

1. Major Site Plan: 4014 Medina Road

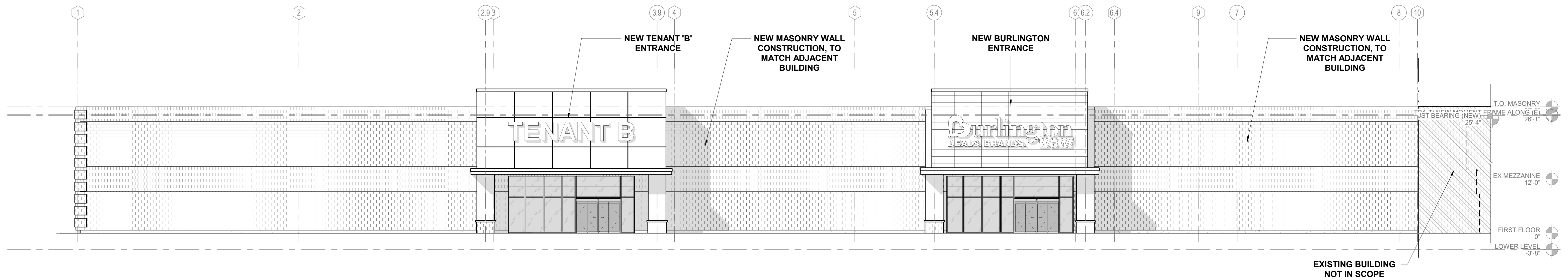
Documents:

[4014_MEDINA_ROAD_P_Z_REVIEW_-_ARCHITECTURAL_DRAWINGS.PDF](#)
[4014_MEDINA_ROAD_P_Z_REVIEW_-_CIVIL_SITE_DRAWINGS.PDF](#)
[MARKET_SQUARE_2013_ALTA_SURVEY-SIGNED_2013-07-19.PDF](#)

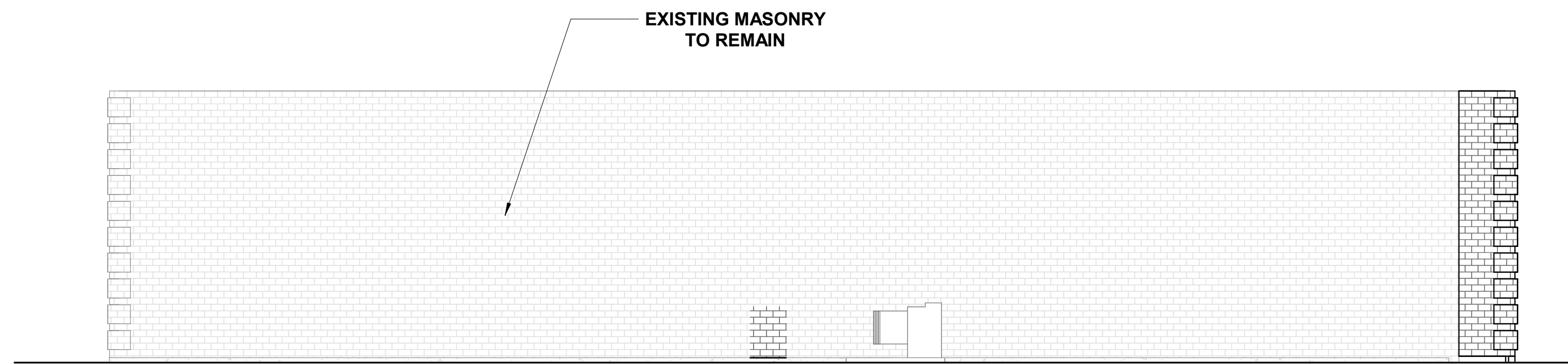
2. Major Site Plan: 1330 S Cleveland Massillon Road

Documents:

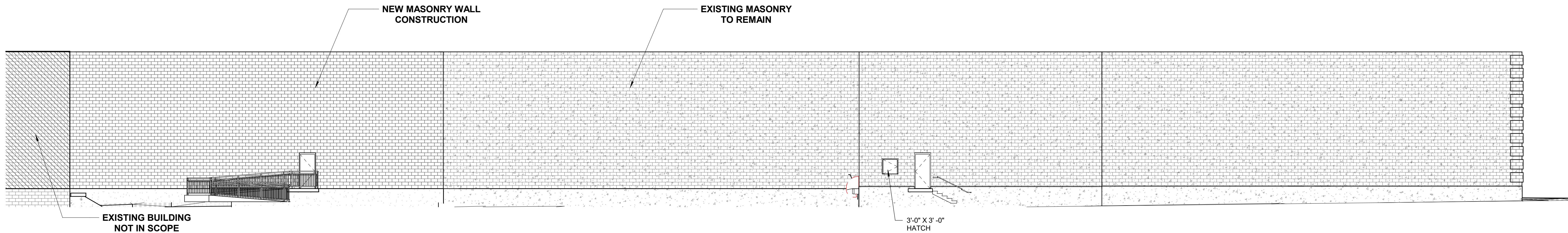
[AUTOBAHN SITE ARCH DRAWINGS FOR SITE PLAN REVIEW 12-05-2025.PDF](#)



EXTERIOR ELEVATION
3/32" = 1'-0"



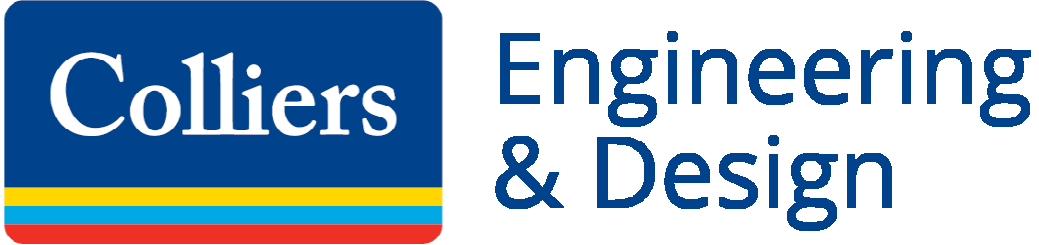
EXTERIOR ELEVATION
3/32" = 1'-0"

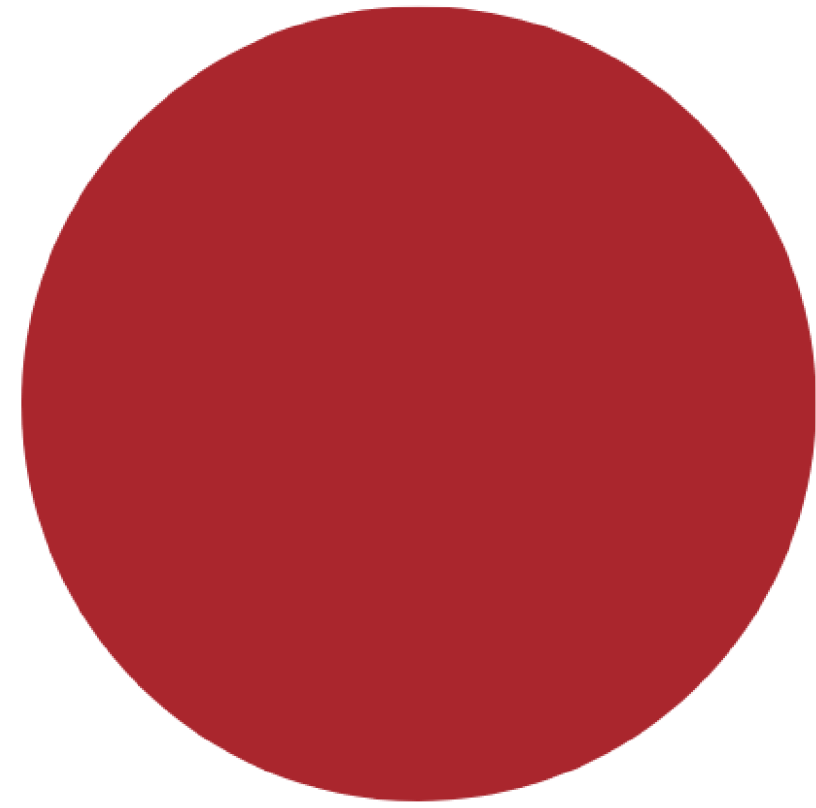


EXTERIOR ELEVATION
3/32" = 1'-0"

REGAL CINEMAS REDEMISE & RENOVATION

4014 MEDINA ROAD, AKRON OH 44321
SCHEMATIC DESIGN ELEVATION | 12.5.2025





NICHIHA ILLUMINATION PANEL : CUSTOM BURLINGTON RED



ALUCOBOND EYEBROW CANOPY PROJECTION



EIFS, SW7009 PEARLY WHITE

PRE-FINISHED METAL
CONTINUOUS CLEAT COPING
BY PAC-CLAD OR ATAS.
COLOR TO MATCH EXISTING

NICHIHA ILLUMINATION PANELS
CUSTOM BURLINGTON RED
(HORIZONTAL ORIENTATION)
PANELS 1'-6" X 6'-0" WIDE

STORE SIGNAGE,
(UNDER SEPERATE PERMIT)



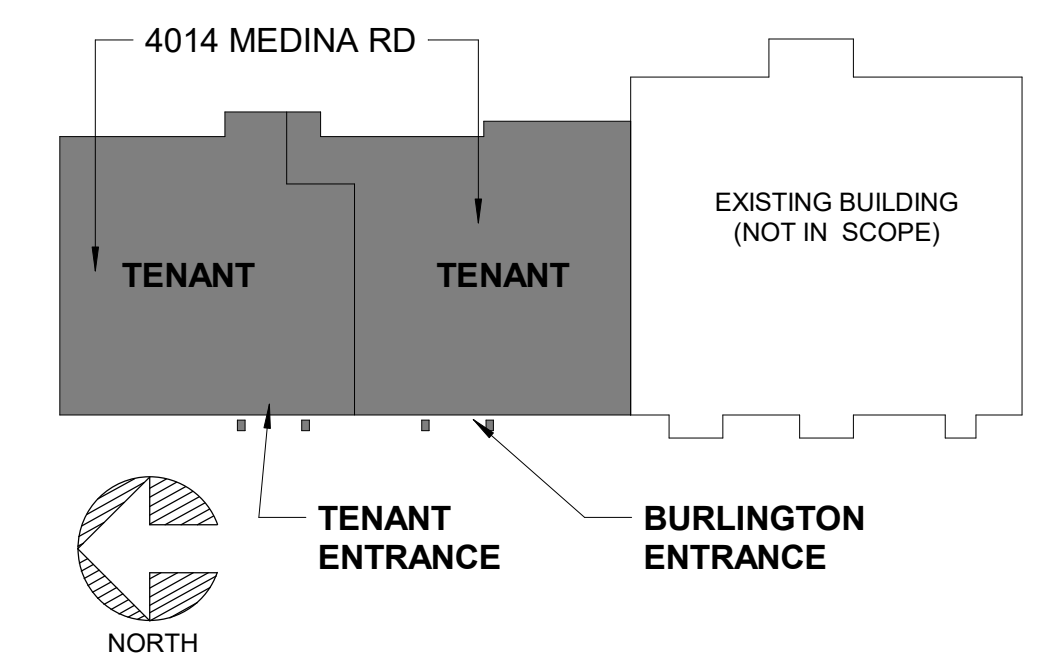
ENLARGED EXTERIOR ELEVATION - FRONT FACADE
1/4" = 1'-0"



EXISTING PHOTO

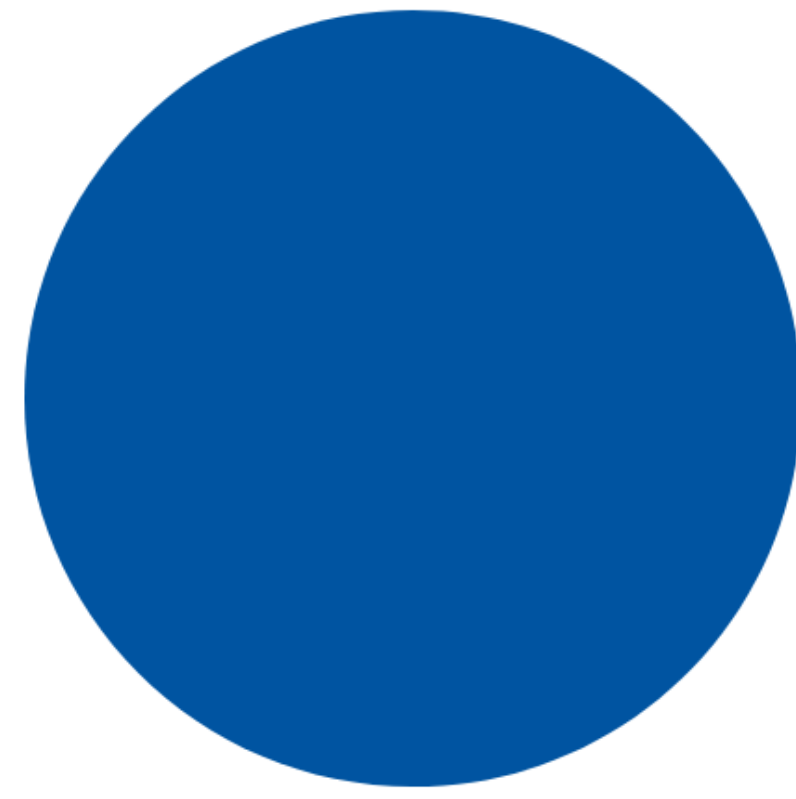


3D View 2



REGAL CINEMAS REDEMISE & RENOVATION

4014 MEDINA ROAD, AKRON OH 44321
SCHEMATIC DESIGN RENDERS | 12.5.2025



SIGNAGE, PARAPET, TRIM; ORACAL 7500 #006 INTENSE BLUE



EIFS WHITE; SW7006 EXTRA WHITE



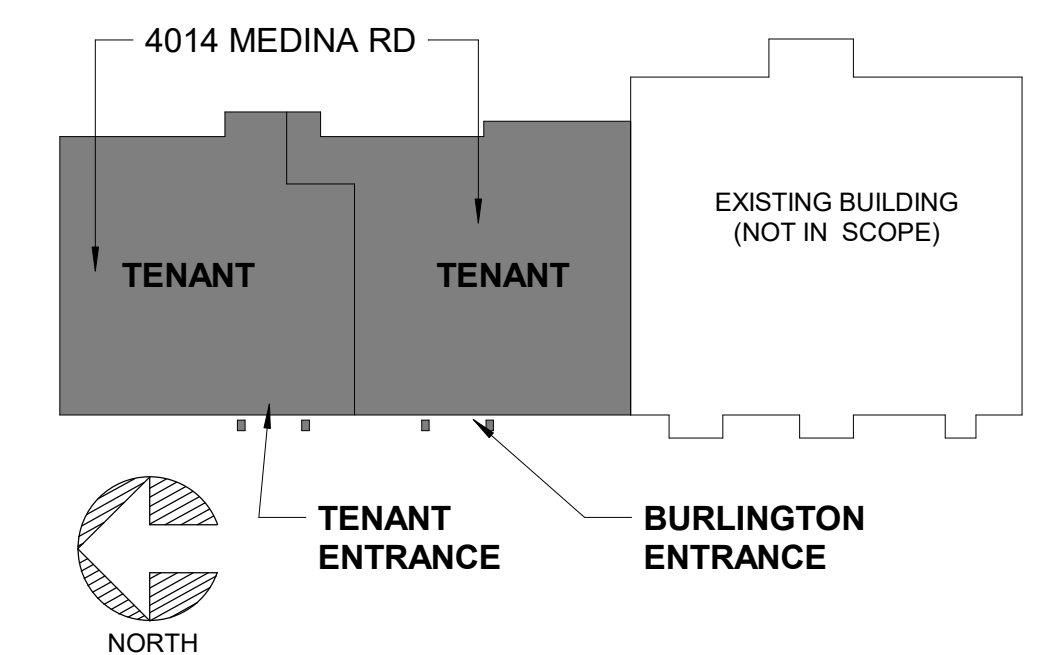
EXTERIOR ELEVATION - FRONT FACADE - TENANT B
1/4" = 1'-0"



EXISTING PHOTO



3D View 3

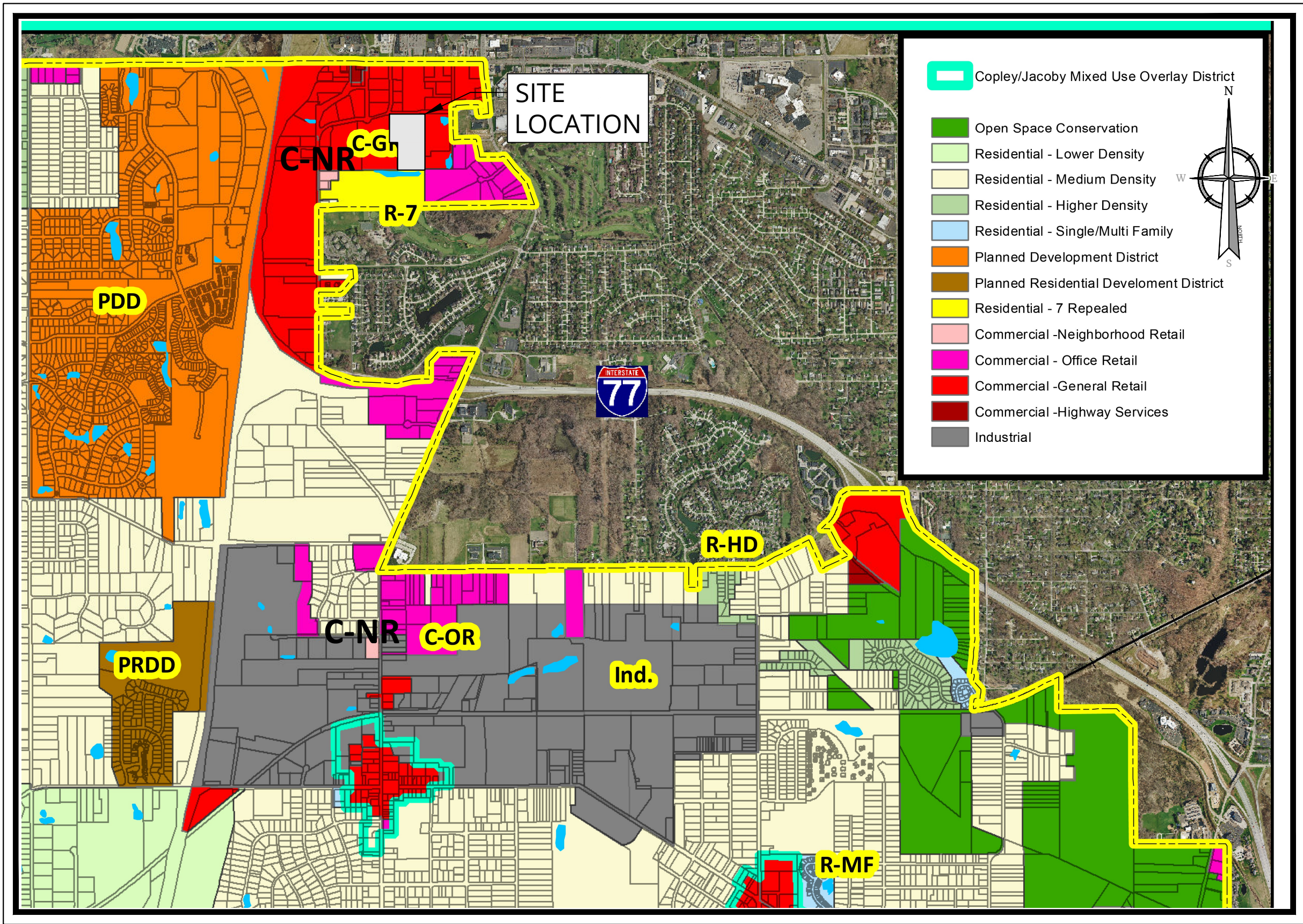


REGAL CINEMAS REDEMISE & RENOVATION

4014 MEDINA ROAD, AKRON OH 44321
SCHEMATIC DESIGN RENDERS | 12.5.2025

PROPERTY OWNERS WITHIN 200 FT.

SITE PLANS
FOR
PHASE ZERO DESIGN, INC.
BURLINGTON & ROSS TURNKEY FIT OUT
RENOVATION
PARCEL ID# 1507082
COPLEY TOWNSHIP
SUMMIT COUNTY, OH



KEY & ZONING MAP

SOURCE:

OWNER/APPLICANT:
NAME:

ADDRESS:
PHONE:

INDEX OF SHEET

DESCRIPTION	SHT. No.
COVER SHEET	C-100
DEMOLITION PLAN	C-200
DIMENSION PLAN	C-300
TRUCK TURN PLAN	C-301
GRADING PLAN	C-400
UTILITY PLAN	C-500
PROFILES	C-600
SOIL EROSION & SEDIMENT CONTROL PLAN	C-700
SOIL EROSION & SEDIMENT CONTROL DETAILS	C-701
LANDSCAPE PLAN	C-800
LIGHTING PLAN	C-801
LANDSCAPE & LIGHTING DETAILS	C-802
CONSTRUCTION DETAILS	C-900

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN
DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF COPLEY AT THE
REGULAR MEETING OF _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

GENERAL INFORMATION

BULK TABLE			
COPLEY TOWNSHIP			
GENERAL RETAIL COMMERCIAL DISTRICT (C-GR)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	N/A	N/A
MAXIMUM LOT AREA	N/A	N/A	N/A
MINIMUM LOT WIDTH	N/A	262.35 FT.	262.35 FT.
MINIMUM LOT DEPTH	N/A	612.47 FT.	612.47 FT.
PRINCIPAL BUILDING SETBACKS (ARTICLE 4.01.F.1-4)			
MINIMUM FRONT YARD	25 FT.	9.1 FT.	8.1 FT.
MINIMUM REAR YARD	50 FT.	81.9 FT.	81.9 FT.
MINIMUM SIDE YARD	25 FT.	30.8 FT.	34.1 FT.
MINIMUM SIDE YARD IF ADJACENT TO RESIDENTIAL DISTRICT	50 FT.	N/A	N/A
MAXIMUM BUILDING HEIGHT (ARTICLE 4.01.F.5)			
	35 FT.		
MAXIMUM FLOOR AREA RATIO			
	N/A	N/A	N/A
MAXIMUM LOT COVERAGE			
	N/A	N/A	N/A
PARKING & LOADING (ARTICLE 9)			
MIN. PARKING, LOADING & DRIVEWAY SETBACK	20 FT.	N/A	N/A
1 PARKING SPACE / 250 GSF	317 SPACES	595 SHARED SPACES	595 SHARED SPACES
3 LOADING SPACES FOR COMMERCIAL USES >30,000 SF AND <90,000 SF	3 SPACES		
1 BICYCLE PARKING SPACE / 5,000 GSF OR 2	16 SPACES	0 SPACES	0 SPACES
FENCES & WALLS (ARTICLE 6.01.BB)			
R.O.W. SETBACK	10 FT.	N/A	N/A
MAXIMUM FENCE HEIGHT	6 FT.	N/A	N/A
SIGNS (ARTICLE 8)			
GROUND SIGN 1 PER 500 LF OF STREET FRONTAGE OR FRACTION THEREOF	1	0	0
FRONT SETBACK	10 FT.	N/A	N/A
MAXIMUM SIGNAGE AREA	30 S.F.	N/A	N/A
MAXIMUM SIGNAGE HEIGHT	8 FT.	N/A	N/A
WALL SIGN 1 PER BUILDING	1	3	3
MAXIMUM WALL SIGN AREA	40 S.F.		

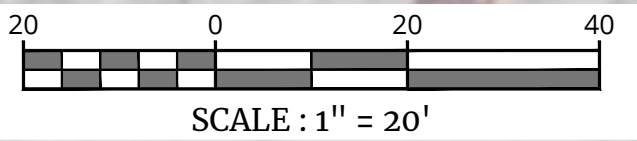
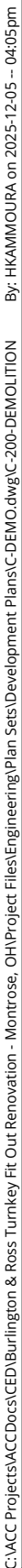
Colliers

Engineering
& Design

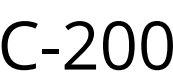
www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV | DATE | DESCRIPTION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1750
1751
1752
1753
1754
1755
1756
1757



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

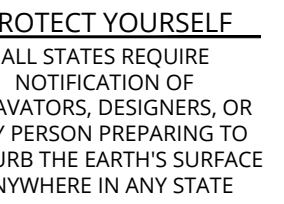




Engineering & Design

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
-----	------	-------------



FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

BURLINGTON&ROSS
TURNKEY FIT OUT

MAJOR SITE PLAN
PARCEL ID#1507082

BURLINGTON
RENOVATION PROJECT

4020 MEDINA ROAD
FAIRLAWN
SUMMIT COUNTY, OHIO



3410 Briarfield Blvd
Suite C
Maumee, OH 43537
Phone: 567.318.1531
IERS ENGINEERING & DESIGN, INC.

SCALE:

DRAWN BY:

AS SHOWN

HMK

DESIGNED BY:

BY:

HMK

D|F

DATE ISSUED:

PROJECT NUMBER:

11/03/2021

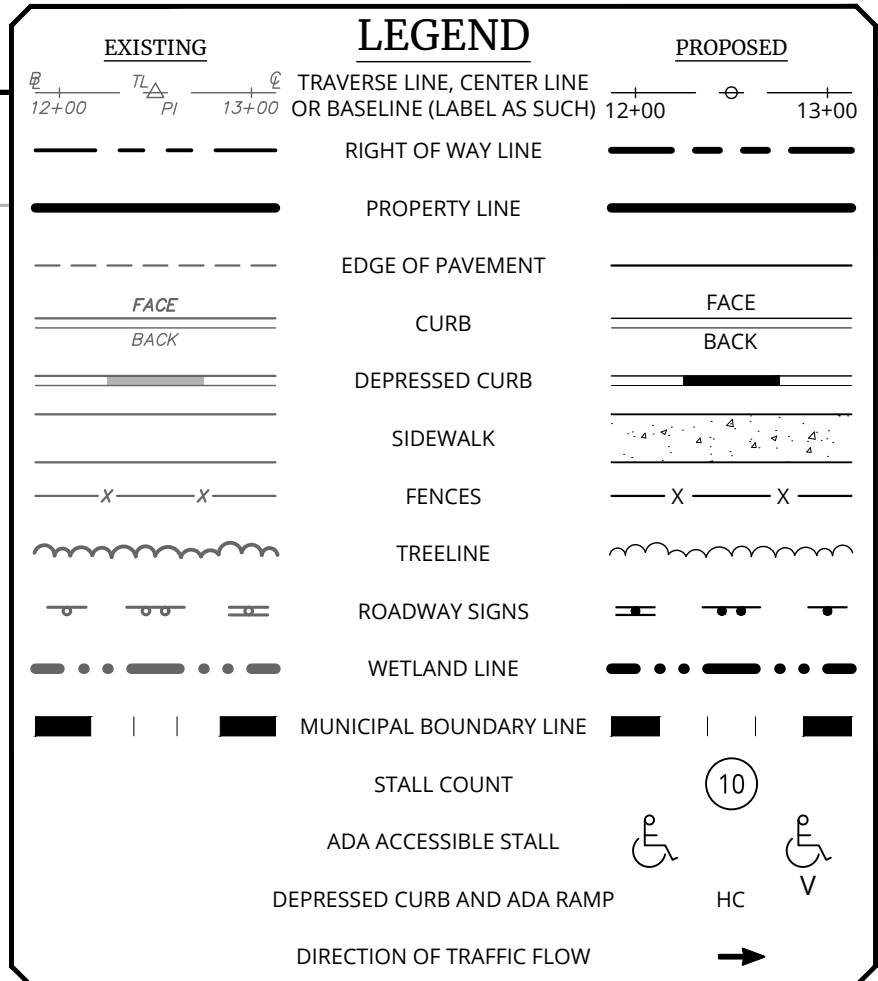
25004311A

DIMENSION PLAN

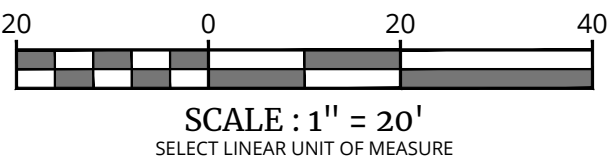
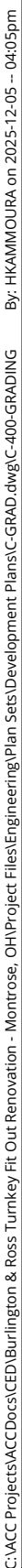
DRAWING NUMBER:

C-300

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SCALE : 1" = 20'



Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

[illegible]

MAJOR SITE PLAN
PARCEL ID#1507082

4020 MEDINA ROAD
FAIRLAWN
SUMMIT COUNTY, OHIO

EXISTING		LEGEND		PROPOSED	
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)				
	RIGHT OF WAY LINE				
	PROPERTY LINE				
	EDGE OF PAVEMENT				
	FACE BACK				
	DEPRESSED CURB				
	SIDEWALK				
	FENCES				
	TREELINE				
	ROADWAY SIGNS				
	WETLAND LINE				
	MUNICIPAL BOUNDARY LINE				
	'B' INLET				
	'E' INLET				
	STORM MANHOLE				
	SANITARY MANHOLE				
	FLARED END SECTION				
	HEADWALL				
	HYDRANT				
	POLE MOUNTED LIGHT				
	CONTOURS				
	SPOT ELEVATION				
	DIRECTION OF OVERLAND FLOW				
	TOP OF CURB ELEVATION				
	BOTTOM OF CURB ELEVATION				
	TOP OF DEPRESSED CURB ELEVATION				

Colliers
Engineering
& Design

3410 Briarfield Blvd
Suite C
Maumee, OH 43537
Phone: 567.318.1531
COLLIERS ENGINEERING & DESIGN, INC.

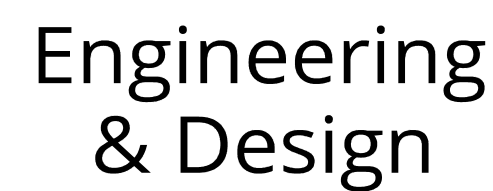
SCALE:	DRAWN BY:
AS SHOWN	HMK
DESIGNED BY:	REVIEWED BY:
HMK	DJF
DATE ISSUED:	PROJECT NUMBER:
11/03/2025	25004311A

GRADING PLAN

DRAWING NUMBER:

C-400

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

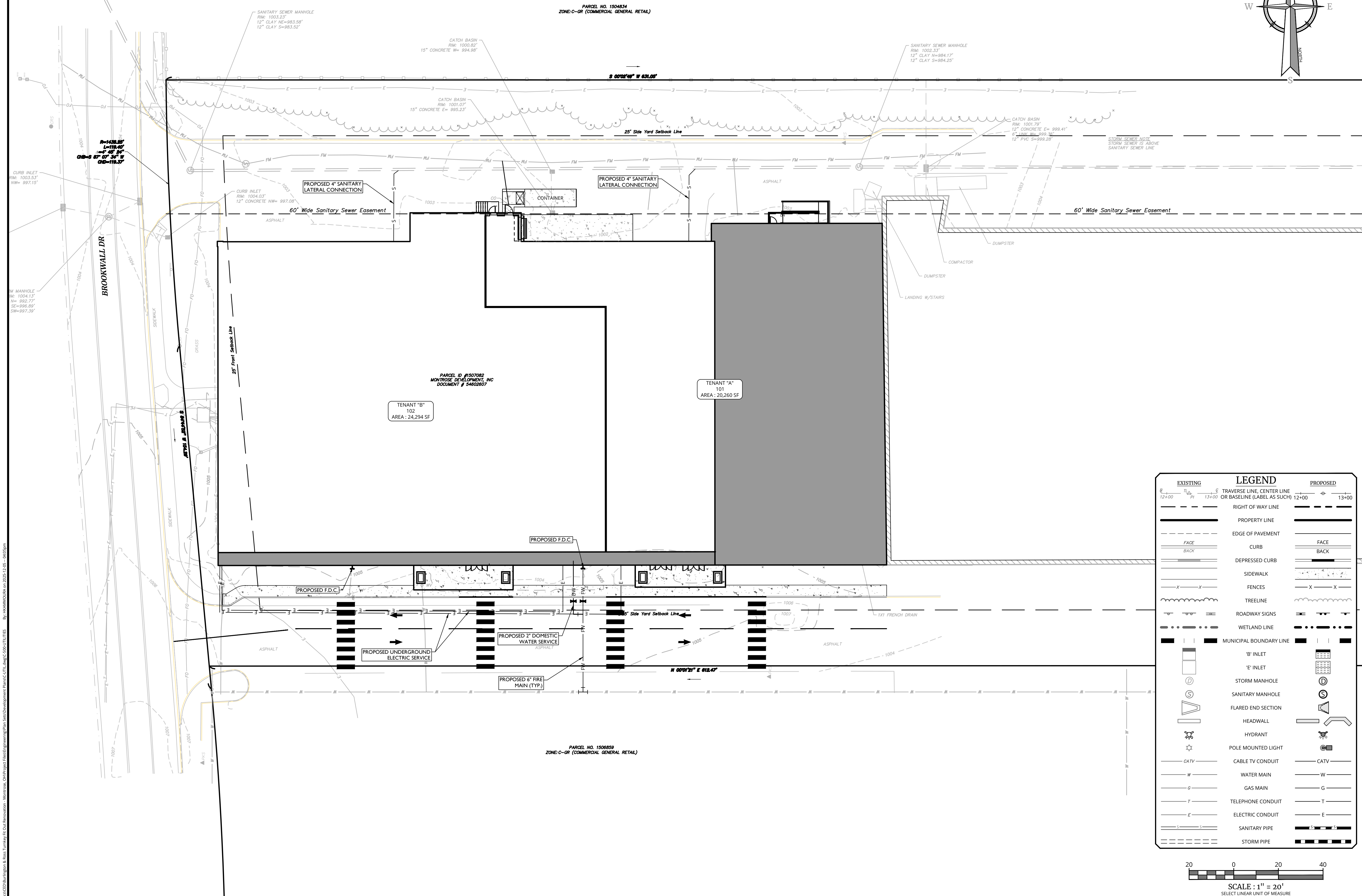
4020 MEDINA ROAD
FAIRLAWN
SUMMIT COUNTY, OHIO

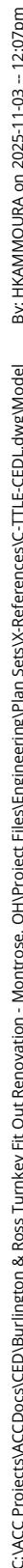
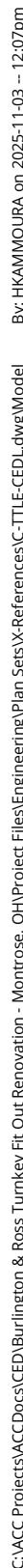
SCALE:	DRAWN BY:
AS SHOWN	HMK
DESIGNED BY:	REVIEWED BY:
HMK	DJF
DATE ISSUED:	PROJECT NUMBER:
11/03/2025	25004311A

DRAWING NUMBER:

C-500

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





SESC KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
D4	DANDY BAG		Use at stormwater inlets, especially at construction sites.
E6	MULCH		For use in areas subject to erosive surface flows or severe wind or on newly seeded areas.
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S62	TRACKOUT CONTROL MAT		Use to provide site access while minimizing sediment leaving the site.

SESC LEGEND:

REFERS TO THE APPROPRIATE S.E.S.C. KEYING
SYSTEM DETAIL

LIMITS OF EARTH DISTURBANCE (1.76 ACRES)

SILT FENCE

S.E.S.C. SOIL BOUNDARY

INLET PROTECTION

CONSTRUCTION ENTRANCE

PROPOSED SEED AREA

SOIL TYPES:

CANADIS SILTY CLAY LOAM

CHILI LOAM, 2 TO 6 PERCENT SLOPE

UDORTHENTS, SANITARY LANDFILL

SEQUENCE OF CONSTRUCTION NOTES:

NOTE: THIS TEXT IS NOT INTENDED TO DICTATE A METHODS AND MEANS TO THE CONTRACTOR. IT IS THE SUGGESTED PROCESS FOR CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE AMOUNT OF SOIL EROSION TO THE SITE AND TO COMPLY WITH THE REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. AS PART OF THE PERMIT CONDITIONS, THE CONTRACTOR WILL BE HELD TO THIS SCHEDULE AND TO THE SOIL EROSION PLAN. IF THE CONTRACTOR SEES FIT, HE OR SHE MAY AMEND THIS SCHEDULE AND/OR PLAN, BUT A REVISED WRITTEN SEQUENCING SCHEDULE AND/OR SOIL EROSION PLAN MUST BE SUBMITTED TO SUMMIT COUNTY FOR APPROVAL PRIOR TO DEVIATING FROM THIS SCHEDULE AND/OR PLAN.

- | | |
|----------|--|
| STEP 1: | IMPLEMENTATION MEETING |
| STEP 2: | INSTALL PERIMETER CONTROLS |
| STEP 3: | BEGIN CLEARING AND GRUBBING THE SITE |
| STEP 4: | ROUGH GRADING: STRIPPING AND STOCKPILING TOPSOIL. AREAS THAT WILL NOT BE FURTHER DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE IMMEDIATELY SEEDED WITH MULCH. EXCESS MATERIAL SHALL EITHER BE STOCKPILED IN THE AREAS SHOWN ON THE DRAWINGS, LEVELED ON SITE, OR DISPOSED OF OFF-SITE IN A LEGAL MANNER. STOCKPILES SHALL BE TEMPORARILY STABILIZED WITH SILT FENCE AND/OR TEMPORARY SEEDING. |
| STEP 5: | UNDERGROUND UTILITIES: EXCAVATED MATERIAL FOR UTILITIES SHALL EITHER BE STOCKPILED, LEVELED ON SITE, OR DISPOSED OF OFF-SITE IN A LEGAL MANNER. |
| STEP 6: | INSTALL INLET PROTECTION MEASURES AT STORM SEWER INLETS AS EACH INLET STRUCTURE IS INSTALLED |
| STEP 7: | BUILDING CONSTRUCTION INCLUDING FOUNDATIONS |
| STEP 8: | FINAL GRADING (1): AREAS OUTSIDE THE INFLUENCE OF FURTHER CONSTRUCTION ACTIVITIES SHALL BE FINALLY GRADED AND STABILIZED WITH PERMANENT SEED AND MULCH. |
| STEP 9: | PAVING. |
| STEP 10: | FINAL GRADING (2): ALL REMAINING AREAS SHALL BE SEEDED AND MULCHED WITHIN 5 DAYS OF FINAL GRADING. |
| STEP 11: | TEMPORARY SOIL EROSION CONTROL MEASURES ARE TO BE REMOVED WHEN PERMANENT MEASURES ARE IN PLACE AND THE AREA IS STABILIZED. |
| STEP 12: | CLEAN OUT POST-CONSTRUCTION BMPs AFTER FINAL SITE STABILIZATION. |
| STEP 13: | UPON APPROVAL, SUBMIT THE NOTICE OF TERMINATION TO THE PERMITTING AGENCY. |

CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE LOCATED.

ESC NOTES:

- CONTRACTOR IS TO CONTACT THE SUMMIT COUNTY OFFICE AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. SESC MEASURES SHOULD BE CHECKED DAILY AND AFTER STORM EVENTS FOR EFFECTIVENESS. OWNER SHALL MAINTAIN ALL PERMANENT SESC MEASURES AFTER CONSTRUCTION IS COMPLETE. ALL SESC MEASURES SHALL BE CHECKED MONTHLY FOR ONE YEAR FOR EFFECTIVENESS. ANY MEASURES THAT HAVE FAILED SHALL BE REPAIRED AND/OR REPEALED.
- ALL TEMPORARY S.E.C. MEASURES SHALL BE MAINTAINED 30 DAYS AFTER CONSTRUCTION IS COMPLETE OR UNTIL GRADED AREAS ARE STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING TEMPORARY SESC MEASURES.
- ALL GRADED AREAS EXPOSED FOR MORE THAN 30 DAYS SHALL HAVE STRAW MULCH APPLIED AT THE RATE OF 3 TONS PER ACRE AREA NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITH QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. AREAS WHICH ARE AT FINISHED GRADE AND WILL NOT BE DISTURBED FOR A YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE.
- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND TO CONSTRUCT SEDIMENT BASINS, SEDIMENT TRAPS, DIVERSION TERRACES, INTERCEPTOR CHANNELS, AND/OR CHANNEL OF CONVEYANCE AS APPROPRIATE.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITH THE TRIBUTARY AREAS OF THOSE CONTROLS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL ON A DAILY BASIS AND AFTER EACH MAJOR EVENT. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADEING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
- CONTACT INFORMATION FOR THE ON-SITE EXCAVATING CONTRACTORS, HAULING CONTRACTORS, ETC., PERSON AND COMPANY, INCLUDING OFFICE, MOBILE AND FAX PHONE NUMBERS, SHALL BE SUBMITTED TO THE SUMMIT COUNTY PRIOR TO COMMENCEMENT OF EARTH DISTURBANCE.
- APPROVAL OF THE SOIL EROSION PERMIT DOES NOT AUTHORIZE ANY EARTH DISTURBANCE ACTIVITY OFF-SITE WITHOUT WRITTEN PERMISSION FOR THAT EARTH DISTURBANCE ACTIVITY FROM THE LANDOWNER.
- NO DETERMINING IS PLANNED FOR THIS PROJECT. IF DETERMINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DETERMINING PLAN FOR APPROVAL TO THE SUMMIT COUNTY OFFICE AND/OR THE OHIO EPA AS REQUIRED. NO DETERMINING SHALL COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED.



SCALE : 1" = 20'

Colliers

Engineering & Design

www.colliersengineering.com
 Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

[illegible]

BURLINGTON&ROSS
TURNKEY FIT OUT

MAJOR SITE PLAN
PARCEL ID#1507082

BURLINGTON
RENOVATION PROJECT

4020 MEDINA ROAD
FAIRLAWN
SUMMIT COUNTY, OHIO

Colliers
Engineering
& Design

SCALE:	DRAWN BY:
AS SHOWN	HMK
DESIGNED BY:	REVIEWED BY:
HMK	DJF
DATE ISSUED:	PROJECT NUMBER:
11/03/2025	25004311A

SHEET NAME

SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C-700

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

C:\AC\Projects\AC2025\CD\Burlington & Ross Turnkey Fit Out Renovation - Maumee, OH\Project Plans\Engineering\Plan_Series\References\CT-LE-CDL.dwg Model By: HIKAMKUSA on 2025-11-03 - 12:07pm

GENERAL INFORMATION
THE TRACKOUT CONTROL SYSTEM IS DESIGNED TO BE USED AS A TEMPORARY CONSTRUCTION ENTRANCE WHICH PROVIDES SITE ACCESS WHILE MINIMIZING SEDIMENT LEAVING THE SITE. THE TOP SURFACE OF THE MAT IS A GEOMETRIC PATTERN FORMED IN THE SHAPE OF PYRAMIDS. THE MATS ARE UNIDIRECTIONAL AND ARE MEANT TO HAVE THE STAGGERED PYRAMIDS IN THE DIRECTION OF TRAVEL. INDIVIDUAL MATS ARE CONNECTED TOGETHER WITH HARDWARE TO FORM VARIOUS CONFIGURATIONS TO FIT YOUR JOBSITE.

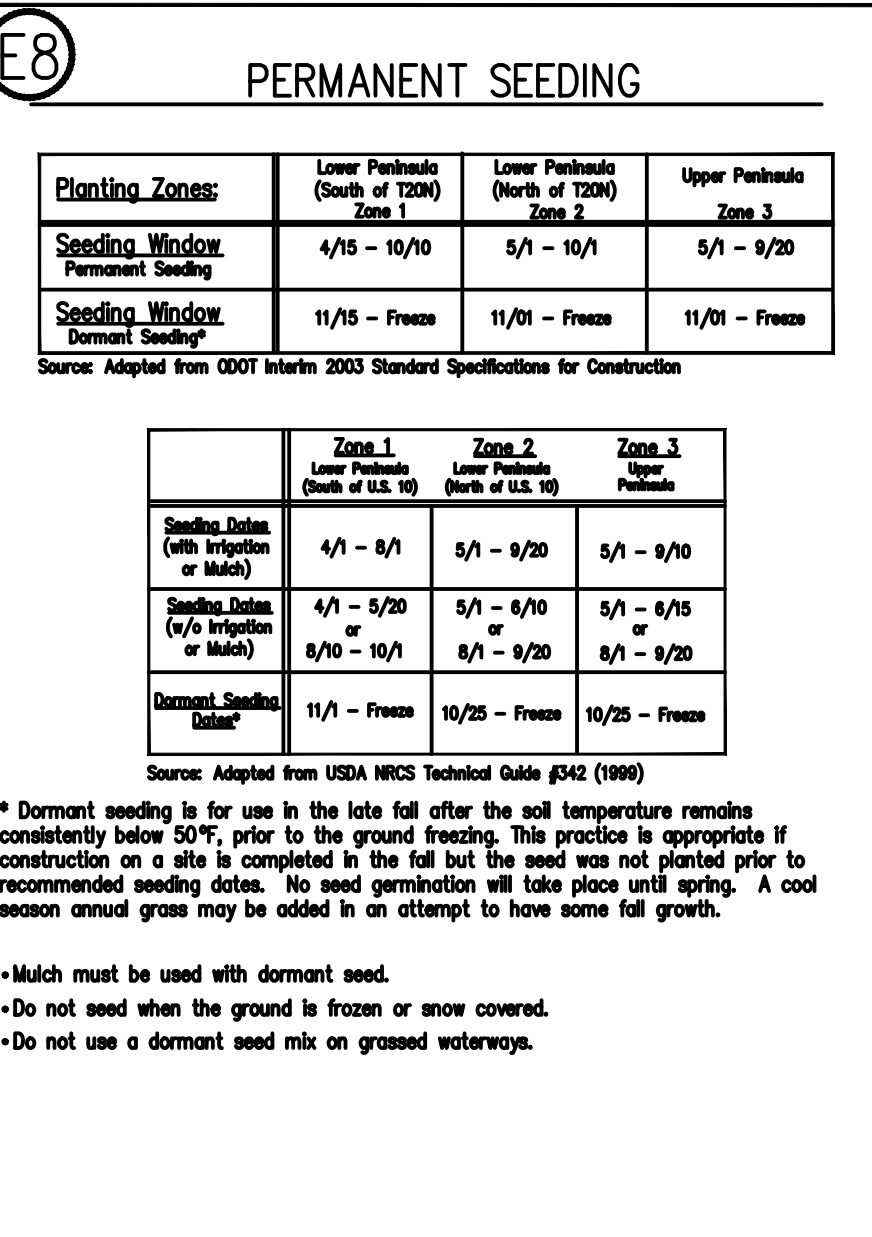
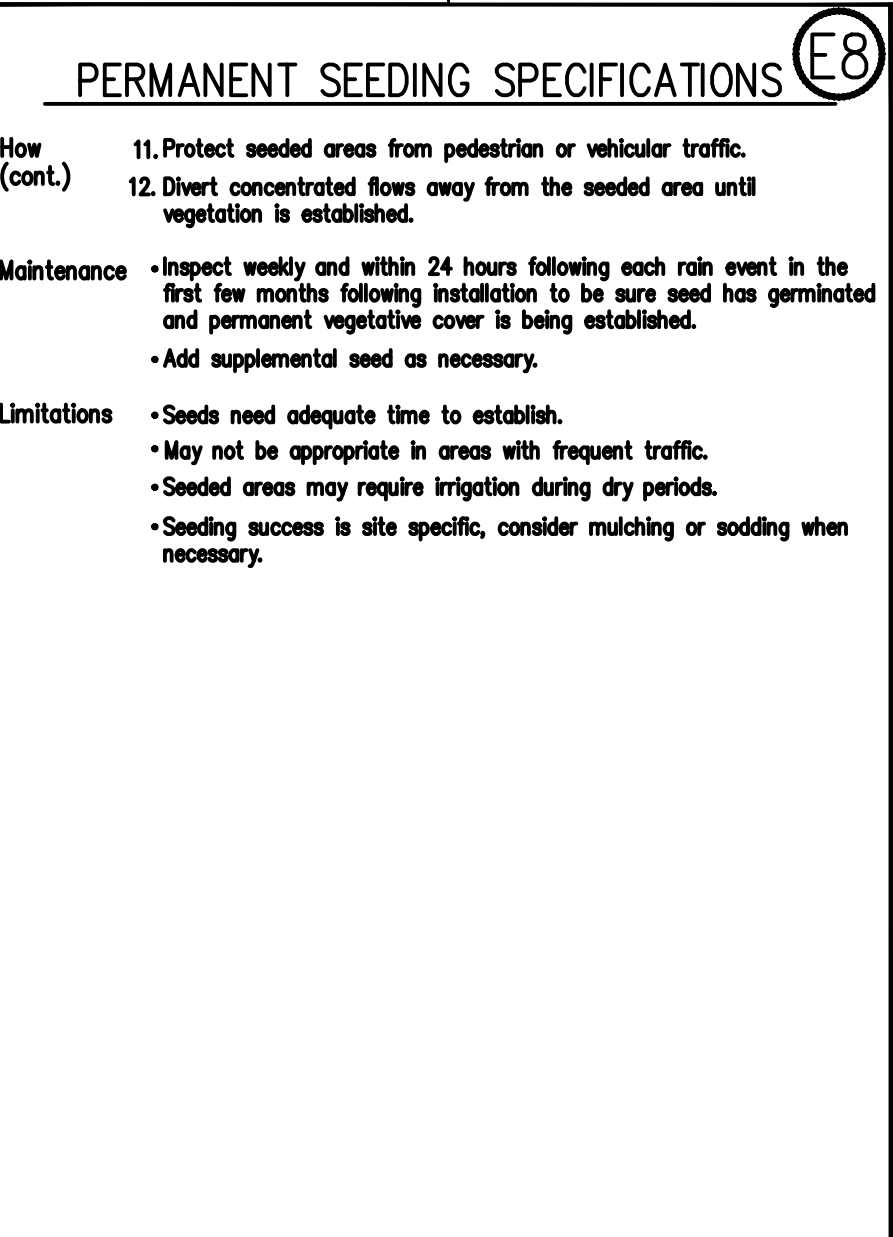
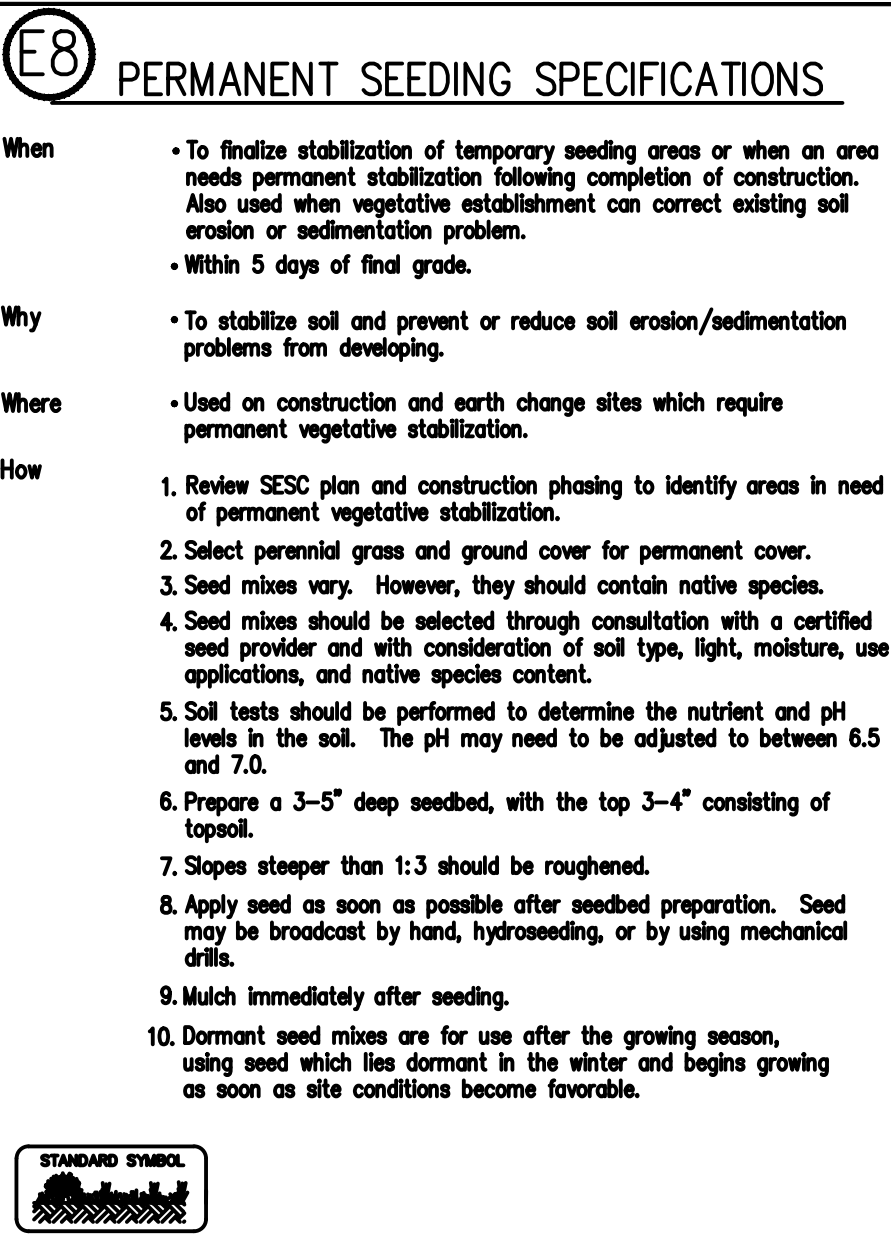
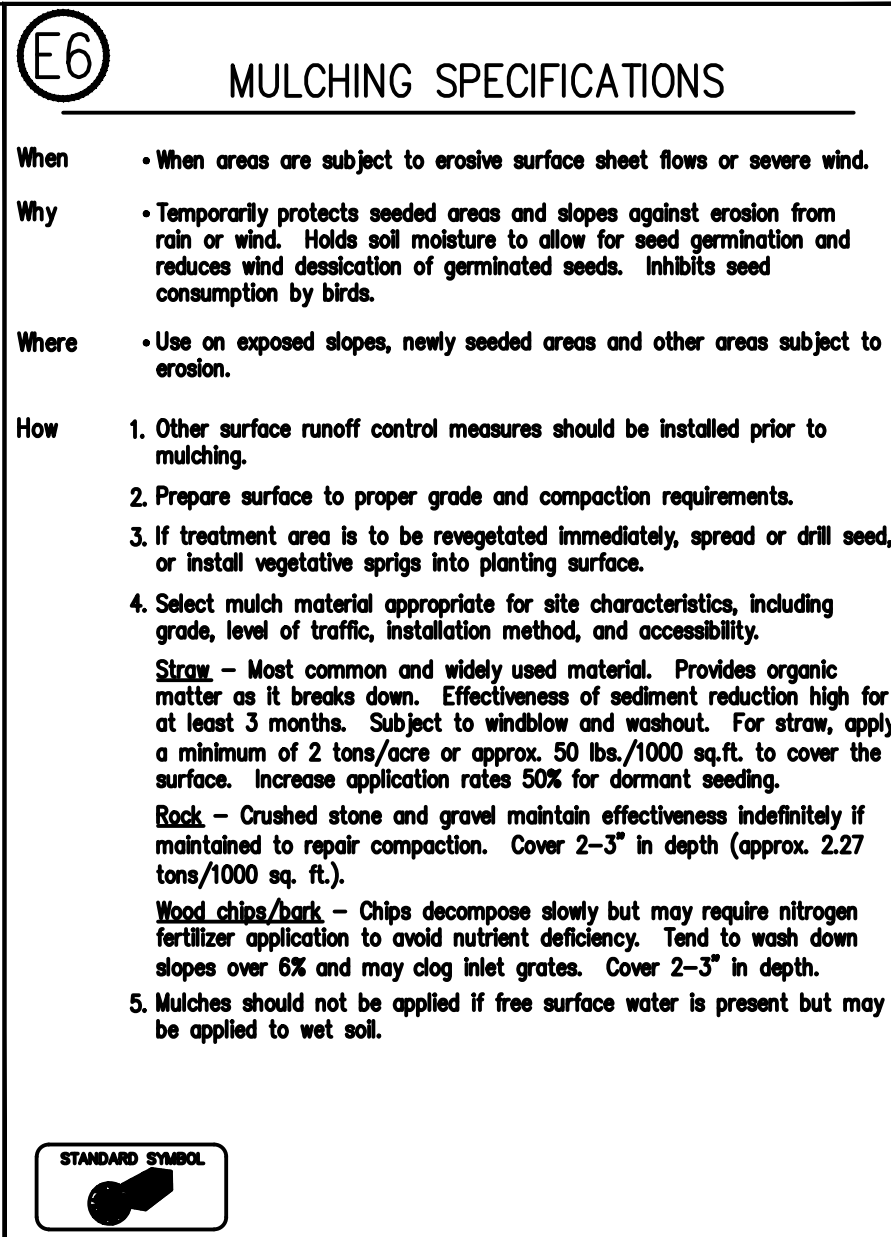
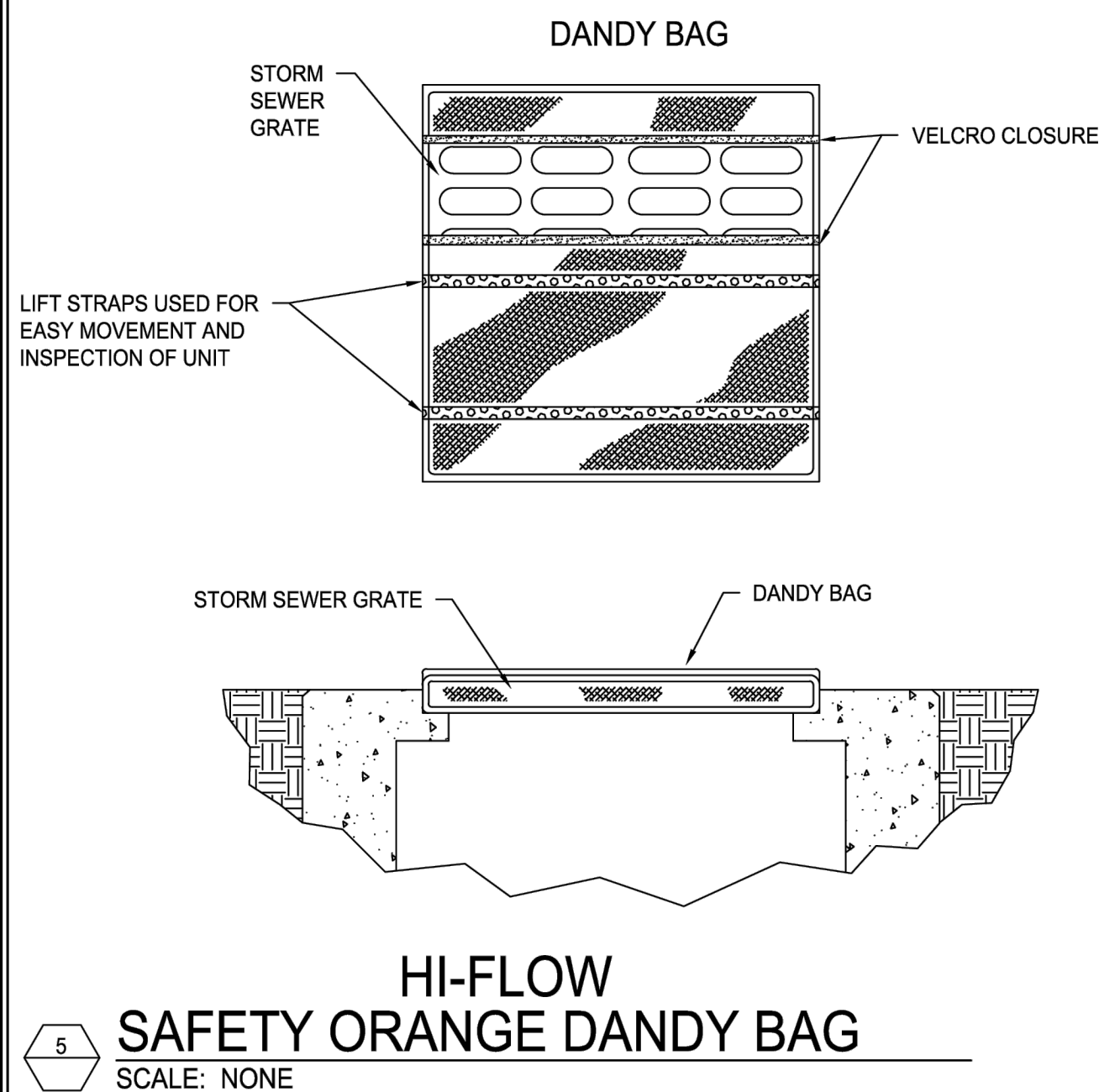
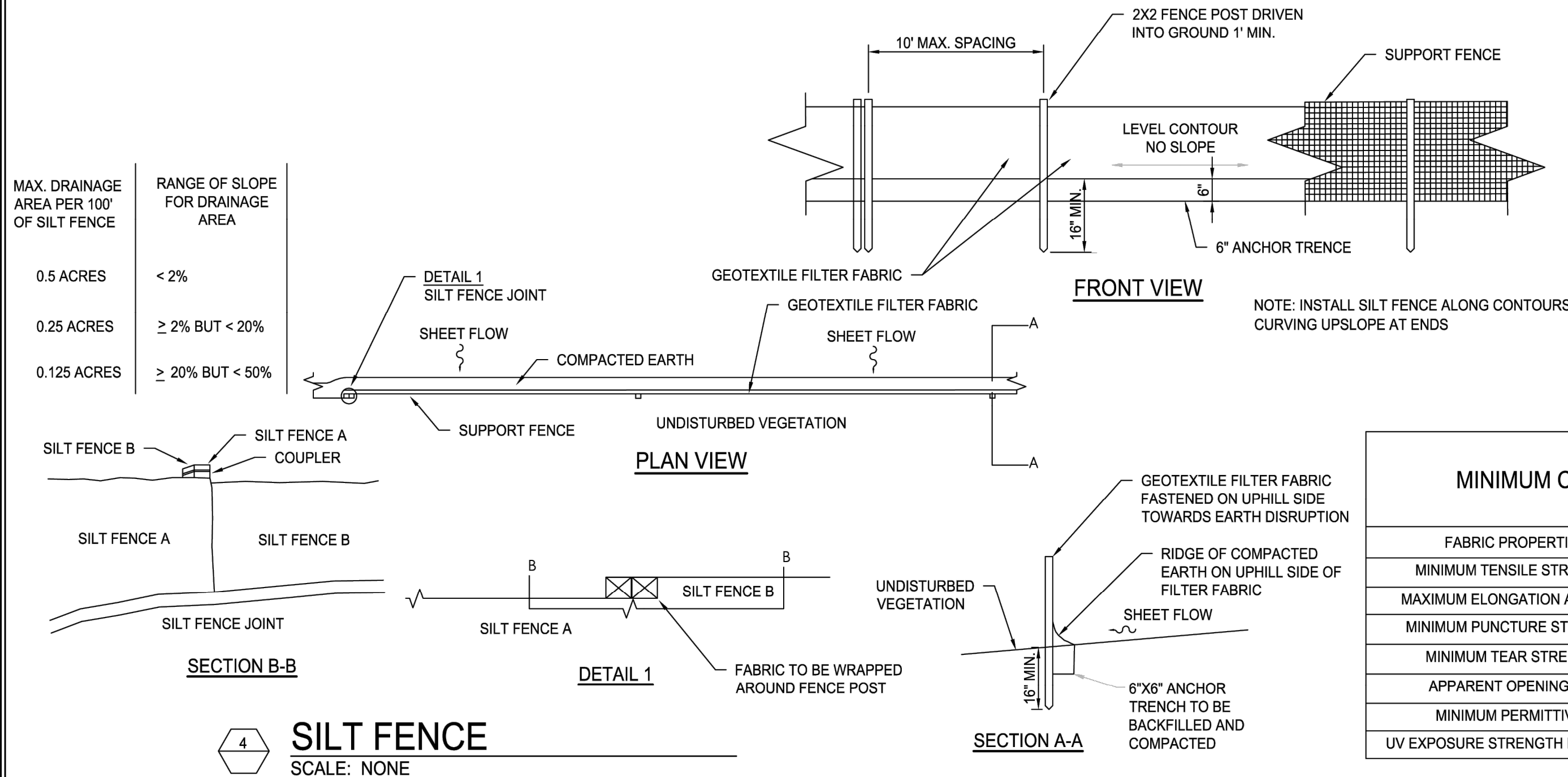
INSTALLATION
TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED NEAR THE SITE EXIT POINT, AS CLOSE TO THE LOCATION WHERE VEHICLES ENTER THE ROADWAY AS SAFELY AS POSSIBLE. MATS SHOULD NOT BE INSTALLED AT A LOW POINT ON THE SITE WHERE WATER WILL POOL.

SUITABLE INSTALLATION SUBSTRATE

- UN-EXCAVATED SOIL
 - EXCAVATED SOIL (MIN CBR: 4)
 - ASPHALT
 - CONCRETE
- CLEANING/ MAINTENANCE**
- SKID-STEER BROOM ATTACHMENT
 - STREET SWEEPER (REQUIRES ADJUSTED BRISTLE HEAD)
 - PRESSURE WASHER (MUST HAVE ABILITY TO CONTAIN WATER)
 - WATER TRUCK (MUST HAVE ABILITY TO CONTAIN WATER)

S62 TRACKOUT CONTROL MAT

NTS



Colliers

Engineering & Design

www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV | DATE | DESCRIPTION

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

811
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

BURLINGTON&ROSS
TURNKEY FIT OUT

MAJOR SITE PLAN
PARCEL ID#1507082

BURLINGTON
RENOVATION PROJECT

4020 MEDINA ROAD
FAIRLAWN
SUMMIT COUNTY, OHIO

Colliers

Engineering & Design

TOLEDO (BA)
3410 Brnarfield Blvd
Suite C
Maumee, OH 43537
Phone: 567.318.1531
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:

AS SHOWN

DESIGNED BY:

HMK

DATE ISSUED:

11/03/2025

SHEET NAME:

DRAWN BY:

HMK

REVIEWED BY:

DJF

PROJECT NUMBER:

25004311A

SOIL MANAGEMENT &
PREPARATION PLAN

DRAWING NUMBER:

C-701

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

FOR LEGAL DESCRIPTIONS SEE SHEET 3 OF 3

FLOOD PLAIN DATA
PARCEL IS IN FLOOD ZONE C (OUTSIDE OF 500 YEAR FLOOD)
PER COUNTY OF SUMMIT UNINCORPORATED AREAS COMMUNITY
PLAN NO. 3907810105 B DATED APRIL 15, 1981

PARCEL ZONING: C-4 (SHOPPING CENTERS)

BUILDING SETBACK

FRONT = 50'
REAR = 25'
SIDE = 50'

ALL BUILDINGS SHOWN MEET THE REQUIRED
SETBACK AND ZONING REQUIREMENTS

SCALE: 1"=100'

SITUATED IN
COPLEY TOWNSHIP
COUNTY OF SUMMIT
STATE OF OHIO
PART OF ORIGINAL LOT 3

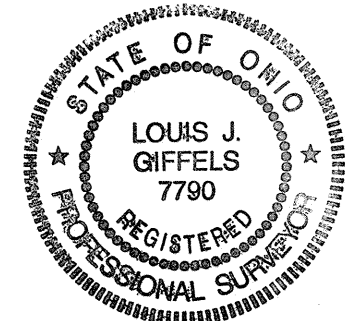
PARCEL "1"	=	0.8357 AC.
+ PARCEL "6"	=	12.8681 AC.
+ PARCEL "2"	=	14.6091 AC.
+ PARCEL "3"	=	12.6763 AC.
+ PARCEL "4"	=	1.4401 AC.
+ PARCEL "5"	=	2.7917 AC.
TOTAL AREA	=	45.2210 AC.

CERTIFICATION

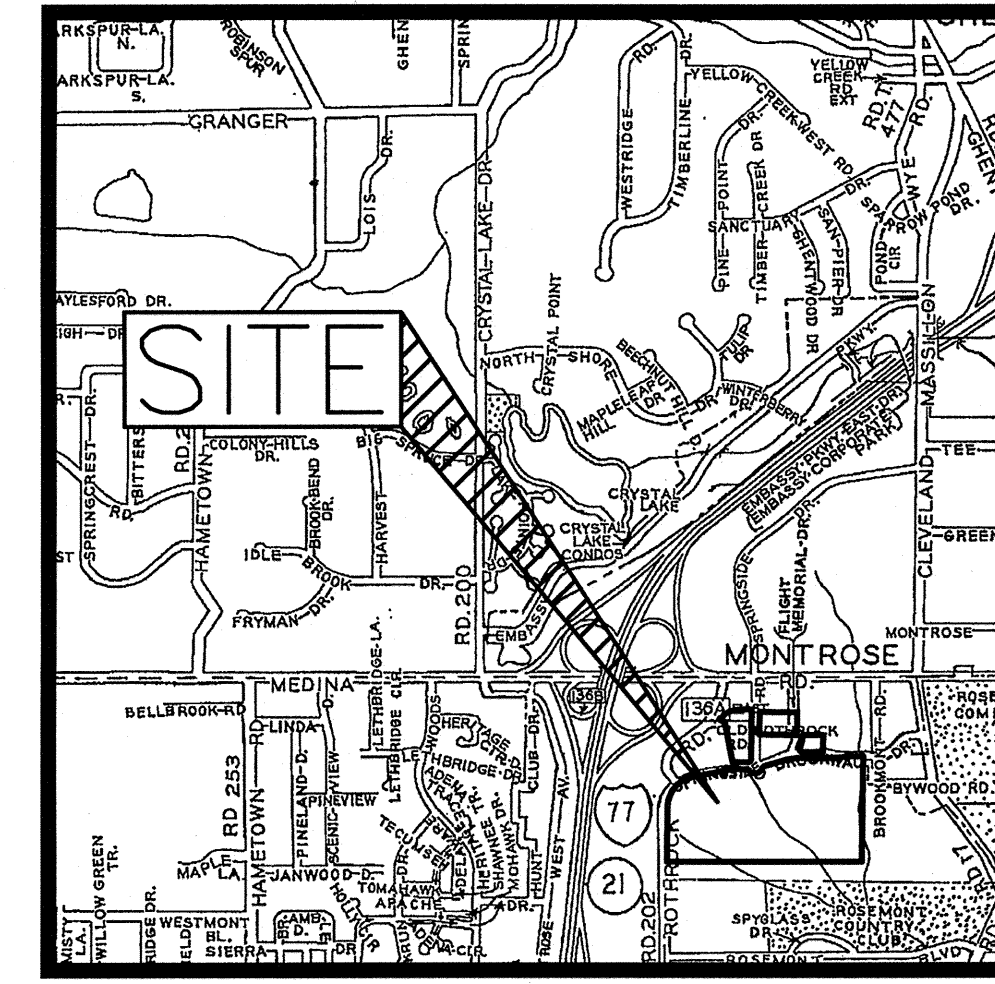
TO: PERA MONTROSE, INC.; CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1,2,3,4,6, 7(c), 7(b)(1), 8, 9, 11b, 13, 16 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JULY 9, 2013.

LOUIS J. GIFFELS / REG. NO. 7790 / DATE 7/19/2013



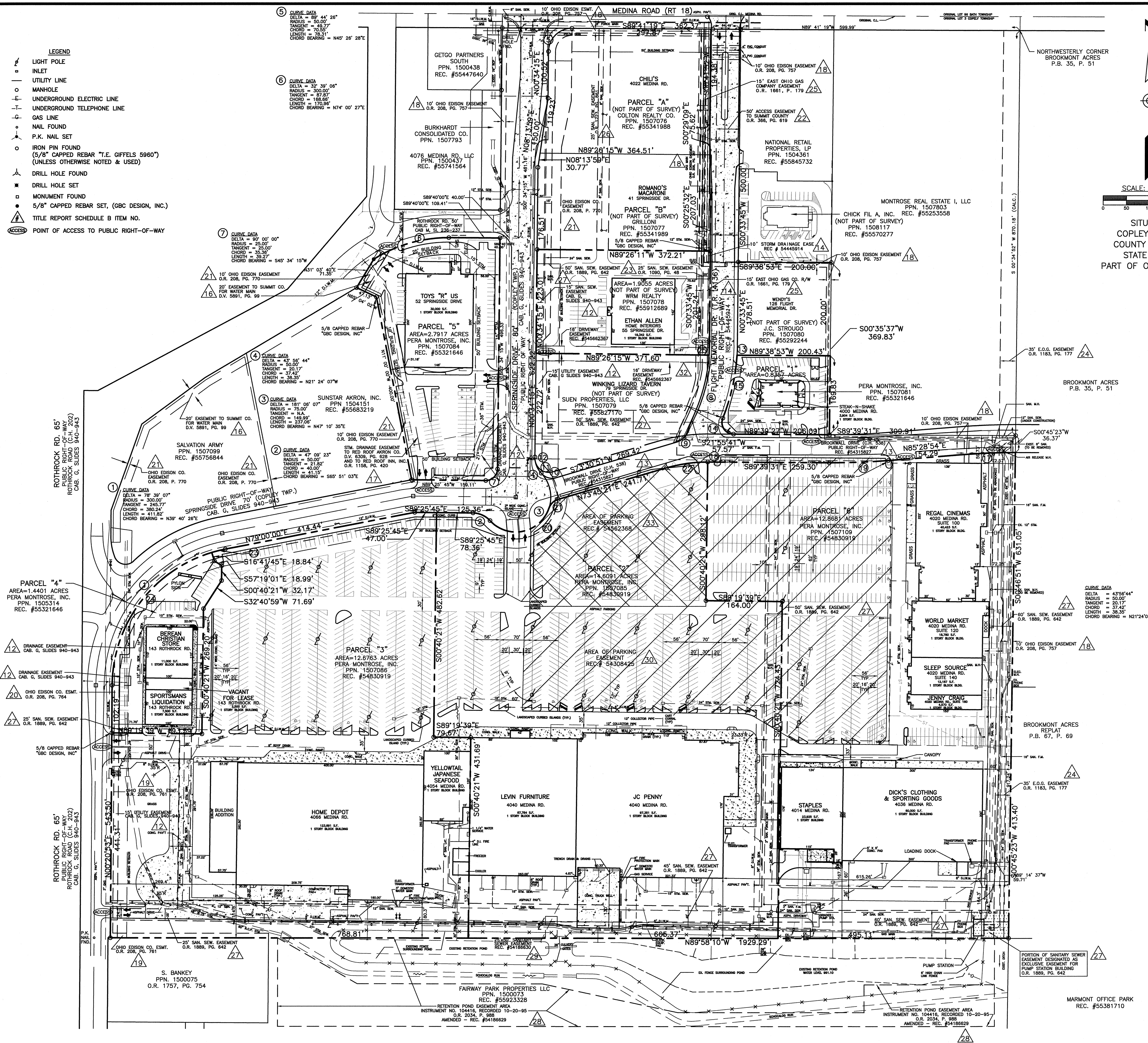
BASIS OF BEARING
THE PLAT OF BROOKMOUNT DRIVE (C.H. 538) PUBLIC RIGHT OF
WAY AS RECORDED IN RECEPTION #54315827 OF THE SUMMIT
COUNTY RECORDS.



LOCATION MAP

SCALE: 1" = 3000'

- LEGEND**
- LIGHT POLE
 - INLET
 - UTILITY LINE
 - MANHOLE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - GAS LINE
 - NAIL FOUND
 - P.K. NAIL SET
 - IRON PIN FOUND
 - (5/8" CAPPED REBAR "T.E. GIFFELS 5960")
 - (UNLESS OTHERWISE NOTED & USED)
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - MONUMENT FOUND
 - 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)
 - TITLE REPORT SCHEDULE B ITEM NO.
 - POINT OF ACCESS TO PUBLIC RIGHT-OF-WAY



EASEMENTS, RESERVATIONS, & RESTRICTIONS

1. EASEMENT, RESERVATIONS AND RESTRICTION AS SHOWN THE PLAT OF DEDICATION FOR SPRINGSIDE DRIVE, AS RECORDED IN PLAT CABINET G, SLIDE 940 OF THE SUMMIT COUNTY RECORDS - SHOWN (EASEMENT RECITAL IS BLANKET-NOT SHOWN) - APPLIES TO SUBJECT PROPERTY (UTILITY EASEMENT AFFECTS PARCELS F, G, H, AND M ONLY) (DRAINAGE EASEMENT AFFECTS PARCEL M ONLY) - ITEM NO. 12.
2. EASEMENT FOR ROAD PURPOSES AS SHOWN ON THE PLAT OF BROOKWALL DRIVE (C.H. 538), AS RECORDED IN RECEPTION #54318827 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL F ONLY) - ITEM NO. 13.
3. EASEMENT FOR ROAD PURPOSES AND 10' STORM EASEMENT AS SHOWN ON THE PLAT OF DEDICATION FOR FLIGHT MEMORIAL DRIVE (T.R. 4136), AS RECORDED IN RECEPTION # 54445914 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS C AND F ONLY) - ITEM NO. 14.
23. DECLARATION OF RESTRICTIONS BY AND BETWEEN MONTROSE DEVELOPMENT, INC. AND TOYS-R-US-OHIO, INC., AS RECORDED IN OFFICIAL RECORD 2207, PAGE 905 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL M) - ITEM NO. 15.
4. BOARD OF COMMISSIONERS OF SUMMIT COUNTY WATER SUPPLY FACILITIES EASEMENT, AS RECORDED IN DEED VOLUME 5891, PAGE 99 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL M ONLY) - ITEM NO. 16.
5. RED ROOF AKRON CO. STORM WATER DRAINAGE EASEMENT AS RECORDED IN DEED VOLUME 6309, PAGE 628 OF THE SUMMIT COUNTY RECORDS, RIGHTS THEN ASSIGNED IN DEED VOLUME 1158, PAGE 420 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL M ONLY) - ITEM NO. 17.
7. OHIO EDISON COMPANY 10' EASEMENT AND RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 208, PAGE 757 OF THE SUMMIT COUNTY RECORDS - AMENDMENT RECORDED IN RECEPTION #54288088 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS C, F, G AND H ONLY) - ITEM NO. 18.
8. OHIO EDISON COMPANY EASEMENT AND RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 208, PAGE 761 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS J AND K ONLY) - ITEM NO. 19.
9. OHIO EDISON COMPANY EASEMENT AND RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 208, PAGE 764 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS J AND K ONLY) - ITEM NO. 20.
10. OHIO EDISON COMPANY EASEMENT AND RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 208, PAGE 770 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL M ONLY) - ITEM NO. 21.
11. COUNTY OF SUMMIT 50' ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORD 366, PAGE 619 OF THE SUMMIT COUNTY RECORDS, SHOWN - APPLIES TO SUBJECT PROPERTY (WITHIN THE LIMITS OF FLIGHT MEMORIAL DRIVE ONLY) - ITEM NO. 22.
13. COUNTY OF SUMMIT SEWER EASEMENT, AS RECORDED IN OFFICIAL RECORD 1090, PAGE 48 OF THE SUMMIT COUNTY RECORDS - SHOWN (SAME AS ITEM NO. 29) - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS C, F, G, H, I AND J ONLY) - ITEM NO. 23.
14. EAST OHIO GAS COMPANY PIPELINE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 1183, PAGE 177 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS G, H, I AND J ONLY) - ITEM NO. 24.
18. EAST OHIO GAS COMPANY PIPELINE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 1861, PAGE 179 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL C ONLY) - ITEM NO. 25.
19. 25' SANITARY SEWER EASEMENT FROM MONTROSE DEVELOPMENT, INC. TO THE COUNTY OF SUMMIT, OHIO AS RECORDED IN OFFICIAL RECORD 723, PAGE 861 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL C ONLY) - ITEM NO. 26.
21. COUNTY OF SUMMIT SEWER EASEMENT, AS RECORDED IN OFFICIAL RECORD 1889, PAGE 642 OF THE SUMMIT COUNTY RECORDS - SHOWN (SAME AS ITEM NO. 18) - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS C, F, G, H, I AND J ONLY) - ITEM NO. 27.
22. EASEMENT AGREEMENT BETWEEN MONTROSE DEVELOPMENT, INC. AND MONTROSE DEVELOPMENT INC., AS RECORDED IN OFFICIAL RECORD 2034, PAGE 988 OF THE SUMMIT COUNTY RECORDS (AMENDED IN RECEPTION #54186629 OF THE SUMMIT COUNTY RECORDS) - SHOWN - APPLIES TO SUBJECT PROPERTY - (AFFECTS PARCEL I ONLY) - ITEM NO. 28.
27. SANITARY SEWER EASEMENT FROM MONTROSE DEVELOPMENT, INC. TO MONTROSE DEVELOPMENT, INC. AND FAIRWAY PARK PROPERTIES LLC, AS RECORDED IN RECEPTION #54186630 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY - ITEM NO. 29.
30. PARKING EASEMENT FROM MONTROSE DEVELOPMENT INC., TO STEAK N SHAKE, INC., AS RECORDED IN RECEPTION #54308425 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCELS F, G, H AND I ONLY) - ITEM NO. 30.
32. UTILITY AGREEMENT BETWEEN MONTROSE DEVELOPMENT, INC. AND STEAK N SHAKE, INC., AS RECORDED IN RECEPTION #54411125 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 31.
33. COMMON DRIVEWAY EASEMENT BETWEEN MONTROSE DEVELOPMENT, INC. AND WILLIAM AND JACQUELINE MOTSINGER, AS RECORDED IN RECEPTION #54562367 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL C AND F) - ITEM NO. 32.
34. TERMS, COVENANTS, AND CONDITIONS CONTAINED IN A DEED OF EASEMENT BETWEEN MONTROSE DEVELOPMENT, INC. AND FRISCH'S RESTAURANTS, INC., AS RECORDED IN RECEPTION #54562368 OF THE SUMMIT COUNTY RECORDS - SHOWN - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL G AND H ONLY) - ITEM NO. 33.
35. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A RECIPROCAL EASEMENT AND EXCLUSIVE USE AGREEMENT BETWEEN MS AT MONTROSE, LLC AND JOHN C. STROGO AS RECORDED IN RECEPTION #55292245 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET OVER ENTIRE SHOPPING CENTER) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 34.
6. TERMS, COVENANTS, AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND MONTROSE CINEMA, INC., AS RECORDED IN OFFICIAL RECORD 1332, PG. 898; MEMORANDUM OF LEASE AS RECORDED IN OFFICIAL RECORD 1232, PG. 903; FIRST AMENDMENT TO LEASE AS RECORDED IN OFFICIAL RECORD 1354, PG. 576; ASSIGNMENTS OF GROUND LEASES AS RECORDED IN OFFICIAL RECORD 1242, PG. 767 AND OFFICIAL RECORD 1242, PAGE 773; ASSIGNMENTS OF GROUND LEASES AS RECORDED IN OFFICIAL RECORD 1376, PG. 423 AND O.R. 1376, PG. 433; ASSIGNMENTS ASSUMPTION OF TENANTS INTEREST IN GROUND LEASE AS RECORDED IN OFFICIAL RECORD 1557, PG. 420. ASSIGNMENT AND ASSUMPTION OF TENANTS INTEREST IN GROUND LEASE AS RECORDED IN RECEPTION #55172181; MEMORANDUM OF LEASE AS RECORDED IN RECEPTION #54172182, AGREEMENT AS RECORDED IN RECEPTION #55172183, AMENDMENT TO AGREEMENT AS RECORDED IN RECEPTION #55261202, MEMORANDUM OF LEASE AS RECORDED IN RECEPTION #55196010, AGREEMENT AS RECORDED IN RECEPTION #55257621, AMENDMENT TO AGREEMENT AS RECORDED IN RECEPTION #55281201, ASSIGNMENT AND ASSUMPTION OF TENANTS INTEREST IN GROUND LEASE AS RECORDED IN RECEPTION #55281196, GROUND LESSOR'S CONSENT AS RECORDED IN RECEPTION #55287481, GROUND LEASE ESTOPPEL AS RECORDED IN RECEPTION #55281200 AND RE-RECORDED IN RECEPTION #55284313, GROUND LESSORS CONSENT AS RECORDED IN RECEPTION #55287481 ALL OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY - (AFFECTS PARCEL I ONLY) - ITEM NO. 36.
15. MEMORANDUM OF LEASE WITH USE RESTRICTIONS BY AND BETWEEN MONTROSE DEVELOPMENT, INC. AND BUILDERS SQUARE, INC., AS RECORDED IN OFFICIAL RECORD 1183, PAGE 430 OF THE SUMMIT COUNTY RECORDS, ASSIGNMENTS IN RECEPTION #54303146, ASSIGNMENTS IN RECEPTION #54303147, FIRST AMENDMENT AS RECORDED IN RECEPTION #54312062 ALL OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - LESSEE HAS RIGHT TO USE ALL "COMMON AREAS" OF ENTIRE SHOPPING CENTER) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 37.
16. ITEM NO. 38 IS NOT A MATTER OF SURVEY.
16. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND BINKER RESTAURANT CORPORATION, AS RECORDED IN OFFICIAL RECORD 1492, PG. 666 OF THE SUMMIT COUNTY RECORDS, ASSIGNMENT AND ASSUMPTION OF LEASE AS RECORDED IN RECEPTION #54987122 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET - LESSEE HAS RIGHT TO USE ALL "COMMON AREAS" OF ENTIRE SHOPPING CENTER) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 39.
17. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND ROMANO'S MACARONI GRILL, INC., AS RECORDED IN OFFICIAL RECORD 1492, PG. 672 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET - LESSEE HAS RIGHT TO USE ALL "COMMON AREAS" OF ENTIRE SHOPPING CENTER) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 40.
20. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND DICK'S CLOTHING AND SPORTING GOODS, INC., AS RECORDED IN OFFICIAL RECORD 1790, PG. 836 OF THE SUMMIT COUNTY RECORDS - SUBJECT TO AMENDMENTS AND AGREEMENTS RECORDED IN DEED VOLUME 2086, PAGE 888, RECEPTION #54354290, RECEPTION #54354291, RECEPTION #54397277, AND RECEPTION #55142200 ALL OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY (LEASE OVER EXISTING DICK'S CLOTHING & SPORTING GOODS BUILDING - AFFECTS PARCELS G AND H ONLY) - ITEM NO. 41.
24. STORM DRAIN CONNECTION AGREEMENT BY AND BETWEEN MONTROSE DEVELOPMENT, INC., TOYS-R-US-OHIO, INC., AND RED ROOF INNS, INC., AS RECORDED IN OFFICIAL RECORD 2207, PAGE 916 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (LOCATION UNDEFINED) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 42.
25. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND TOYS-R-US-OHIO, INC., AS RECORDED IN OFFICIAL RECORD 2207, PG. 928 OF THE SUMMIT COUNTY RECORDS AND A COMMENCEMENT AGREEMENT BETWEEN MONTROSE DEVELOPMENT, INC. AND TOYS-R-US-OHIO, INC. AS RECORDED IN RECEPTION #54015356 OF THE SUMMIT COUNTY RECORDS - ASSIGNMENT AND ASSUMPTION OF LEASE AS RECORDED IN RECEPTION #55292333 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL M ONLY) - ITEM NO. 43.
26. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND STAPLES INC., AS RECORDED IN RECEPTION #54080607 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET - SHOPPING CENTER USES ARE RESTRICTED) - APPLIES TO SUBJECT PROPERTY - ITEM NO. 44.
28. TERMS, COVENANTS AND CONDITIONS CONTAINED IN A MEMORANDUM OF LEASE BETWEEN MONTROSE DEVELOPMENT INC. AND COST PLUS, INC. AS RECORDED IN RECEPTION #54282180 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY- ITEM NO. 45.
29. TERMS, COVENANTS AND RESTRICTIONS CONTAINED IN A SHORT FORM LEASE BETWEEN MONTROSE DEVELOPMENT INC., AND STEAK N SHAKE, INC., AS RECORDED IN RECEPTION #54308424 AND THEN RE-RECORDED IN RECEPTION #54410525 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL I ONLY) - ITEM NO. 46 & 48.
31. TERMS, COVENANTS, AND CONDITIONS CONTAINED IN A LEASE BETWEEN MONTROSE DEVELOPMENT, INC. AND WILLIAM MOTSINGER, AS RECORDED IN RECEPTION #54377422 OF THE SUMMIT COUNTY RECORDS - NOT SHOWN (BLANKET) - APPLIES TO SUBJECT PROPERTY (AFFECTS PARCEL C ONLY) - ITEM NO. 47.

**EASEMENTS HAVE BEEN PLOTTED FROM CHICAGO TITLE INSURANCE COMPANY TITLE NO: 555130144 DATED MAY 28, 2013.

SHOPPING CENTER PARKING TALLY
PARCELS "1 - 6"

REGULAR SPACES = 2158
HANDICAP SPACES = 49
TOTAL SPACES = 2207

PARKING MEETS REQUIREMENTS PER COPLEY TOWNSHIP ZONING APPROVED SITE PLAN.

CURVE DATA

- 8 CURVE DATA
DELTA = 18'00'32"
RADIUS = 371.68'
TANGENT = 58.90'
CHORD = 116.34'
LENGTH = 116.82'
CHORD BEARING = S12°55'25"W
- 9 CURVE DATA
DELTA = 51°35'08"
RADIUS = 34.89'
TANGENT = 16.86'
CHORD = 30.36'
LENGTH = 31.41'
CHORD BEARING = S47°43'15"W
- 10 CURVE DATA
DELTA = 64°41'16"
RADIUS = 30.00'
TANGENT = 19.00'
CHORD = 32.40'
LENGTH = 33.87'
CHORD BEARING = N7°40'33"W
- 11 CURVE DATA
DELTA = 01°03'47"
RADIUS = 75.00'
TANGENT = 0.70'
CHORD = 1.39'
LENGTH = 1.39'
CHORD BEARING = N42°50'36"W
- 12 CURVE DATA
DELTA = 43°56'44"
RADIUS = 50.00'
TANGENT = 20.17'
CHORD = 37.42'
LENGTH = 38.35'
CHORD BEARING = N21°24'08"W
- 13 CURVE DATA
DELTA = 25°11'16"
RADIUS = 431.68'
TANGENT = 10.76'
CHORD = 21.50'
LENGTH = 21.51'
CHORD BEARING = N01°59'23"E
- 14 CURVE DATA
DELTA = 111°35'15"
RADIUS = 431.68'
TANGENT = 14.92'
TANGENT = 36.78'
CHORD = 41.35'
LENGTH = 48.69'
CHORD BEARING = N33°51'56"W
- 15 CURVE DATA
DELTA = 18°30'41"
RADIUS = 431.68'
TANGENT = 22.81'
TANGENT = 70.35'
CHORD = 138.86'
LENGTH = 139.47'
CHORD BEARING = N12°40'21"E
- 16 CURVE DATA
DELTA = 21°21'55"
RADIUS = 431.68'
TANGENT = 10.89'
TANGENT = 81.43'
CHORD = 160.04'
LENGTH = 160.97'
CHORD BEARING = S11°14'43"W
- 17 CURVE DATA
DELTA = 4°45'24"
RADIUS = 1438.25'
TANGENT = 59.73'
CHORD = 119.37'
LENGTH = 119.40'
CHORD BEARING = N87°51'36"E
- 18 CURVE DATA
DELTA = 0°19'42"
RADIUS = 317.50'
TANGENT = 0.91'
CHORD = 1.82'
LENGTH = 1.82'
CHORD BEARING = S89°49'23"E
- 19 CURVE DATA
DELTA = 4°51'35"
RADIUS = 1498.25'
TANGENT = 63.58'
CHORD = 127.04'
LENGTH = 127.08'
CHORD BEARING = N87°54'41"E
- 20 CURVE DATA
DELTA = 119°07'17"
RADIUS = 75.00'
TANGENT = 127.63'
CHORD = 129.33'
LENGTH = 155.93'
CHORD BEARING = N78°09'59"E
- 21 CURVE DATA
DELTA = 55°09'00"
RADIUS = 30.00'
TANGENT = 15.67'
CHORD = 27.77'
LENGTH = 28.88'
CHORD BEARING = N46°10'51"E
- 22 CURVE DATA
DELTA = 16°15'25"
RADIUS = 317.15'
TANGENT = 45.30'
CHORD = 89.69'
LENGTH = 89.99'
CHORD BEARING = N81°53'04"E
- 23 CURVE DATA
DELTA = 5°41'45"
RADIUS = 300.00'
TANGENT = 14.92'
CHORD = 29.81'
LENGTH = 29.82'
CHORD BEARING = N76°09'07"E
- 24 CURVE DATA
DELTA = 72°57'22"
RADIUS = 300.00'
TANGENT = 22.81'
CHORD = 356.71'
LENGTH = 382.00'
CHORD BEARING = N36°49'34"E
- 25 CURVE DATA
DELTA = 3°21'24"
RADIUS = 371.68'
TANGENT = 10.89'
CHORD = 21.77'
LENGTH = 21.77'
CHORD BEARING = N02°14'27"E

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-886-0228
Fax 330-886-5762

PERA MONTROSE, INC.
C/O CBRE, INC.
200 PUBLIC SQUARE - SUITE 2560
CLEVELAND, OHIO 44114

MARKET SQUARE AT MONTROSE
COPLEY, OHIO

ALTA/ACSM LAND TITLE SURVEY
MAY, 2013 UPDATE

DRAWN BY:
J.A.B.

DATE:
MAY, 2013

PROJECT NO.
21042B6

DRAWING NO.

2 OF 3

Parcel 6 - 12.8681 Acres
PPN 1507109

Situated in the Township of Copley, County of Summit, State of Ohio and known as being part of Original Lot 3 of said Township and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) to be set at the northwesterly corner of Brookmont Acres as recorded in the Plat Book 35, Page 51 of the Summit County Records; Thence S 00o 34' 52" W, along the westerly line of said Brookmont Acres, a distance of 870.18 feet to point;
Thence S 00o 45' 23" W, continuing along the westerly line of said Brookmont Acres, a distance of 36.37 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set, which is the True Place of Beginning for the parcel of land herein described;
Thence S 00o 46' 51" W, continuing along the westerly line of said Brookmont Acres and also along the westerly Brookmont Acres Replat as recorded in the Plat Book 67, Page 69, a distance of 631.05 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00o 45' 23" W, continuing along westerly line of said Brookmont Acres Replat, a distance of 413.40 feet to a 5/8" capped rebar found;
Thence N 89o 58' 10" W a distance of 495.11 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence N 00o 40' 21" E a distance of 724.43 feet to a P.K. nail to be set;
Thence N 89o 19' 39" W a distance of 164.00 feet to a P.K. nail to be set;
Thence N 00o 40' 21" E a distance of 298.12 feet to a P.K. nail to be set;
Thence along southerly line of Brookwall Drive (C.H. 538) as recorded in Rec. # 54315827 of the Summit County Records, along the arc of a circle curving to the right, having a central angle of 00o 19' 42", a radius of 317.15 feet, a tangent of 0.91 feet, a chord of 1.82 feet, a chord bearing of S 89o 49' 23" E, and an arc length of 1.82 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 89o 39' 31" E, continuing along southerly line of said Brookwall Drive, a distance of 259.30 feet to a P.K. nail to be set at a point of curvature;
Thence continuing along southerly line of said Brookwall Drive, along the arc of a circle curving to the left, having a central angle of 04o 51' 35", a radius of 1498.25 feet, a tangent of 63.58 feet, a chord of 127.04 feet, a chord bearing of N 87o 51' 36" E, and an arc length of 127.08 feet to a P.K. nail to be set;
Thence N 85o 28' 54" E, continuing along the southerly line of Brookwall Drive (S.H. 536) as recorded in Rec. # 54315827 of Summit County Records, a distance of 154.29 to a P.K. nail to be set at a point of curvature;
Thence continuing along the southerly line of said Brookwall Drive, along the arc of a circle curving to the right, having a central angle of 04o 45' 24", a radius of 1438.25 feet, a tangent of 59.73 feet, a chord of 119.37 feet, a chord bearing of N 87o 51' 36" E, and an arc length of 119.40 feet to a point, which is the True Place of Beginning and containing 12.8681 Acres of land, more or less, as surveyed in August, 2000 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc.,

Parcel 2 - 14.6091 Acres
PPN 1507085

Situated in the Township of Copley, County of Summit, State of Ohio and known as being part of Original Lot 3 of said Township and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) to be set at the northwesterly corner of Brookmont Acres as recorded in P.B. 35, Pg. 51 of the Summit County records; Thence S 00 34' 52" W, along the westerly line of said Brookmont Acres, a distance of 870.18 feet to a point;
Thence S 00 45' 23" W, continuing along the westerly line of said Brookmont Acres a distance of 36.37 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00 46' 51" W, continuing along the westerly line of said Brookmont Acres, also being the westerly line of Brookmont Acres Replat as recorded in P.B. 67, Pg. 69 of the Summit County records, a distance of 631.05 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00 45' 23" W, continuing along the westerly line of said Brookmont Acres Replat, a distance of 413.40 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence N 89 58' 10" W a distance of 495.11 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set at the True Place of Beginning for the parcel of land herein described;
Thence, continuing N 89o 58' 10" W, a distance of 665.37 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence N 00o 40' 21" E a distance of 431.69 feet to a P.K. nail to be set;
Thence N 89o 19' 39" W a distance of 79.67 feet to a P.K. nail to be set;
Thence N 00o 40' 21" E a distance of 482.62 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 89o 25' 45" E, along the southerly line of Springside Drive (70' wide) as recorded in Cabinet G, slides 940-943 of Summit County Records, a distance of 78.36 feet to a 5/8" capped rebar found at a point of curvature;
Thence continuing along the southerly line of said Springside Drive, along the arc of a circle curving to the right having a central angle of 47o 09' 25", a radius of 50.00 feet, a tangent of 21.82 feet, a chord of 40.00 feet, a chord bearing S 65o 51' 03" E, and an arc length of 41.15 feet to a 5/8" capped rebar found at a point of reverse curvature;
Thence continuing along the southerly line of said Springside Drive, along the arc of a circle curving to the left having a central angle of 116o 07' 17", a radius of 75.00 feet, a tangent of 127.43 feet, a chord of 129.33 feet, a chord bearing N 78o 09' 59" E, and an arc length of 155.93 feet to a 5/8" capped rebar found;
Thence along the southerly line of Brookwall Drive(C.H. 538), as recorded in Rec. # 54315827 of the Summit County records, along the arc of a circle curving to the right having a central angle of 55o 09' 00", a radius of 30.00 feet, a tangent of 15.67 feet, a chord of 27.77 feet, a chord bearing N 46o 10' 51" E, and an arc length of 28.88 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence N 73o 45' 21" E, continuing along the southerly line of said Brookwall Drive, a distance of 241.71 feet to a P.K. nail to be set at a point of curvature;
Thence continuing along the southerly line of said Brookwall Drive, along the arc of a circle curving to the right having a central angle of 16o 15' 25", a radius of 317.15 feet, a tangent of 45.30 feet, a chord of 89.69 feet, a chord bearing N 81o 55' 04" E, and an arc length of 89.99 feet to a P.K. nail to be set;
Thence S 00o 40' 21" W a distance of 298.12 feet to a P.K. nail to be set;
Thence S 89o 19' 39" W a distance of 164.00 feet to a P.K. nail to be set;
Thence S 00o 40' 21" W a distance of 724.43 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set at a point, which is the True Place of Beginning and containing 14.6091 Acres of land, more or less, as surveyed in July, 2000 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc.,

Parcel 3 - 12.6763 Acres
PPN 1507086

Situated in the Township of Copley, County of Summit, State of Ohio and known as being part of Original Lot 3 of said Township and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) to be set at the northwesterly corner of Brookmont Acres as recorded in P.B. 35, Pg. 51 of the Summit County records; Thence S 00 34' 52" W, along the westerly line of said Brookmont Acres, a distance of 870.18 feet to a point;
Thence S 00 45' 23" W, continuing along the westerly line of said Brookmont Acres a distance of 36.37 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00 46' 51" W, continuing along the westerly line of said Brookmont Acres, also along the westerly line of Brookmont Acres Replat as recorded in P.B. 67, Pg. 69 of the Summit County records, a distance of 631.05 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00 45' 23" W, continuing along the westerly line of said Brookmont Acres Replat, a distance of 413.40 feet to a iron pin found;
Thence N 89 58' 10" W a distance of 1160.48 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set at the True Place of Beginning for the parcel of land herein described;
Thence, continuing N 89o 58' 10" W, a distance of 768.81 feet to a 5/8" capped rebar found;
Thence N 00o 20' 53" E, along the easterly line of Rothrock Road (C.H. 202), 65' wide, as recorded in Cabinet G, Slides 940-943 of the Summit County Records, a distance of 441.31 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 89o 19' 39" W a distance of 193.59 feet to a P.K. nail to be set;
Thence N 00o 40' 21" E a distance of 269.20 feet to a P.K. nail to be set;
Thence N 32o 40' 59" E a distance of 71.69 feet to a P.K. nail to be set;
Thence N 00o 40' 21" E a distance of 32.17 feet to a P.K. nail to be set;
Thence N 57o 19' 01" W a distance of 18.99 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence N 16o 41' 45" W a distance of 18.84 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence along the southerly line of Springside Drive (70' wide), as recorded in Cabinet G, Slides 940-943 of the Summit County Records, along the arc of a circle curving to the right having a central angle of 05o 41' 45", a radius of 300.00 feet, a chord of 29.81 feet, a chord bearing N 76o 09' 07" E, and an arc length of 29.82 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence N 79° 00' 00" E, continuing along the southerly line of said Springside Drive, a distance of 114.44 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 89° 25' 45" E, continuing along the southerly line of said Springside Drive, a distance of 47.00 feet to a point;
Thence S 00o 40' 21" W a distance of 482.62 feet to a P.K. nail to be set;
Thence S 89o 19' 39" W a distance of 79.67 feet to a Drill Hole to be set;
Thence S 00o 40' 21" W a distance of 431.69 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set, which is the True Place of Beginning and containing 12.6763 Acres of land, more or less, as surveyed in July, 2000 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc.,

Parcel 4 - 1.4401 Acres
PPN 1505314

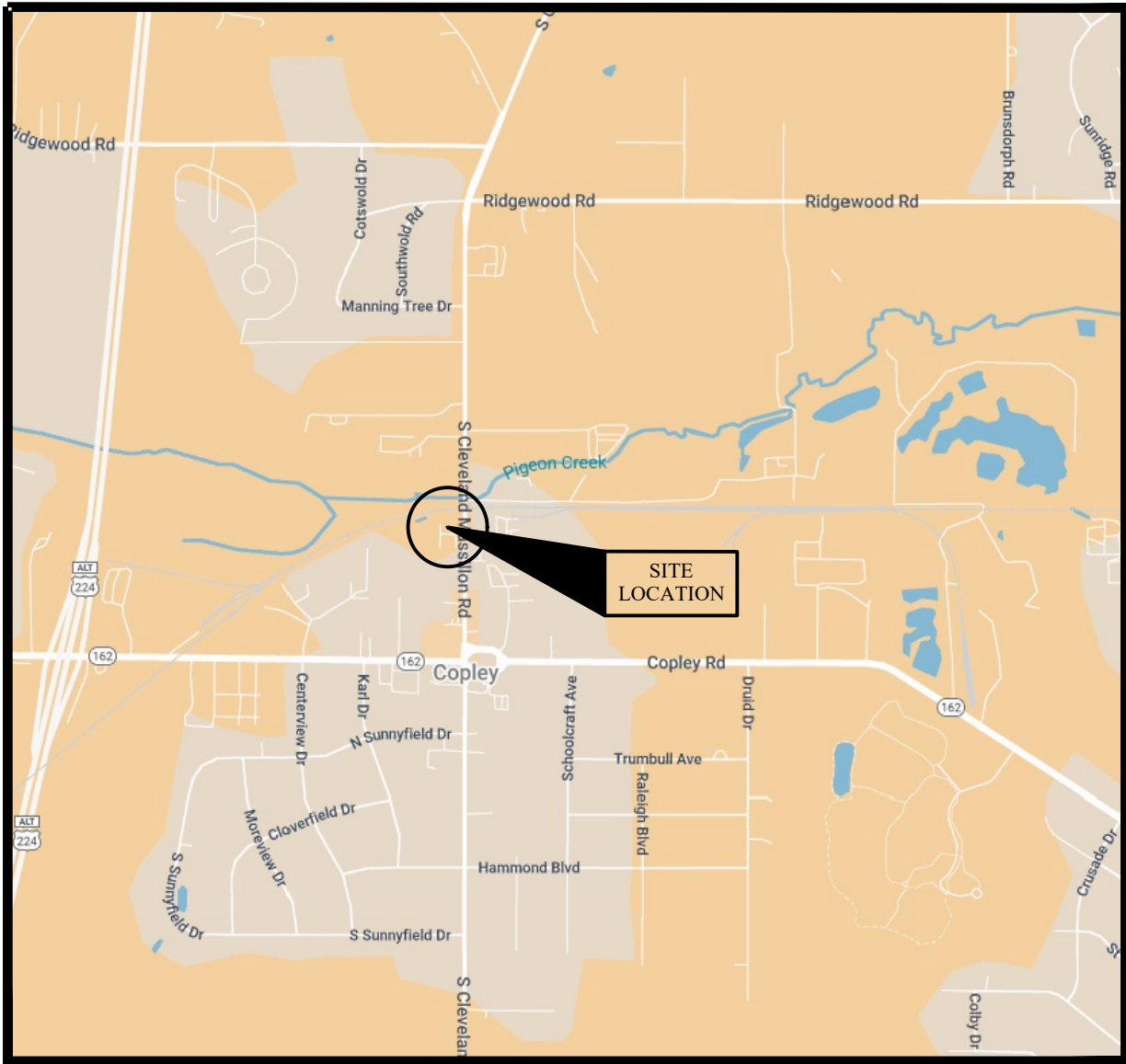
Situated in the Township of Copley, County of Summit, State of Ohio and known as being part of Original Lot 3 of said Township and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) to be set at the northwesterly corner of Brookmont Acres as recorded in P.B. 35, Pg. 51 of the Summit County records; Thence S 00 34' 52" W, along the westerly line of said Brookmont Acres, a distance of 870.18 feet to a point;
Thence S 00 45' 23" W, continuing along the westerly line of said Brookmont Acres a distance of 36.37 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00 46' 51" W, continuing along the westerly line of said Brookmont Acres, also along the westerly line of Brookmont Acres Replat as recorded in P.B. 67, Pg. 69 of the Summit County records, a distance of 631.05 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 00 45' 23" W, continuing along the westerly line of said Brookmont Acres Replat, a distance of 413.40 feet to a iron pin found;
Thence N 89 58' 10" W a distance of 1929.29 feet to a capped rebar found;
Thence N 00 20' 53" E, along the easterly line of Rothrock Road (C.H. 202), 65' wide, as recorded in Cabinet G, Slides 940-943 of the Summit County Records, a distance of 441.31 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set at the True Place of Beginning for the parcel of land herein described;
Thence N 00o 20' 53" E, continuing along the easterly line of said Rothrock, a distance of 102.19 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set at a point of curvature;
Thence continuing along the easterly line of said Rothrock Road, along the arc of a circle curving to the right having a central angle of 72o 57' 22", a radius of 300.00 feet, a tangent of 221.81 feet, a chord of 356.71 feet, a chord bearing N 36o 49' 34" E, and an arc length of 382.00 feet to a point;
Thence S 16o 41' 45" E a distance of 18.84 feet to a 5/8" capped rebar (GBC Design, Inc.) to be set;
Thence S 57o 19' 01" E a distance of 18.99 feet to a P.K. nail to be set;
Thence S 00o 40' 21" W a distance of 32.17 feet to a P.K. nail to be set;
Thence S 32o 40' 59" W a distance of 71.69 feet to a P.K. nail to be set;
Thence S 00o 40' 21" W a distance of 269.20 feet to a P.K. nail to be set;
Thence N 89o 19' 39" W a distance of 193.59 feet to a point, which is the True Place of Beginning and containing 1.4401 Acres of land, more or less, as surveyed in November, 2000 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc.,

***TOGETHER WITH THE EASEMENT AS FILED FOR RECORD IN VOLUME 2034, PAGE 988 AND AMENDED IN INSTRUMENT NO. 54186629; RECIPROCAL EASEMENT AND OPERATION AGREEMENT FILED FOR RECORD IN VOLUME 1202, PAGE 311 AND VOLUME 1232, PAGE 656 OF SUMMIT COUNTY RECORDS.

AUTOBAHN SERVICE CENTER, INC.

COPLEY TOWNSHIP
COUNTY OF SUMMIT
STATE OF OHIO
SEPTEMBER - 2025



VICINITY MAP
NO SCALE



SUMMIT COUNTY ENGINEER
REVIEWED BY: ANDY DUNCHUCK, P.E., SUMMIT COUNTY ENGINEER'S OFFICE

SUMMIT COUNTY ENGINEER'S OFFICE _____ DATE _____

SUMMIT COUNTY ENGINEER _____ DATE _____

SUBMITTED BY:  _____ DATE: 12-05-2025
MATTHEW L. WEBER REG. ENGINEER NO. 61709

CONTACT PERSONS:

ZONING
COPLEY TOWNSHIP
1540 S. CLEVELAND MASSILLON RD.
COPLEY, OHIO 44321
MATT SPRINGER
SHAWNA GFROERER - (330) 666-0108

ENGINEERING
SUMMIT COUNTY ENGINEER
538 E. SOUTH ST.
AKRON, OHIO 44311
TIM BOLEY (330) 643-2850

SANITARY SEWER
DEPARTMENT OF SANITARY SERVICES
1180 S. MAIN STREET - SUITE 201
AKRON, OHIO 44301
ROSS NICHOLSON (330) 926-2477

ELECTRIC
FIRST ENERGY
1910 W. MARKET ST.
AKRON, OHIO 44313
(330) 384-4720

WATER
CITY OF AKRON WATER SUPPLY BUREAU
1460 TRIPLETT BLVD.
AKRON, OHIO 44306
BOB GEISER, P.E.
(330) 375-2791

TELEPHONE
VERIZON
6223 NORWALK RD.
MEDINA, OH 44256
(330) 722-9506

GAS
DOMINION EAST OHIO GAS CO.
2100 EASTWOOD AVE.
AKRON, OHIO 44305
(330) 742-8124

CABLE TV
TIME WARNER CABLE
1200 BROWNSTONE RD.
AKRON, OHIO 44310
CHARLES TONEY - (330) 630-7950

EROSION CONTROL
SUMMIT SOIL AND WATER CONSERVATION DISTRICT
1180 S. MAIN STREET
AKRON, OHIO 44301
JULIE BERBARI (330) 929-2443

DESCRIPTION

TITLE SHEET
GENERAL NOTES
DEMOLITION PLAN
SITE PLAN
UTILITY & GRADING PLAN
SITE DETAILS
SWP3
SWP3 DETAILS

INDEX

SHEET NO.

C100
C100A
C101
C102
C103
C104
C105-C105A
C106-C107



2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:

DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:

COPLEY
HOLDINGS, LLC

1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

AUTOBAHN SERVICE CENTER, INC.
BUILDING ADDITION
1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

Issue Date
09-16-2025
10-27-2025
12-05-2025

TITLE
SHEET

C100

Project No. 2025-271



SCE GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS INCLUDED ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIFICATION NO. 100, AND THE SPECIFICATIONS AND DETAILS OF THE SCE. WHERE CONFLICTS OCCUR IN THE ABOVE, THE SCE SHALL DETERMINE THE GOVERNING AUTHORITY.
2. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKSMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHOD PRIOR TO ACCEPTANCE BY THE SCE.
3. THE SCE SHALL NOT BE HELD LIABLE FOR DAMAGES OF ANY TYPE WHICH MAY OCCUR AS A RESULT OF ERROR AND/OR OMISSIONS IN THE ENGINEERING DESIGN DATA PRESENTED BY THE DEVELOPER'S ENGINEER. THE SCE SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE DEVELOPER'S CONSTRUCTION NOT COMPLYING WITH THE APPROVED PLANS OR BY USING CONSTRUCTION METHODS OR MATERIALS NOT APPROVED BY THE SCE.
4. THE DEVELOPER'S ENGINEER CERTIFIES THAT ALL DESIGN DATA AND CALCULATIONS PERTAINING TO THESE IMPROVEMENT PLANS, WHERE APPLICABLE, ARE CORRECT AND DO CONFORM TO THE CURRENT DESIGN CRITERIA.
5. THE SCE IN APPROVING THESE PLANS AND DEDICATION PLAN THEREOF, DOES NOT, IN ANY WAY, RELIEVE THE DEVELOPER'S ENGINEER OF HIS RESPONSIBILITY FOR ACCURATE AND COMPLETE ENGINEERING DESIGN RELATIVE TO THE PLANS.
6. ALL ROAD SURFACES, EASEMENTS OR RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE BEFORE CONSTRUCTION CONDITION OR BETTER WHEN DIRECTED BY THE SCE AND/OR THE PROJECT COUNTY D.O.E.S. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES AND SHALL BACKFILL AND GRADE EXCAVATED AREAS TO ELIMINATE PONDING ON THE SITE.
7. THE LOCATIONS OF ALL BURIED UTILITY ARE TO BE DETERMINED BY THE CONTRACTOR. EXISTING UTILITY APPURTENANCES ARE TO BE SAFEGUARDED BY THE CONTRACTOR DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY UNDERGROUND WORK IS COMMENCED.
8. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE SCE PRIOR TO THE START OF ANY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT COMMENCE WITH ANY FORM OF CONSTRUCTION WITHOUT NOTIFYING THE SCE FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION (330-643-2850). IF ANY PRE-CONSTRUCTION MEETING BECOMES NECESSARY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTOR TO AVOID UNNECESSARY INSPECTION COSTS. IF NO NOTIFICATION IS MADE IN REGARD TO THE CANCELLATION OF WORK, THE DEVELOPER WILL BE CHARGED FOR THE INSPECTION TIME INCURRED. THE DEVELOPER WILL BE BILLED QUARTERLY FOR INSPECTION SERVICES.
9. THE CONTRACTOR OR DEVELOPER SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES.
10. PRIOR TO THE START OF CONSTRUCTION, A ROAD OPENING PERMIT AND BOND WITH THE SCE MUST BE OBTAINED BEFORE ACCESS IS GRANTED FOR CONSTRUCTION PURPOSES WITHIN A PUBLIC RIGHT-OF-WAY OF ROTHROCK ROAD.
11. ANY DISTURBED SIGNS, GUARDRAIL, MAIL/PAVER BOXES, DRIVES, DRIVE CULVERTS, STORM SEWER PIPES, STRUCTURES, PAVEMENTS, BERMS AND DITCHES SHALL BE REPAIRED AND/OR REPLACED AS DIRECTED BY THE SCE. ANY DISTURBED LAWN AREAS SHALL BE REPLACED BY SEEDING AND MULCHING, INCLUDING TOPSOIL WHERE NEEDED, IN ACCORDANCE WITH ODOT ITEM 653 & 659, AS DIRECTED BY THE SCE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH ODOT SUPPLEMENTAL SPECIFICATION 832, SUMMIT SOIL AND WATER CONSERVATION DISTRICT AND THE SCE. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF ANY TYPE ON ANY AREAS ON THIS SITE. THE CONTRACTOR SHALL, ON A DAILY BASIS, CLEAN ALL EXISTING STREETS OF MUD AND DIRT DURING THE CONSTRUCTION PHASE. THE STORMWATER POLLUTION PREVENTION PLAN MUST BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION.
13. ALL STORM SEWER INSTALLATION WITHIN THE RIGHT-OF-WAY LIMITS AND EASEMENTS SHALL CONFORM TO ODOT ITEM 611.
14. WHERE SEWER INTERSECTIONS HAVE LESS THAN EIGHTEEN (18) INCH VERTICAL SEPARATION, ENCASE THE LOWER PIPE AND MONOLITHICALLY CRADE THE UPPER PIPE IN CLASS C CONCRETE FOR THE WIDTH OF THE TRENCH.
15. STORM SEWER LATERALS SHALL BE PVC (SDR 35). ALL PIPES SHALL HAVE PREFORMED WYES OF 6" DIAMETER FOR HOUSE LATERAL CONNECTIONS. ALL WYES AND LATERALS FOR DOWNSPOUT DRAINS SHALL BE INSTALLED WHEN THE STORM SEWER IS INSTALLED.
16. EACH SUBLOT MUST ROUTE ALL STORMWATER DRAINAGE FROM A CONDUIT TO THE STORMWATER LATERAL THAT IS PROVIDED. NO OPEN DISCHARGES FROM A HOUSE CONDUIT ARE PERMITTED.
17. ALL SEWER/UTILITY TRENCH CONSTRUCTION, CONDUIT BEDDING, PIPE COVER, BACKFILL AND FINISH SHALL BE IN ACCORDANCE WITH THE UTILITY TRENCH DESIGN STANDARD DRAWING ON SHEET # XXXXX.

18. ALL INSPECTION AND TESTING SHALL BE DONE BY AN EXPERIENCED AND QUALIFIED FIRM ENGAGED IN THIS TYPE OF WORK. ALL STORM SEWER/CULVERTS MUST BE FILLED WITH CONCRETE. ALL TELEVISION INSPECTION ACCOMPANIED WITH A WRITTEN REPORT SUBMITTED TO THE SCE FOR REVIEW AND APPROVAL. THE VIDEO/TAPE MUST BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO RELEASE OF THE PERFORMANCE BOND. IF THE STORM SEWER/CULVERT VIDEO/TAPE AND WRITTEN REPORT IS NOT ACCEPTED, THE CONTRACTOR SHALL BE REQUIRED TO RE-TEST. THE DEFECT AND RESUBMIT THE INFORMATION. THE INTENT IS TO VIDEO/TAPE PIPES NOT EASILY ACCESSIBLE FOR VISUAL INSPECTION. FOR EXAMPLE: A CULVERT UNDER A ROAD THAT CAN BE VISUALLY CHECKED IS EXEMPT FROM VIDEO/TAPING. A SYSTEM OF PIPES WITH MANHOLES AND/OR CATCHNETS WILL BE REQUIRED TO BE VIDEO/TAPED. THE SCE WILL DETERMINE IF A PIPE CAN BE VISUALLY CHECKED OR IF A VIDEO/TAPE IS REQUIRED.
19. UNDERDRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 605. CONDUIT SHALL BE A MINIMUM OF FOUR (4) INCH DIAMETER PIPE AND CONFORMING TO ODOT SPECIFICATION 703.3, 707.41, 707.42 OR 707.45 WITH NO. 8 AGGREGATE ON FOUR (4) INCHES OF BEDDING. THE UNDERDRAIN SHALL BE MODIFIED WITH FOUR (4) ROWS OF PERFORATIONS. SEE UNDERDRAIN STANDARD DRAWING ON SHEET # XXXX.
20. ALL PROPOSED STORM SEWER STRUCTURES (MANHOLES, HEADWALLS AND CATCHNETS/BASINS) SHALL ADHERE TO ODOT ITEMS 602 AND 611 AND THE CURRENT EDITION OF THE ODOT STANDARD CONSTRUCTION DRAWINGS.
21. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE SOIL LOGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A METHOD AND MATERIAL TO BE INCORPORATED INTO THE WORK, AS ALL CONDUITS SHALL BE INSTALLED ON A FIRM BED FOR ITS FULL LENGTH IN ACCORDANCE WITH ODOT ITEM 611 UNLESS OTHERWISE SPECIFIED.
22. ALL FILLED AREAS, EXCLUDING TRENCHES, WITHIN RIGHT-OF-WAY AREAS SHALL BE COMPACTED IN ACCORDANCE WITH ODOT ITEM 203. IN ADDITION, FOR ANY FILL IN EXCESS OF TWO (2) FEET, NUCLEAR COMPACTION TESTS SHALL BE PERFORMED BY AN APPROVED TESTING COMPANY IN ACCORDANCE WITH ODOT ITEM 203. THESE TESTS SHALL BE APPROVED BY THE SCE BEFORE ANY PAVEMENT CONSTRUCTION COMMENCES AND SHALL MEET THE COMPACTION REQUIREMENTS OF THE TRENCH DETAIL STANDARD DRAWING ON SHEET ODOTXXX. EMBANKMENT CONSTRUCTION AT DETENTION/RETENTION FACILITIES SHALL BE COMPACTED IN ACCORDANCE WITH ODOT ITEM 203 AND TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY AND MUST BE WITHIN 2% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT PRIOR TO COMPACTION.
23. BEFORE ACCEPTANCE OF THE SUB-GRADE BY THE SCE, A FORTY (40) TON PROOF ROLL SHALL BE REQUIRED ON ALL AREAS TO BE PAVED. THE SUBGRADE AND PROOF ROLL MUST BE IN ACCORDANCE WITH ODOT ITEM 204. IN LIEU OF USING THE EQUIPMENT UNDER ODOT ITEM 204, A TANDEM DUMP TRUCK WITH A GROSS WEIGHT OF 60,000 POUNDS MAY BE SUBSTITUTED.
24. FOR ODOT ITEMS 301, 449, 452 AND 609, THE CONTRACTOR MUST SUBMIT AN ODOT APPROVED JMF TO THE SCE FOR REVIEW AND APPROVAL AT THE PRE-CONSTRUCTION MEETING. ALL MATERIALS USED MUST BE OBTAINED FROM A SOURCE APPROVED BY ODOT. FOR ITEM 449 SUBGRADE COURSE, THE COURSE AGGREGATE SHALL BE CRUSHED LIMESTONE. THE SURFACE COURSE SHALL BE CONSTRUCTED NO LATER THAN ONE (1) YEAR AFTER ITEM 301 IS PLACED.
25. CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH ODOT ITEM 609, CAST IN PLACE CONCRETE CURB AND GUTTER. NO ASPHALT AND/OR CONCRETE PAVEMENT AND CURB AND GUTTER SHALL BE LAID ON A FROZEN SURFACE.
26. ALL MONUMENT BOXES, FURNISHED AND INSTALLED, SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE ODOT STANDARD ROADWAY CONSTRUCTION DRAWINGS.
27. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO NOTIFY THE INSPECTOR WHEN WORK ON SITE IS BEING PERFORMED OR CANCELLED. IF THERE IS ANY DELAY OR CANCELLATION OF THE WORK, THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE ALL EXPOSED SOILS AND MATTER. THE DEVELOPER WILL BE CHARGED FOR THE INSPECTION TIME INCURRED.
28. THE FINAL SUBLOT GRADE SHALL BE WITHIN ONE FOOT (+/-) OF THE GRADES AND ELEVATIONS LISTED ON THE APPROVED FINAL GRADING PLAN SHEET.
29. IMMEDIATELY FOLLOWING THE COMPLETION OF GRADING OPERATIONS FOR A PROPOSED DETENTION/RETENTION BASIN, FINAL RESTORATION OF THE BASIN MUST BE SUBMITTED TO THE ESTABLISHED LOCAL AGENCY. THE RESTORATION SHALL BE A MINIMUM THICKNESS OF 3" OF TOPSOIL MUST BE APPLIED TO THE LIMITS OF THE GRADING FOR THE BASIN AND THEN SEEDED AND MULCHED. THE MATERIAL UTILIZED IN RESTORATION OF THE BASIN SHALL ADHERE TO ODOT ITEMS 652, 653 AND 659.
30. DETENTION/RETENTION BASINS SOILS SHALL BE RIPPER OR LOOSENED TO A MINIMUM DEPTH OF 6" USING A CHISEL PLOW, OFFSET DISK OR AN EQUAL MECHANISM.
31. TOPSOIL AND COMPOST TOPSOIL SHALL BE SEEDDED AND MULCHED TO PREVENT EROSION. GRASS, OR OTHER APPROVED COVER COVER WITHIN THE BASIN SHOULD BE ABLE TO SURVIVE 48 HOURS AFTER WORKATION. JOINTS AND EXPOSED MATTER SHALL BE COVERED AND RE-TOUR TO STABILIZED SOILS AND PREVENT EROSION. FOR FULL SOIL PROFILE RESTORATION, REFER TO OPEA'S RAINWATER LAND DEVELOPMENT MANUAL, PROVISIONAL PRACTICE STANDARD - SOIL MANAGEMENT.
32. ITEMS 301, 449, 452, 609, 611, 652, 653, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Rev 4/19

Printed 4/11/19

Summit County Department of Sanitary Sewer Services
General Notes

Sanitary Sewer and Appurtenances

1. All Sanitary Sewers and Appurtenances shall be constructed in strict accordance with current Standards and Specifications (OEPA 3MA00001*AM) of the Department of Sanitary Sewer Services (D.S.S.S.).
2. Roof drains, foundation drains, and other clear water connections to the sanitary sewer are prohibited. Ordinance No. 85-656, approved 10/8/85.
3. Approval by D.S.S.S. constitutes neither expressed nor implied warranties as to the fitness, accuracy, or sufficiency of plans, designs or specifications.
4. The Design Engineer certifies that all utilities in existing and proposed roads and easements are shown.
5. All sanitary sewers shall pass the air acceptance test prior to acceptance by D.S.S.S.
6. All sanitary sewers shall be video tested by the Owner and found to be free of defects and foreign matter and in proper alignment prior to formal acceptance by D.S.S.S.
7. All manholes shall be supplied with solid covers.
8. All sanitary laterals shall be extended to not less than 15 feet into the property.
9. All sanitary laterals shall be laid at no less than 1% grade.
10. Sanitary sewer materials shall conform to D.S.S.S. and O.E.P.A. standards.
11. The Contractor shall be held responsible for all damage to the existing sewerage system resulting from non-conformance with Summit County standards or general negligence.
12. A 12" maximum manhole grade adjustment is permitted. Adjustment is to be made with precast grade rings or INFRA-RISER rubber riser rings. A minimum of one (1) grade ring is required at each manhole.
13. External chimney seals shall be installed on all new manholes.
14. Manhole cover inserts shall be provided for all manholes.
15. Where inlet and outlet pipes connect to manholes, a flexible watertight joint, as approved by D.S.S.S., is required.
16. Sanitary sewer material shall consist of PVC SDR-35 meeting ASTM D3034 with joints conforming to ASTM D3212. *(Check standards for approved material and ASTM sections)*
17. The owner (contractor) must alert the Ohio Utilities Protection Service at 811 at least 48 hours before any excavation has begun.
18. All rough grading (within 6" of finished grade) shall be completed within the Right-Of-Way prior to sanitary sewer construction.
19. No sewer construction will be permitted until such time that the plans are approved by D.S.S.S. and the O.E.P.A. including payment of review and "Permit to Install" fees required by the O.E.P.A.
20. All sanitary sewers contained herein are to be (privately/publicly) owned and maintained.
(As Applicable)

NOTE NO. 20 MUST BE BOXED



Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:

DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:

COPLEY
HOLDINGS, LLC

1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

AUTOBAHN SERVICE CENTER, INC.
BUILDING ADDITION
1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

Issue Date

09-16-2025

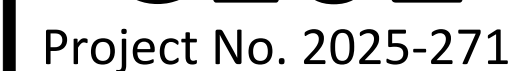
10-27-2025

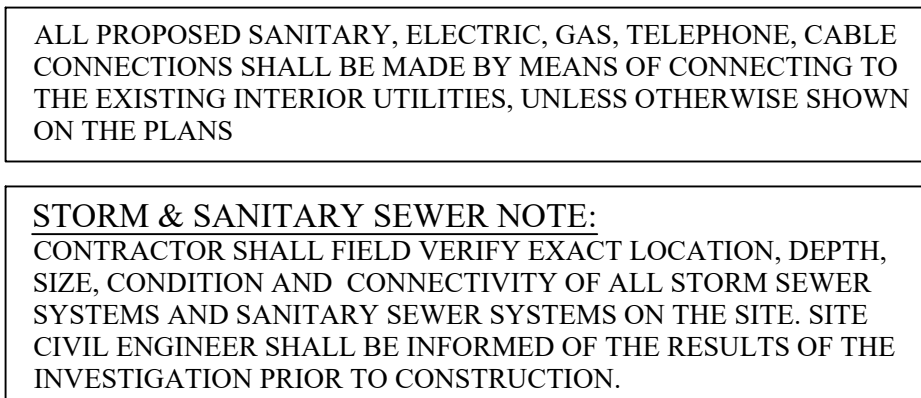
12-05-2025

GENERAL NOTES

C100A

Project No. 2025-271





SITE BENCH MARK	
BENCH MARK #1 TOP OF HYDRANT	
ELEVATION =	1025.65

EX. SANITARY
STRUCTURE
SCHEDULE

- | | | | |
|---|---|---|---|
| 1 | EX. CULVERT
INV. 1018.80, 12" N | 4 | EX. SANITARY MANHOLE
TOP 1021.70
INV. 1004.10, 12" S
INV. 1005.85, 12" N |
| 2 | EX. STORM MANHOLE
TOP 1020.34
INV. 1013.39, 6" S
INV. 1016.24, 12" N | 5 | EX. SANITARY MANHOLE
TOP 1020.49
INV. 1012.19, 12" S
INV. 1012.74, 12" N |
| 3 | EX. CATCH BASIN
TOP 1021.23 | | |
| 4 | EX. CATCH BASIN
TOP 1019.64
INV. 1017.02, 24" S
INV. 1016.61, 24" N | | |
| 5 | EX. CATCH BASIN
TOP 1021.50
INV. 1019.22, 24" S
INV. 1019.04, 24" N | | |
| 6 | EX. CATCH BASIN
TOP 1021.50
INV. 1020.70 | | |

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

- 
- PROPOSED SPOT GRADE
- PROPOSED GRADE AT CURB
- EXISTING SPOT GRADE



Reg. No.: 61709

DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

COPLEY
HOLDINGS, LLC

1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

AUTOBAHN SERVICE CENTER, INC.

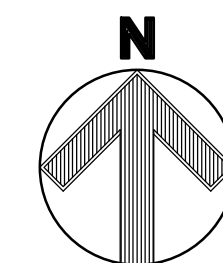
BUILDING ADDITION

1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

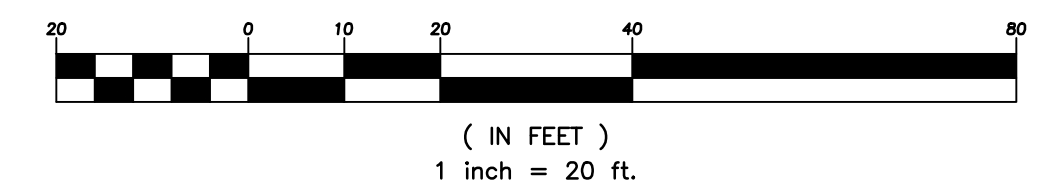
09-16-2025	
10-27-2025	
12-05-2025	

UTILITY & GRADING PLAN

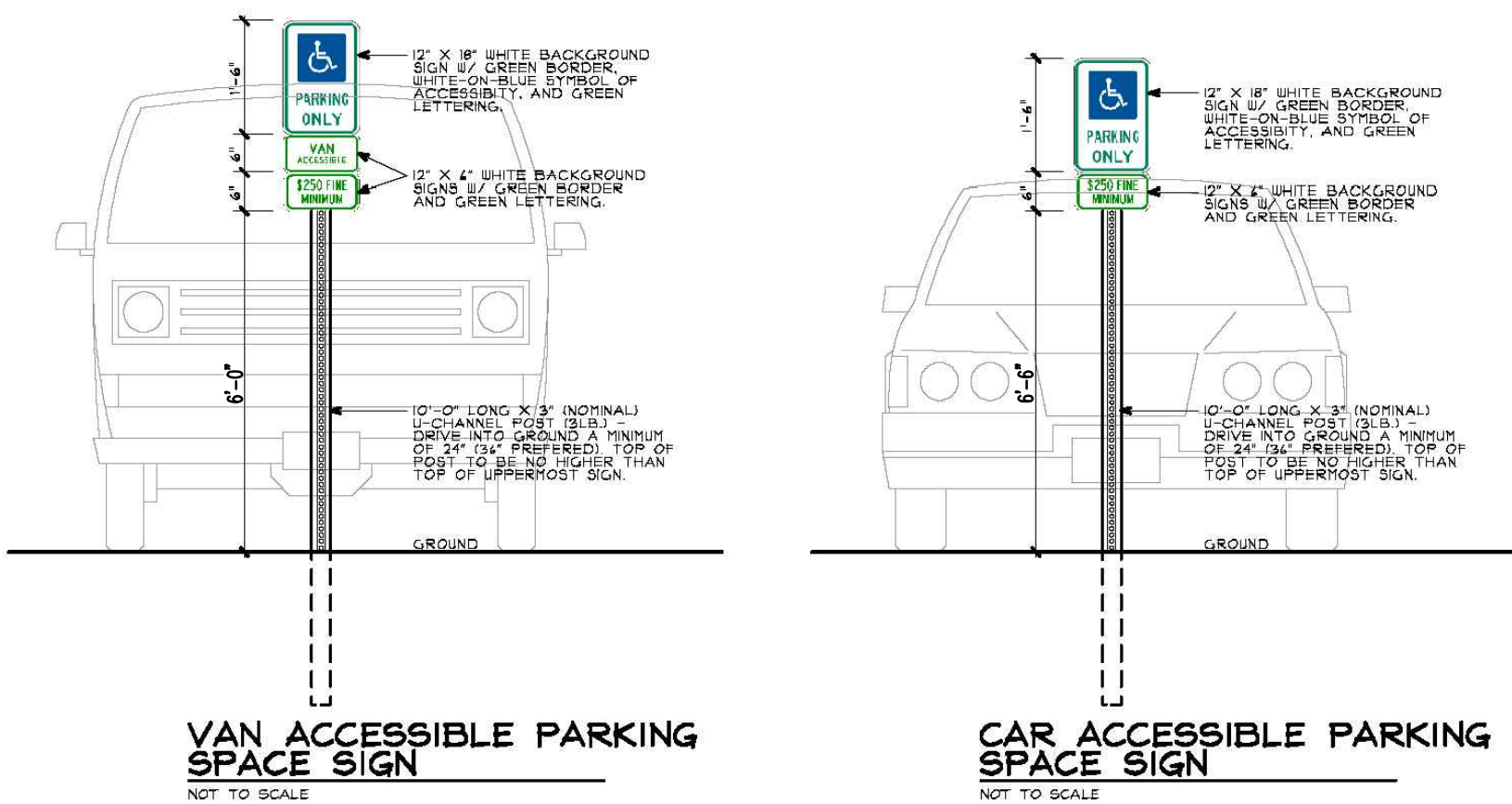
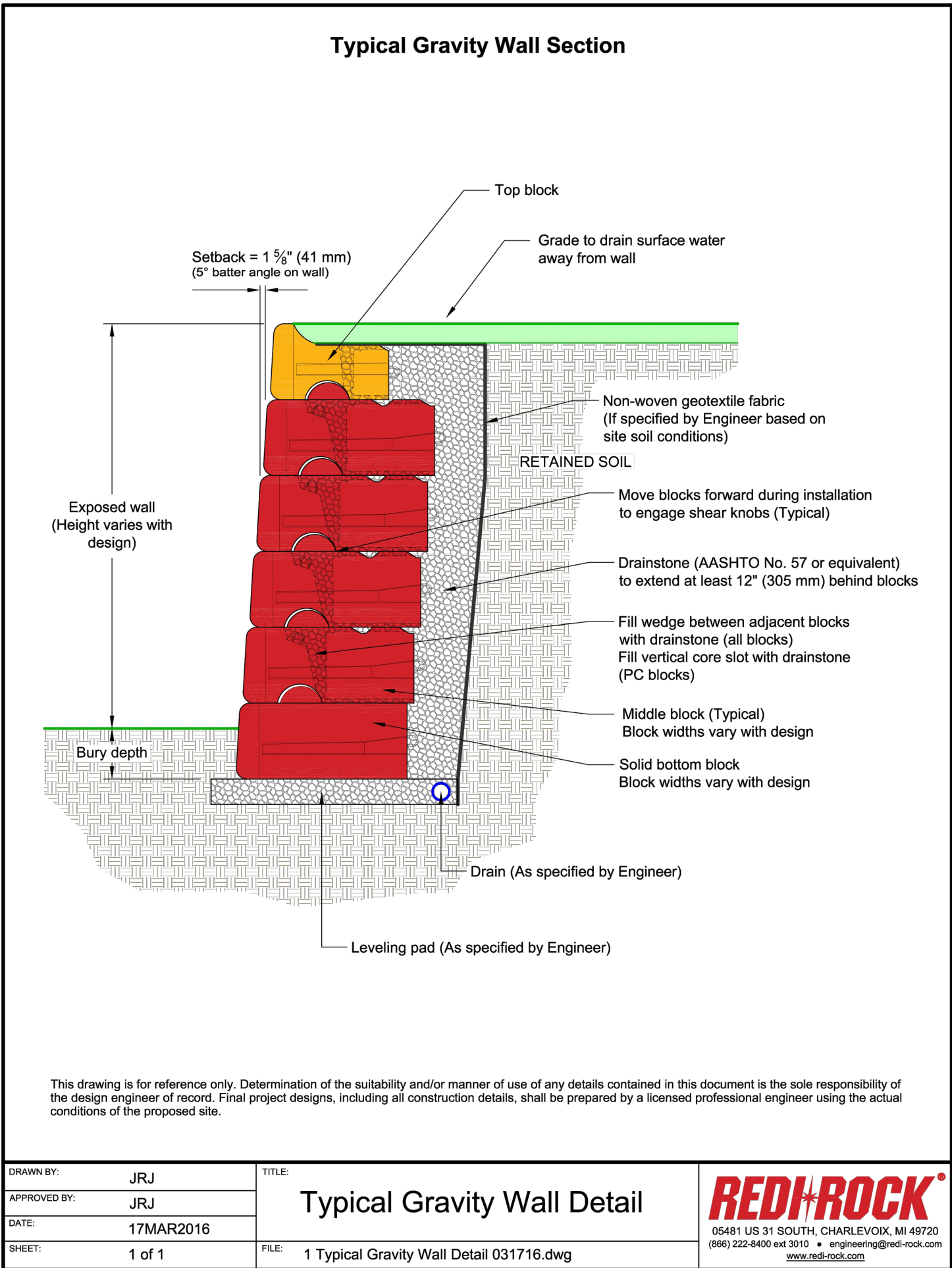
C103
Project No. 2025-271



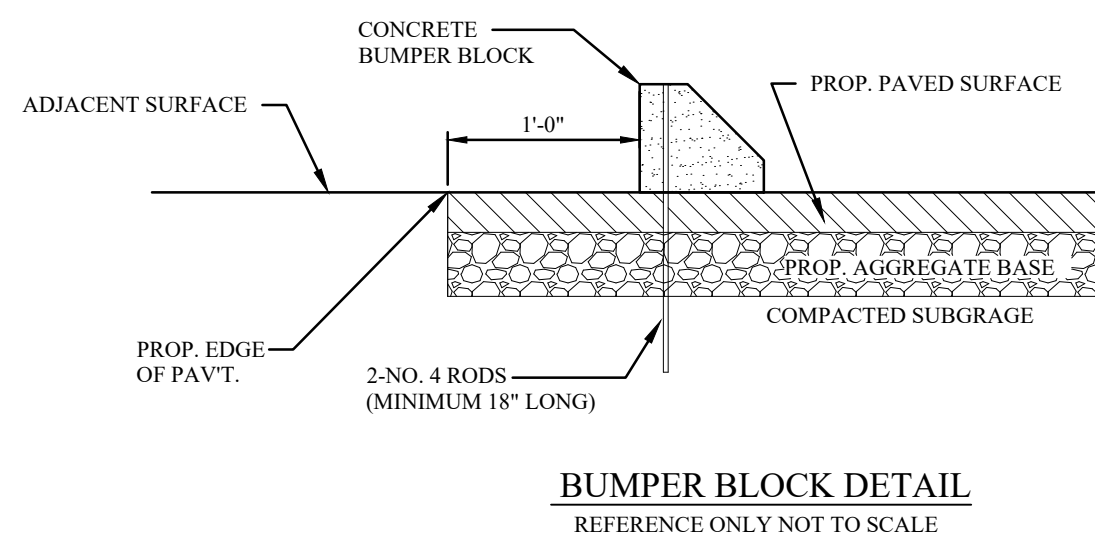
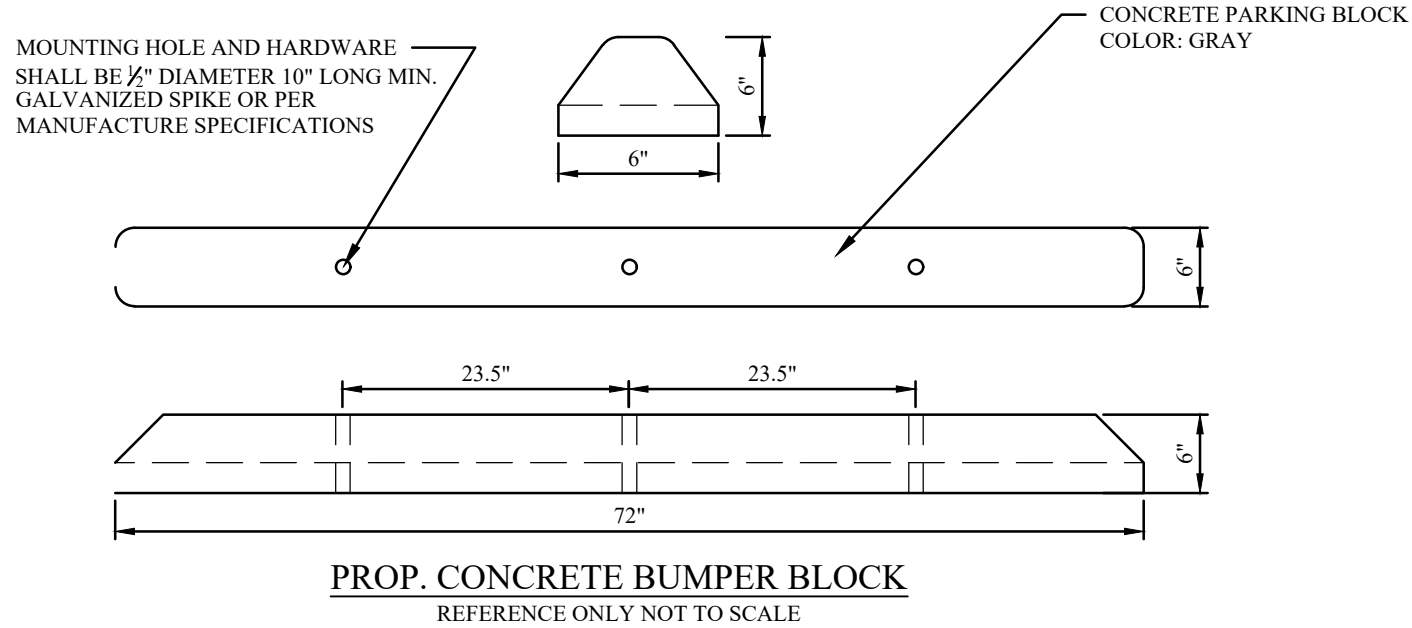
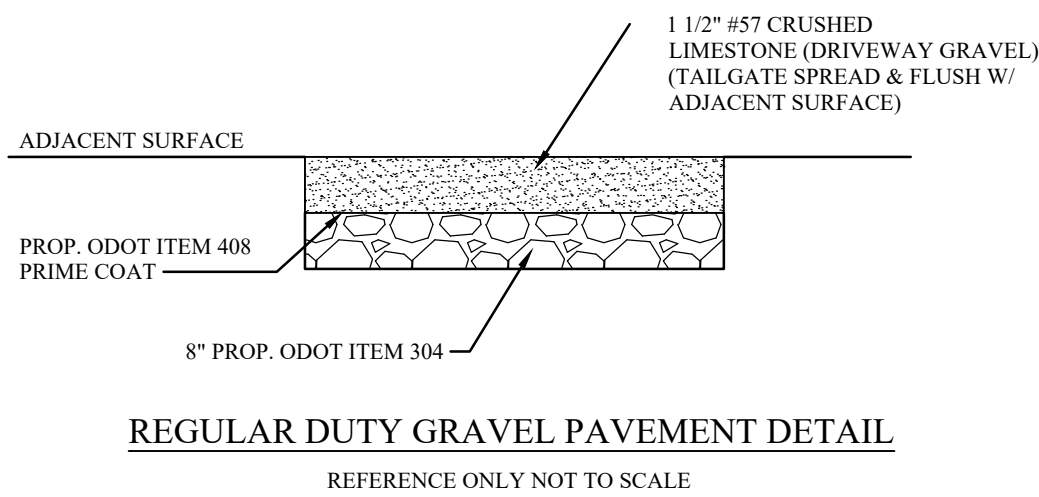
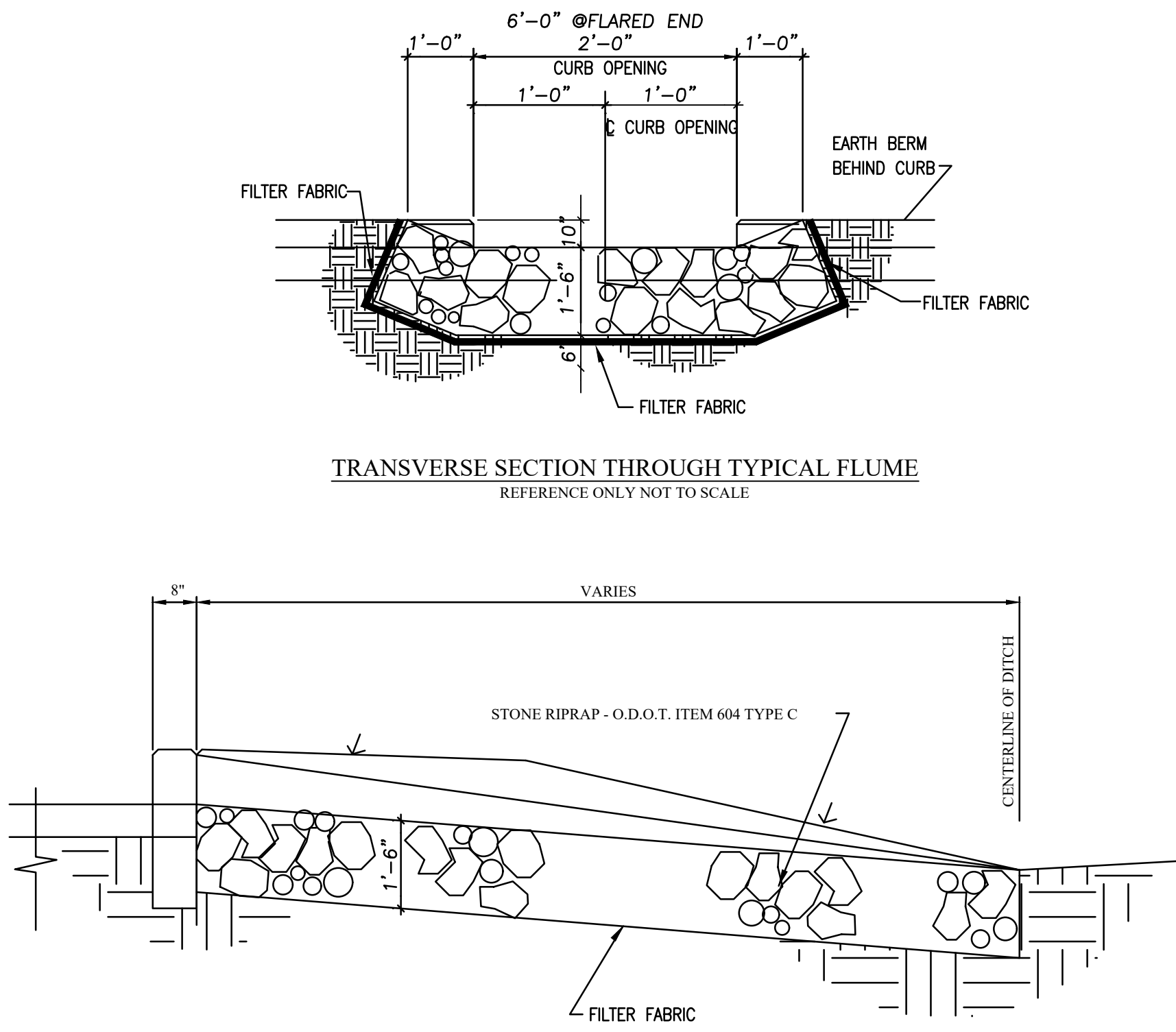
GRAPHIC SCALE



C:\Users\Bamdan\Weber Civil Cloud Server - Weber\A-1 Projects\2025 Projects\2025-271 Autobahn Copley\2025-271 Autobahn Copley\2025-271 Autobahn Copley.dwg 12/2/2025 9:08:04 AM



HANDICAPPED PARKING DETAIL
REFERENCE ONLY NOT TO SCALE



WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW L. WEBER
61709
REGISTERED PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT:
DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:
COPLEY HOLDINGS, LLC

1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

AUTOBAHN SERVICE CENTER, INC.
BUILDING ADDITION
1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

Issue Date
09-16-2025
10-27-2025
12-05-2025

SITE DETAILS

C104
Project No. 2025-271

SWP3 Amendment Log

Project Name: Autoban Service Center, Inc.

Amendment No.	Description of the Amendment	Date of Amendment	Amendment Prepared By

Corrective Action Log

Project Name: Autoban Service Center, Inc.

Inspection Date	Inspector Name	Description of Corrective Action Needed (From Inspection Report)	Corrective Action Taken	Date Action Taken

SWP3 Grading and Stabilization Activities Log

Project Name: Autoban Service Center, Inc.

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased Indicate temporary or permanent	Data When Stabilization Measures are Initiated	Description of Stabilization Measure and Location

SWP3 Inspection Report Log

Project Name: Autoban Service Center, Inc.

Inspection #	Name of Inspector	Date of Inspection	Rain Event	Type of Corrective Action Required
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION
STORMWATER POLLUTION PREVENTION PLAN

Project Number: 2025-271

Project Title: Autoban Service Center, Inc.

Operator(s): Copley Holdings, LLC

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWP3) for any work that you perform on-site. Any person or group who violates any condition of the SWP3 may be subject to substantial penalties or loss of contract. You are encouraged to advise each of the employees working on this project of the requirements of the SWP3. A copy of the SWP3 is available for review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWP3 for the above designated project and agree to follow the practices described in the SWP3.

This certification is hereby signed in reference to the above named project:

Company:

Address:

Telephone number:

Type of construction service to be provided:

Signature:

Title:

Date:

Delegation of Authority Form

Delegation of Authority

I, _____ (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including Ohio EPA's Construction General Permit (CGP), at the Autoban Service Center, Inc., construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans, and all other documents required by the permit.

(name of person or position)
(company)
(address)
(city, state, zip)
(phone)

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Part V.G.2 of Ohio EPA's CGP.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name:

Company:

Title:

Signature:

Date:



2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:

DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:

COPLEY
HOLDINGS, LLC

1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

AUTOBAHN SERVICE CENTER, INC.

BUILDING ADDITION

1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

Issue Date

09-16-2025
10-27-2025
12-05-2025

SWP3

C105A
Project No. 2025-271

1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:

- Prevent spills
- Use products up
- Follow label directions for disposal
- Remove lids from empty bottles and cans when disposing in trash
- Recycle wastes whenever possible
- Don't pour into waterways, storm drains or onto the ground
- Don't pour down the sink, floor drain or septic tanks
- Don't bury chemicals or containers
- Don't bum chemicals or containers
- Don't mix chemicals together

2. **Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site.** Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.

3. **No construction related waste materials are to be buried on-site.** By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.

4. **Handling Construction Chemicals.** Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.

5. **Equipment Fueling and Maintenance,** oil changing, etc. ., shall be performed away from watercourses, ditches or storm drains. in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.

6. **Concrete Wash Water** shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged.

7. **Spill Reporting Requirements:** Spills on pavement shall be absorbed with sandvst or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.

8. **Contaminated Soils.** If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water runoff associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.

9. **Open Burning.** No materials containing rubber, grease, asphalt, or petroleum products, such as tires, auto parts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10, 000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbecues. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA) , and agricultural wastes, excluding buildings.

10. **Dust Control or dust suppressants** shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.

11. **Other Air Permitting Requirements:** Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.

12. **Process Waste Water/Leachate Management.** Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or seprage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.

13. **A Permit To Install (PTI** is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

OHIO EPA PERMIT NO. OHC000006

PART III G. SWP3 REQUIREMENTS

- RESIDENTIAL DEVELOPMENT
- TOTAL SITE AREA - 1.84 AC. - DISTURBED AREA = 0.78 AC.
- PRE-CONSTRUCTION RUNOFF COEFFICIENT - C=0.73;
- POST-CONSTRUCTION RUNOFF COEFFICIENT - C=0.74
- IMPERVIOUS AREA = 1.11 AC. (ENTIRE SITE), PERCENT IMPERVIOUS = 60.3%.
- SOIL TYPES:

CoC2 - Chili gravelly loam, 6 to 12% slopes, moderately eroded
CuB - Chili-Urban land complex, undulating

- PRIOR LAND USE: DEVELOPED BUSINESS
- CONSTRUCTION SEQUENCE - SEE IMPROVEMENT PLANS
- UNNAMED TRIBUTARY TO PIGEON CREEK

- NO WETLANDS
- NOT SUBDIVIDED (MEASURES IDENTIFIED ON PLANS)
- NOT APPLICABLE
- PERMIT REQUIREMENTS ATTACHED. (FIELD COPY)
- IDENTIFIED ON SHEET C105
- IDENTIFIED ON SHEET C105
- SITE MAP SHOWN ON PLANS

- LIMITS OF CONSTRUCTION IDENTIFIED ON THE PLANS (LC).
- SOIL TYPES IDENTIFIED ON THE PLANS
- DRAINAGE WATER SHEDS IDENTIFIED ON THE PLANS.
- THERE ARE NO WETLANDS ON THE SITE. NO SPRINGS, LAKES OR WATERS WELLS WITHIN 200 FEET OF THE SITE.
- EXISTING & PLANNED LOCATIONS OF BUILDINGS, ROADS, PARKING FACILITIES AND UTILITIES ARE IDENTIFIED ON THE PLANS.
- EROSION AND SEDIMENT CONTROL PRACTICES ARE IDENTIFIED ON THE PLANS.
- SEDIMENT & STORM WATER MANAGEMENT DATA IS IDENTIFIED ON THE PLANS.
- PERMANENT STORM WATER MANAGEMENT PRACTICES ARE IDENTIFIED ON THE PLANS.
- CEMENT TRUCK WASHOUT, DUMPSTER & VEHICLE FUELING AREA ARE IDENTIFIED ON THE PLANS.

- CONSTRUCTION ENTRANCE IS IDENTIFIED ON THE PLANS.
- NOT APPLICABLE.
- TEMPORARY SEEDING AND PERMANENT SEEDING MEASURES ARE IDENTIFIED ON THE PLANS.
- TABLE 1 & TABLE 2 HAVE BEEN IDENTIFIED ON THE PLANS.
- NOT APPLICABLE.
- SHEET FLOW RUNOFF HAS BEEN CONTROLLED BY MEANS OF SILT FENCE AND DIRECTED TOWARDS UNDISTURBED SOILS. POINT DISCHARGES HAVE BEEN CONTAINED WITHIN STORM SEWERS.
- SEDIMENT CONTROL HAS BEEN MANAGED BY MEANS OF SILT FENCE.

- NOTED THROUGHOUT THE PLANS.
- SILT FENCE UTILIZED.
- SILT FENCE IS IDENTIFIED ON THE PLANS.
- INLET PROTECTION IS IDENTIFIED ON THE PLANS.
- NOT APPLICABLE.
- NOTED ON THE IMPROVEMENT PLANS.
- POST-CONSTRUCTION MAINTENANCE AND INSPECTION IS IDENTIFIED ON THE PLANS.

- LARGE CONSTRUCTION ACTIVITIES - NOT APPLICABLE
- SMALL CONSTRUCTION ACTIVITIES - RATIONALE IDENTIFIED ON PLANS
- SURFACE WATER PROTECTION - NOT APPLICABLE
- OTHER CONTROLS
- CEMENT TRUCK WASHOUT AREA IS IDENTIFIED ON THE PLANS.
- DUST CONTROL MEASURES AND VEHICLE TRACKING ARE IDENTIFIED ON THE PLANS.

- ADDITIONAL NOTES ARE IDENTIFIED ON THE PLANS.
- NOTED ON THE PLANS.
- NOTED ON THE PLANS.
- NOTED THROUGHOUT THE PLANS.
- INSPECTION FREQUENCY AND INSPECTION CHECKLIST IS NOTED ON THE PLANS.
- NOTED ON THE PLANS.
- NOTED ON THE PLANS.

- APPROVED STATE OR LOCAL PLANS
- STATEMENT NOTED.
- EXCEPTIONS
- STATEMENT NOTED.

CONSTRUCTION SEQUENCE

(ALL ITEMS ARE TO BE THE RESPONSIBILITY OF THE GENERAL SITE CONTRACTOR)

SITE PREPARATION

NOTE:

PROVIDE SAFE AND SECURE PEDESTRIAN AND VEHICULAR TRAFFIC CIRCULATION THROUGHOUT THE ENTIRETY OF THE CONSTRUCTION SEQUENCE WITH WELL DEFINED CONSTRUCTION BOUNDARIES TO BE ACCESSED BY CONSTRUCTION PERSONNEL ONLY. ALL EROSION CONTROLS ARE TO BE THOROUGHLY INSPECTED BY THE CONTRACTOR UPON THE COMPLETION OF EACH WORK DAY AND MAINTAINED THROUGHOUT THE REQUIRED LIFE OF THE CONTROL, AS SPECIFIED BY THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS AND NARRATIVE. THE CONTRACTOR MUST REVIEW THE APPROVED NPDES PERMIT AND SIGN THE PERMIT TO ACCEPT RESPONSIBILITIES AS THE CO-PERMITTEE.

INITIAL PHASE (WITHIN 7 DAYS OF START OF GRUBBING)

- SETUP CONSTRUCTION TRAILER ON SITE AND ESTABLISH TEMPORARY POWER AND TELEPHONE SERVICE AS NECESSARY.
- ALL TEMPORARY UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- STAKEOUT LIMITS OF DISTURBANCE.
- INSTALL TEMPORARY INLET PROTECTION ON ALL EXISTING CATCH BASINS WITHIN LIMITS OF CONSTRUCTION. REMOVE SILT PROTECTION FROM DESIGNATED INLETS ONLY WHEN INLET STRUCTURE IS TO BE REMOVED AS REQUIRED BY PROGRESSION OF CONSTRUCTION. REFER TO PLANS FOR IDENTIFICATION OF INLET STRUCTURES TO BE REMOVED.
- INSTALL ALL FILTER FABRIC FENCE WHERE SHOWN ON PLANS.
- BEGIN SITE CLEARING.
- REMOVE TOPSOIL FROM AREAS OF BUILDING AND PAVEMENT.
- BEGIN EARTHWORK OPERATIONS.
- IN THE EVENT OF RAIN, ALLOW STANDING WATER TO SETTLE PRIOR TO PUMPING. UTILIZE THE PUMPING SYSTEMS TO PUMP POLLUTED WATER PER E.P.A. REQUIREMENTS. ALLOW ONLY CLEAN WATER TO BE DISCHARGED TO THE EXISTING DRAINAGE SYSTEM. REMOVE SILT FROM BASINS AS NECESSARY PRIOR TO CONTINUING EARTHWORK. MATERIAL SHOULD BE MECHANICALLY SPREAD AND DRIED PRIOR TO INCORPORATION INTO THE EARTHWORK PROCEDURES. ADEQUACY OF THE DRIED MATERIAL IS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE AND ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDES, BUT ARE NOT LIMITED TO, EXCESS SOIL, MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC., THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHALL BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS: STRAW-IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN APPLIED AT 2 TONS/AC OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY. TO THE SOIL. SURFACE FERTILIZER, FOR UNIFORM DISTRIBUTION OR HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LB. BALES OF STRAW IN EACH SECTION. HYDROSEEDERS-IF WOOD-CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB./AC OR 46 LB./1,000 SQ. FT. OTHER-OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURERS RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 4 TONS/AC.
- STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS: MECHANICAL-A DISK, CRUMPER OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY BE LEFT LONGER THAN AN MULCH NETTINGS-NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES. SYNTHETIC BINDERS-SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-76, PETROSET, TERRA-TACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. WOOD-CELLULOSE FIBER-BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL.

INTERIM PHASE GENERAL CONSTRUCTION

- MAINTAIN TEMPORARY CONTROLS UNTIL REMOVAL IS WARRANTED DUE TO PROGRESSION OF WORK.
- BEGIN EARTHMOVING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE COUNTY CONSERVATION DISTRICT OF LOCATION AND EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED AT BORROW OR SPOIL SITE OF IMPORT/EXPORT MATERIAL. THE CONTRACTOR IS TO COORDINATE WITH OWNER THE PLACEMENT OF SUCH MEASURES.
- REPLACE TOPSOIL, FINE GRADE AND SEED AS REQUIRED.
- STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEED AND MULCHING OR CROWNVEATCH SEEDING IMMEDIATELY UPON REACHING FINAL GRADE.
- RESEED AND REDRESS ANY AREAS THAT MAY REQUIRE ATTENTION IMMEDIATELY. NOTE THAT LAWN AREAS WILL NOT BE DEEMED STABLE UNTIL A UNIFORM 80% COVERAGE IS ACHIEVED.
- ALL EROSION MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED. ALL AREAS OF VEGETATIVE SURFACE STABILIZATION, WHETHER TEMPORARY OR PERMANENT, SHALL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL WHEN THE REQUIRED UNIFORM RATE OF COVERAGE (80%) IS OBTAINED.

SPECIFICATIONS FOR TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION				
ANNUAL PLANT SPECIES	PURE LIVE SEEDING RATE (LB./AC.)	SEEDING DATES	SEED DEPTH	
ANNUAL RYE GRASS (LOLIUM MULTIFLORUM)	100	MARCH 1 TO MAY 1 AUGUST 1 TO OCTOBER 1	1"	±
SPRING OATS (AVENA SATIVA)	128	MARCH 1 TO AUGUST 1	1"	
WINTER CEREAL RYE (SECALE CEREALE)	100	MARCH 1 TO NOVEMBER 1	1"	
OATS (AVENA SATIVA)	60	JUNE 1 TO AUGUST 1	1"	±
SORGHUM SUNDANGRASS (SORGHUM X DRUMMONDII)	44			
PEARL MILLET (PENNISETUM GLAUUM)	20	JUNE 1 TO AUGUST 1	1"	±
WINTER WHEAT (TRITICUM AESTIVUM)	100	OCTOBER 1 TO NOVEMBER 1	1"	
MULCH ONLY		NOVEMBER 1 TO MARCH 1		

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

- STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
- TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 14 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEEDDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
- THE SEEDBED SHALL BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS-APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISHED ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.
- SEEDING METHOD-SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING/TEMPORARY SEEDING

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOIL CONDITIONS AND ON VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS: STRAW-IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN APPLIED AT 2 TONS/AC OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY. TO THE SOIL. SURFACE FERTILIZER, FOR UNIFORM DISTRIBUTION OR HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND SPREAD TWO 45 LB. BALES OF STRAW IN EACH SECTION. HYDROSEEDERS-IF WOOD-CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB./AC OR 46 LB./1,000 SQ. FT. OTHER-OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURERS RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 4 TONS/AC.
- STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER. ANCHORING METHODS: MECHANICAL-A DISK, CRUMPER OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY BE LEFT LONGER THAN AN MULCH NETTINGS-NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES. SYNTHETIC BINDERS-SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-76, PETROSET, TERRA-TACK OR EQUIVALENT MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. WOOD-CELLULOSE FIBER-BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./AC. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL.

BMP INSPECTION CHECKLIST

BMP	FREQUENCY	NOTES
GENERAL INSPECTION	EVERY 6 MO.	
STORM WATER BASIN VEGETATION	MONTHLY	FIRST 2 GROWING SEASONS THEN TWICE A YEAR
SILT FENCE	MONTHLY	FIRST GROWING SEASON

REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24 HOUR PERIOD. PROVIDED WILL BE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATED OF INSPECTION AND CORRECTIVE MEASURES TAKEN. RECORDS SHALL I. BE SUBMITTED TO THE SUMMIT COUNTY ENGINEERING DEPARTMENT FOR REVIEW BY MAY 1st OF EACH YEAR.

ALL CONTROL PRACTICES THAT REQUIRE REPAIR SHALL BE REPAIRED WITHIN THREE (3) DAYS OF THE INSPECTION.

INSPECTION WILL BE CARRIED OUT BY QUALIFIED PERSONNEL.

INSPECTION RECORDS WILL BE KEPT FOR UP TO 3 YEARS AFTER COMPLETION. PONDS WILL BE REPAIRED WITHIN 10 DAYS OF INSPECTION.

AREAS TO INSPECT INCLUDE (DISTURBED AREAS, CONSTRUCTION AREAS, STORAGE AREAS, ETC.)

ADDITIONAL SWP3 CONSIDERATIONS

NO OPEN BURNING

DUST CONTROL SHALL BE ACHIEVED BY USE OF WATERING TRUCKS. USE OF OIL IS STRICTLY PROHIBITED. INLET PROTECTION MUST BE IMPLEMENTED PRIOR TO DUST CONTROL MEASURES.

IN THE EVENT OF A PETROLEUM SPILL (<25 GALLONS) OR THE PRESENCE OF OIL SHEEN, THE CONTRACTOR SHALL CONTACT THE OHIO E.P.A. AT 800-282-9378, THE LOCAL FIRE DEPARTMENT.

SMALL SPILLS (<25 GALLONS) SHALL BE CLEANED UP USING AN ABSORBING AGENT, THE ABSORBING AGENT REMOVED AND DISPOSED OF ACCORDING TO FEDERAL REGULATIONS.

ALL TRENCH DEWATERING MEASURES SHALL BE DISCHARGED INTO SETTLING BASINS PRIOR TO DISCHARGE FROM SITE. BMPs THAT REQUIRE REPAIR SHALL BE REPAIRED WITHIN 3 DAYS OF INSPECTION. SETTLING PONDS MUST BE REPAIRED WITHIN 10 DAYS OF INSPECTION.

STREETS ADJACENT TO SITE SHALL BE CLEANED AT THE END OF EACH WORK DAY.

POST-CONSTRUCTION BMP RATIONALE

STORM WATER MANAGEMENT AND POST CONSTRUCTION WATER QUALITY BMP'S HAVE BEEN ADDRESSED BY MEANS OF AN ON-SITE STORM WATER MANAGEMENT/WATER QUALITY BASIN.

MAINTENANCE FOR PERMANENT SEEDINGS FERTILIZATION AND MOWING					
MIXTURE	FORMULA	LBS./ACRE	LBS./1,000 SQ. FT	TIME	MOWING
CREEPING RE FESCUE RYEGRASS KEENTCKY BLUEGRASS	10-10-10	500	12	FALL, YEARLY AS NEEDED	NOT CLOSER THAN 3"
TALL FESCUE	10-10-10	500	12		NOT CLOSER THAN 4"
TURF-TYPE FESCUE CROWN VETCH FESCUE	10-10-10 0-20-20	500 400	10 12	SPRING, YEARLY FOLLOWING ESTABLISHMENT AND EVERY 4-7 YEARS THEREAFTER	DO NOT MOW
FLAT PEA FESCUE	0-20-20	400	10		DO NOT MOW

NOTE: FOLLOWING SOIL TEST RECOMMENDATIONS IS PREFERRED TO FERTILIZER RATES SHOWN ABOVE.

SPECIFICATIONS FOR PERMANENT SEEDING

SITE PREPARATION

- A SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO RELIEVE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLP PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHERE NECESSARY FOR ESTABLISHING VEGETATION.
- THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
- TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION. SEEDBED PREPARATION a. LIME-ACRYLIC LUTRAL GRIND LIMESTONE SHALL BE APPLIED TO ACID SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT. OR 2 TONS/ACRE. b. FERTILIZER-FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 LB./1,000 SQ. FT. OR 100 LB./ACRE OF 10-10-10 OR 12-12-12 ANALYSIS. c. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES ON SLOPING LAND. THE SOIL SHALL BE WORKED ON THE CONTOUR.

- MECHANICAL-A DISK, CRUMPER OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT GENERALLY LEFT LONGER THAN 6 IN.
- MULCH NETTINGS-NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.
- SYNTHETIC BINDERS-SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-76, PETROSET, TERRA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.

EROSION PREVENTION PRACTICES

SEEDING DATES AND SOIL CONDITIONS

SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUG 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE SPECIFIED DATES, ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDING

- SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20 DURING THIS PERIOD. THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
- THE FOLLOWING METHODS MAY BE USED FOR "DORMANT SEEDING":

- FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED. ADD THE SEEDING MIXTURE OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20, BROADCAST THE SELECTED SEED MIXTURE AT A 50% INCREASE IN THE SEEDING RATE.
- FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED. LIME AND FERTILIZE. APPLY THE SEEDING MIXTURE. INCREASE THE SEEDING RATES BY 30% FOR THIS TYPE OF SEEDING.

- APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOST SEEDBED.
- WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD FOLLOW THE CONTOUR WHERE FEASIBLE.

Mix Use	Plant Species	Pure Live Seeding Rate (lb/ac) ¹	Percent of Mix
1. Multipurpose Lawn	Turf Type Fescue (<i>Festuca arundinacea</i>)	40	47
	Kentucky Bluegrass (<i>Poa pratensis</i>)	20	23
	Perennial Ryegrass (<i>Lolium perenne</i>)	25	30
2. Quick Cover	Kentucky Bluegrass (<i>Poa pratensis</i>)	15	41
	Creeping Red Fescue (<i>Festuca rubra</i>)	16.5	27
	Annual Ryegrass (<i>Lolium multiflorum</i>)	1.5	2
	Perennial Ryegrass (<i>Lolium perenne</i>)	19	30
	Kentucky Bluegrass (<i>Poa pratensis</i>)	52 lb/ac total PLS rate	
3. Secondary Wildlife Benefits Cover	Orchardgrass (<i>Dactylis glomerata</i>)	11	18
	Annual Ryegrass (<i>Lolium multiflorum</i>)	22.5	37
	Perennial Ryegrass (<i>Lolium perenne</i>)	1.5	10
	Red Clover (<i>Trifolium pratense</i>)	19	31
	Red Clover (<i>Trifolium pratense</i>)	2	4
4. Steep Slopes	Creeping Red Fescue (<i>Festuca rubra</i>)	56 lb/ac total PLS rate	
	Hard Fescue (<i>Festuca longifolia</i>)	55	55
	Creeping Red Fescue (<i>Festuca rubra</i>)	25	25
	Annual Ryegrass (<i>Lolium multiflorum</i>)	10	10
	Annual Ryegrass (<i>Lolium multiflorum</i>)	100 lb/ac total PLS rate	
	New England Aster (<i>Symphoricarpos novae-angliae</i>), Partridge Pea (<i>Chamaecrista fasciculata</i>), Purple Coneflower (<i>Echinacea purpurea</i>), Rattlesnake Master (<i>Eryngium yuccifolium</i>), Ox-Eye Sunflower (<i>Helopsis scutellarioides</i>), Bergamot (<i>Monarda fistulosa</i>), Grey-Headed Coneflower (<i>Ratibida pinnata</i>), Orange Coneflower (<i>Rudbeckia fulgida</i>), Prairie Dock (<i>Silphium terribilitaceum</i>), Whorled Roseweed (<i>Silphium trifolium</i>), Self-Heal (<i>Solidago rigida</i>) (a mixture of 5 to 12 species with any one not to exceed 5% of the mix)	15	25
	Big Blue Stem (<i>Andropogon gerardii</i>)	2	3
	Little Blue Stem (<i>Schizachyrium scoparium</i>)	3	5
	Indian Grass (<i>Sorghastrum nutans</i>)	1	2
	Annual Ryegrass (<i>Lolium multiflorum</i>)	40	40
	Annual Ryegrass (<i>Lolium multiflorum</i>)	61 lb/ac total PLS rate	

NOTE: OTHER APPROVAL, SEED SPECIES MAY BE SUBSTITUTED.

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREAS

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, AND DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA

C:\Users\Bamdan\Weber Civil\Cloud Server - Weber\A-1 Projects\2025 Projects\2025-271 Autobahn Copy\2025-271 Autobahn Copy\2025-271 Silt\01 C-12-06-2025-2025-271 Silt\01 C.dwg 12/5/2025 5:08:16 AM

SPECIFICATIONS FOR SODDING

SPECIFICATIONS FOR MULCHING

1.

MULCH AND OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.
2.

MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:
 - STRAW - SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1,000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.
 - HYDROSEEDERS - WOOD CELLULOSE FIBER SHOULD BE USED AT 2,000 LB./AC. OR 46 LB./1,000 SQ. FT.
 - OTHER - ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS AND ROLLED EROSION CONTROL PRODUCTS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD MULCH/CHIPS APPLIED AT 10-20 TONS/AC.
3.

MULCH ANCHORING - MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:
 - MECHANICAL - USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 INCHES.
 - MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING REQUIREMENTS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
 - SYNTHETIC BINDERS - FOR STRAW MULCH. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK, OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATER OF THE STATE.
 - WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LBS/AC. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

- MATERIALS

1. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 48 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.

2. THE SOD SHALL BE KEPT MOIST AN COVERED DURING HAULING AND PREPARATION FOR PLACEMENT.

3. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75 INCHES, PLUS OR MINUS 0.25 INCHES, AT THE TIME OF CUTTING. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
- SITE PREPARATION

1. A SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHALL NOT BE CONDUCTED ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED ONLY TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.

2. THE AREA SHALL BE GRADED AND TOPSOIL SPREAD WHERE NEEDED.

3. SOIL AMENDMENTS

LIME- AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACIDIC SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT OR 2 TONS/AC.

FERTILIZER- FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A 2 SOIL TEST FERTILIZER SHALL BE APPLIED AT A RATE OF 12 LB./1,000 SQ. FT OR 500 LB./AC. OF 10-10-10 OR 12-12-12 ANALYSIS

THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES.
4. BEFORE LAYING SOD, THE SURFACE SHALL BE UNIFORMLY GRADED AND CLEARED OF ALL DEBRIS, STONES AND CLOUDS LARGER THAN 3-IN. DIAMETER.

- SOD INSTALLATION

1. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURES, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY BEFORE LAYING THE SOD.

2. SOD SHALL NOT BE PLACED ON FROZEN SOIL.

3. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED IN A BRICK-LIKE PATTERN. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS THAT WOULD DRY THE ROOTS.

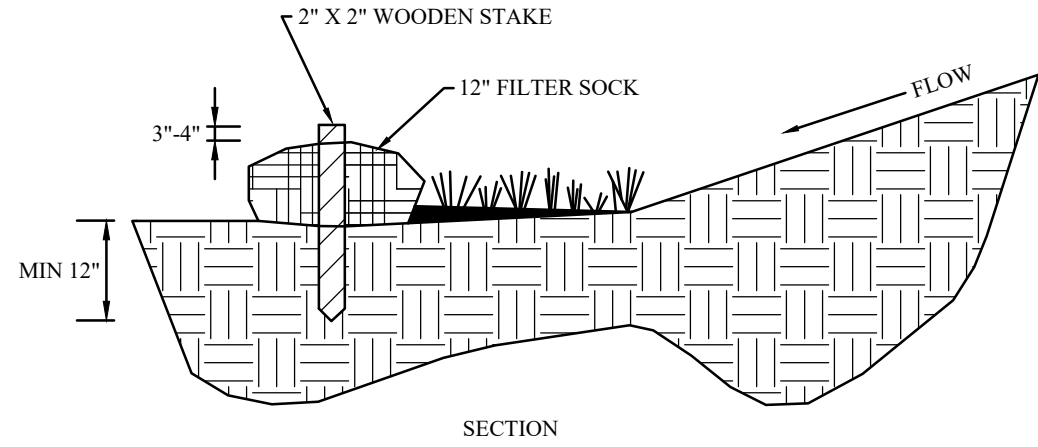
4. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGE PARALLEL TO THE CONTOUR AND STAGGERED JOINTS. THE SOD SHALL BE SECURED WITH PEGS OR STAPLES.

5. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE SOD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING TAMPING AND IRRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN 8 HOURS.
- MAINTENANCE

1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK WITH SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4-6 INCHES.

2. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.

3. THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED.



1. MATERIALS-COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF PARTICLES RANGING FROM $\frac{1}{8}$ " TO $\frac{1}{2}$ ".

2. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HDPE $\frac{1}{8}$ " KNITTED MESH NETTING MATERIAL FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.

INSTALLATION:

3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.

4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE SHALL BE SEED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATE FLOW SITUATIONS OR IN RUNOFF CHANNELS.

MAINTENANCE:

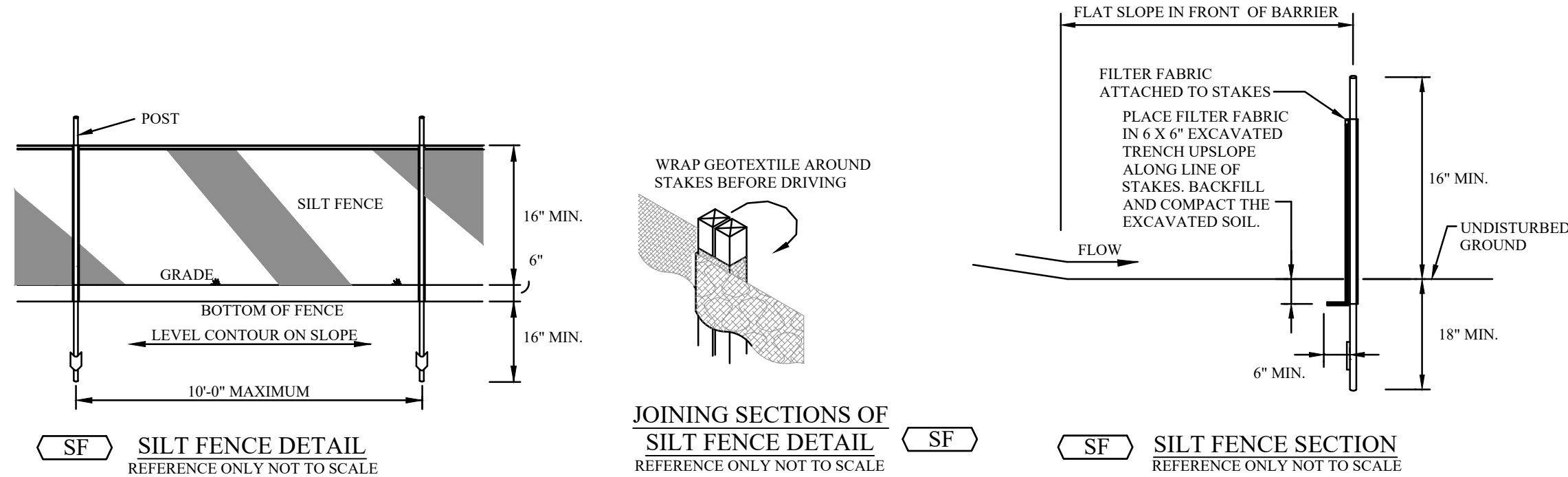
6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.

7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.

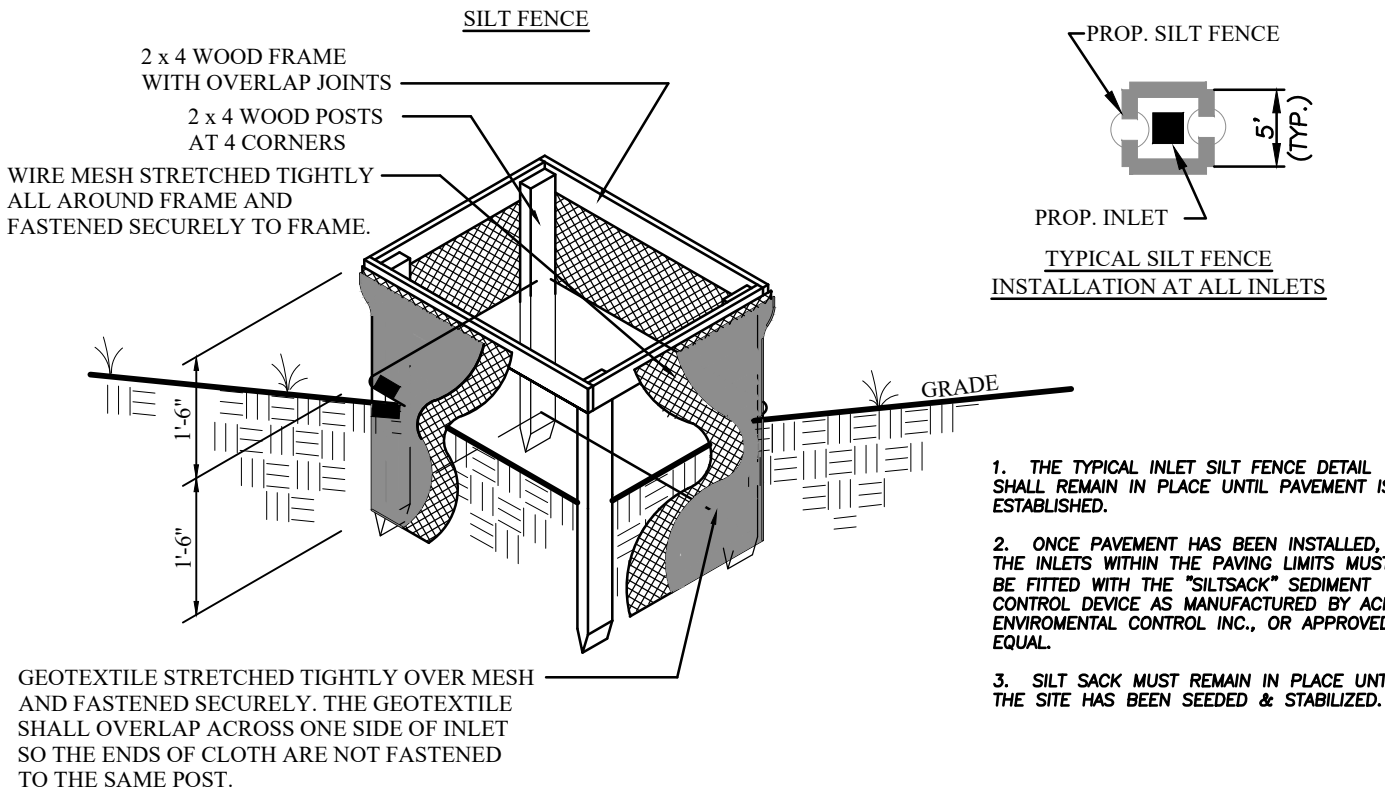
8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.

9. REMOVAL-FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH A WAY AS TO FACILITATE AN NO OBSTRUCT SEEDINGS.

COMPOST FILTER SOCK DETAIL
REFERENCE ONLY NOT TO SCALE



JOINING SECTIONS OF SILT FENCE DETAIL
REFERENCE ONLY NOT TO SCALE



SPECIFICATIONS FOR DUST CONTROL

ADHESIVES FOR DUST CONTROL

ADHESIVE	WATER DILUTION (ADHESIVE WATER)	NOZZLE TYPE	APPLICATION RATE GAL./AC.
LATEX EMULSION	12.5:1	FINE	235
TESIN IN WATER ACRYLIC EMULSION (NO-TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO-TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

1. VEGETATIVE COVER AND/MULCH- APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 21 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.

2. WATERING- SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.

3. SPRAY-ON ADHESIVES-APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS

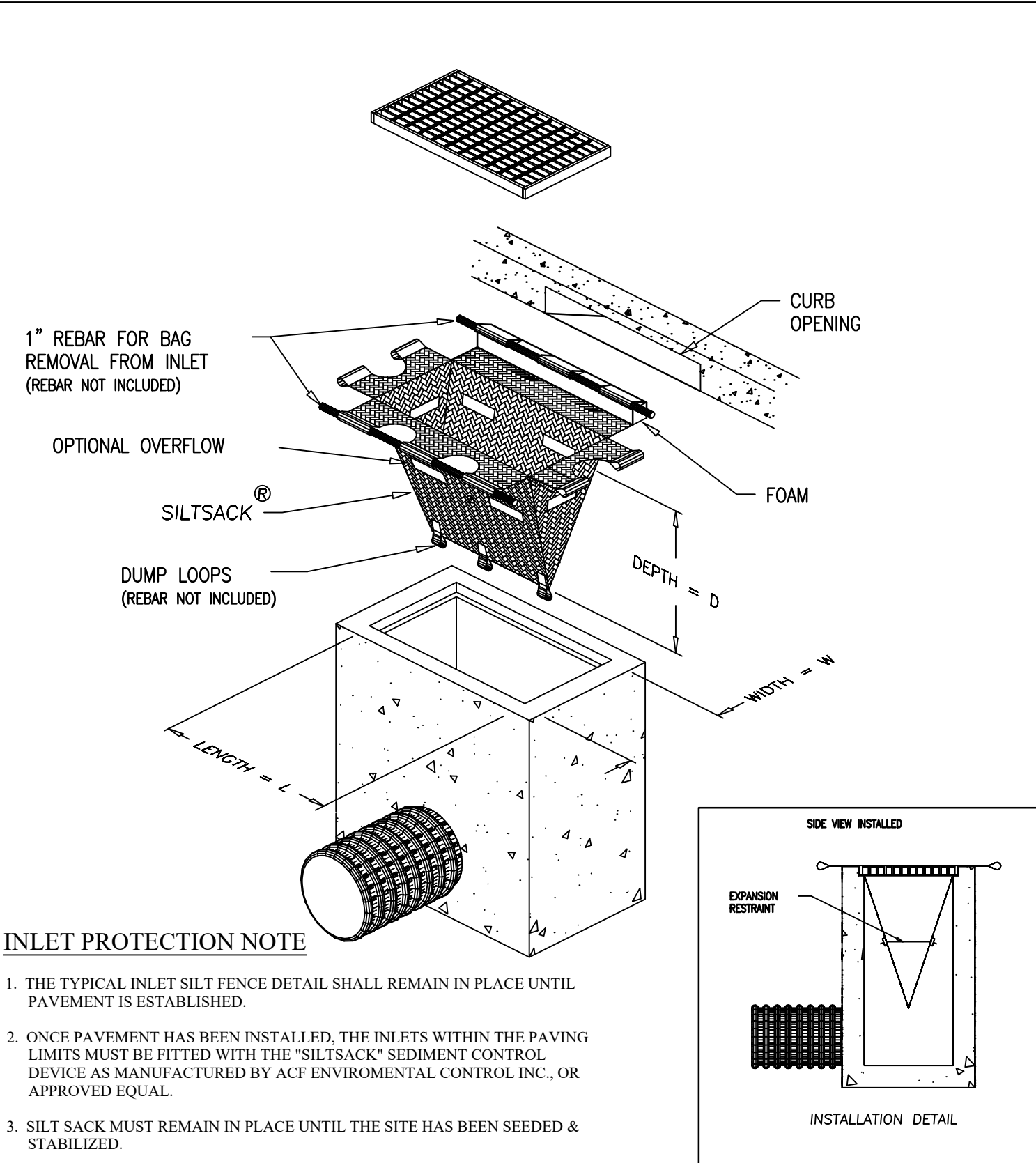
4. STONE - GRADED ROADWAYS AND OTHER SUITABLE AREAS WILL BE STABILIZED USING CRUSHED STONE OR COARSE GRAVEL AS SOON AS PRACTICABLE AFTER REACHING AN INTERIM OR FINAL GRADE. CRUSHED STONE OR COARSE GRAVEL CAN BE USED AS A PERMANENT COVER TO PROVIDE CONTROL OF SOIL EMISSIONS.

5. BARRIERS- EXISTING WINDBREAK VEGETATION SHALL BE MARKED AND PRESERVED. SNOW FENCING OR OTHER SUITABLE BARRIER MAY BE PLACED PERPENDICULAR TO PREVAILING AIR CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT TO CONTROL AIR CURRENTS AND BLOWING SOIL.

6. CALCIUM CHLORIDE - THIS CHEMICAL MAY BE APPLIED BY MECHANICAL SPREADER AS LOOSE, DRY GRANULES OR FLAKES AT A RATE THAT KEEPS THE SURFACE MOIST BUT NOT SO HIGH AS TO CAUSE WATER POLLUTION OR PLANT DAMAGE. APPLICATION RATES SHOULD BE STRICTLY IN ACCORDANCE WITH SUPPLIER'S SPECIFIED RATES.

7. OPERATION AND MAINTENANCE - WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROLS.

STREET CLEANING- PAVED AREAS THAT HAVE ACCUMULATED SEDIMENT FROM CONSTRUCTION SHOULD BE CLEANED DAILY, OR AS NEEDED, UTILIZING A STREET SWEEPER OR BUCKET-TYPE ENDOLOADER OR SCRAPER.



DETAIL OF INLET SEDIMENT CONTROL DEVICE
WITH CURB DEFLECTOR

SILTSACK DETAIL

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WOULD NOT CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.

5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

6. THE HEIGHT OF THE SILT FENCE SHALL BE A MIN. OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.

7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MIN. OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWN-SLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.

9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.

10. MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
- SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY. DURING A PROLONGED RAINFALL, THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS--THE LENGTH SHALL BE A MINIMUM OF 32 IN. LONG. WOOD POSTS WILL BE 2-BY-2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.

2. SILT FENCE FABRIC (SEE CHART BELOW):

MINIMUM CRITERIA FOR SILT FENCE FABRIC (ODOT, 2002)		
FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4362
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	<84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1x10 ⁻² SEC ⁻¹	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM D 4355

SPECIFICATIONS FOR SILT FENCE

SPECIFICATIONS FOR GEOTEXTILE INLET PROTECTION
REFERENCE ONLY NOT TO SCALE

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM INLET BECOMES FUNCTIONAL.

2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.

3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4-IN. CONSTRUCTION-GRADE LUMBER. THE 2-BY-4-IN. POSTS SHALL BE DRIVEN 1 FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-BY-4-IN. FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40-SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ON SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-IN. LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

7. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

MAINTENANCE

EFFECTIVE STORM DRAIN INLET PROTECTION COLLECTS SEDIMENT AND THEREFORE MUST BE CLEANED REGULARLY TO PREVENT CLOGGING AND SUBSEQUENT FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. SEDIMENT BARRIERS THAT SAG, FALL OVER, OR ARE NOT PROPERLY SECURED, MUST BE PROMPTLY REPAIRED OR REPLACED.

INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. AREAS WHERE THERE IS ACTIVE TRAFFIC SHALL BE MARKED TO ASSURE THE PRACTICE IS PERFORMING AS INTENDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION IS ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. SEDIMENT SHALL BE REMOVED AND PLACED IN A LOCATION WHERE IT IS STABLE AND NOT SUBJECT TO EROSION.

ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, ALL FILTER MATERIAL AND COLLECTED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED.

WEBER ENGINEERING SERVICES

Where Strong Relationships & Superior Service Guide Your Project

2555 Hartville Rd., Suite B
Berkshire, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:

DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:

COPLEY
HOLDINGS, LLC

1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

AUTOBAHN SERVICE CENTER, INC.

BUILDING ADDITION

1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

Issue Date
09-16-2025
10-27-2025
12-05-2025

SWP3
DETAILS

C107
Project No. 2025-271



BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321
SITE PLAN

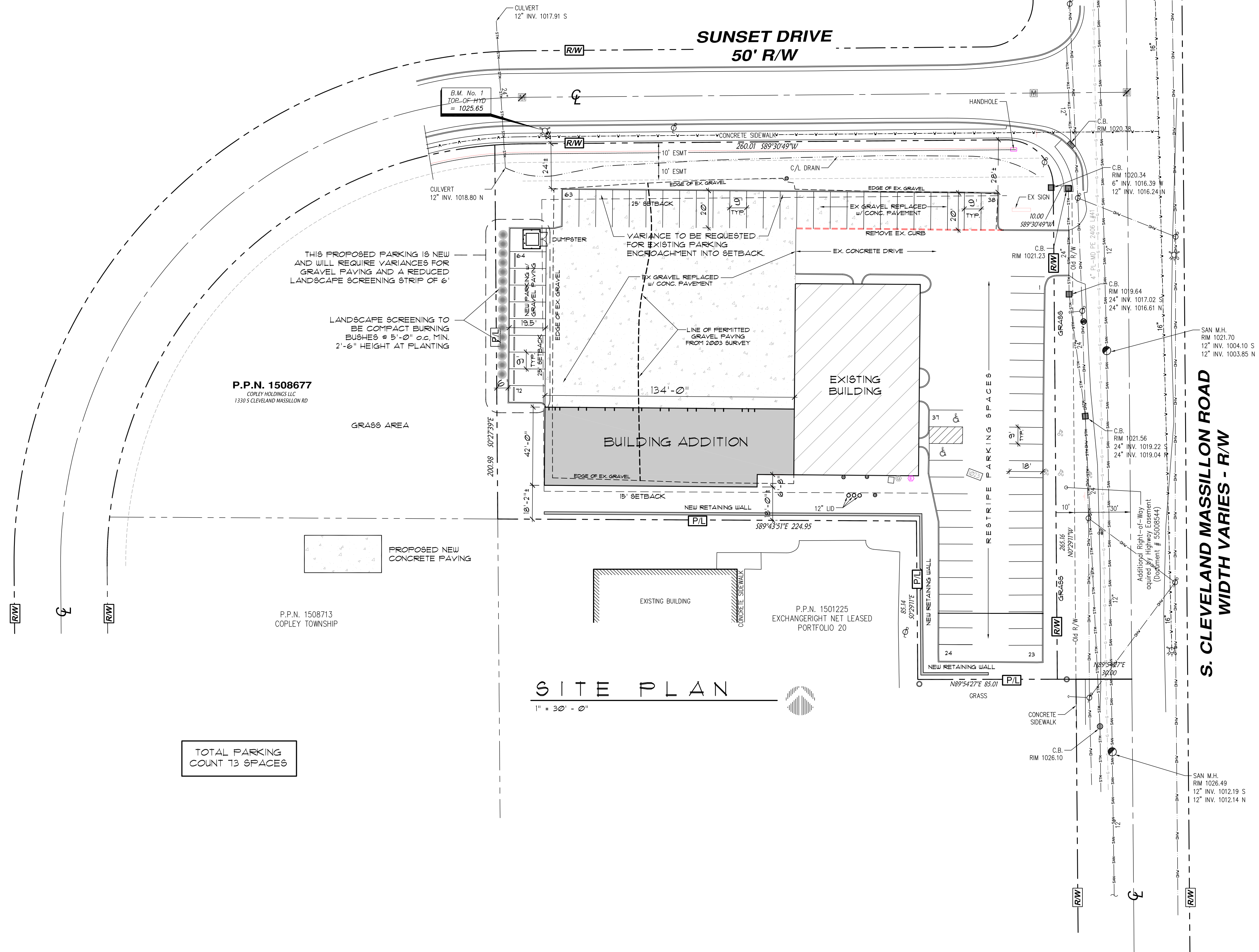
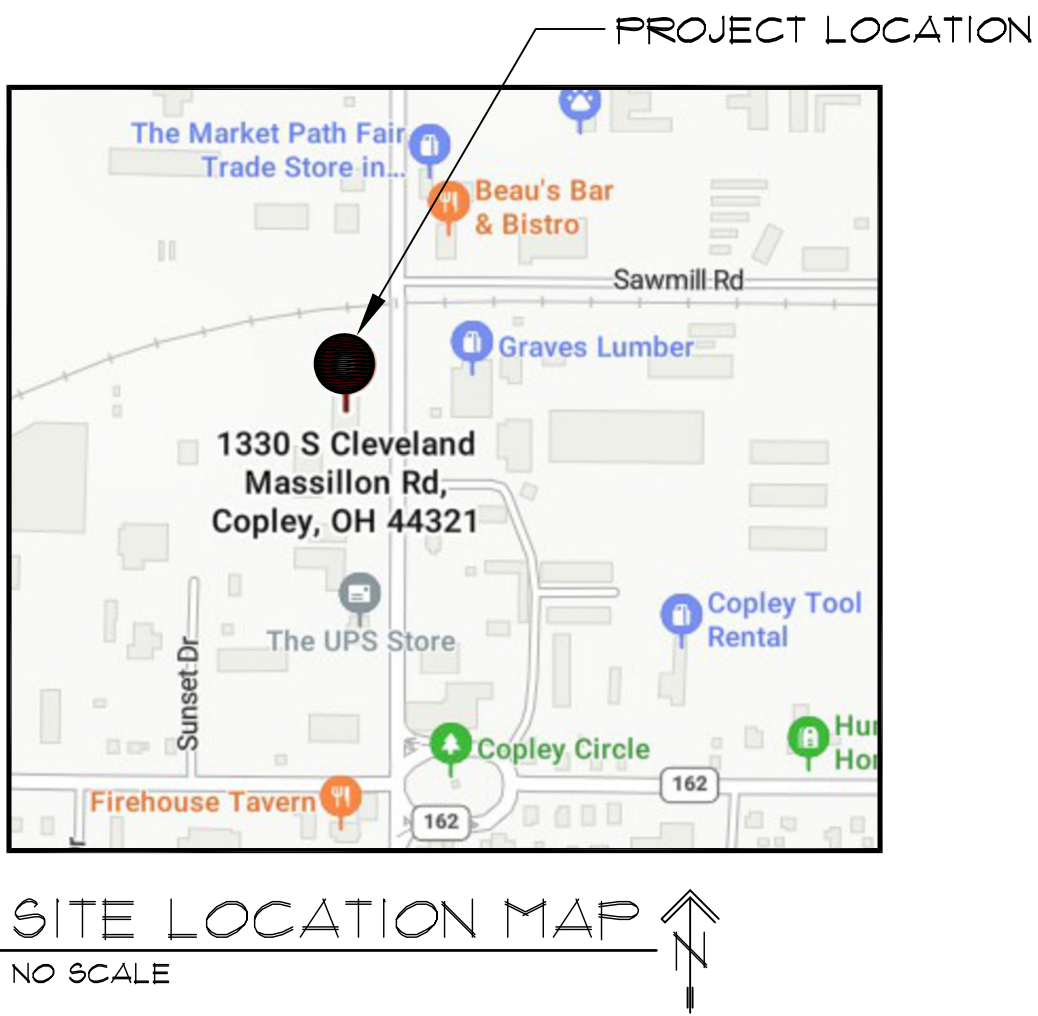
A RCHITECT
David W. Smith, Architect, L. L. C.
1390 Partridge Lane
Akron, Ohio 44333 330.603.1207
dsarch@roadrunner.com

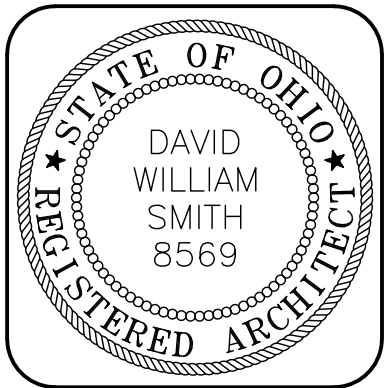
-4-25

$$\triangle = 1$$

725

S I T E D A T A
ZONING CLASSIFICATION: I I
SITE AREA: 154 ACRES
EX. BUILDING FOOTPRINT: 6,290 SF.
PROPOSED BUILDING ADDITION: 5,499 SF.
PROPOSED TOTAL NEW BUILDING FOOTPRINT: 12,389 SF.
EX. PARKING: 81 SPACES
PROPOSED PARKING: 12 SPACES





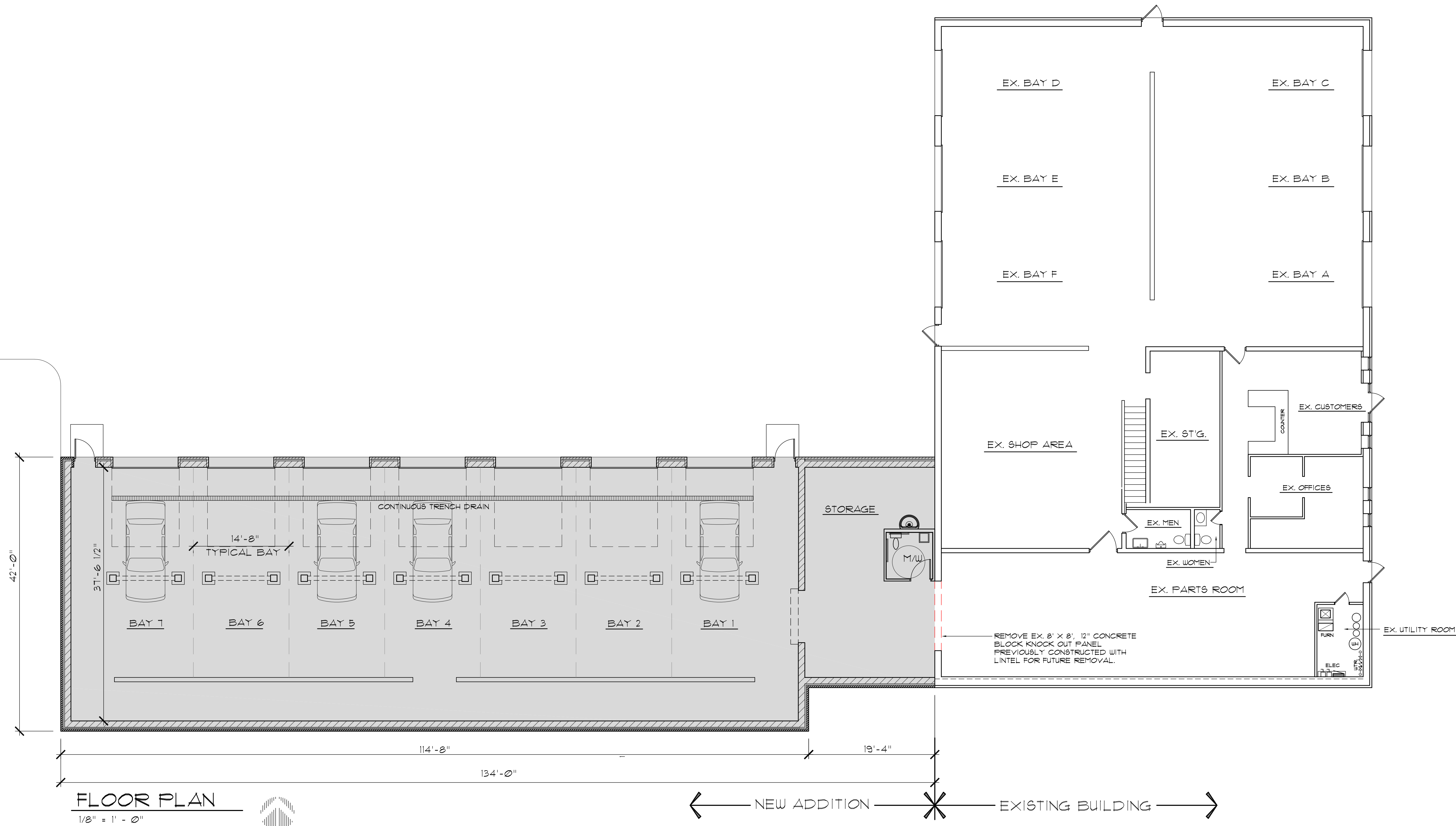
DAVID WILLIAM SMITH
LICENSE NO. 8569
EXPIRATION 12/31/25

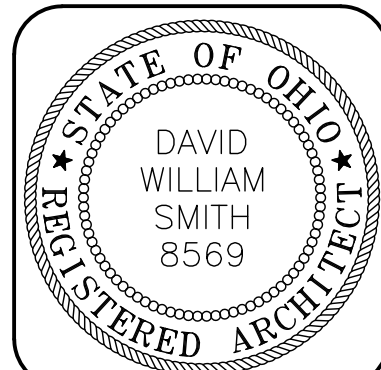
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321
FLOOR PLAN

A R C H I T E C T
David W. Smith, Architect, L.L.C.
1390 Partridge Lane
Akron, Ohio 44333 • 330.603.1207
dsarch@roadrunner.com

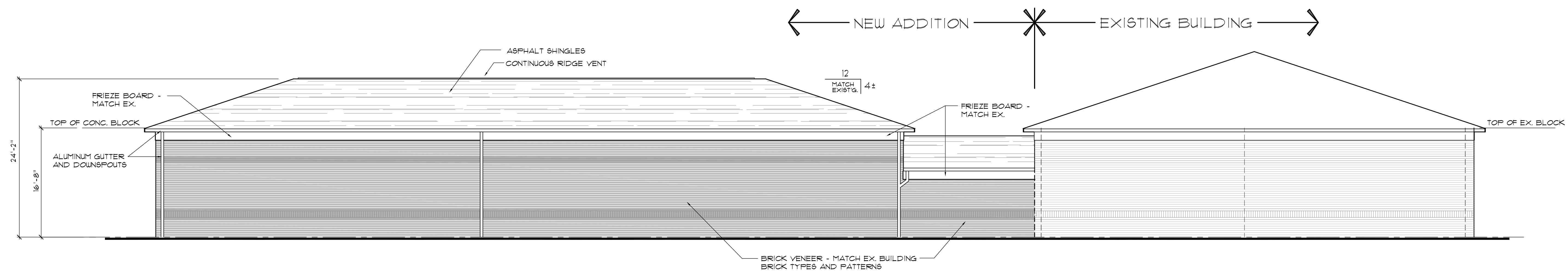
12-4-25
A = 2

1725



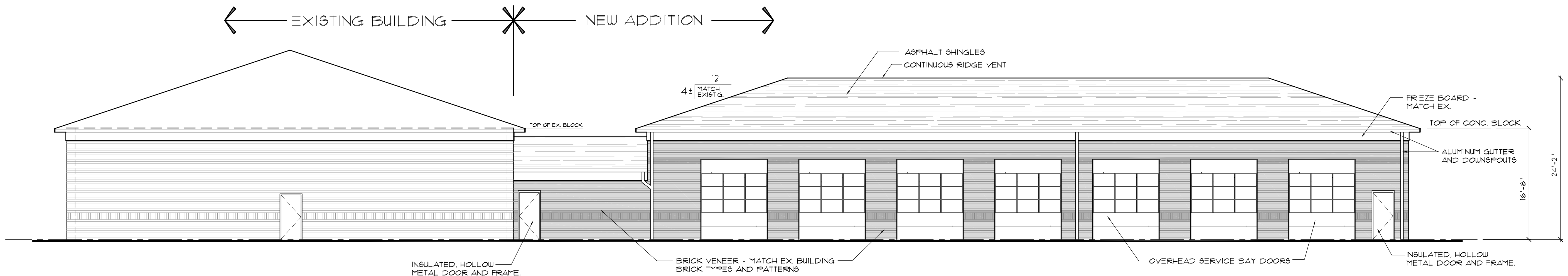


DAVID WILLIAM SMITH
LICENSE NO. 8569
EXPIRATION 12/31/25



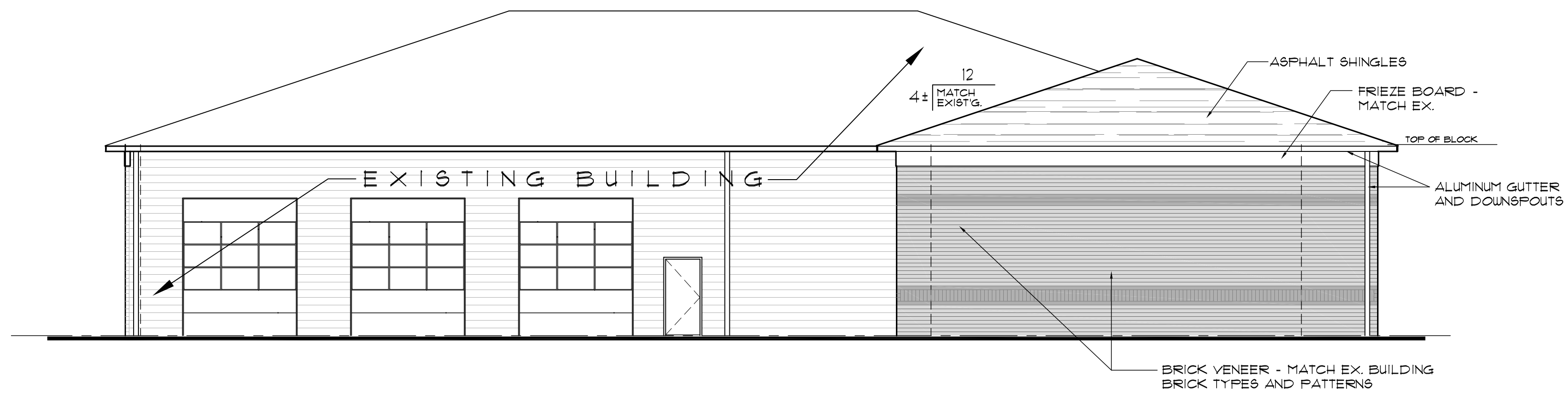
SOUTH ELEVATION

1/8" = 1' - 0"



NORTH ELEVATION

1/8" = 1' - 0"



WEST ELEVATION

1/8" = 1' - 0"

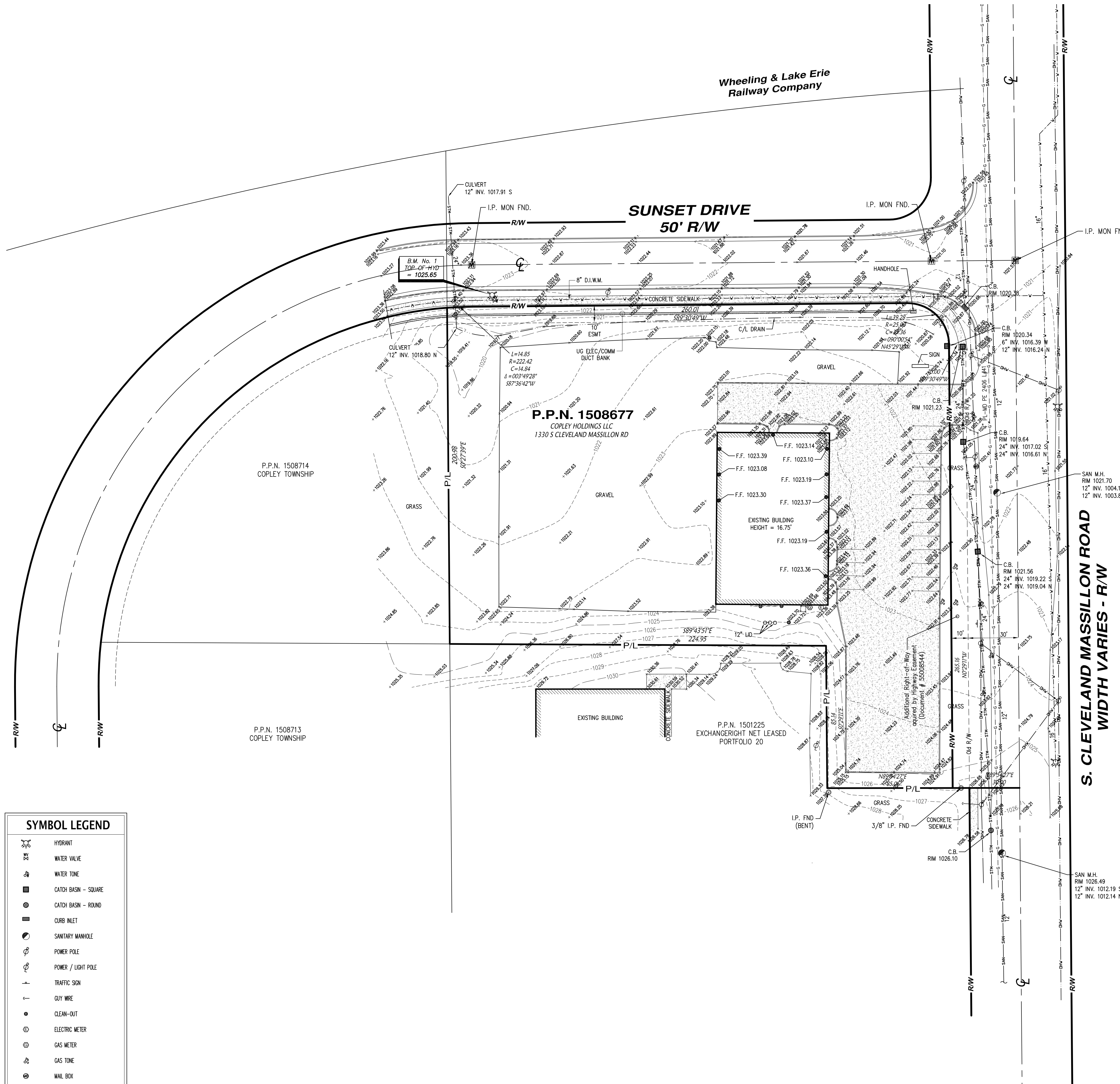
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321

ELEVATIONS

A R C H I T E C T
David W. Smith, Architect, L.L.C.
1390 Partridge Lane
Akron, Ohio 44333 330.603.1207
dsarch@roadrunner.com

12-4-25

A-3



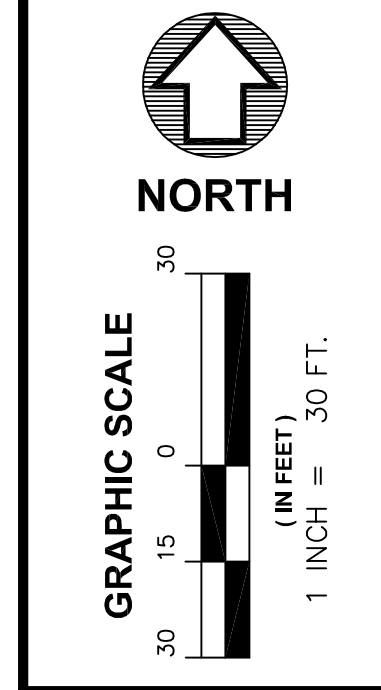
SYMBOL LEGEND	
	HYDRANT
	WATER VALVE
	WATER TONE
	CATCH BASIN - SQUARE
	CATCH BASIN - ROUND
	CURB INLET
	SANITARY MANHOLE
	POWER POLE
	POWER / LIGHT POLE
	TRAFFIC SIGN
	GUY WIRE
	CLEAN-OUT
	ELECTRIC METER
	GAS METER
	GAS TONE
	MAIL BOX

OHIO
Utilities Protection
SERVICE
Call Before You Dig
(800) 362-2764

NOTES:
- - - - - EXISTING ELEVATION
- - - - - EX. CONTOUR

BENCH MARKS:
BENCH MARK No. 1: TOP OF HYDRANT
SOUTH SIDE OF SUNSET DRIVE
NORTH OF SUBJECT PROPERTY
ELEVATION = 1025.65 (NAVD88)

REVISIONS:



Prepared by:
RIMKOLE
& ASSOC. CORP.
Surveyors consultants & engineers utilities corp
5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.kolesurvey.com

TOPOGRAPHIC SURVEY
P.P.N. 1508677
1330 SOUTH CLEVELAND MASSILLON ROAD
SITUATED IN THE CITY OF AKRON, COUNTY OF SUMMIT AND STATE OF OHIO

UNDERGROUND UTILITIES NOTE:
The size and location, both horizontal and vertical, of underground utilities shown hereon, have been obtained by a search of available records. Verification by field observation has been conducted where practical. However, Kole and Assoc. Corp., does not guarantee the completeness nor accuracy thereof.

SURVEYOR'S CERTIFICATION:
I, Richard J. Kole, do hereby certify that this survey was made on the ground under my supervision on August 22, 2025 and that it is true and correct to the best on my knowledge and belief.
Richard J. Kole Date August 22, 2025
Richard J. Kole, Reg. Surveyor #7889

BASIS OF BEARINGS:
State Plane Grid North, NAD 83 (2011),
Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.

VERTICAL DATUM:
Navd 88, derived from GNSS observations
through the O.D.O.T. VRS.

DATE:
AUG 21, 2025
SCALE:
1" = 30'
DRAWN BY:
R.D.S.
FILE NO.
25178 TOPO

