



BOARDS & COMMISSIONS APPLICATION

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

Application Number **P24-26**

GENERAL	Date of Application <u>10/18/2024</u> Property Location <u>322 W Smith Rd</u> Description of Project <u>New construction of a 2 story slab on grade duplex.</u> <u>Zoning code variance requested: Use R2 construction in a C2 zoned propety 1135.03</u> <u>Area/size difficulty: Setback requirements hinder the design of any residential project for this proper property. 1123</u>
CONTACT INFORMATION	Applicant Name <u>John Potter</u> Address <u>3200 W Market St STE 006</u> City <u>Fairlawn</u> State <u>OH</u> Zip <u>44333</u> Phone <u>330-836-2189</u> Email <u>jpotter@thecorniceco.com</u> Property Owner Name <u>David Wascak</u> Address _____ City _____ State _____ Zip _____ Phone <u>216-410-1999</u> Email <u>david.wascak@hotmail.com</u>
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"/> Cert. of Appr. (TCOV) <input checked="" 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	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u>John Potter</u> <small>Digitally signed by John Potter Date: 2024.10.18 09:57:35 -04'00'</small> Date <u>10/18/2024</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>25</u> Meeting Date <u>11-14-24</u> Check Box when Fee Paid <input type="checkbox"/>

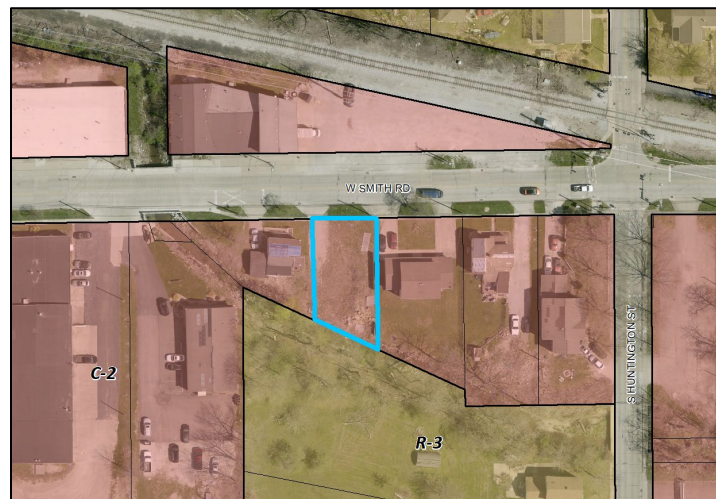
P24-26 REVISED West Smith Road New Home

Property Owners: James and Elizabeth Vanderpool
Applicant: John Potter
Location: 322 West Smith Road
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness approval for a two-family home in the TC-OV District

LOCATION AND SURROUNDING USES

The subject site is composed of 0.13 acres located on the south side of West Smith Road. Adjacent properties contain the following uses and zoning:

- North – Brewery/Taproom (C-2)
- East – Two-Family Residential (C-2)
- South – Single-Family Residential (R-3)
- West – Single-Family Residential (C-2)



BACKGROUND & PROPOSED APPLICATION

The site previously contained a single-family home which was demolished in 2018. The property is currently vacant and backs up to Champion Creek.

The applicant is proposing a new two-family residential building with the following general characteristics:

- 1,635 sq. ft. units, each with an attached one car garage
- A two story structure with a pitched roof with black asphalt shingles
- A front porch for each unit with a black metal roof
- A front elevation primarily with vinyl board and batten siding

On November 14, 2024, the Planning Commission approved application P24-26 with the following conditions:

1. Shutters shall be installed beside the windows on the front building elevation.
2. Shake siding shall be installed in gabled areas on the front building elevation.

The front building elevation has been revised to incorporate the shutters and shake siding as required.

Also on November 14, 2024, the Board of Zoning Appeals reviewed variance applications and accepted the applicants request to table the application. Based on comments from the Board of Zoning Appeals, the applicant has provided two options for the location of the building. Option 1 (Original Location) incorporates a front setback of 31 ft. 8 in. and a rear setback of 14 ft. 5 in. Option 2 incorporates a front setback of 19 ft. 11 in. and a rear setback of 25 ft.

USE

Section 1135.03 indicates permitted uses in the C-2 zoning district, which are predominantly commercial. The proposed two-family residential use is not a permitted use in the C-2 zoning district. The applicant has filed a variance to Section 1135.03 to allow the proposed use.

DEVELOPMENT STANDARDS

As the property is zoned C-2, Section 1135.06 includes several standards for principal buildings which are typically applied to commercial development:

	Required	Proposed
Front Setback	0 ft.	31 ft. 8 in.
Minimum Side Setback	0 ft.	6 ft. 7 in.
Minimum Rear Setback	30 ft.	14 ft. 5 in. or 25 ft.
Maximum Building Height	40 ft.	22 ft.
Parking Location	Side or Rear Yard	Front Yard

When a property in the C-2 zoning district is adjacent to a residential zoning district, the rear yard setback of the C-2 property is equal to that of the adjacent residential zoning district. The adjacent property to the rear is zoned R-3, which has a 30 ft. rear yard setback. The rear yard setback of the subject property is therefore 30 ft. The setback was previously incorrectly cited as 50 ft., which is the rear yard setback in the R-2 district. Neither of the proposed site plan options meet the required 30 ft. rear setback.

Plans also propose parking in the front yard, which is not permitted. The applicant has filed a variance to Sections 1135.06 and 1135.08(a) to allow a reduced rear yard setback and parking in the front yard, respectively.

In addition, though a 25 ft. riparian setback is shown on plans, the setback is a recommendation by the City’s Engineering Department and is not a formal requirement

ADJACENT HOMES

There are four residential structures on the south side of West Smith Road that are zoned C-2 and include the following characteristics.

Address	Finished Area Per Unit	Units	Stories	Building Width	Front Setback	Garage	Beds/Baths Per Unit	Siding
328 W Smith Rd	1,128 sq. ft.	1	2	44 ft.	10 ft.	Attached	3/1	Vinyl
316 W Smith Rd	896 sq. ft.	2	2	56 ft.	32 ft.	Attached	2/1	Vinyl
310 W Smith Rd	1,720 sq. ft.	1	2	32 ft.	14 ft.	Attached	3/2	Vinyl/Brick
300 W Smith Rd	1,276 sq. ft.	2	2	34 ft.	48 ft.	Attached	3/2	Vinyl
Proposed	1,635 sq. ft.	2	2	44 ft.	32 ft. or 19 ft. 11 in.	Attached	3/1.5	Vinyl

ENGINEERING AND SERVICE DEPARTMENTS INFORMATION

At the previous Planning Commission and Board of Zoning Appeals meetings, there were a number of items discussed regarding drainage and access. After consulting with the City Engineering and Service Departments, the following information has been provided:

Storm Sewer Structures and Easement

The city installed a storm sewer line, catch basin, and outlet on the east side of the property at 328 W. Smith Rd. The city has easements on both properties at 322 and 328 W. Smith Rd., which are a minimum of 5 ft. off each side of the shared property line. The easements, which are a minimum combined 10 ft. wide, are sufficient for the city to access, repair, and maintain the storm sewer line, catch basin, and outlet.

Permit and Plan Review

When plans are submitted to the city's Building Department for a new two-family dwelling, a Lot Improvement Plan must also be submitted to the city's Engineering Department. The Plan must include information on how stormwater will be managed and include elevations, drainage details, and other relevant items. The plan is reviewed to ensure stormwater management complies with city regulations and does not result in negative impacts on area properties.

Creek Maintenance

The creek to the rear of the properties at 322 and 328 W. Smith Rd. has been maintained by the city. To perform maintenance, the city typically accesses the creek at the S. Huntington St. bridge and works westward to the bridge at W. Smith Rd.

TC-OV OVERLAY DEVELOPMENT GUIDELINES

The criteria contained in the Overlay District Development Guidelines shall be used by the Planning Commission to guide their decision. As found in TCOV.2, the Commission has "the authority to interpret and apply these regulations on a case by case basis". Applicable sections are as follows:

TCOV.3 Site Development.

- (c) The height and scale of each new building shall be compatible with existing surrounding buildings.
- (d) New buildings should have setbacks consistent with surrounding established patterns.

TCOV.6 Location, Orientation, Size, and Shape of Buildings.

- (b) New and remodeled buildings should be compatible with their surroundings. Architectural style, bulk, shape, massing, scale, and form of new and remodeled buildings and the shape between and around buildings should be consistent with the character of the area and be in harmony with neighboring buildings.
- (c) The front of the buildings should not exceed fifty (50) feet in horizontal length. A minimum of sixty percent (60%) of the front building façade shall consist of windows, doorways, awnings, etc., in order to break up the visual mass of the structure.

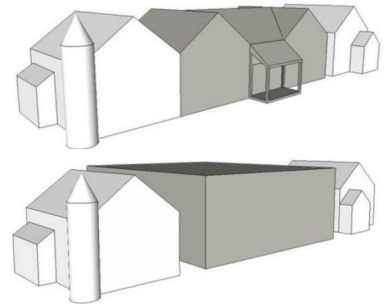
TCOV.8 Building Materials and Appurtenances.

- (a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.

TCOV.9 Building and Lot Aesthetics.

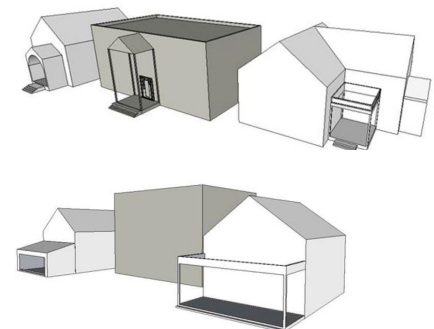
(b) Scale.

- (1) Consider relating the size and proportion of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown below maintains the same scale and rhythm as the existing buildings.
- (2) Avoid buildings that in height, width or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.



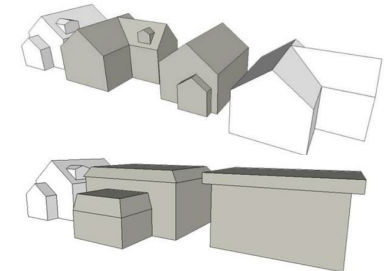
(e) Setback.

- (1) Consider maintaining the architectural façade lines of streetscape by locating front walls of new buildings in the same plane as facades of adjacent buildings. If existing setbacks vary, the new building should conform to historic siting patterns.
- (2) Avoid violating the existing setback pattern by placing new buildings in front of or behind the historic façade line. Avoid placing buildings at odd angles to the street unless in an area where diverse siting already exists.



(f) Sense of Entry.

- (1) Consider articulating the main entrances to the building with covered porches, porticos and other pronounced architectural forms.
- (2) Avoid facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first floor façade.



The proposed two-family home incorporates a similar scale, front setback with either Option 1 or 2, and use of materials as area homes and is generally consistent with surrounding established patterns.

INFILL DEVELOPMENT STANDARDS

Section 1113.07 requires new homes in an existing neighborhood to comply with the following standards:

- (a) Compatibility. All new single and two family residential development shall reflect, complement, and preserve the nature and character of existing adjacent residential development.
- (b) Building Placement and Mass. All new homes shall conform in street orientation and massing to adjacent homes.
- (c) Harmonious Aesthetics. The following is a list of objectives to achieve infill development that is characteristic of the existing structures:
 - (1) New infill development shall be compatible with the neighboring structures in terms of proportion, size, mass and height.
 - (2) Similar materials, colors, architectural details and roof pitch shall be used on all sides and on all structures on the site and shall be harmonious with adjacent properties.

- (3) The creation of a vertical canyon effect between structures shall be minimized. For instance, when a one story structure is proposed next to a two story structure, the space between the two buildings shall increase as wall height increases.
- (d) Any improvement which is determined by the Planning Director to be in conflict with this section shall be forwarded to the Planning Commission for review.

The proposed two family home has similar building placement with either Option 1 or 2, similar massing, incorporates comparable aesthetics, and is generally compatible with existing adjacent residential development.

C-2 BUILDING DEVELOPMENT STANDARDS

Section 1135.13 includes several architectural standards that apply to buildings in the C-2 zoning district. As the standards are tailored to commercial development, Section 1135.13(c)(1) limits the use of vinyl siding to 15% for building elevations facing the right-of-way. The proposed building elevation facing the West Smith Road right-of-way is clad in 8 in. vinyl board and batten and vinyl shake siding. The applicant has filed a variance to Section 1135.13(c)(1).

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of application P24-26 as submitted with either plan Option 1 or Option 2 with the condition that the project shall receive variance approval from the Board of Zoning Appeals to Section 1135.03 regarding use, Section 1135.06 regarding the rear yard setback, Section 1135.08(a) to allow parking in the front yard, and Section 1135.13(c)(1) regarding the use of vinyl facing the right-of-way.

Sarah Tome

From: Mark Crumley
Sent: Thursday, October 31, 2024 3:21 PM
To: Sarah Tome; Larry Walters; Patrick Patton; Fred Himmelreich
Subject: RE: New Buildings in the TCOV

Sara,

After review of the Plans for P24-26, for 322 W. Smith Rd., and P2-28 for 549 S Court St. I have no comments at this time.

Thanks

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

Office: 330-723-5704



From: Sarah Tome <stome@medinaoh.org>
Sent: Tuesday, October 29, 2024 9:37 AM
To: Larry Walters <lwalters@medinaoh.org>; Mark Crumley <mcrumley@medinaoh.org>; Patrick Patton <ppatton@medinaoh.org>; Fred Himmelreich <fredh@medinaoh.org>
Subject: New Buildings in the TCOV

Good morning Gentlemen,

Besides the two Site Plan applications, the Planning Commission will also be reviewing two new buildings in the TC-OV. While they do not require Site Plan review, we did want to give you a chance to view the plans and provide your comments, if any. They are:

P24-26 322 West Smith Road – duplex
P24-28 549 South Court Street – single-family home.

Please review the attached documents and provide me with your comments by November 4th, 2024

Thank you,

Sarah Tome
Admin Assistant
Economic Development/Planning Department

Sarah Tome

From: Patrick Patton
Sent: Monday, November 4, 2024 1:08 PM
To: Sarah Tome; Larry Walters; Mark Crumley; Fred Himmelreich
Subject: RE: New Buildings in the TCOV

Hi Sara-

Thanks for giving us an opportunity to review these. I don't have any comments at this time.

Thanks,

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



From: Sarah Tome <stome@medinaoh.org>
Sent: Tuesday, October 29, 2024 9:37 AM
To: Larry Walters <lwalters@medinaoh.org>; Mark Crumley <mcrumley@medinaoh.org>; Patrick Patton <ppatton@medinaoh.org>; Fred Himmelreich <fredh@medinaoh.org>
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Please review the attached documents and provide me with your comments by November 4th, 2024



Lager Heads Brewing Co.
325 W Smith Road
Medina, OH 44256
330-721-2337

November 27, 2024

Andrew Dutton
City of Medina
Planning & Zoning
132 N Elmwood Ave
Medina, OH 44256

Dear Andrew,

Unfortunately I will not be able to attend the zoning board meeting on 12/12/24, but I felt it was important to voice my opinion on the Planning and Zoning matter that is before the board, regarding 322 W Smith St.

I have reviewed the building plans that Mr. Wascak has submitted to the city for approval, and I fully support the building of this duplex. The duplex will provide additional (needed) housing opportunities for residents, increase property values, provide additional tax revenue for the city, and give an updated appearance to the street. This lot has been vacant for several years, and I would ask that the zoning board approve the variance requests without delay, so that construction may begin.

Sincerely yours,

Matt Kiene

Owner - Lager Heads Brewing Co.

December 3, 2024

City of Medina
132 N Elmwood Ave
Medina, OH 44256

To Whom It May Concern,

My name is Shannon Rush and I live at 316 W Smith Road. I live in the duplex next door to the open lot at 322 W Smith Road.

I understand that the city is reviewing plans to construct a new duplex at 322 W Smith, and I wanted to share my support for the approval of this project. It should be approved immediately.

The open lot next door has been vacant for years and is an eyesore. I have seen the blueprints for the duplex, and it would be a beautiful addition to this neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read 'SR', with a stylized, cursive flourish extending to the right.

Shannon Rush

440-506-8003

SITE PLAN OPTION 1

MEDINA DUPLEX NEW CONSTRUCTION

ZONING 10/16/2024



DRAWING INDEX

TS-100 TITLE SHEET / SITE PLAN

ARCHITECTURAL

A-100	FIRST FLOOR PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS

OVERALL SITE PLAN

ZONING INFORMATION

CONTACT INFORMATION:

CONTRACTOR: THE CORNICE CO.,
3200 WEST MARKET ST, STE 006
FAIRLAWN, OH, 44333

ADDRESS: 322 W SMITH ROAD

PARCEL NUMBER: 028-19C-05-121

INTENDED USE: MULTI-FAMILY

ZONING DISTRICT: C-2 CENTRAL BUSINESS

DISTRICT C-2 REQUIREMENTS:

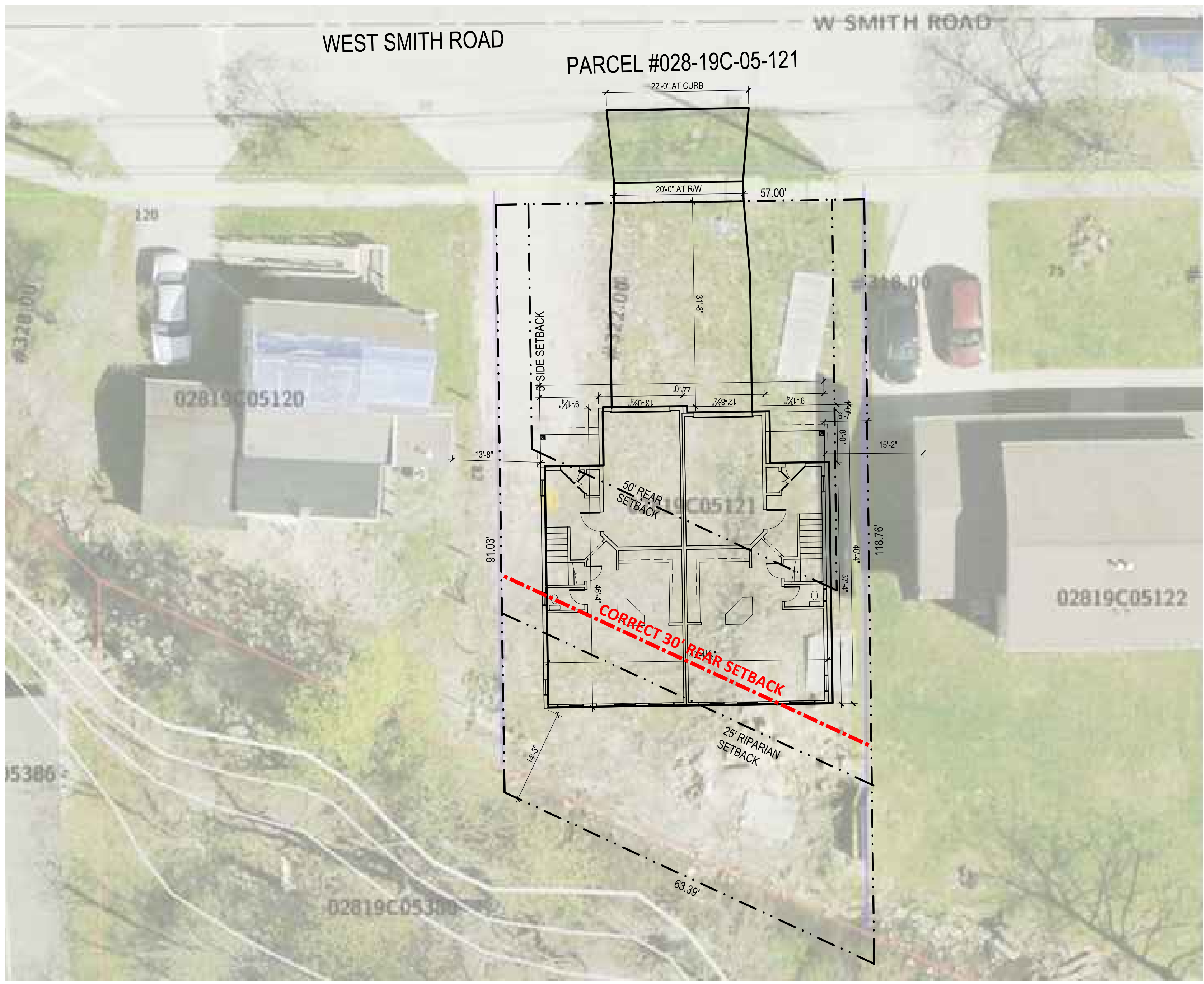
	REQUIRED	PROVIDED
MAX LOT COVERAGE	NONE	-
MIN FRONT YARD	NONE	31'-8"
MIN REAR YARD	50'	14'-7"
MIN SIDE YARD	NONE	6'-7"
MAX HEIGHT	40'	27'-9"

VARIANCE REQUESTED: R2 DUPLEX USE WITHIN A C2 CENTRAL BUSSINESS DISTRICT 1135.03

VARIANCE REQUESTED: C2 14'-5" IN LIEU OF 50' REAR SETBACK ADJOINING RESIDENTIAL DISTRICT 1135.06

VARIANCE REQUESTED: C2 PARKING TO BE PERMITTED IN FRONT YARD 1135.08

VARIANCE REQUESTED: C2 100% USE OF VINYL IN LIEU OF REQUIRED 15% 1135.13



Medina Duplex
322 W SMITH ROAD
MEDINA, OH 44256

PROJ. NUMBER: 24-0541
OCT 16, 2024 ZONING

TITLE SHEET

TS-100

SITE PLAN OPTION 2

MEDINA DUPLEX NEW CONSTRUCTION

PLANNING AND ZONING 11/20/2024



DRAWING INDEX

TS-100 TITLE SHEET / SITE PLAN

ARCHITECTURAL
A-100 FIRST FLOOR PLAN
A-200 ELEVATIONS
A-201 ELEVATIONS

ZONING INFORMATION

CONTACT INFORMATION:

CONTRACTOR: THE CORNICE CO.,
3200 WEST MARKET ST, STE 006
FAIRLAWN, OH, 44333

ADDRESS: 322 W SMITH ROAD
PARCEL NUMBER: 028-19C-05-121
INTENDED USE: MULTI-FAMILY

ZONING DISTRICT: C-2 CENTRAL BUSINESS

DISTRICT C-2 REQUIREMENTS:

	REQUIRED	PROVIDED
MAX LOT COVERAGE	NONE	-
MIN FRONT YARD	NONE	19'-11"
MIN REAR YARD	50'	25'-0"
MIN SIDE YARD	NONE	6'-7"
MAX HEIGHT	40'	27'-9"

VARIANCE REQUESTED: R2 DUPLEX USE WITHIN A C2 CENTRAL BUSSINESS DISTRICT 1135.03

VARIANCE REQUESTED: C2 25' IN LIEU OF 30' REAR SETBACK ADJOINING RESIDENTIAL DISTRICT 1135.06

VARIANCE REQUESTED: C2 PARKING TO BE PERMITTED IN FRONT YARD 1135.08

VARIANCE REQUESTED: C2 100% USE OF VINYL IN LIEU OF REQUIRED 15% 1135.13

OVERALL SITE PLAN



REVISED BUILDING ELEVATIONS

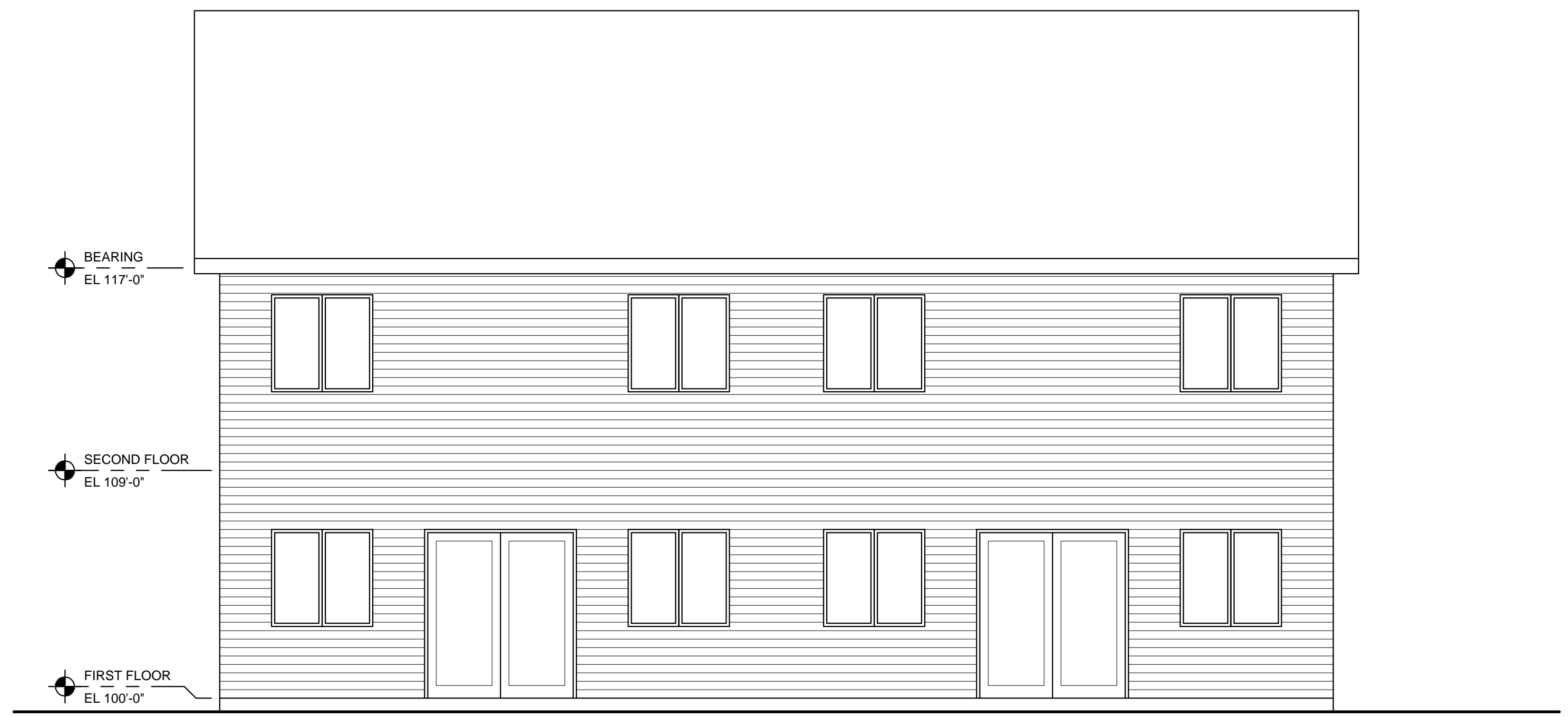


1 NORTH ELEVATION
A-200 1/4" = 1'-0"

*Color, shutters, and shake siding added



2 EAST ELEVATION
A-200 1/4" = 1'-0"



3 SOUTH ELEVATION
A-200 1/4" = 1'-0"



4 WEST ELEVATION
A-200 1/4" = 1'-0"



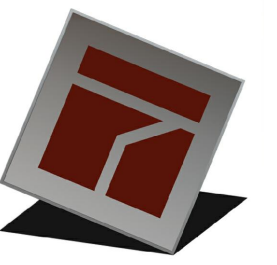
Medina Duplex
322 W. SMITH ROAD
MEDINA, OH 44256

PROJ. NUMBER: 24-0541
OCT 20, 2024 PLAN/ZONING

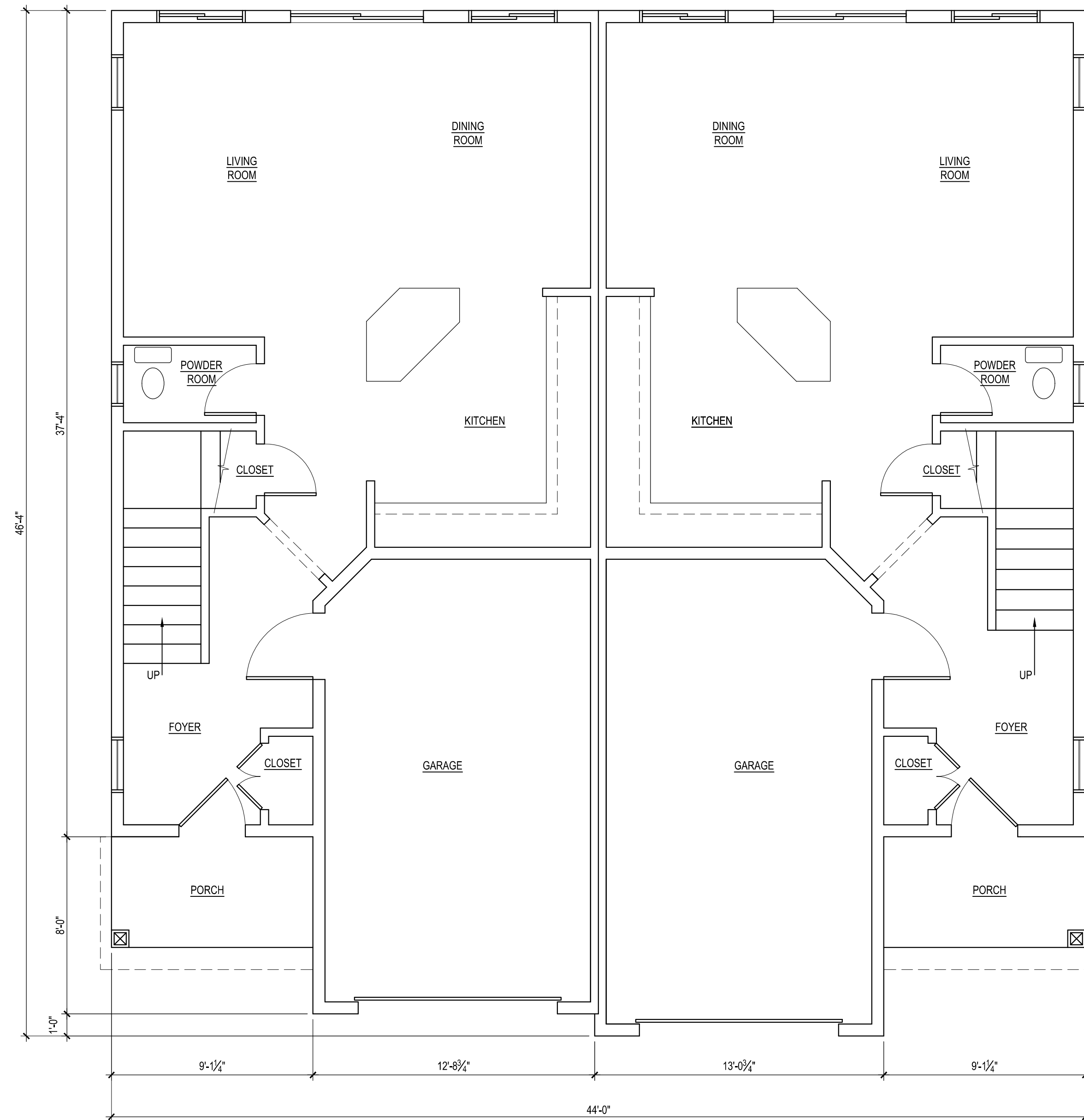
ELEVATIONS
AND DETAILS

A-201

(NO CHANGE)



THE CORNICE COMPANY
3200 WEST MARKET, SUITE 6
FAIRLAWN, OH 44833
(330) 856-2189



1 FIRST FLOOR PLAN
A-100 1/4" = 1'-0"
PLAN NORTH

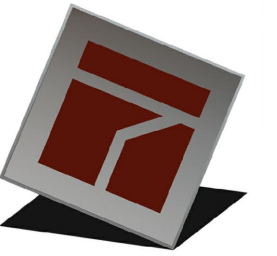
Medina Duplex
322 W. SMITH ROAD
MEDINA, OH 44256

PROJ. NUMBER: 24-0541
OCT 20, 2024 PLAN/ZONING

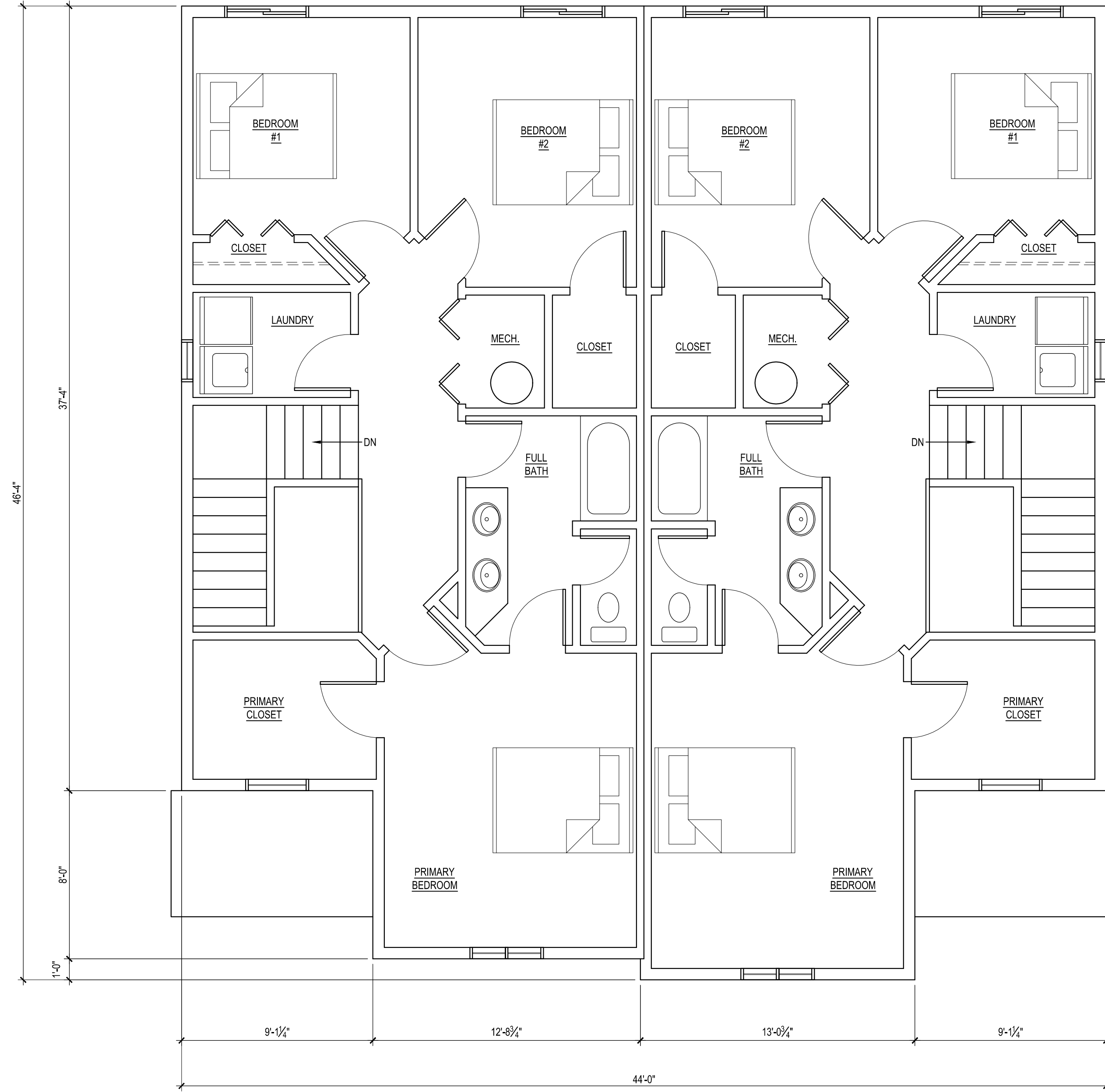
FIRST FLOOR PLAN

A-100

(NO CHANGE)



THE CORNICE COMPANY
3200 WEST MARKET, SUITE 6
FAIRLAWN, OH 44133
(330) 856-2189



1 SECOND FLOOR PLAN
A-101 1/4" = 1'-0"
PLAN NORTH

Medina Duplex
322 W. SMITH ROAD
MEDINA, OH 44256

PROJ. NUMBER: 24-0541
OCT 20, 2024 PLAN/ZONING

SECOND FLOOR PLAN

A-101

328 W. Smith Road

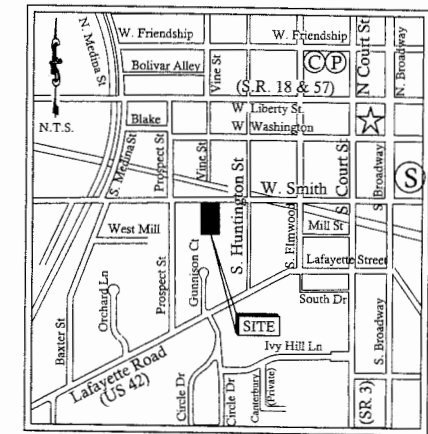


318 W. Smith Road



WEST SMITH ROAD DRAINAGE IMPROVEMENTS

CITY JOB No. 836E



LOCATION MAP

PROJECT SUMMARY

CURRENTLY, DURING HEAVY RAINFALL EVENTS THE EXISTING DWELLINGS ALONG W. SMITH ROAD HAVE EXPERIENCED FLOODING ISSUES. TO HELP ALLEVIATE SOME OF THESE FLOODING ISSUES THE CITY IS PROPOSING TO INSTALL A NEW CURB INLET BASIN ALONG SMITH ROAD. A NEW 2-2-B CATCH BASIN WILL ALSO BE INSTALLED IN THE FRONT YARD OF 328 W. SMITH ROAD TO HELP DRAIN A LOW POINT THAT IS TRAPPING WATER. THE TWO BASINS WILL OUTLET INTO CHAMPION CREEK VIA A PROPOSED TWELVE INCH STORM SEWER. SOME MINOR GRADING WILL BE COMPLETED TO ENSURE DRAINAGE IS PROVIDED IN ALL AREAS.

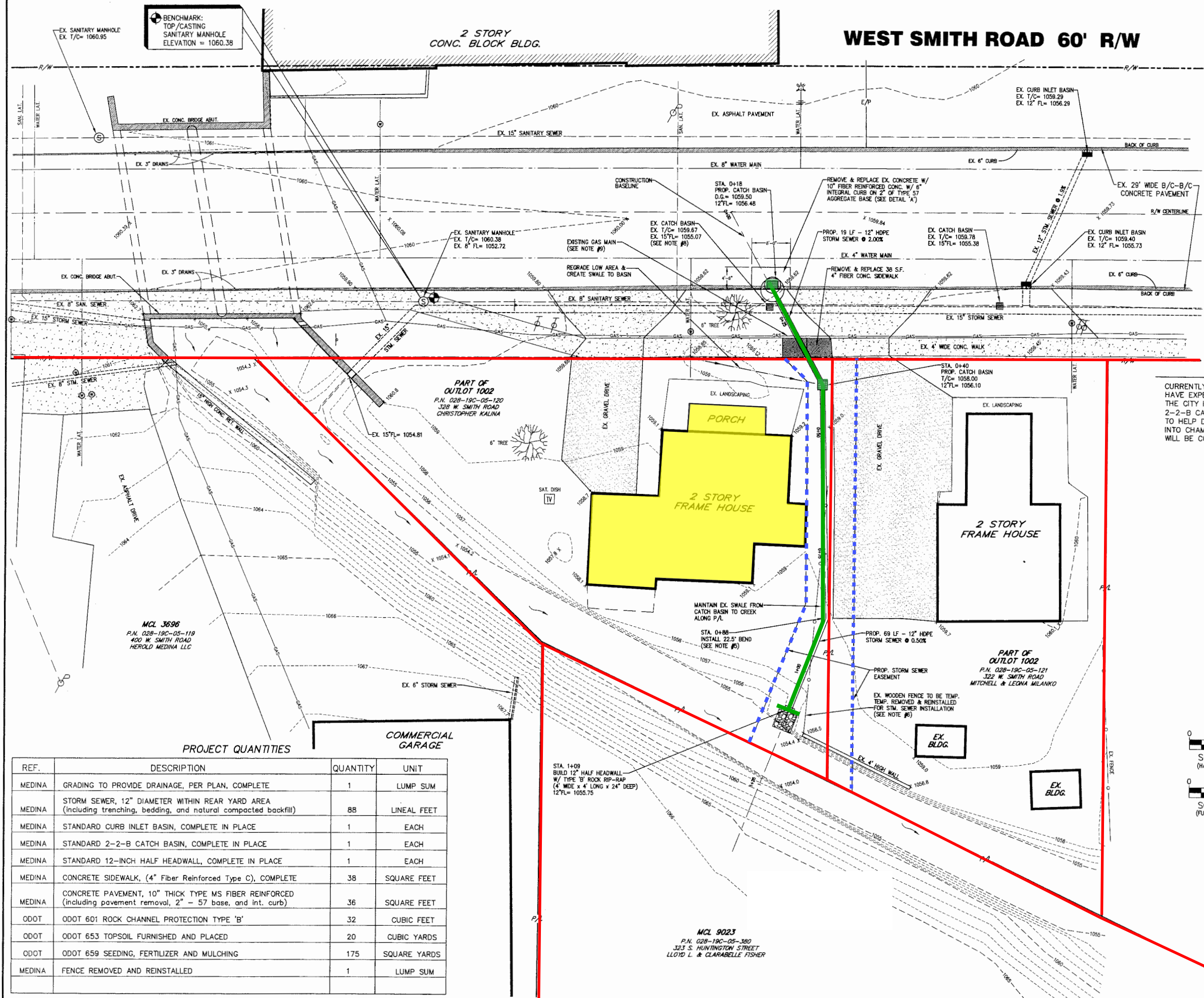
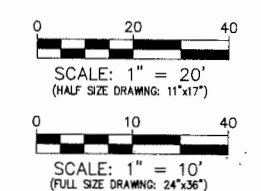
SYMBOLS LEGEND

- EX. WATER LINE VALVE
- EX. FIRE HYDRANT
- EXISTING UTILITY POLE
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. STORM INLET BASIN
- EX. STORM INLET BASIN
- PROP. 2-2-B CATCH BASIN
- EXISTING DECIDUOUS TREE
- EX. SPOT ELEVATION
- PROP. SPOT ELEVATION

UNDERGROUND UTILITIES

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY



PROJECT QUANTITIES

REF.	DESCRIPTION	QUANTITY	UNIT
MEDINA	GRADING TO PROVIDE DRAINAGE, PER PLAN, COMPLETE	1	LUMP SUM
MEDINA	STORM SEWER, 12" DIAMETER WITHIN REAR YARD AREA (including trenching, bedding, and natural compacted backfill)	88	LINEAL FEET
MEDINA	STANDARD CURB INLET BASIN, COMPLETE IN PLACE	1	EACH
MEDINA	STANDARD 2-2-B CATCH BASIN, COMPLETE IN PLACE	1	EACH
MEDINA	STANDARD 12-INCH HALF HEADWALL, COMPLETE IN PLACE	1	EACH
MEDINA	CONCRETE SIDEWALK, (4" Fiber Reinforced Type C), COMPLETE	38	SQUARE FEET
MEDINA	CONCRETE PAVEMENT, 10" THICK TYPE MS FIBER REINFORCED (including pavement removal, 2" - 57 base, and int. curb)	36	SQUARE FEET
ODOT	ODOT 601 ROCK CHANNEL PROTECTION TYPE 'B'	32	CUBIC FEET
ODOT	ODOT 653 TOPSOIL FURNISHED AND PLACED	20	CUBIC YARDS
ODOT	ODOT 659 SEEDING, FERTILIZER AND MULCHING	175	SQUARE YARDS
MEDINA	FENCE REMOVED AND REINSTALLED	1	LUMP SUM

COMMERCIAL GARAGE

STA. 1+09
BUILD 12" HALF HEADWALL
W/ TYPE 'B' ROCK RIP-RAP
(4' WIDE x 4' LONG x 24" DEEP)
12" FL = 1055.75

MCL 9023
P.N. 028-19C-05-380
323 S. HUNTINGTON STREET
LOYD L. & CLARABELLE FISHER

CITY JOB No. 836E
Dwg. File #: 836E1.dwg | 1/3/21 | 1:30:36 PM