

**MEETING DATE: 2-8-18**

# **PLANNING COMMISSION**


**Case No. P16-08**

**139 N. Court**



**CITY of MEDINA**  
**Planning Commission**  
**February 8, 2018 Meeting**

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**Case No:** P16-08  
**Address:** 139-145 N. Court St.  
**Applicant:** Mann Architects for Dr. Loren Raymond (Owner)  
**Subject:** Site Plan amendment  
**Zoning:** C-2 Central Business District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The site is located at the southwest corner of N. Court St. and W. Friendship St.

**Project Introduction:**

In May 2016, the applicant was granted Site Plan approval to demolish the three buildings on the site and construct a new 3-story mixed use building and 19 space accessory parking lot. In 2017, the applicant was granted a Site Plan amendment to reduce the building from three to two stories.

Now, the applicant proposes expanding the development site with an additional 6,900 sqft of land on the south and west sides of the previously approved site plan.

This expansion of the site plan will provide 17 more parking spaces on site (19 to 36) and provide more area for site landscaping.

Please find attached to this report:

1. Proposal narrative and site plans received January 22, 2018
2. Site aerial photograph

**Site Plan and Improvement Plan Review:****Site Plan Standards:**

The following comments and considerations are based on the Site Plan requirements of Chapter 1109 and the Off-Street Parking and Circulation Requirements of Chapter 1145.

**Site Plan Design Guidelines**

The following are the applicable site related design guidelines from Section 1109.04(c):

(13) Parking, to the extent feasible, shall be located behind the front wall of the building. Only circulation drives, when necessary, will be permitted in front of the building.

(14) Approaches, drives and parking areas shall be of appropriate size and scale in relation to the appearance of the proposed development from public rights-of-way, adjacent property and the internal portion of the site itself. Such appropriate scale shall be achieved by the width of approaches and drives, by having adequate but not excessive parking, and by using landscaping within large parking areas. Curbing and adequate landscaping shall be provided between driveway aprons.

The proposed site plan expansion complies with the above guidelines.

**Parking**

The current proposal has 36 space parking lot on the west and south sides of the expanded property to serve the building. Providing parking is solely at the applicant's discretion since Medina Codified Ordinance 26-78 established the downtown parking district which includes this property. The downtown parking district is exempt from the parking space requirements in Chapter 1145.

Although, parking is not required by the Planning and Zoning Code for this project, the parking area must meet the design requirements of the Code. The proposed parking area complies.

**Landscaping**

The proposed landscape plan nicely softens the edges of the building and parking lot along the W. Friendship St. and N. Court St. frontages and the transition areas to adjacent properties. This should help with the transition between the private and public realm for the non-building areas of the site.

**Parking Area Lighting**

The applicant has provided a code compliant parking lot lighting plan.

**Staff Comments:**

**Building Department.** No comment at this time

**Police Department.** No comments

**Service Department.** No comment at this time

**Fire Department** No comment at this time

**Engineering Department** No comment at this time, but is working closely with the applicant to incorporate the site plan expansion into the already approved site improvement construction plans.

**City Forester** No comment at this time.

**Economic Development** No comment at this time.

**Recommendation:**

Staff recommends the Planning Commission **approve** the Site Plan amendment request with the following conditions:

1. Subject to review and approval of site development plans by the Medina Engineering Department to incorporate the expanded site improvements.

January 22, 2018

City of Medina Board and Commissions  
Attn: Jonathan Mendel, AICP  
Community Development Director  
132 North Elmwood Ave.  
Medina, Ohio 44256

Re: Mixed Use Bldg – 139 N. Court St.

Dear Jonathan,

Please find enclosed the documents for the revised Boards and Commissions Submittal. We are submitting for Planning Commission (PC) review to amend an existing Conditional Zoning Certificate and Site Plan Approval.

This submittal includes drawings to amend previously approved Case number P16-08. The variance approved under Case No. Z16-10 and approval of H16-03 is not affected by the proposed changes.

Revised drawings are necessary for Planning Commission as the proposed project has changed in scope. The site has expanded to include a surrounding 0.156ac parcel, adding additional parking spaces for first floor commercial tenants and customers, as well second floor residents. The landscaping and lighting have been updated to account for the new site plan design. The building footprint and building location on site has remained unchanged.

Changes in the site plan include an increased parking count from 19 to 36, an additional light fixture added in the parking lot, and additional landscape beds as a result of the new layout. An additional handicap space has been provided due to the increased parking count.

Because this parcel is often used as an access drive for the adjacent parcel to the south, a curb cut has been added on the south property line to continue allowing access. A fence will be installed at the edge of the south property line to provide privacy for the residents of the Medina Rental Agency, LLC property.

Thank you for your consideration,



Ian Jones  
MPG Architects





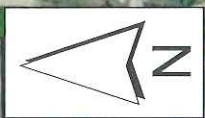
N ELMWOOD AVE

W FRIENDSHIP ST

N COURT ST

E FRIENDSHIP ST

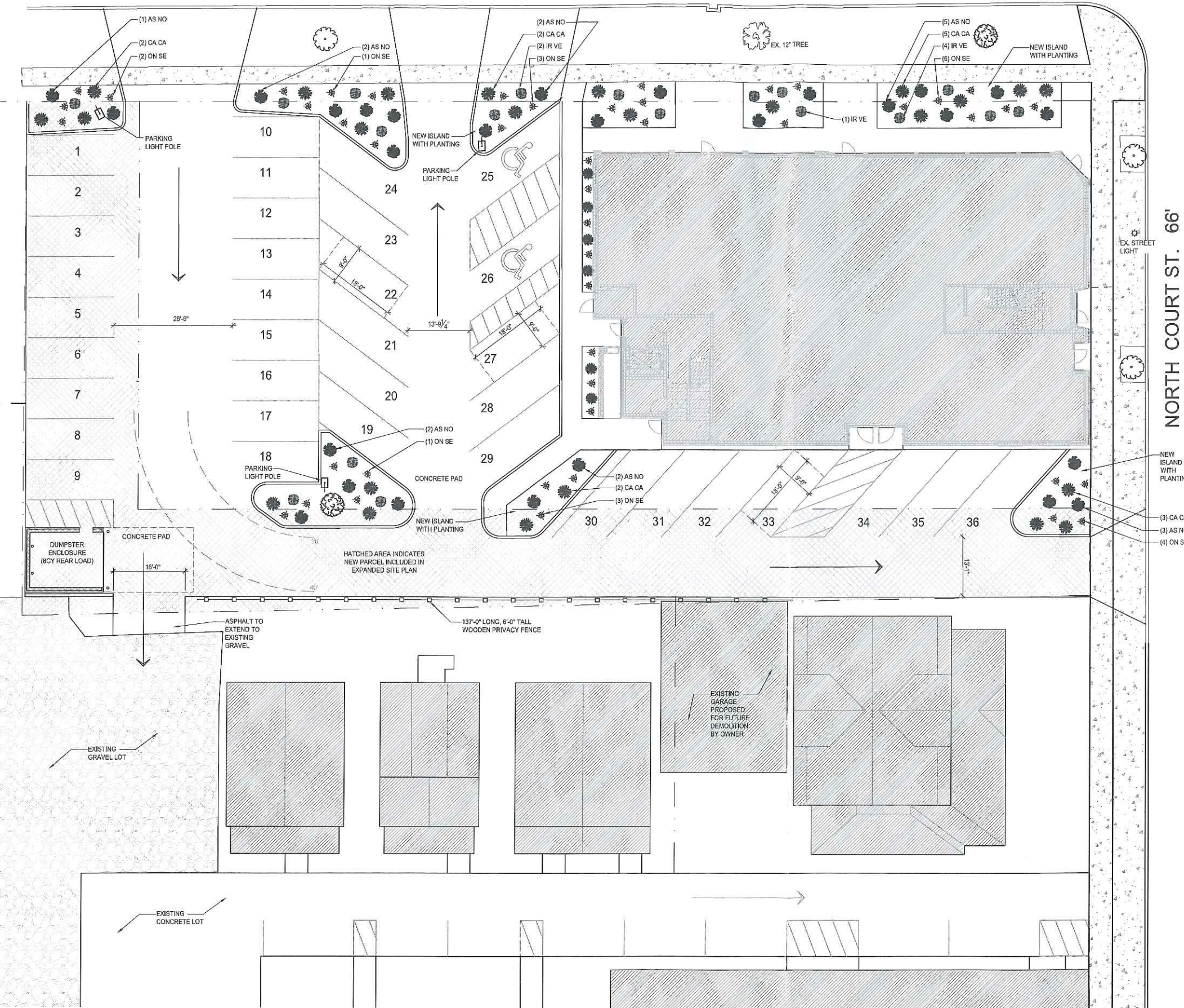
Subject Site  
as amended



1 inch = 100 feet

P16-08  
Site Plan amendment  
139-145 N. Court St.  
February 8, 2018

WEST FRIENDSHIP ST. 66'



GENERAL LANDSCAPE NOTES

- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL BE MOUNDED TOWARD THE CENTER. ISLANDS TO BE KEYED AT PERIMETER EDGE TO HOLD / MAINTAIN MULCH.
- CONTRACTOR TO VERIFY UTILITY ROUTINGS AND COORDINATE THIS WORK WITH EXISTING UTILITY LOCATIONS. ADJUST PLANT MATERIAL ACCORDINGLY.
- PROVIDE DOUBLE SHREDDED HARDWOOD BARK MULCH 3" DEEP MIN. AT ALL PLANTING BEDS. PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED. MULCH COLOR TO BE BLACK UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- ALL PLANTING BEDS TO RECEIVE A MIN. 6" DEPTH OF SOIL MIX AFTER FINAL GRADE IS ESTABLISHED. SOIL MIX SHALL CONSIST OF 50% SCREENED TOPSOIL, 25% SAND AND 25% LEAF HUMUS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 2" OF CLEAN FINE GRADED TOPSOIL, FREE OF ALL ROCKS AND DELETERIOUS DEBRIS.
- CONTRACTOR TO APPLY STARTER FERTILIZER (20-26-6) OR APPROVED SIMILAR FOR ALL LAWN AND PLANT MATERIALS.
- ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE INTENDED DRAINAGE PATTERN OF THE FINAL GRADING PLAN. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
- PLANT LISTS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS INDICATED ON THE PLANS. AND MAINTAINING FOR A MINIMUM OF 60 DAYS.
- ALL PLANTINGS SHALL RECEIVE A (1) YEAR COMPLETE REPLACEMENT WARRANTY.

LANDSCAPING LEGEND

SYMBOL	NAME	SIZE	CONDITION
AC PL	ACER PLAT. 'GLOBOSUM'	2" CAL.	B&B
IR VE	GLOBE NORWAY MAPLE	24" HT.	CONT.
IR VE	IRIS VERSICOLOR	2" CAL.	B&B
IR VE	BLUEFLAG IRIS	1 GAL.	CONT.
IR VE	ZELKOVA SERRATA 'GREEN VASE'	24" HT.	CONT.
IR VE	GREEN VASE	24" HT.	CONT.
IR VE	CALAMAGROSTIS CANADENSIS	24" HT.	CONT.
IR VE	BLUEJOINT GRASS	24" HT.	CONT.
IR VE	ASTER NOVAE-ANGLIAE	24" HT.	CONT.
IR VE	NEW ENGLAND ASTER	24" HT.	CONT.
IR VE	ONOCLEA SENSIBILIS	24" HT.	CONT.
IR VE	SENSITIVE FERN		

**NOTE:**  
ALL PLANTS CALLED OUT ON THIS PLAN ARE SUGGESTED SELECTIONS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL PLANTS ACCORDING TO EXPOSURE AND OTHER ON SITE CONDITIONS. DESIGNER IS NOT RESPONSIBLE FOR FAILED PLANTINGS  
\* SPECIES, MATURITY, AND PLANTING OF STREET TREES IN THE PUBLIC RIGHT OF WAY ARE TO BE COORDINATED AND FINALIZED WITH THE CITY OF MEDINA.  
PLANT COUNTS GIVEN ONLY FOR NEW PLANTS PART OF REVISED DRAWINGS FOR THE AMENDMENT TO THE EXISTING CASE FILE.

LIGHTING LEGEND

SYMBOL	TYPE	HEIGHT	QUANTITY
[Symbol]	SITE LIGHTING	22'-6"	3

SITE INFORMATION

PARCELS: 028-19A-21-070, 028-19A-21-071  
 PARCEL SIZE: 0.44 AC (-19,186 SQ. FT.) + 0.16 (-6,778 SQ. FT.) = 0.60 AC  
 PARKING AREA: 15,744 SQ. FT.  
 LANDSCAPING BEDS TOTAL: 2,412 SQ. FT.  
 PARKING SPACES REQUIRED: N/A PER 1145.04 (D)  
 PARKING SPACES: 36 (INCLUDING 2 ACCESSIBLE)



PRELIMINARY

NOTE!!!  
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION

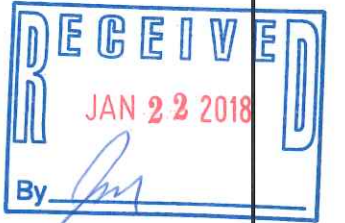
phone 330.666.5770  
 fax 330.666.8812  
 3660 Embassy Parkway  
 Fairlawn, OH 44333  
**MPG**  
 MANN • PARSONS • GRAY  
 ARCHITECTS  
 mpg-architects.com

LANDSCAPE PLAN  
 PROJECT #: 8117  
 DATE: JANUARY 22, 2018  
**NEW MIXED-USE BUILDING**  
 139 N. COURT  
 MEDINA, OHIO 44256

**L1.0**  
 1 OF 1

FRIENDSHIP STREET 66'

NORTH COURT STREET 66'



LEGEND

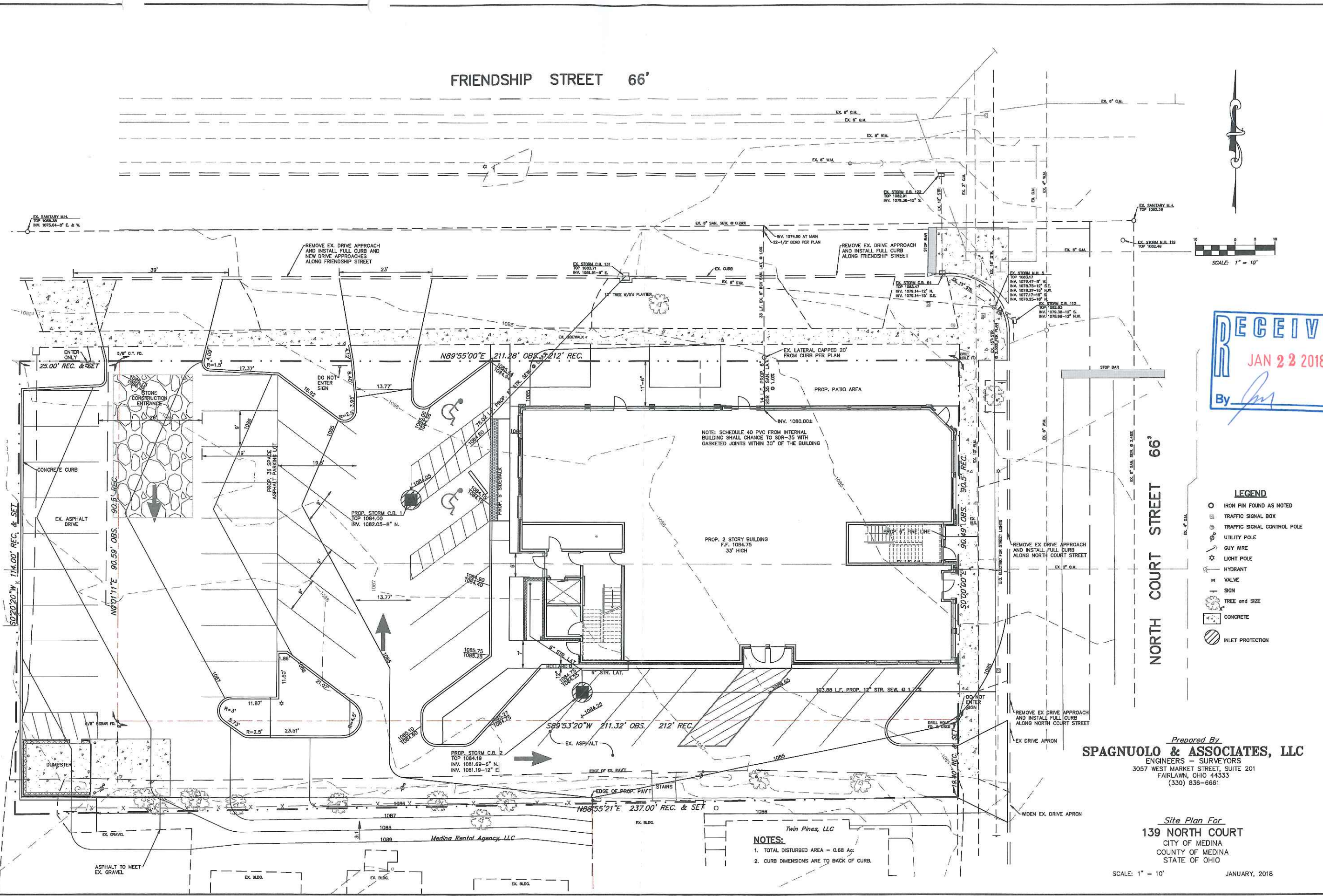
- IRON PIN FOUND AS NOTED
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL CONTROL POLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- VALVE
- SIGN
- TREE and SIZE
- CONCRETE
- INLET PROTECTION

Prepared By  
**SPAGNUOLO & ASSOCIATES, LLC**  
 ENGINEERS - SURVEYORS  
 3057 WEST MARKET STREET, SUITE 201  
 FAIRLAWN, OHIO 44333  
 (330) 836-6661

Site Plan For  
**139 NORTH COURT**  
 CITY OF MEDINA  
 COUNTY OF MEDINA  
 STATE OF OHIO

SCALE: 1" = 10' JANUARY, 2018

- NOTES:
- TOTAL DISTURBED AREA = 0.58 AC.
  - CURB DIMENSIONS ARE TO BACK OF CURB.



F:\145 Friendship\_34 DWG\139 North Court Site Work 2018 (SitePlan) 1-17-2018



WEST FRIENDSHIP ST. 66'

**PRELIMINARY**

**NOTE!!!**  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

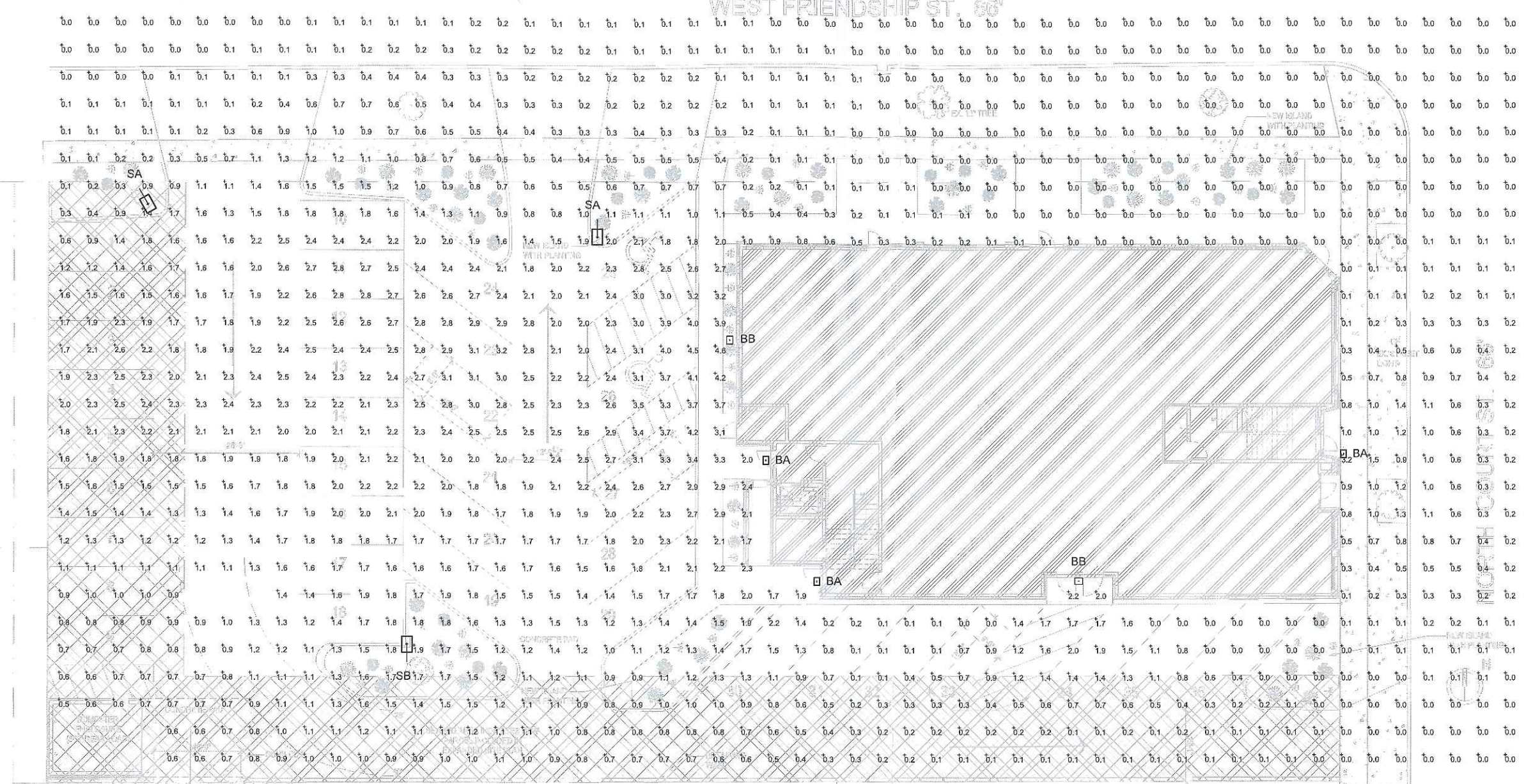
REVISIONS

phone 330.666.5770  
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3660 Embassy Parkway  
Fairlawn, OH 44333  
mpg-architects.com

**MPG**  
MANN • PARSONS • GRAY  
ARCHITECTS

PHOTOMETRIC PLAN  
PROJECT #: 8117  
DATE: JANUARY 22, 2018  
NEW MIXED-USE BUILDING  
139 N. COURT  
MEDINA, OHIO 44256

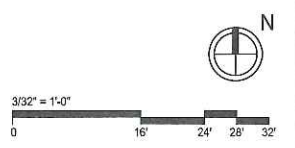
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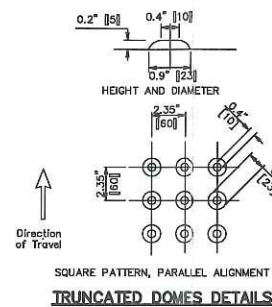
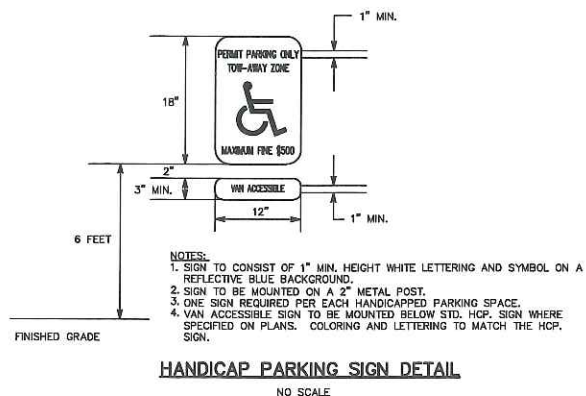
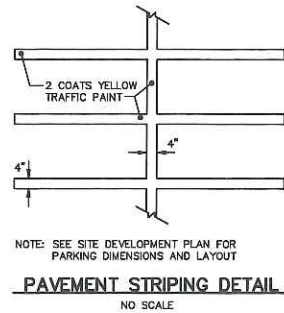
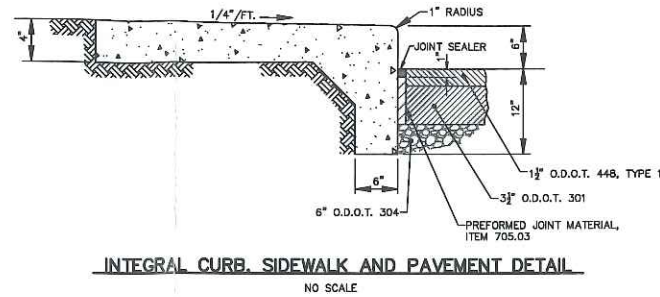
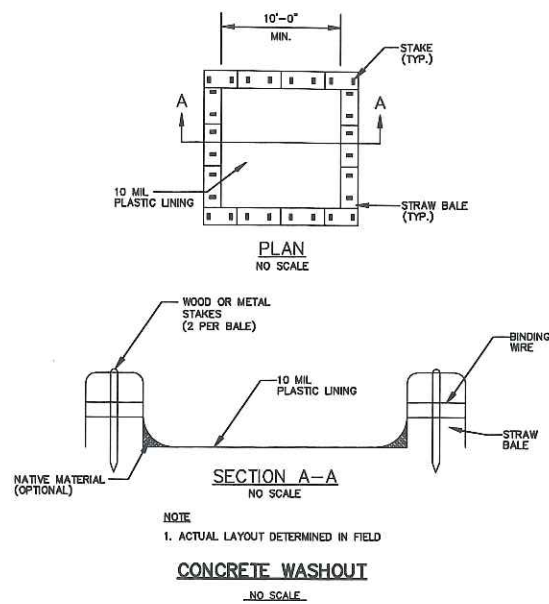
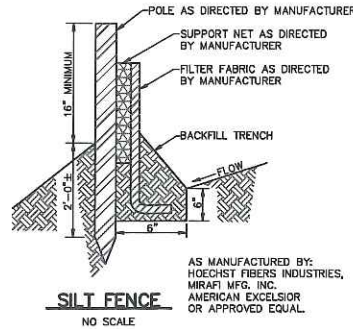


Luminaire Schedule					
Symbol	Qty	Label	LLF	Lum. Lumens	Description
BA	3	BA	.85	2485	HUBBELL: LNC2-12LU-5K-4-1-(WALL MOUNTED 10' A.F.G.)
BB	2	BB	.85	2420	HUBBELL: LNC2-12LU-5K-3-1-(WALL MOUNTED 10' A.F.G.)
SA	2	SA	.85	12516	SPAULDING: CL1-A-60LU-5K-4-DB-BC/SSS-S-20-40-A-1-S2-DB
SB	1	SB	.85	15040	SPAULDING: CL1-A-60LU-5K-5W-DB/SSS-S-20-40-A-1-S2-DB

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
main parking area	Illuminance	Fc	1.98	4.5	0.6	3.30

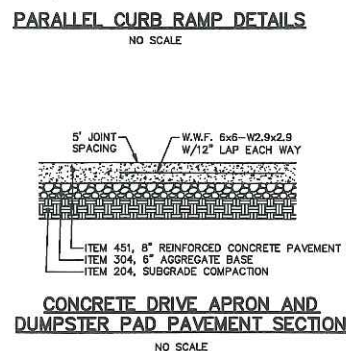
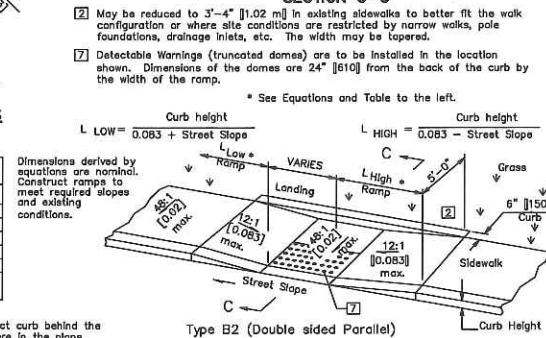
NOTES:  
1. TYPES-SA & SB OVERALL MTG HT.:  
20' POLE + 2.5' CONCRETE BASE = 22.5' A.F.G.  
2. DARK BRONZE FINISH





Street Slope	Ramp Length @ 1% [0.083]	LOW SIDE *	HIGH SIDE *
0.01	9'-5" [2.9 m]	6'-10" [2.1 m]	
0.02	4'-10" [1.5 m]	7'-11" [2.4 m]	
0.03	4'-5" [1.3 m]	9'-5" [2.9 m]	
0.04	4'-1" [1.2 m]	11'-8" [3.6 m]	
0.05	3'-9" [1.1 m]	15'-2" [4.6 m]	

\* Measured along the back of a 6" [150] high curb.



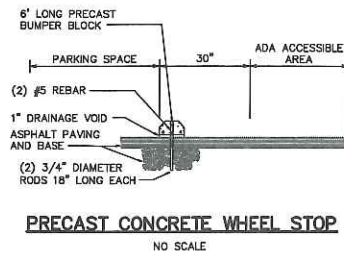
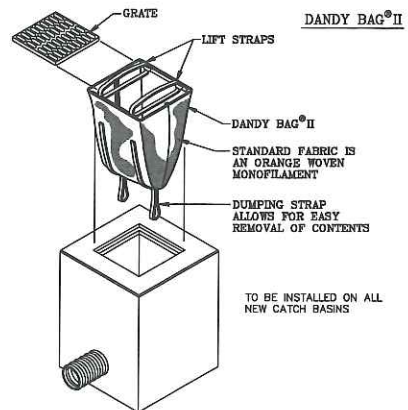
- GENERAL NOTES**
1. THE CONSTRUCTION OF THIS PROJECT SHALL BE COVERED BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION.
  2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
  3. ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED WITHIN 7 DAYS OF OBTAINING FINAL GRADE.
  4. CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-363-2764) BEFORE BEGINNING WORK.
  5. ALL PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDE.
  6. THE CONTRACTOR SHALL MAINTAIN THE ADJACENT ROADWAY BY REMOVING ALL MUD AND DEBRIS DEPOSITED THERE DUE TO HIS SITE CONSTRUCTION. THE CONTRACTOR SHALL SCRAPE AND SWEEP THE EXISTING PUBLIC STREET IMMEDIATELY FOLLOWING THE DEPOSITION OF MUD, DIRT OR DEBRIS ON THE ROADWAY.
  7. ALL EXISTING APPURTENANCES (UTILITY POLES, VALVES, HYDRANTS, MANHOLES, ETC.) ARE TO BE HELD IN PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.
  8. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED COMPLETELY TO AT LEAST THE BEFORE CONSTRUCTION CONDITION AS DIRECTED BY THE CITY OF MEDINA ENGINEER. THE COST OF THE ABOVE SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
  9. ALL DISTURBED STORM SEWERS AND/OR APPURTENANCES, SIGNS, GUARD RAILING, MAIL AND/OR PAPER BOXES, DRIVE CULVERTS, FENCES, TREES OR OTHER ITEMS DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED, OR REPAIRED TO THE ORIGINAL CONDITION. THE COST OF THE ABOVE SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
  10. ANY DEFECTS DISCOVERED IN CONSTRUCTION, WORKMANSHIP, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY THE CITY OF MEDINA ENGINEER.
  11. NUCLEAR COMPACTION TESTING SHALL BE REQUIRED FOR ALL FILL AREAS OVER TWO FEET (2') IN DEPTH PER ASTM D-2922. FILL TO BE PLACED IN 8 INCH LIFTS AND COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY IN ALL STRUCTURE AND PAVEMENT AREAS.
  12. ALL END OF CONCRETE CURBS TO BE ROLLED DOWN OVER 2 FEET IN LENGTH.
  13. ALL STORM SEWER MATERIAL TO BE PVC IN ACCORDANCE WITH O.D.O.T. 707.33. ALL STORM SEWER PIPE MUST HAVE A PREMIUM O RING GASKET.
  14. ALL WORK MUST COMPLY WITH THE OCCUPATION SAFETY AND HEALTH REGULATIONS.
  15. ALL PAVEMENT AREAS ARE TO BE PROOF-ROLLED UTILIZING A LOADED TANDEM TRUCK, 30,000 POUND MINIMUM, PRIOR TO PLACING ANY 304 BASE MATERIAL.

- EROSION CONTROL NOTES**
- STATEMENTS:**
1. PERIMETER CONTROLS:  
SEDIMENT BASINS/TRAPS AND PERIMETER SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STOP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF PONDS, SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW TO AID IN THE STABILIZATION AND MINIMIZE EROSION AND SEDIMENT TRANSPORT OF THE SOIL BEFORE WATER LEAVES THE POND. ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE PERMANENTLY STABILIZED, OR AS DIRECTED BY THE ADMINISTRATOR.
  2. VEGETATIVE STABILIZATION:  
DISTURBED AREAS, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF TWENTY-ONE (21) DAYS OR GREATER, SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN SEVEN (7) DAYS AFTER THE LAST DISTURBANCE. DISTURBED AREAS THAT WILL REMAIN DORMANT FOR MORE THAN TWENTY-ONE (21) DAYS WITHIN FIFTY (50) FEET OF A STREAM SHALL HAVE TEMPORARY EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SEEDING AND MULCHING, APPLIED WITHIN TWO (2) DAYS. DISTURBED AREAS THAT HAVE REACHED FINAL GRADE SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE.
  3. RAINWATER MANUAL:  
ALL EROSION AND SEDIMENT CONTROL PRACTICES SPECIFIED ON THIS PLAN SHALL CONFORM WITH DETAILS AND SPECIFICATION OUTLINED IN THE CURRENT VERSION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES BOOKLET, "RAINWATER AND LAND DEVELOPMENT".
  4. ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S)  
EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THIS PLAN MAY BE NECESSARY DUE TO UNFORESEEN ENVIRONMENTAL CONDITIONS AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH-MOVING ACTIVITY. ADDITIONAL PRACTICES, AND/OR A REVISED SWP'S SHALL BE REQUIRED AT THE DEVELOPER'S EXPENSE AS DIRECTED BY THE ADMINISTRATOR.
  5. BEST MANAGEMENT PRACTICE (BMP) DECOMMISSIONING:  
NO EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REMOVED FROM THE SITE PRIOR TO ADEQUATE PERMANENT STABILIZATION OF THE ASSOCIATED UPLAND DRAINAGE AREAS AND WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE APPROPRIATE AUTHORITY, UNLESS THEIR REMOVAL IS SPECIFICALLY PROVIDED FOR WITHIN THE SITES APPROVED PLAN.
  6. ADDITIONAL WASTES:  
NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF. ANY AND ALL WASTE MATERIALS (SOLID, HAZARDOUS, CONSTRUCTION, DEMOLITION, SANITARY, TOXIC, ETC.) GENERATED AT THE SITE SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES/REGULATIONS. IT IS PROHIBITED TO BURN, BURY, OR POUR OUT ONTO THE GROUND OR INTO THE STORM SEWERS ANY SOLVENTS, PAINTS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTFREEZE, CEMENT CURING COMPOUNDS, AND ANY OTHER SUCH TOXIC OR HAZARDOUS MATERIALS OR WASTES. DESIGNATED WASH PIT AREAS SHOWN ON THE PLANS SHALL BE USED FOR THE PURPOSE OF WASHING OUT CEMENT TRUCKS. ALL WASTE MUST BE KEPT AWAY FROM AREAS OF STORM WATER RUNOFF.
  7. STREET SWEEPING:  
STREETS DIRECTLY ADJACENT TO CONSTRUCTION ENTRANCES AND RECEIVING TRAFFIC FROM THE DEVELOPMENT AREA SHALL BE CLEANED AS NECESSARY TO REMOVE SEDIMENT TRACKED OFF-SITE. ANY CATCH BASINS ON THESE STREETS NEAREST TO THE CONSTRUCTION ENTRANCES SHALL BE CLEANED AS NECESSARY.
  8. INTERNAL INSPECTION & MAINTENANCE  
REGULAR INSPECTIONS AND MAINTENANCE BY THE DEVELOPER OR THEIR REPRESENTATIVE SHALL BE PROVIDED FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTION ACTIVITIES SHALL BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD AND MADE AVAILABLE UPON REQUEST OF THE ADMINISTRATOR. INSPECTIONS MUST BE MADE AT A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24-HOUR PERIOD. PROVIDE NAME OF INSPECTOR, DATE OF INSPECTION, MAJOR OBSERVATIONS (IDENTIFY TYPE AND LOCATION OF EACH SEPARATE BMP REQUIRING ATTENTION, DESCRIBE CONDITION OF DAMAGED BMP, SPECIFY TYPE OF REMEDIAL ACTION REQUIRED, ETC.), AND SPECIFIC CORRECTIVE MEASURES TAKEN SINCE THE TIME OF THE PREVIOUS INSPECTION TO ACHIEVE COMPLIANCE WITH THE REQUIREMENTS OF THE SITE'S APPROVED PLAN AND THE "RAINWATER AND LAND DEVELOPMENT" MANUAL. MAINTENANCE SHALL OCCUR AS DETAILED BELOW:  
    - A. WHEN PRACTICES REQUIRE REPAIR OR MAINTENANCE. IF THE INTERNAL INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT-SETTING POND, IT MUST BE REPAIRED OR MAINTAINED WITHIN THREE (3) DAYS OF THE INSPECTION. SEDIMENT SETTING PONDS MUST BE REPAIRED OR MAINTAINED WITHIN TEN (10) DAYS OF THE INSPECTION.
    - B. WHEN PRACTICES FAIL TO PROVIDE THEIR INTENDED FUNCTION. IF THE INTERNAL INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER, MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED, THE ABBREVIATED EASC PLAN MUST BE AMENDED AND THE NEW CONTROL PRACTICE MUST BE INSTALLED WITHIN TEN (10) DAYS OF THE INSPECTION.
    - C. WHEN PRACTICES DEPICTED ON THE EASC PLAN ARE NOT INSTALLED. IF THE INTERNAL INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE, THE CONTROL PRACTICE MUST BE IMPLEMENTED WITHIN TEN (10) DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE PLANNED CONTROL PRACTICE IS NOT NEEDED, THE RECORD MUST CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT NEEDED.

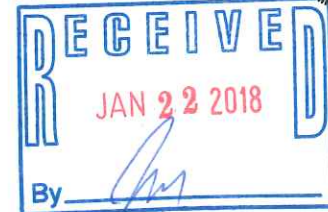
**DANDY BAG® II**  
Installation and Maintenance Guidelines

**Installation:** Remove the grate from catch basin. If using optional oil absorbents; place absorbent pillow in unit. Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Bag® II so that the grate is below the top straps and above the lower straps. Holding the lifting devices, insert the grate into the inlet.

**Maintenance:** Remove all accumulated sediment and debris from vicinity of unit after each storm event. After each storm event and at regular intervals, look into the Dandy Bag® II. If the containment area is more than 1/3 full of sediment, the unit must be emptied. To empty unit, lift the unit out of the inlet using the lifting straps and remove the grate. If using optional oil absorbents; replace absorbent when near saturation.



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Construction Details For  
**139 NORTH COURT**  
CITY OF MEDINA  
COUNTY OF MEDINA  
STATE OF OHIO

SCALE: 1" = 20' JANUARY, 2018