N: 538448.61	E: 2142453.50
2055	B.O.C. @ Mid Pnt.	1079.97	N: 538439.20	E: 2142461.61
2056	B.O.C. @ Rad. PT	1079.67	N: 538429.61	E: 2142453.72
2057	B.O.C. @ Curb Corner	1079.66	N: 538429.48	E: 2142442.22
2061	B.O.C. @ Rad. PT	1079.18	N: 538344.24	E: 2142536.02
2062	B.O.C. @ Rad PC	1079.31	N: 538341.94	E: 2142521.51
2063	B.O.C. @ Rad PT	1077.20	N: 538554.00	E: 2142535.26

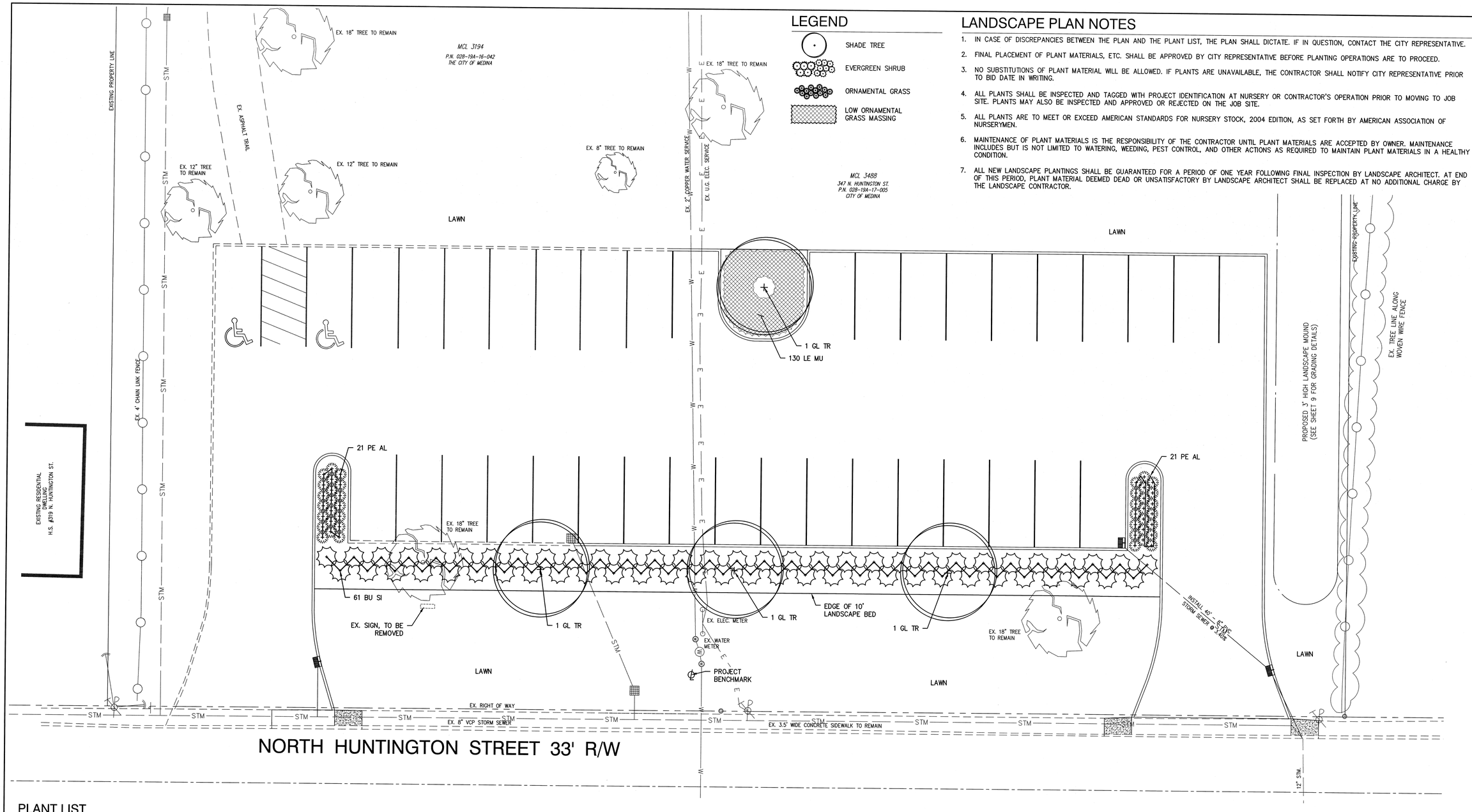
NOTE: POINTS SHOWN ARE AT BACK OF CURB
B.O.C. – Back of Curb
PT – Point of Tangency
PC – Point of Curvature
Pnt. – Point
Rad. – Radius

EXISTING PROPERTY LINE
EX. 4' CHAIN LINK FENCE
EX. 6" STORM SEWER
EX. ASPHALT TRAIL
EXISTING RESIDENTIAL PROPERTY H.S. #319 N. HUNTINGTON ST.
EX. 18" TREE TO REMAIN
EX. 12" TREE TO REMAIN
EX. 8" TREE TO REMAIN
INSTALL 1 EA. – ODOT 642 HANDICAP SYMBOL MARKING, TYPE 1
EXISTING HANDICAP SPACE TO REMAIN
MCL 3194
P.N. 028-19A-16-042
THE CITY OF MEDINA
MCL 3488
347 N. HUNTINGTON ST.
P.N. 028-19A-17-005
CITY OF MEDINA
EX. 2" COPPER WATER SERVICE
EX. U.G. ELEC. SERVICE
CONCRETE PAVEMENT SAWCUT LIMITS – 1' OFF EXISTING GUTTER LINE
EX. 6" CONC. CURB TO REMAIN
PROP. 6" TYPE 2A INTEGRAL CURB
PLACE 87 S.Y. OF 7" THICK FIBER REINFORCED CONCRETE PAVEMENT W/ TYPE 2A INTEGRAL CURB ON 3" OF TYPE 304 BASE (SEE DETAIL 'A', SHT. No. 9)
BUTT JOINT WITH DRILLED TIE-BAR OR HOOK BOLT WITH ANCHOR 30" O.C. ALONG SAWCUT LINE
EX. CONCRETE PAVEMENT W/ 6" INTEGRAL CURB TO REMAIN
EX. PAVEMENT MARKINGS TO REMAIN ON EX. CONCRETE PAVEMENT
INSTALL 418 LF – ODOT 642 PARKING LOT STALL MARKINGS, TYPE 1
SPOT THE VERTICAL & HORIZONTAL LOCATION OF THE EXISTING WATER AND ELECTRICAL SERVICE LINES TO ENSURE THEY ARE BELOW THE PROPOSED PAVEMENT
PLACE 1,065 S.Y. OF 7" THICK FIBER REINFORCED CONCRETE PAVEMENT W/ TYPE 2A INTEGRAL CURB ON 3" OF TYPE 304 BASE (SEE DETAIL 'A', SHT. No. 9)
SAWCUT LINE
EX. 18" TREE TO REMAIN
EX. SIGN
BUTT JOINT WITH DRILLED TIE-BAR OR HOOK BOLT WITH ANCHOR 30" O.C. ALONG SAWCUT LINE
(2) – EX. CATCH BASIN TO REMAIN EX. T/C= 1078.19 EX. 8"FL= 1075.79
EX. 34' – 8" STM. SEWER @ 2.2% TO REMAIN
(3) – EX. CATCH BASIN TO REMAIN GRADE AROUND BASIN TO PROVIDE DRAINAGE EX T/C= 1077.43 EX. 8"FL= 1075.03
EX. ELEC. METER
EX. WATER METER
EX. 8" STORM SEWER
PLACE FILL AND RE-GRADE IN AREA WILL EXISTING PAVEMENT IS REMOVED. GRADE TO DRAIN TO EXISTING CATCH BASIN.
(D-2) – INSTALL CURB INLET BASIN T/C= 1079.00 8"FL= 1075.33 (NE)
(D-3) – INSTALL CURB INLET BASIN T/C= 1078.70 8"FL= 1076.00 (E)
INSTALL 11' – 8" PVC STORM SEWER @ 1.00%
TAPER DOWN CURB IN 2' MATCH SOUTH SIDE
INSTALL 40' – 8" PVC STORM SEWER @ 3.40%
TAPER DOWN CURB IN 2'
(D-1) – INSTALL CURB INLET BASIN T/C= 1076.90 10"FL= 1073.81 (NE) 8"FL= 1073.97
INSTALL 15' – 10" PVC STORM SEWER @ 1.00%
TAPER DOWN CURB IN 2'
CONNECT TO EXISTING INLET BASIN
EX. TREE LINE ALONG WOVEN WIRE FENCE
EX. RIGHT OF WAY
EX. 8" VCP STORM SEWER
EX. 3.5' WIDE CONCRETE SIDEWALK TO REMAIN
CONNECT TO EXISTING 8" VCP STORM SEWER EX. 8"FL= 1075.8 ±
REPLACE 20 SF – 4" SIDEWALK PER DETAIL "B" (MAX. SLOPE 1" PER FT.)
CONCRETE PAVEMENT SAWCUT LIMITS ALONG EXISTING BACK OF WALK
EX. 25' WIDE B/C-B/C CONCRETE PAVEMENT
REPLACE 21 SF – 4" SIDEWALK PER DETAIL "B" (MAX. SLOPE 1" PER FT.)
INSTALL EXPANSION CONTROL JOINT AT BACK OF WALK (SEE DETAIL 'D', SHT. No. 9)
REPLACE 21 SF – 4" SIDEWALK PER DETAIL "B" (MAX. SLOPE 1" PER FT.)
(1) – EX. CURB INLET BASIN EX T/C= 1076.01 EX. 8"FL= 1073.66 EX. 12"FL= 1073.57 PROP. 10"FL= 1073.66
EX. 4" C.I. WATER MAIN
EX. 8" STM. SEWER
EX. RIGHT OF WAY
NORTH HUNTINGTON STREET 33' R/W

NORTH
0 10 20
SCALE: 1" = 10'

RAY MELLERT PARK IMPROVEMENTS
PROPOSED SITE DIMENSIONAL PLAN

CITY OF MEDINA
Project: RAY MELLERT PARK SITE IMPROVEMENTS
PARKING LOT SITE DIMENSIONAL PLAN
Scales: PLAN - 1" = 10'
APRIL, 2022
Revisions:
Sheet Number: 5 of 9
CITY JOB No. 1087
Dwg. File #: 1087 \ dwg \ 1087_Base Plan_.dwg



LEGEND

- SHADE TREE
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- LOW ORNAMENTAL GRASS MASSING

LANDSCAPE PLAN NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE CITY REPRESENTATIVE.
2. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY CITY REPRESENTATIVE BEFORE PLANTING OPERATIONS ARE TO PROCEED.
3. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY CITY REPRESENTATIVE PRIOR TO BID DATE IN WRITING.
4. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
5. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
6. MAINTENANCE OF PLANT MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PLANT MATERIALS ARE ACCEPTED BY OWNER. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO WATERING, WEEDING, PEST CONTROL, AND OTHER ACTIONS AS REQUIRED TO MAINTAIN PLANT MATERIALS IN A HEALTHY CONDITION.
7. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QUANTITY	REMARKS
	SHADE TREES						
GL TR	GLEDETSIA TRIACANTHOS F. INERMIS	SKYLINE HONEYLOCUST	2.5" CAL.	AS SHOWN	B&B	4	SPECIMEN
	EVERGREEN SHRUBS						
BU SI	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	24"	AS SHOWN	B&B	61	HEDGE
	PERENNIALS, BULBS, AND GRASSES						
LE BO	LEYMUS ARENARIUS 'BLUE DUNE'	BLUE LYME GRASS	CLUMP	18" O.C.	#1 CONT.	130	
PE AL	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CLUMP	2' O.C.	#2 CONT.	42	

RAY MELLERT PARK IMPROVEMENTS
PROPOSED SITE LANDSCAPE PLAN

NORTH
0 10 20
SCALE: 1" = 10'

CITY OF MEDINA

Project: RAY MELLERT PARK SITE IMPROVEMENTS

PARKING LOT LANDSCAPE PLAN

Scales: PLAN - 1" = 10'

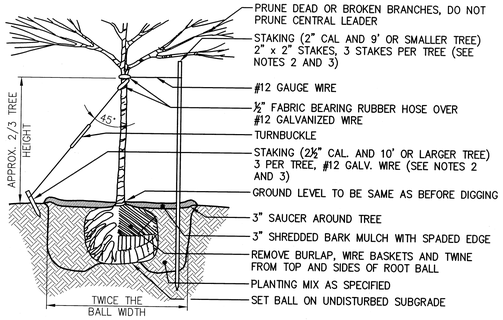
APRIL, 2022

Revisions:

Sheet Number: 6 of 9

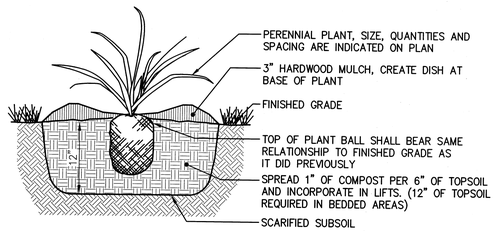
CITY JOB No. 1087

Dwg. File #: 1087 \ dwg \ 1087_Base Plan_.dwg



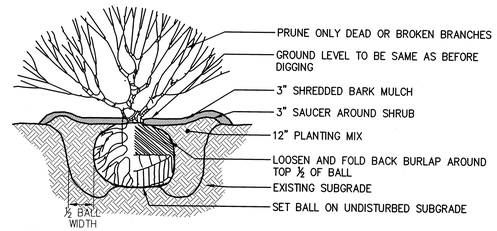
NOTES:
1. REMOVE BURLAP, WIRE BASKETS AND TWINE FROM TOP AND SIDES OF ROOT BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
2. STAKING AND GUYING TREES IS OPTIONAL, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLED TREES STAYING PLUMB AND STABLE. IF A NON-STAKED TREE MOVES OUT OF PLUMB DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL STRAIGHTEN AND STAKE THE TREE AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL RETURN TO REMOVE ALL STAKES, GUYS & ASSOCIATED HARDWARE ON THE TREES ONE YEAR AFTER STAKING OR PER THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.

1/5 DECIDUOUS TREE PLANTING
NOT TO SCALE



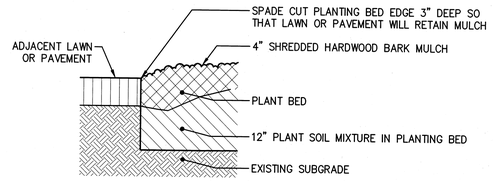
NOTE:
COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.

2/5 PERENNIAL PLANTING
NOT TO SCALE



NOTES:
1. PLANTING MIX TO CONSIST OF 1" COMPOST PER 6" OF TOPSOIL.
2. COMPOST SHALL CONSIST OF STERILIZED, COMPOSTED MATERIAL (SWEET PEAT OR OTHER APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF PLANTS.
3. MULCH TO FORM CONTINUOUS SHRUB BEDS.

3/5 SHRUB PLANTING
NOT TO SCALE



4/5 PLANTING BED SPADE CUT EDGING
NOT TO SCALE

CITY OF MEDINA

Project: RAY MELLERT PARK
SITE IMPROVEMENTS

PARKING LOT
LANDSCAPE DETAILS

Scales: N/A

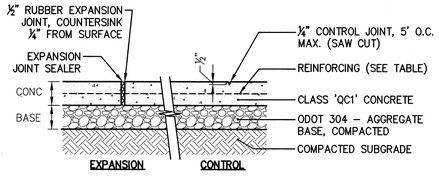
APRIL, 2022

Revisions:

Sheet Number: 7 of 9

CITY JOB No. 1087

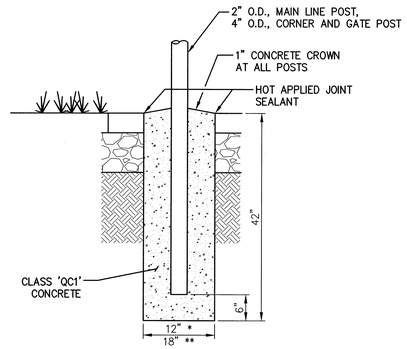
NOTES:
1. EXPANSION JOINT – 20' O.C. MAX. OR AS SHOWN ON DRAWINGS
2. EXPANSION JOINTS SHALL BE AT ALL CURBS, WALKS, WALLS AND OTHER FIXED OBJECTS.
3. CONTROL JOINT – AS SHOWN ON DRAWINGS.
4. CROSS SLOPE – 2% MAX, GRADE TO DRAIN.
5. MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. USE EDGING TOOL AT PERIMETER.



JOINTS

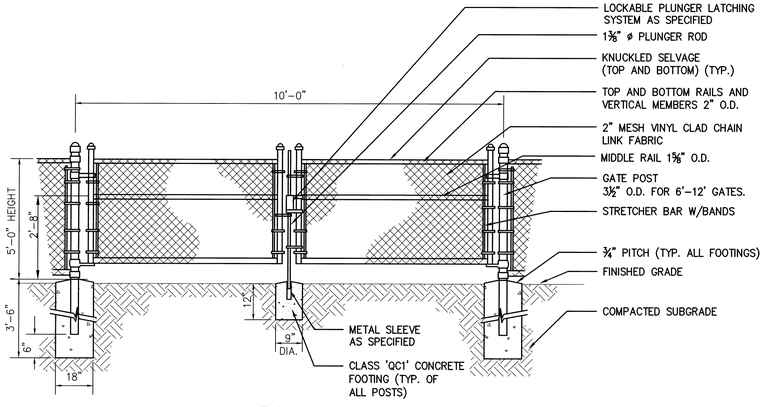
CONCRETE PAVEMENT	CONC	BASE	REINFORCING TYPE
STANDARD DUTY	4"	4"	6X6 – W1.4 x W1.4

1/5 CONCRETE PAVEMENT
NOT TO SCALE

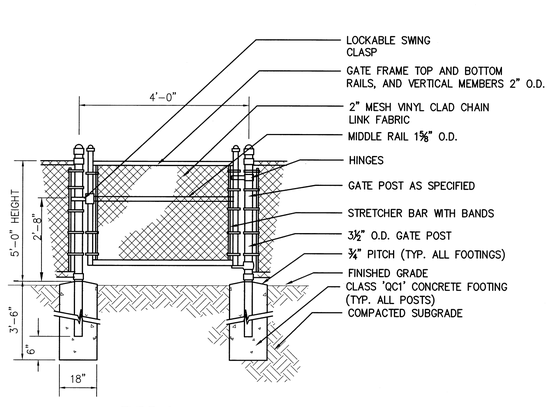


2/5 FENCE POST PLACEMENT
NOT TO SCALE

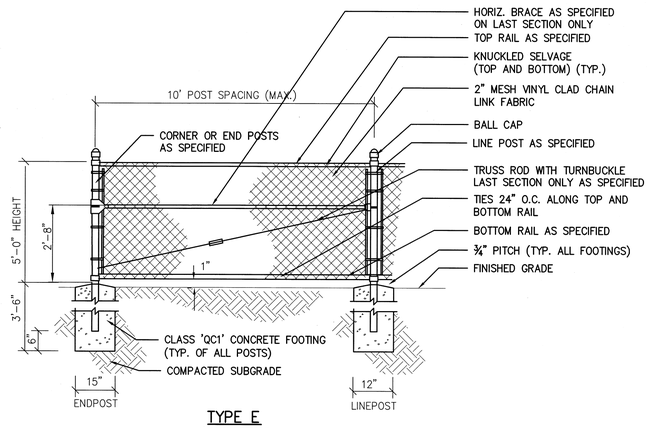
NOTES:
1. ALL PIPE FRAMEWORK AND OTHER FERROUS MATERIALS SHALL BE HOT DIP GALVANIZED, UNLESS OTHERWISE NOTED.
2. DIMENSIONS: ALL DIMENSIONS, SIZES, GAUGES, WEIGHTS OR THICKNESSES SHOWN ARE THE MINIMUM ACCEPTABLE, UNLESS OTHERWISE INDICATED.
3. FABRIC INSTALLATION: WIRE OR FABRIC ON BOUNDARY FENCES AND GATES SHALL BE ON THE SIDE OF POSTS TOWARD THE PROPERTY LINE.
4. CONCRETE: FOOTING TOPS SHALL BE 1–INCH MINIMUM ABOVE GROUND AT THE POST, AND TROWEL FINISHED TO SLOPE AWAY FROM THE POST.
5. FENCE LINE AND ALIGNMENT: FENCE LINES SHALL BE CLEARED OF ALL OBSTRUCTIONS AND SMOOTH GRADED TO THE GENERAL CONTOUR OF THE ADJACENT GROUND. GRADE SO THAT THERE IS A 2" MAXIMUM CLEARANCE FROM THE BOTTOM RAIL OR TENSION WIRE TO THE GROUND SURFACE. THE FENCE SHALL BE CONSTRUCTED VERTICAL, STRAIGHT AND TRUE TO LINE. THE LONGITUDINAL GRADIENT SHALL BE PARALLEL TO THE GENERAL SLOPE OF THE GROUND. CONTRACTOR SHALL LAY OUT THE FENCE ALIGNMENT AS SHOWN ON THE PLANS. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE ALIGNMENT OF THE FENCE AND THE GATE LOCATION(S) PRIOR TO CONSTRUCTION.
6. GATE WIDTHS VARY, SEE LAYOUT PLANS. GATE POSTS, HINGES AND FOUNDATIONS ARE BASED ON GATE OPENING WIDTH. SEE MANUFACTURE'S RECOMMENDED SPECIFICATIONS.



TYPE A
4' HIGH – DOUBLE SWING GATE



TYPE C
4' HIGH – SINGLE SWING GATE



TYPE E
4' HIGH FENCE

3/5 VINYL CHAIN LINK FENCE
NOT TO SCALE

CITY OF MEDINA

Project: RAY MELLERT PARK SITE IMPROVEMENTS

DOG PARK CONSTRUCTION DETAILS

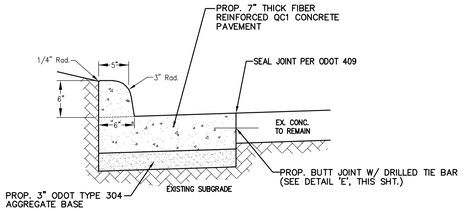
Scales: N/A

APRIL, 2022

Revisions:

Sheet Number: 8 of 9

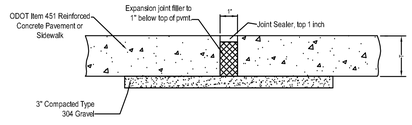
CITY JOB No. 1087



NOTE:
1. ALL COSTS FOR THE 3-INCH TYPE 304 AGGREGATE BASE AND THE BUTT JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID ITEM FOR "CITY OF MEDINA PAVEMENT".

DETAIL 'A'
PROPOSED PAVEMENT W/ INTEGRAL TYPE 2A CURB

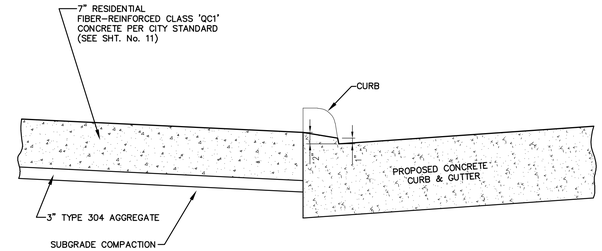
SCALE: 1"=1'



NOTE:
1. THE EXPANSION CONTROL JOINT SHALL BE LOCATED AT THE BACK EDGE OF THE PROPOSED SIDEWALK ADJACENT TO THE PROPOSED PARKING LOT ENTRY DRIVE.
2. COSTS FOR THE INSTALLATION OF THE EXPANSION CONTROL JOINT SHALL BE INCLUDED WITHIN THE UNIT PRICE PROVIDED FOR THE PROPOSED PARKING PAVEMENT.

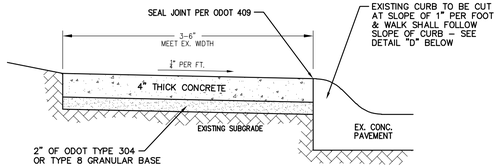
DETAIL 'D'
PROPOSED EXPANSION CONTROL JOINT

SCALE: 1"=1'



STANDARD CURB DROP & DRIVE APRON
DETAIL 'F'

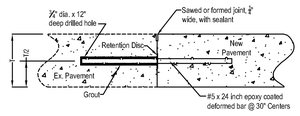
N.T.S.



NOTE:
1. ALL COSTS FOR THE 2-INCH TYPE 57 OR TYPE 8 AGGREGATE BASE, GRADING AND SEALING FOR THE WALK INSTALLATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR "CONCRETE SIDEWALK".
2. MAXIMUM SLOPE ON SIDEWALK SHALL BE 1 INCH PER FOOT AND 1/4" PER FOOT CROSS SLOPE FOR ADA COMPLIANCE.

DETAIL 'B'
PROPOSED SIDEWALK DETAIL

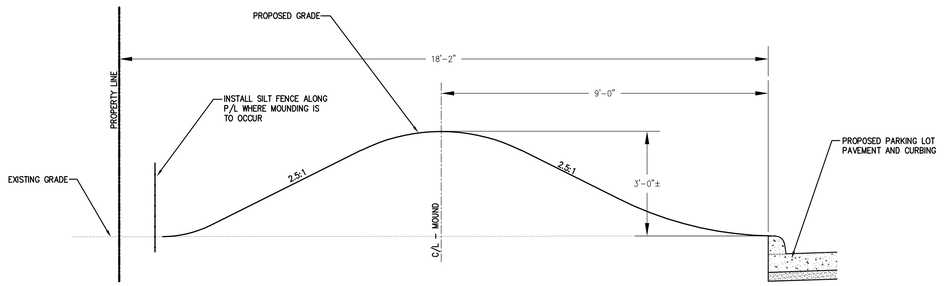
SCALE: 1"=1'



NOTE:
1. ALL COSTS FOR THE 3-INCH TYPE 304 AGGREGATE BASE AND THE BUTT JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID ITEM FOR THE PROPOSED CONCRETE PARKING LOT PAVEMENT.
2. THE CITY ENGINEER SHALL INSPECT THE EXISTING PAVEMENT CONDITION AND THICKNESS PRIOR TO THE INSTALLATION OF THE DEFORMED BAR.
3. HOOK BOLTS W/ ANCHORS MAY BE USED IN LIEU OF THE DEFORMED BAR.

DETAIL 'E'
PROPOSED BUTT JOINT W/ DRILLED TIE BAR

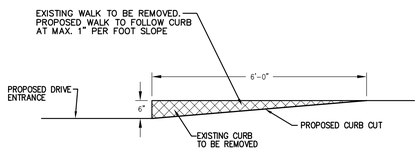
SCALE: 1"=1'



NOTES:
1. CONTRACTOR TO SEPARATE SOILS TO PROVIDE CLAY MATERIAL WITHIN THE CORE OF THE MOUNDING AND A MINIMUM OF 3" OF TOPSOIL ON ALL EXPOSED SURFACES OF THE MOUND. WHERE APPLICABLE THE ENTIRE MOUND MAY BE CONSTRUCTED OF TOPSOIL.
2. THE MOUND SHALL BE SHAPED AND COMPACTED IN PLACE EXCEPT FOR THE MINIMUM 3" SURFACE LAYER OF TOPSOIL TO BE USED AS A PLANTING BED.
3. THE CITY ENGINEER SHALL INSPECT AND APPROVE THE FINAL GRADE PRIOR TO PLACEMENT OF ANY SEED, FERTILIZER OR MULCH.

SECTION A-A
LANDSCAPE MOUND

SCALE: 1"=2'

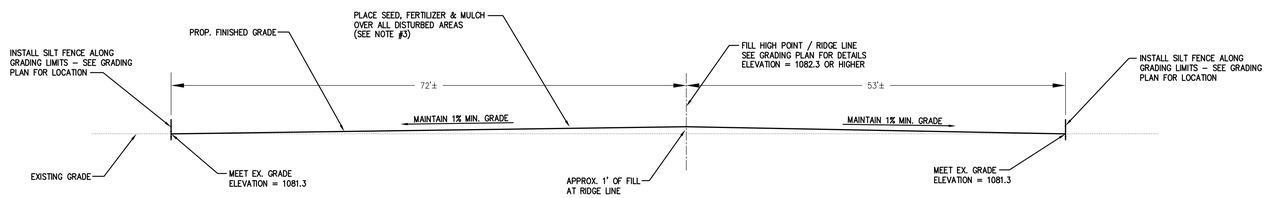


SIDE VIEW OF CURB

NOTE:
1. ALL COSTS TO SAWCUT THE EXISTING CURB AS SHOWN SHALL BE INCLUDED WITHIN THE UNIT PRICE BID FOR ITEM "ODOT 255 FULL DEPTH PAVEMENT SAWING."

DETAIL 'C'
PROPOSED CURB CUT TAPER

SCALE: 1"=2'



NOTES:
1. CONTRACTOR TO SEPARATE SOILS TO PROVIDE CLAY MATERIAL WITHIN THE CORE OF THE FILL AND A MINIMUM OF 3" OF TOPSOIL ON ALL EXPOSED SURFACES OF THE FILL AREA. WHERE APPLICABLE THE ENTIRE FILL AREA MAY BE CONSTRUCTED OF TOPSOIL.
2. THE SPOILS SHALL BE SHAPED AND COMPACTED IN PLACE EXCEPT FOR THE MINIMUM 3" SURFACE LAYER OF TOPSOIL TO BE USED AS A PLANTING BED.
3. THE OVERALL PURPOSE OF PLACING THE FILL IN THE DESIGNATED AREA IS TO CREATE POSITIVE DRAINAGE IN ALL DIRECTIONS. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO ENSURE THE FINAL GRADE IS SMOOTH AND FREE DRAINING. THE CITY ENGINEER SHALL INSPECT AND APPROVE THE FINAL GRADING PRIOR TO THE PLACEMENT OF ANY SEED, FERTILIZER OR MULCH.

SECTION B-B
SPOIL AREA GRADING

SCALE: 1"=10'

CITY OF MEDINA

Project: RAY MELLERT PARK SITE IMPROVEMENTS

PLAN DETAILS

Scales: AS NOTED

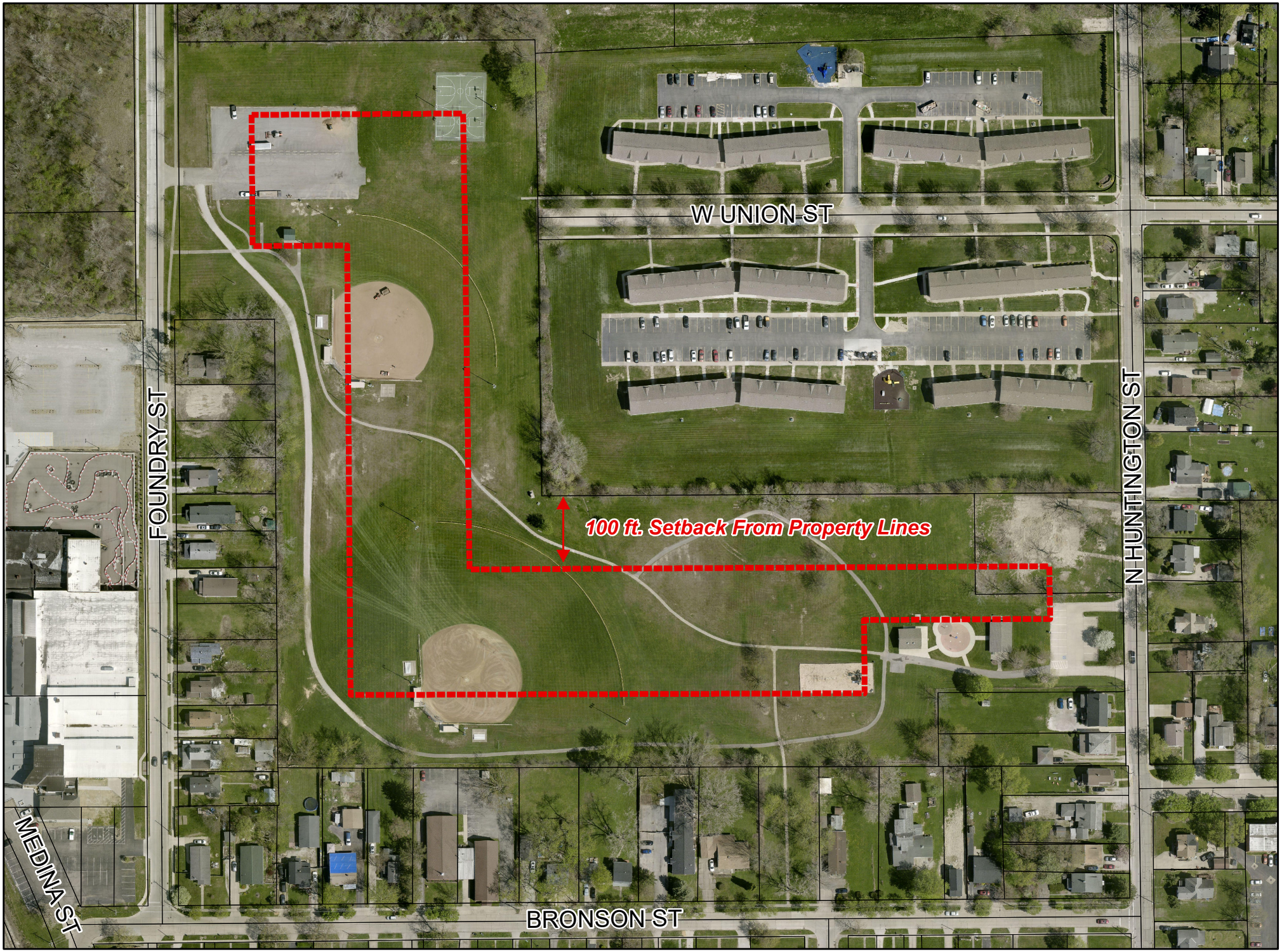
APRIL, 2022

Revisions:

Sheet Number: 9 of 9

CITY JOB No. 1087

Dwg. File #: 1087 \ Dwg \ 1087_Details.dwg


W UNION ST
FOUNDRY ST
N HUNTINGTON ST
100 ft. Setback From Property Lines
E MEDINA ST
BRONSON ST
0 50 100 200 300 400
Feet

Aerial from 2000