

MEETING DATE: 9-8-16

BOARD OF ZONING APPEALS

Z16-19

444 Independence



CITY of MEDINA

Board of Zoning Appeals

September 8, 2016 Meeting

Case No: Z16-19

Address: 444 Independence Drive

Applicant: Dan Wonderly

Subject: Administrative Review for a Barbed Wire Fence

Zoning: I-1 Industrial District

Submitted by: Justin Benko – Associate Planner

Handwritten initials "JB" in blue ink, located to the right of the "Submitted by:" line.

Site Location:

The subject site is located on the east side of Independence Drive south of W. Smith Road and north of Lafayette Road.

Project Introduction:

The applicant is seeking site plan approval from the Medina Planning Commission for the expansion of a parking lot for Do It Best Corp. Currently, there is one acre of pavement. The applicant proposes expanding the paved area to a total of three acres. The additional paved area will be for improved circulation at the site and for semi-truck storage.

The site is currently surrounded by a 6 feet tall barbed wire fence. The applicant has proposed the installation of a new 6' tall barbed wire fence that will encompass the parking area expansion. Pursuant to Medina Codified Ordinance section 1155.01(d)(2), the applicant is seeking an administrative review and approval to allow the barbed wire fence.

Please find attached to this report:

1. Aerial photograph of the property.
2. Site plan
3. Letter from Applicant.
4. Existing conditions photograph

Justin Benko

From: Dan Wonderly <dwonderly@martin-riley.com>
Sent: Tuesday, August 30, 2016 9:49 AM
To: Justin Benko

Justin,

I would like to request approval from your Board of Zoning Appeals to install 6' chain link fence with barbed wire on top at 444 Independence Drive. The existing lot is already protected with a barbed wire fence. With our truck lot expansion it is necessary to enlarge this fenced in area.

Thank you,

Dan Wonderly, CPD
Engineering

MARTINRILEY architects-engineers

221 West Baker Street
Fort Wayne, Indiana 46802
Direct 260.203.2317
Office 260.422.7994
Fax 260.426.2067
www.martin-riley.com



Subject Site



1 inch = 200 feet

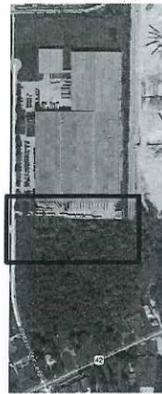
INDEPENDENCE DR

HERITAGE DR

LAKETERRA DR

P16-23
444 Independence Dr.
Site Plan Review
Parking lot expansion
September 8, 2016

Key Map



Civil Legend

- W — DOMESTIC WATER PIPE
- SAN — SANITARY SEWER PIPE
- SS — STORM SEWER PIPE
- V — VENT PIPE
- G — GAS PIPE
- EOH — ELECTRICAL OVERHEAD CONDUCTORS
- EUG — ELECTRICAL UNDERGROUND CONDUCTORS
- 100 — NEW ELEVATION CONTOUR
- 100 — EXISTING ELEVATION CONTOUR
- 100 — DEMOLISHED ELEVATION CONTOUR
- — PAVEMENT CONTROL JOINT (CONTRACTION OR CONSTRUCTION)
- — CONST. JT — CONSTRUCTION JOINT
- △ CONTROL POINT
- XXX SPOT ELEVATION FINISH SURFACE LIND
- 2.0% SLOPE
- ⊕ SOIL BORING
- ⊕ ELECTRIC POLE
- ⊕ LIGHT POLE
- — — — — PROPERTY LINE
- SSD SUBSOIL DRAIN
- F.V. FIELD VERIFY

Work Description Notes

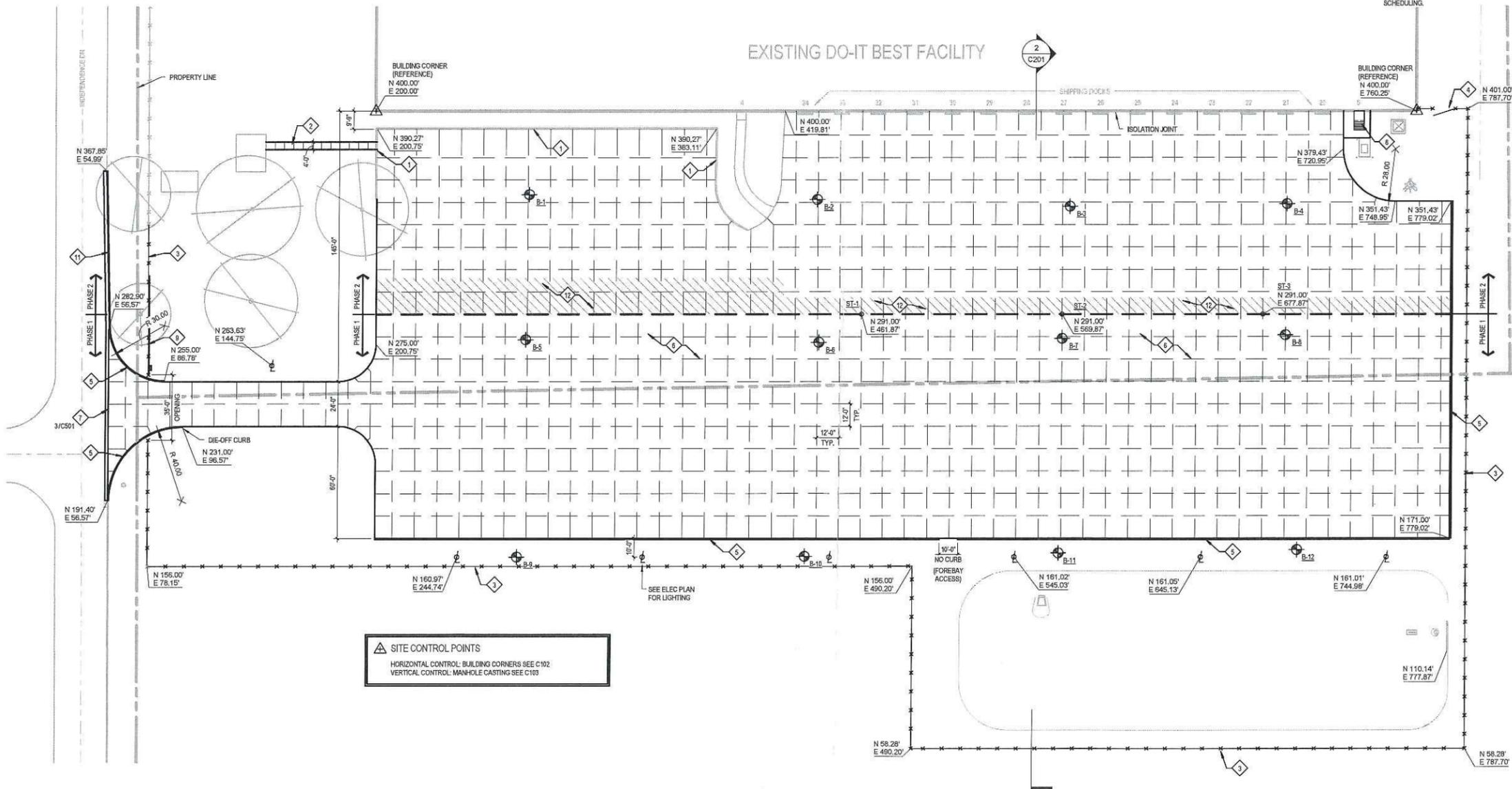
- 1 ALTERNATE #2: PROVIDE NEW CONCRETE CURB.
- 2 PROVIDE NEW SIDEWALK. SEE DETAIL.
- 3 PROVIDE FENCE WITH BARBED WIRE.
- 4 PROVIDE NEW 12 SWING GATE.
- 5 PROVIDE NEW CONCRETE CURB. SEE DETAIL.
- 6 PROVIDE NEW CONCRETE PAVEMENT. WORK TO BE PHASED. ALTERNATE #3 PROVIDE HIGH EARLY STRENGTH CONCRETE. SEE DETAILS.
- 7 PROVIDE NEW ROW CURB CUT AND ENTRY DRIVE. CONTRACTOR TO OBTAIN PERMIT. DEPRESSED BACK CURB. SEE DETAIL.
- 8 PROVIDE NEW METAL STAIR.
- 9 PROVIDE NEW CHAINLINK SLIDE CANTILEVER GATE WITH BARBED WIRE.
- 10 PROVIDE NEW ROW CURB. VERIFY REQUIREMENTS WITH CITY.
- 11 PROVIDE AND MAINTAIN TEMPORARY GRAVEL FILL FLUSH WITH PAVEMENT SURFACE BETWEEN NEW PHASE 1 PAVEMENT AND EXISTING PAVEMENT. GRAVEL TO BE REMOVED IN STAGES FOR PLACEMENT OF NEW PAVEMENT IN PHASE 2.

Site General Notes

1. WORK TO BE PERFORMED IN ACCORDANCE WITH THE STATE, COUNTY AND LOCAL CODES INCLUDING ALL AMENDMENTS.
2. WORK TO BE PERFORMED IN ACCORDANCE WITH NPDES PERMIT.
3. ALL PERMITS AND INSTALLATION COSTS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UNLESS NOTED OTHERWISE. REQUIRED PERMITS INCLUDE BUT ARE NOT LIMITED TO NPDES, ELECTRICAL PERMIT FOR LIGHTING, AND FENCE PERMIT. CONTRACTOR IS REQUIRED TO BE REGISTERED WITH THE CITY OF MEDINA.
4. REFER TO SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
5. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL TRADES ON SITE. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
6. PROTECT ALL EQUIPMENT, EXISTING AND NEW, FROM DEBRIS AND DAMAGE. FINAL CLEAN-UP OF ALL EQUIPMENT SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.
7. A CERTIFIED "AS-BUILT" SURVEY SHALL BE COMPLETED BY A LS OR PE AND SUBMITTED TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. SURVEY SHALL HAVE A STATEMENT CERTIFYING THAT THE STORMWATER FACILITIES AS DESIGNED AND INSTALLED MEET THE REQUIREMENTS OF SWP3. SURVEY SHALL ALSO PROVIDE LOCATION AND DIMENSIONS OF FACILITIES, DETENTION VOLUMES, AND INDIVIDUALS RESPONSIBLE FOR LONG-TERM MAINTENANCE.
8. ALL DISTURBED AREAS SHALL BE GRADED, DRESSED AND SEEDED UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING PROVIDING A SAFE AND SECURE CONSTRUCTION SITE.

Phasing

1. WORK TO BE PHASED IN ORDER TO KEEP MAJORITY OF FACILITY'S SHIPPING TRUCK DOCKS OPERATIONAL AT ALL TIMES.
2. PHASE 1 INVOLVES CONSTRUCTION OF SOUTHERN PORTION OF PARKING LOT. DURING THIS TIME THE ENTIRE EXISTING LOT WILL REMAIN FULLY FUNCTIONAL.
3. GRAVEL FILL SHALL BE PROVIDED BETWEEN PHASE 1 PAVEMENT AND EXISTING PAVEMENT.
4. DURING PHASE 2 WORK SHALL BE SPLIT INTO SUB PHASES TO LIMIT CLOSURE OF TRUCK DOCKS TO 2) AT ANY GIVEN TIME. BEGIN AT THE WEST END AND HEAD EAST REPLACING SECTIONS OF PAVEMENT. DURING THIS TIME THE TRUCKS WILL UTILIZE THE NEW ENTRY AND PHASE 1 PAVEMENT TO ACCESS THE REMAINDER OF THE TRUCK DOCKS.
5. CONTRACTOR WILL BE REQUIRED TO WORK WITH OWNER FOR SCHEDULING.



△ SITE CONTROL POINTS
 HORIZONTAL CONTROL: BUILDING CORNERS SEE C102
 VERTICAL CONTROL: MANHOLE CASTING SEE C103

1 Enlarged Site Development Plan
 C102 1" = 30'-0"

Do it Best Corp.

Renovation Work for:
Do it Best Corp.
 Medina Shipping Lot
 444 Independence Drive,
 Medina, OH 44256

MARTIN RILEY
 architects-engineers
 221 West Baker Street
 Fort Wayne, Indiana 46802
 TEL. 260.422.7994
 FAX. 260.426.2067



THIS SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH AN ARCHITECTURAL OR ENGINEERING DESIGN OR PROFESSIONAL SERVICE. IT IS THE RESPONSIBILITY OF THE SEAL HOLDER TO MAINTAIN THE QUALITY OF HIS OR HER DESIGN OR SERVICE. THE SEAL HOLDER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SEAL. THE SEAL HOLDER IS RESPONSIBLE FOR THE PROTECTION OF THIS SEAL FROM UNAUTHORIZED USE. THE SEAL HOLDER IS RESPONSIBLE FOR THE PROTECTION OF THIS SEAL FROM UNAUTHORIZED USE.

SEARCHED _____ INDEXED _____
 DRAWN BY: DAW
 CHECKED BY: F13067
 REVISIONS BY: JLB
 DATE: 2018-08-18

C102

DEVELOPMENT PLAN

