

Copley Township Architectural Review Board

Monday, January 5, 2026

6:00 PM

Attendees may participate in person, 1540 S. Cleveland Massillon Road. Participants may view the preservation online at <https://www.copley.oh.us/419/Board-Commission-Meeting-Videos>

1. Meeting Agenda

Documents:

[AGENDA.PDF](#)

2. Major Site Plan: 1315 S Cleveland Massillon Road (Graves Lumber)

Documents:

[SITE_PLAN_20241022_1_.PDF](#)
[PHASED DEVELOPMENT_SITE_PLAN_20241022_1_.PDF](#)
[49D3825391E5AD7A140528777B34E8CB_STORAGE_SHED_S1.1.PDF](#)
[92BB7E4EBF15C2A74D82715FD4D40F6D_STORAGE_SHED_S2.0.PDF](#)
[234109C5352D328CF5ECBCA16E90FC07_STORAGE_SHED_S1.0.PDF](#)
[651837E357B6A10CD6D54A2EE7013FB2_STORAGE_SHED_S0.0.PDF](#)

3. Major Site Plan & Variance: 1660 Collier Road (Kiehl Construction)

Documents:

[KIEHL CONSTRUCTION PRELIMINARY PLANS 12-03-2025.PDF](#)

4. Major Site Plan And Variance: 1330 S Cleveland Massillon Road (Autobahn)

Documents:

[AUTOBAHN SITE ARCH DRAWINGS FOR SITE PLAN REVIEW 12-05-2025.PDF](#)
[AUTOBAHN LEGAL DESCRIPTION.PDF](#)
[_AUTOBAHN_FOR_BZA_VARIANCES_12-12-25.PDF](#)

5. Major Site Plan And Variance: 4014 Medina Road (Former Regal Cinema Redevelopment)

Documents:

[4014_MEDINA_ROAD_P_Z_REVIEW_-_ARCHITECTURAL_DRAWINGS.PDF](#)
[4014_MEDINA_ROAD_P_Z_REVIEW_-_CIVIL_SITE_DRAWINGS.PDF](#)
[E6D09F2EF72592037AEADD20952FC2E_4014_MEDINA_ROAD_P_Z_REVIEW_-_ARCHITECTURAL_DRAWINGS.PDF](#)
[MARKET_SQUARE_2013_ALTA_SURVEY-SIGNED_2013-07-19.PDF](#)



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Board of Trustees

Scott D. Dressler
Bruce D. Koellner
James M. Schulte

Administrator

Janice L. Marshall

Fiscal Officer

Roy Speer

Fire Department

Chris Bower, Chief
330.666.6464

Police Department

Michael Mier, Chief
330.666.6464

Service & Development

Greg Tracy, Director
330.666.0365

330-666-0108

Shawna Gfroerer, MPA

Zoning & Zoning
Inspector

Jeff Newman

Code Enforcement
Officer

I. OPEN

II. INTRODUCTION OF MEMBERS

III. REVIEW MINUTES

- August 4, 2025
- December 1, 2025

IV. NEW BUSINESS

a. **Case #:** **ARB202601**

Applicant:

Jeremy Simmons

On Behalf of:

Graves Lumber Company

Landowners:

Graves Lumber Co/Buy Rite Co/33/30 Corp Ltd/Buy Rite Lumber

Property Address:

1315 S Cleveland Massillon Rd

Property Location:

Parcel 1508656

Zoning District:

Industrial

Proposal:

Major Site Plan-New Unenclosed Lumber Shed

b. **Case #:**

ARB202602/VAR202604

Applicant:

Jared T Kiehl

On Behalf of:

Kiehl Construction

Landowners:

1660 Collier Rd LLC

Property Address:

1660 Collier Rd

Property Location:

Parcel 1505169

Zoning District:

Industrial

Proposal:

Major Site Plan-Commercial Addition/Variance Required

c. **Case #:**

ARB202603/VAR202601

Applicant:

David Smith

On Behalf of:

Autobahn Service Center

Landowners:

Copley Holdings LLC

Property Address:

1330 S Cleveland Massillon Rd

Property Location:

Parcel 1508677

Zoning District:

Industrial

Proposal:

Major Site Plan-Addition/Variance Required



**Copley Township Architectural Review Board
January 5, 2026**

CONTINUED PAGE 2

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**Community &
Economic Development**

330.666.0108

Director

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Inspector

Jeff Newman
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Officer

d. **Case #:** **ARB202604/VAR202602**
Applicant: MSA Montrose LP, c/o Hampton Properties, Inc
On Behalf of: MSA Montrose
Landowners: MSA Montrose LP
Property Address: 4014 Medina Rd
Property Location: Parcel 1507109
Zoning District: Commercial General Retail
Proposal: Major Site Plan-Redevelopment (former Regal Cinemas Building)/Variance Required

e. **Ongoing review of Site Plan Proposals as requested:**

- Pigeon Creek MUCD
- Swan Lake Phases V & VI
- Rothrock MUCD

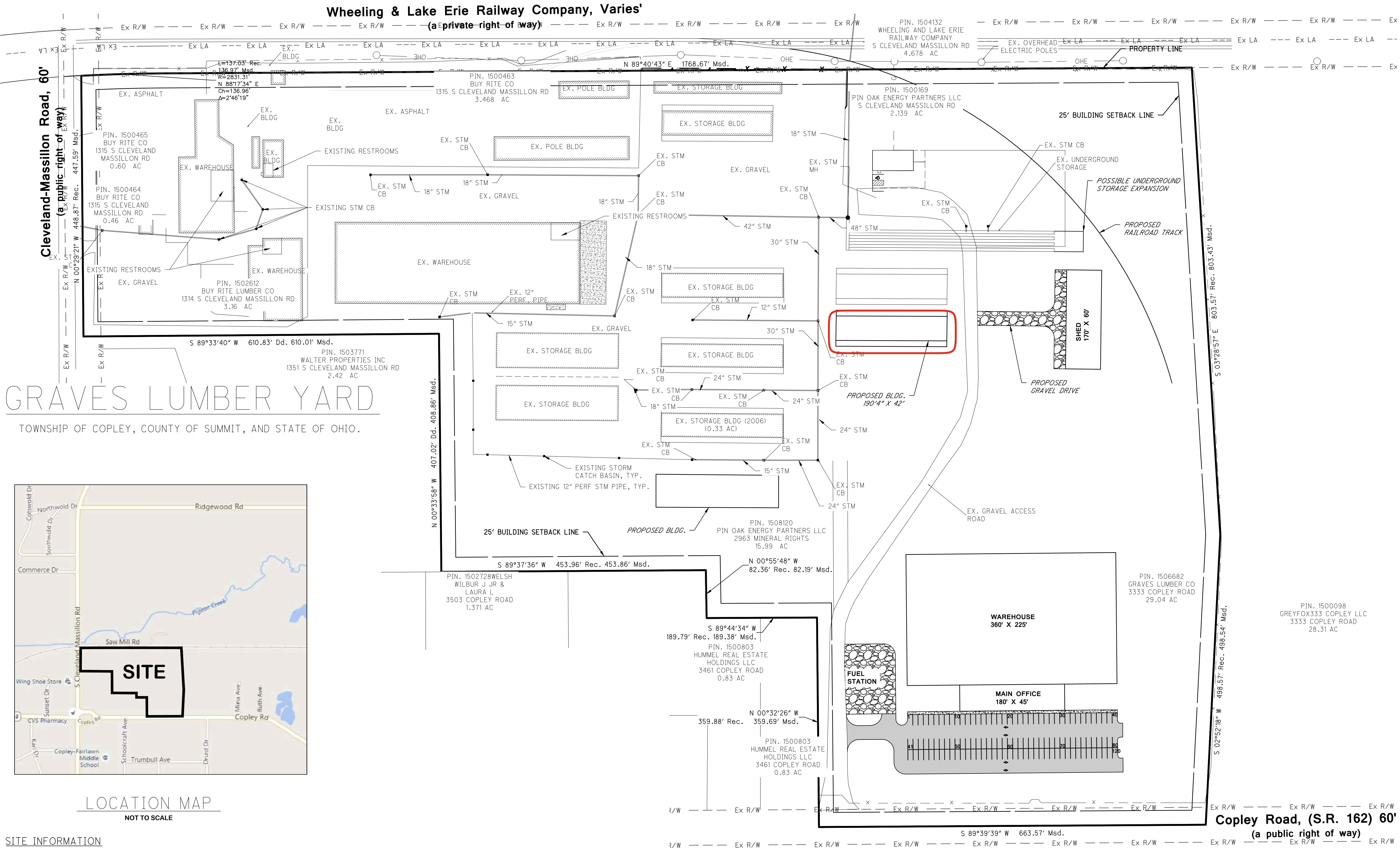
V. **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

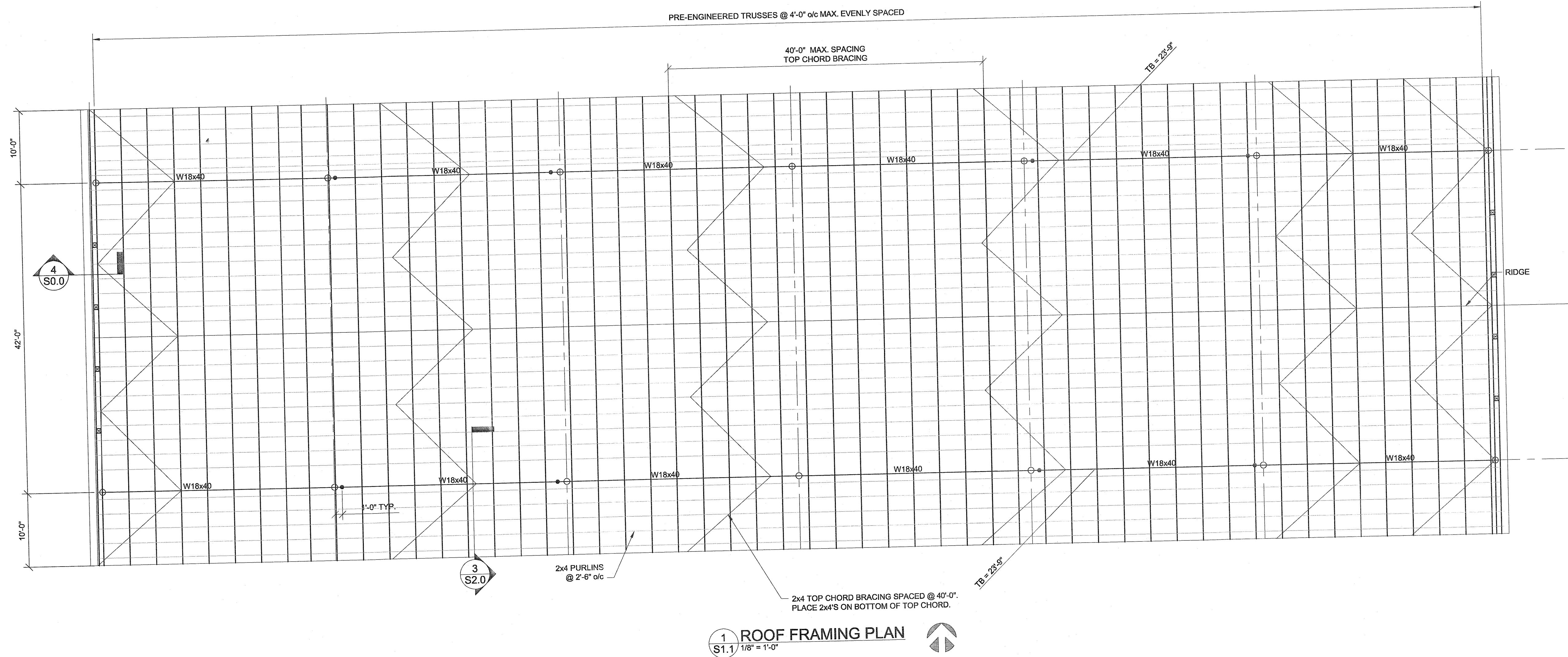
- Professional Development-APA Zoning Practice
- Design Guidelines-Draft Document
- Tree Board Meeting: February 2, 2026 5:00 PM

VI. **BUSINESS FROM THE FLOOR**

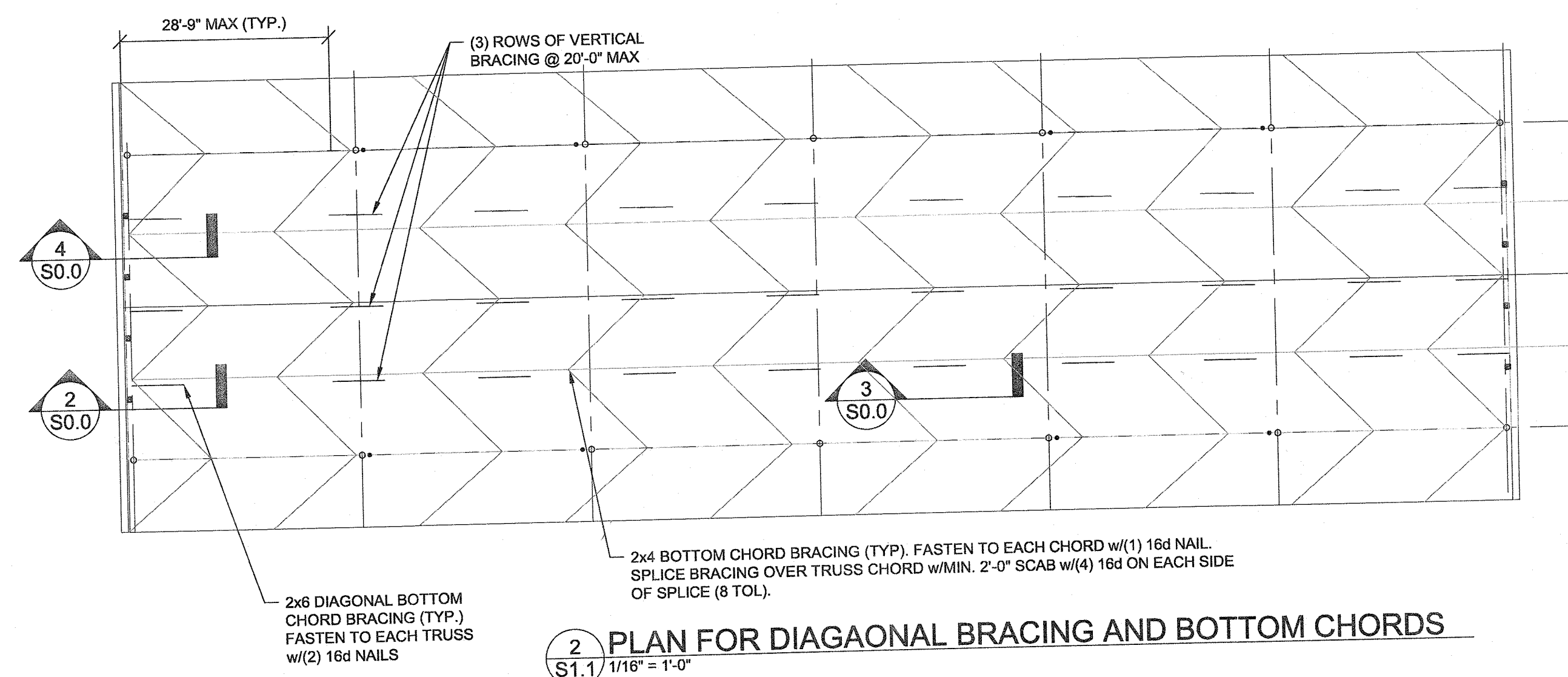
VI. **NEXT MEETING: February 2, 2026**

VII. **ADJOURNMENT**





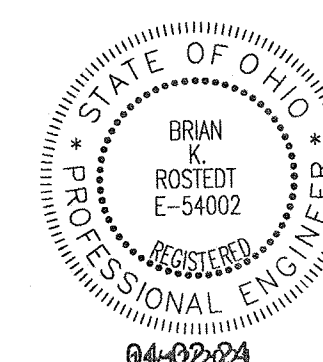
1 ROOF FRAMING PLAN
1/8" = 1'-0"



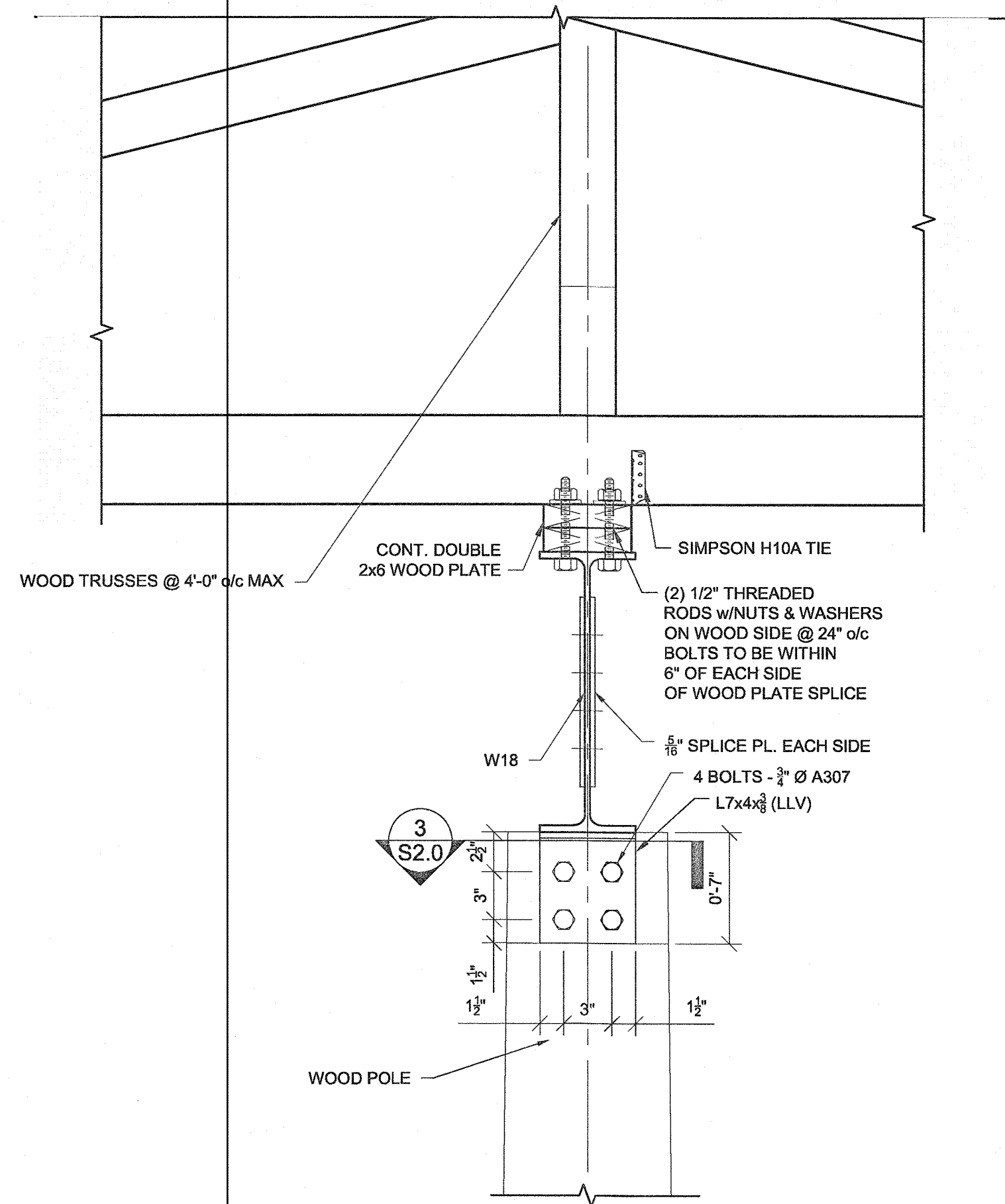
2 PLAN FOR DIAGONAL BRACING AND BOTTOM CHORDS
1/16" = 1'-0"

FRAMING NOTES:

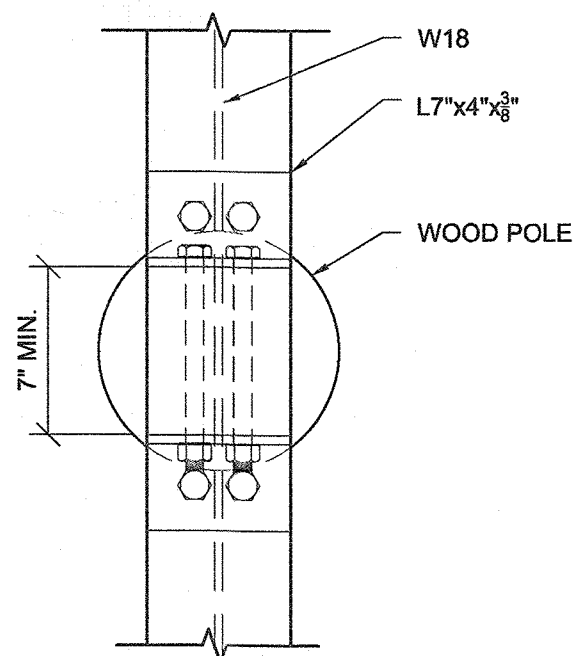
1. TB = TRUSS BEARING ELEVATION REFERENCED FROM GRADE ELEVATION 0'-0"
2. SEE SHEET S0.0 FOR GENERAL NOTES



PRINTS ISSUED			TTR Engineers		
DATE	USE				
03-12-24	FOR REVIEW		450 GRANT STREET, SUITE 130 AKRON, OH 44311 (330)733-8332 www.ttr-engineers.com		
04-02-24	FOR PERMIT		CLIENT: GRAVES LUMBER		
REVISIONS			STORAGE SHED 1315 S. CLEVELAND MASSILLON RD COPLEY, OHIO 44321		
REV.	DATE	DESCRIPTION			
			FRAMING PLAN		
DESIGNED:	JG	CHECKED:	BKR	DWG. NO.	
DRAWN:	KLG	JOB #:	240254		S1.1

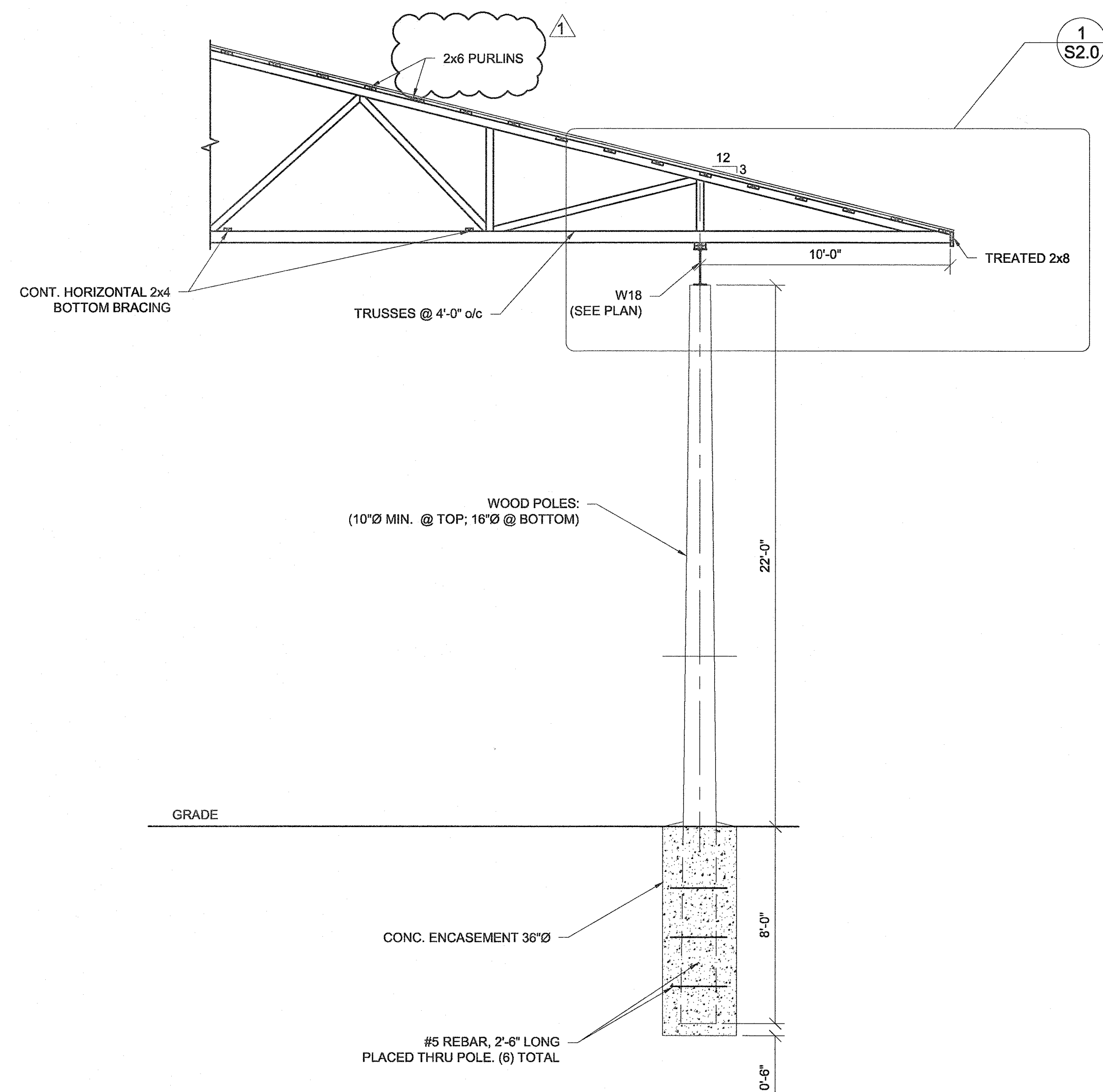
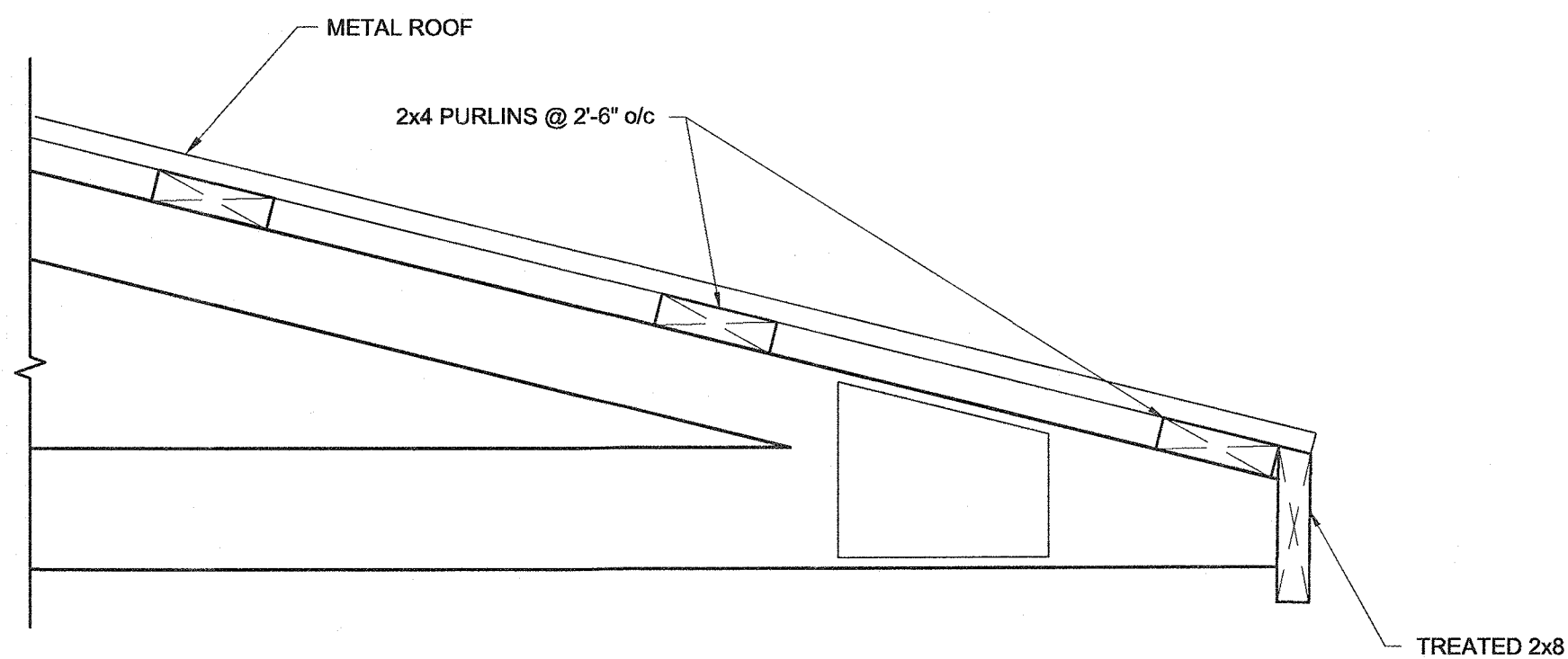


1 FRAMING SECTION
S2.0 1 1/2" = 1'-0"

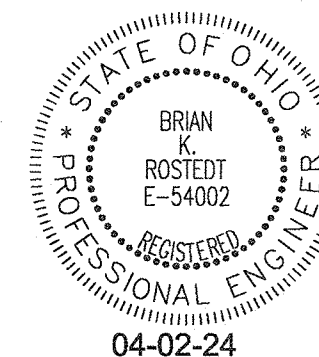


2 SECTION
S2.0 1 1/2" = 1'-0"

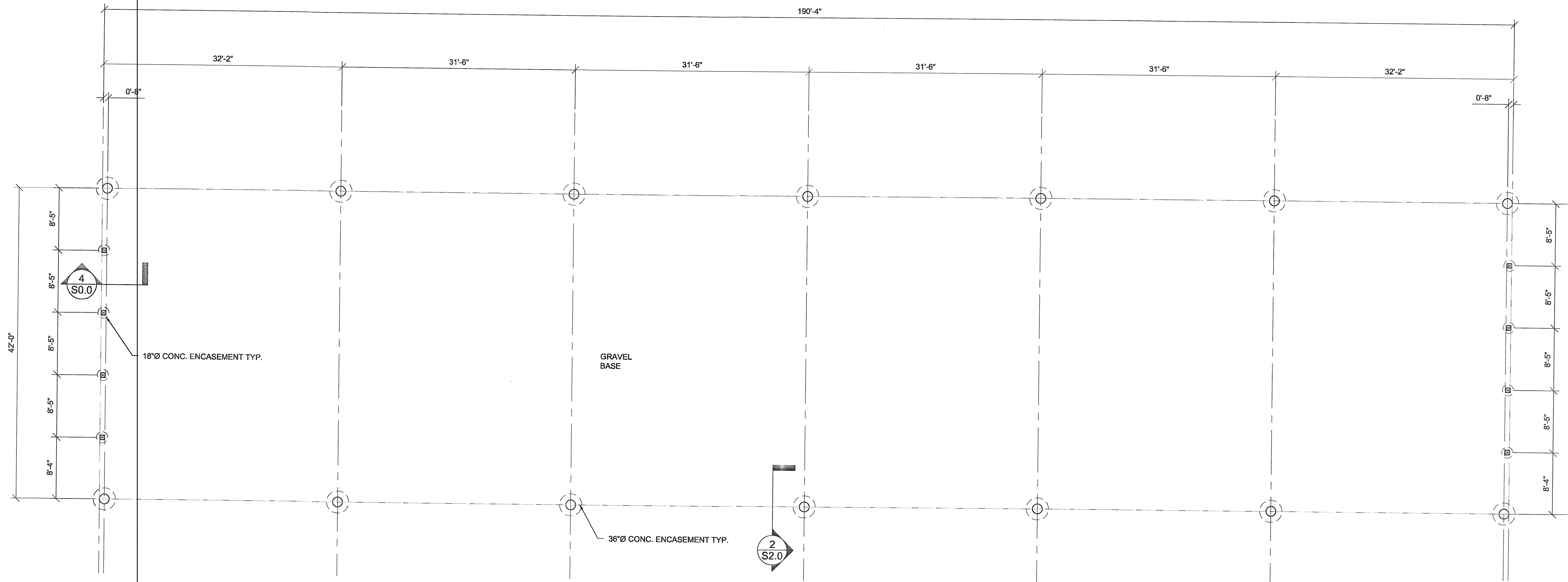
(3) 16d NAILS



2 SECTION
S2.0 1/4" = 1'-0"

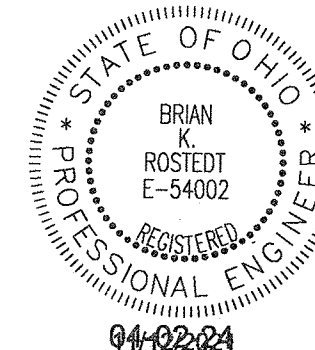


PRINTS ISSUED			TTR Engineers 450 GRANT STREET, SUITE 130 AKRON, OH 44311 (330)733-8332 www.ttr-engineers.com CLIENT: GRAVES LUMBER STORAGE SHED 1315 S. CLEVELAND MASSILLON RD COPLEY, OHIO 44321 FRAMING DETAILS <table><tr><td>DESIGNED:</td><td>JG</td><td>CHECKED:</td><td>BKR</td><td rowspan="2">DWG. NO. S2.0</td></tr><tr><td>DRAWN:</td><td>KLG</td><td>JOB #:</td><td>240254</td></tr></table>			DESIGNED:	JG	CHECKED:	BKR	DWG. NO. S2.0	DRAWN:	KLG	JOB #:	240254
DESIGNED:	JG	CHECKED:				BKR	DWG. NO. S2.0							
DRAWN:	KLG	JOB #:				240254								
DATE	USE													
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REVISIONS														
REV.	DATE	DESCRIPTION												



1 FOUNDATION PLAN
S1.0 1/8" = 1'-0"

- FOUNDATION NOTES:
1. FOR ADDITIONAL INFORMATION AND REQUIREMENTS, SEE TYPICAL DETAILS AND GENERAL NOTES.
 2. FINISHED FLOOR (F.F.) = 0'-0" U.N.O.



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DATE	USE		
03-12-24	FOR REVIEW		
04-02-24	FOR PERMIT	CLIENT: GRAVES LUMBER	
REVISIONS		STORAGE SHED 1315 S. CLEVELAND MASSILLON RD COPLEY, OHIO 44321	
REV.	DATE	DESCRIPTION	FOUNDATION PLAN
			DESIGNED: JG CHECKED: BKR DWG. NO.
			DRAWN: KLG JOB #: 240254 S1.0

GENERAL NOTES

A. GENERAL

- THIS STRUCTURE WAS DESIGNED IN ACCORDANCE WITH STATE OF OHIO BUILDING CODE (O.B.C.), 2017 EDITION.
- ALL CONSTRUCTION SHALL CONFORM TO THE OHIO BUILDING CODE AND TO OSHA STANDARDS, WORK STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE SITE.
- TEMPORARY BRACING OF THE STRUCTURE, TRUSSES, COLUMNS, BEAMS, WALLS, ETC. DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY BRACING OF THE STRUCTURE SHALL REMAIN IN PLACE UNTIL ALL LATERAL FORCE RESISTING ELEMENTS ARE INSTALLED (INCLUDING WALL AND ROOF SHEATHING). CONTRACTOR SHALL DESIGN AND COORDINATE LOCATIONS OF TEMPORARY BRACING WITH OTHER CONTRACTORS.
- FOUNDATION CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS REGARDING ITEMS CONCEALED BY OR EMBEDDED IN FOUNDATIONS, WALLS OR FLOOR SLABS.

DESIGN LOAD INFORMATION:

DEAD LOAD

1. ROOF = 10 PSF TOP CHORD & 5 PSF BOTTOM CHORD

FLOOR LIVE LOAD

1. STORAGE = 250 PSF

ROOF LIVE LOADS

1. LIVE LOAD (ROOF TRUSSES) = 20 PSF

ROOF SNOW LOAD

- GROUND SNOW LOAD (P_g) = 20.00 PSF
- FLAT ROOF SNOW LOAD (P_f) = 20.00 PSF
- SNOW EXPOSURE FACTOR (C_e) = 0.9
- SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
- THERMAL FACTOR, C_t = 1.0

WIND LOAD

- ULTIMATE DESIGN WIND SPEED, V_{ult} (3 SECOND GUST) = 115 MPH
- NOMINAL DESIGN WIND SPEED, V_{nd} = 81.3 MPH
- WIND IMPORTANCE FACTOR (I_w) = 1.0, OCCUPANCY CATEGORY = I
- WIND EXPOSURE = B
- INTERNAL PRESSURE COEFFICIENT = ± 0.18

EARTHQUAKE DESIGN DATA

- SEISMIC USE GROUP = II
- SEISMIC IMPORTANCE FACTOR (I_E) = 1.00
- MAPPED SPECTRAL RESPONSE ACCELERATIONS, $S_s=13.8\%$, $S_1=5.6\%$
- SITE CLASS = D
- SPECTRAL RESPONSE COEFFICIENTS, $S_{ds}=0.15$, $S_{d1}=0.09$
- SEISMIC DESIGN CATEGORY = B
- BASIC SEISMIC-FORCE-RESISTING SYSTEM: -INVERTED PENDULUM
- DESIGN BASE SHEAR = 5k
- SEISMIC RESPONSE COEFFICIENT (C_d) = 0.076
- RESPONSE MODIFICATION FACTOR (R) = 2.0
- $V = (S_{ds})(W)(I_E)/R$ (SIMPLIFIED ANALYSIS PROCEDURE)

B. FOUNDATIONS

- ALL DRILLED PIER FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL WITH AN END BEARING CAPACITY OF 38 KIPS. FOOTINGS SHALL BE POURED THE SAME DAY THEY ARE EXCAVATED.
- COMPACT BACKFILL OVER FOOTINGS AND BENEATH SLABS ON GRADE TO AT LEAST 98% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D-698 $\pm 2.0\%$ MOISTURE CONTENT. ALL FILL SHALL BE TESTED FOR IN-PLACE DENSITY TO ASSURE THAT THE COMPACTION RECOMMENDATIONS ARE ATTAINED.
- FOOTING ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE AND SHALL BE FIELD ADJUSTED IF REQUIRED.
- FOR SITE PREPARATION, EARTHWORK CONSTRUCTION, AND FOUNDATION RECOMMENDATIONS, SEE THE SUBSURFACE EXPLORATION & FOUNDATION EVALUATION REPORT PREPARED BY WERTZ GEOTECHNICAL ENGINEERING, INC. DATED APRIL 07, 2024. ALL GEOTECHNICAL WORK SHALL BE CONDUCTED IN COMPLIANCE WITH THE REQUIREMENTS FOUND IN THIS REPORT.
- A SOILS TESTING LABORATORY SHALL BE RETAINED BY THE OWNER TO PROVIDE CONSTRUCTION REVIEW TO INSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS DURING THE EXCAVATION, BACKFILL, AND FOUNDATION PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE SOILS TESTING LABORATORY TO: DETERMINE TOPSOIL AND EXCAVATION STRIPPING DEPTH; INSPECT ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, AND EXCAVATION OPERATIONS; APPROVE FILL MATERIALS, PERFORM DENSITY TESTS OF FILLS TO INSURE PLACEMENT PER SPECIFICATION REQUIREMENTS; INSPECT FOUNDATION BEARING SURFACES.

C. CONCRETE AND REINFORCING STEEL

- ALL CONCRETE SHALL CONFORM TO THE FOLLOWING REFERENCED STANDARDS:
ACI 318-14: BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE.
ACI 315: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
ACI 305: RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING.
ACI 308: RECOMMENDED PRACTICES FOR COLD WEATHER CONCRETING.
- CAST-IN-PLACE CONCRETE FOR WOOD POLES SHALL BE 3000 PSI (W/C RATIO = 0.50) AT 28 DAYS.
- ALL CAST-IN-PLACE EXTERIOR SLAB CONCRETE AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED SHALL BE 4000 PSI (W/C RATIO = 0.50) AT 28 DAYS WITH AIR ENTRAINMENT (8% $\pm 1\%$).
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615 GRADE-60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. ONLY FLAT SHEETS SHALL BE USED.
- ALL WELDED WIRE FABRIC SPLICES SHALL BE NOT LESS THAN (2) SPACINGS OF CROSS WIRES OR 6", WHICHEVER IS GREATER.
- PROVIDE A 3/4"x45" CHAMFER ON ALL EXPOSED EDGES OF CONCRETE.
- A CURING COMPOUND IS TO BE APPLIED TO THE CONCRETE AFTER FINISHING.

D. WOOD FRAMING

- QUALITY AND CONSTRUCTION OF WOOD FRAMING MEMBERS AND THEIR FASTENERS FOR LOAD SUPPORTING PURPOSES NOT OTHERWISE INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE OHIO BUILDING CODE.
- ALL WOOD SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, NDS (2018 EDITION) AND THE 2017 OHIO BUILDING CODE CHAPTER 23.
- STUDS (SPF, NO.1/NO.2, OR DOUGLAS FIR), DESIGN VALUES SHALL EQUAL OR EXCEED THE FOLLOWING:
.a. F_b : 875 P.S.I.
.b. F_v : 135 P.S.I.
.c. E : 1,400,000 P.S.I.
- TIMBER POLES (SOUTHERN PINE (GROUP B PER ANSI O5.1-2022 DESIGN VALUES) SHALL EQUAL OR EXCEED THE FOLLOWING:
.a. FIBER STRENGTH OF 8000 PSI
.b. E : 2,380,000 P.S.I.
ADDITIONALLY, THEY SHALL BE TREATED W/DCOI 0.15 PCF PER CURRENT AWPA SPECIFICATIONS
- NAILING OF ALL FRAMING MEMBERS SHALL MEET THE RECOMMENDED NAILING SCHEDULE (TABLE 2304.10.1) CONTAINED IN THE OBC, CHAPTER 23.
- ERECTION PLANS FOR ALL TRUSSES SHALL BE SUBMITTED FOR REVIEW WITH SHOP DRAWINGS PRIOR TO FABRICATION. ERECTION PLANS SHALL INCLUDE HOW AND WHERE THE PERMANENT BRIDGING WILL BE INSTALLED. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER OF OHIO REGISTRATION. TEMPORARY AND PERMANENT BRIDGING AND BRACING OF WOOD ROOF AND FLOOR TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS INSTITUTE, INC. TEMPORARY BRIDGING SHALL BE FURNISHED AS REQUIRED TO MAINTAIN TRUSS STABILITY, SPACING AND TO PREVENT BUCKLING DURING ERECTION. LIVE LOAD DEFLECTION FOR ROOF TRUSSES IS LIMITED TO $L/360$ AND TOTAL LOAD DEFLECTION $L/240$.
- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S NATIONAL DESIGN STANDARD FOR METAL-PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TP-1 LATEST EDITION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED BY AN AUTHORIZED MEMBER OF THE WOOD TRUSS COUNCIL OF AMERICA (WTCA). TRUSS DESIGN SHALL CONFORM TO SPECIFIED CODES, ALLOWABLE STRESS INCREASES, DEFLECTION LIMITATIONS, AND OTHER APPLICABLE CRITERIA OF THE GOVERNING CODE.
- OVERHANG MUST BE DESIGNED FOR A MIN. ULTIMATE WIND LOAD OF 15 PSF.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED.
- BOLTS HOLES SHALL BE $\frac{1}{8}"$ MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
- $2 \times 2\frac{3}{4}"$ PLATE WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
- SERVICE CONDITION - DRY WITH MOISTURE CONTENT AT OR BELOW 19% IN SERVICE.
- CONTRACTOR SHALL COORDINATE TRUSS LAYOUT FOR OPENINGS AND PENETRATIONS REQUIRED BY OTHER TRADES INCLUDING FOR PLUMBING, HVAC, ELECTRICAL, ROOF ACCESS HATCHES, CHASES, ETC.

E. STRUCTURAL STEEL

- STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH ANSI/AISC 360-10 (AMERICAN INSTITUTE OF STEEL CONSTRUCTION), SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- ALL W SHAPES SHALL CONFORM TO ASTM A-992 ($F_y=50$ KSI) SPECIFICATIONS. ALL OTHER STRUCTURAL STEEL SHAPES AND PLATE SHALL CONFORM TO MINIMUM ASTM A-36 SPECIFICATIONS.
- ALL BOLTS SHALL CONFORM TO A325N SPECIFICATIONS WITH THREADS IN SHEAR PLANE UNLESS NOTED OTHERWISE
- WELDING SHALL CONFORM TO ASW "STRUCTURAL WELDING CODE", E70XX ELECTRODES.

F. SUBMITTALS

- THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS:

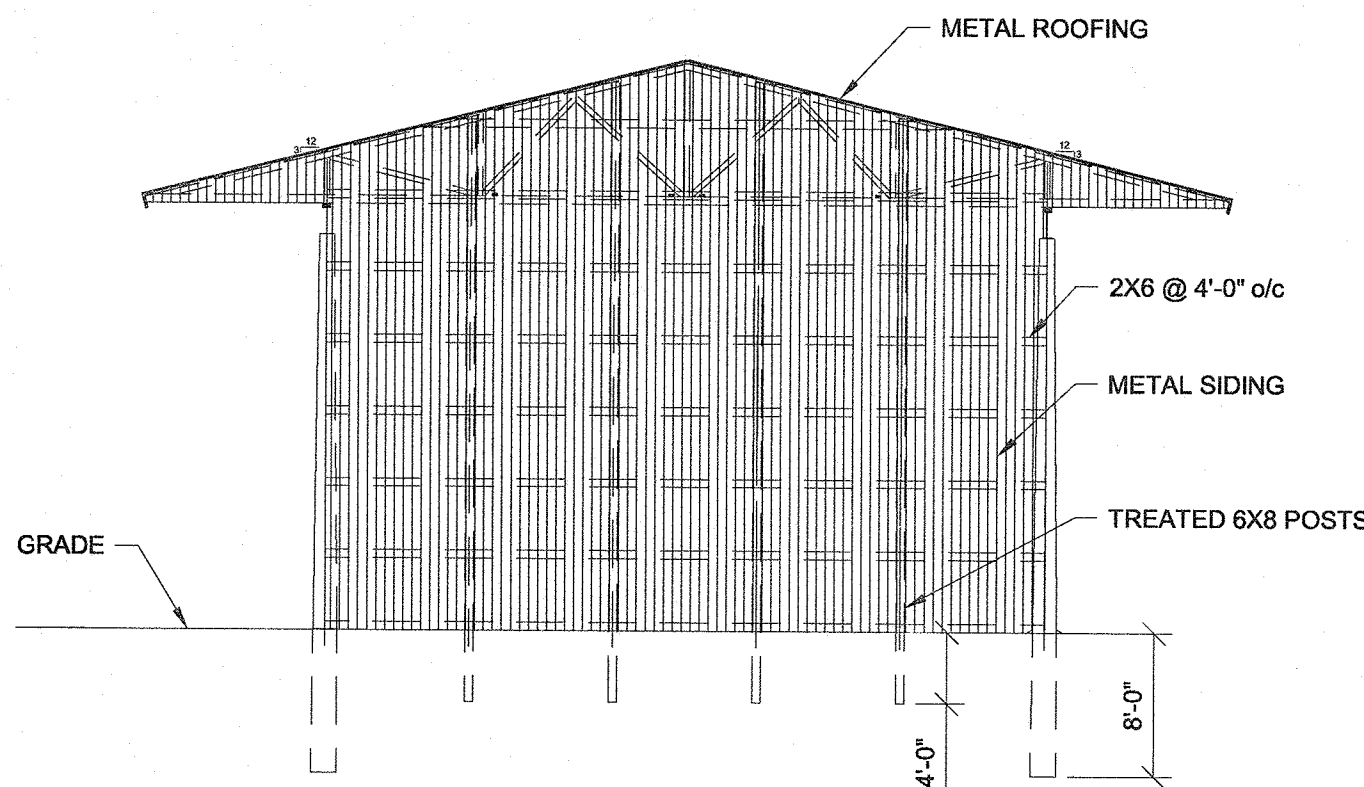
STEEL SHOP DRAWINGS
ROOF TRUSSES (*) (#)

ITEMS MARKED (*) SHALL HAVE SHOP DRAWINGS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. ITEMS MARKED (#) SHALL BE SUBMITTED TO ENGINEER FOR OWNER'S RECORD ONLY AND WILL NOT HAVE ENGINEER'S SHOP DRAWINGS STAMP. ITEMS MARKED (*) SHALL HAVE CALCULATIONS PREPARED BY A REGISTERED ENGINEER.
- ALL SHOP DRAWINGS MUST BE REVIEWED AND SEALED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
- CONTRACTOR SHALL SUBMIT ELECTRONIC COPIES (E.G. PDFS) OF ALL SHOP DRAWINGS SPECIFIED TO BE RETURNED BY THE ENGINEER.
- THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIAL REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
- SUBMIT TWO COPIES OF MANUFACTURER'S LITERATURE FOR ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION ON THE PROJECT.

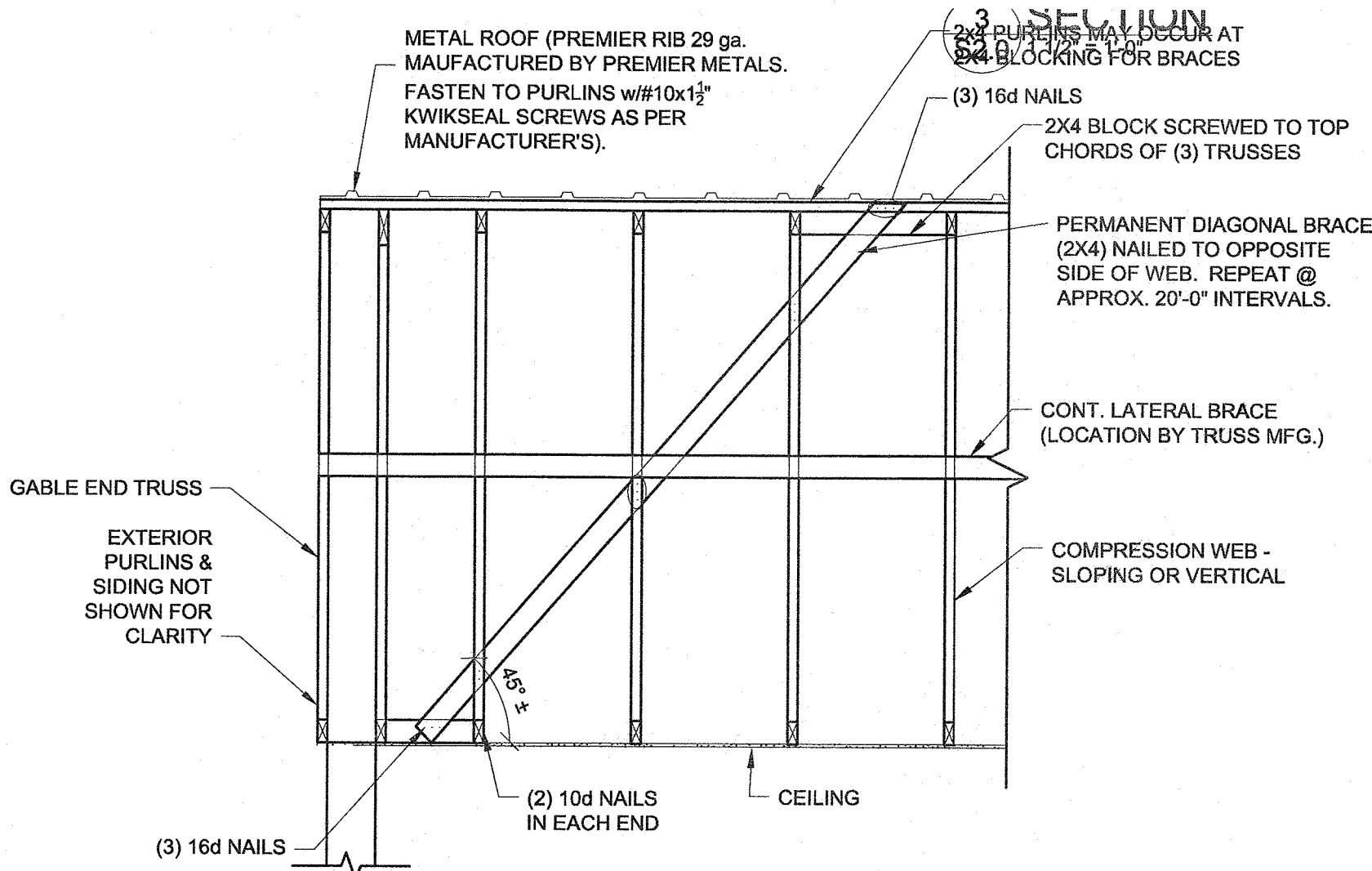
CODE SUMMARY

BUILDING USE GROUP = S-1
ALLOWABLE AREA = 12,000 S.F.
ACTUAL AREA = 11,800 S.F.
CONSTRUCTION TYPE = 5B

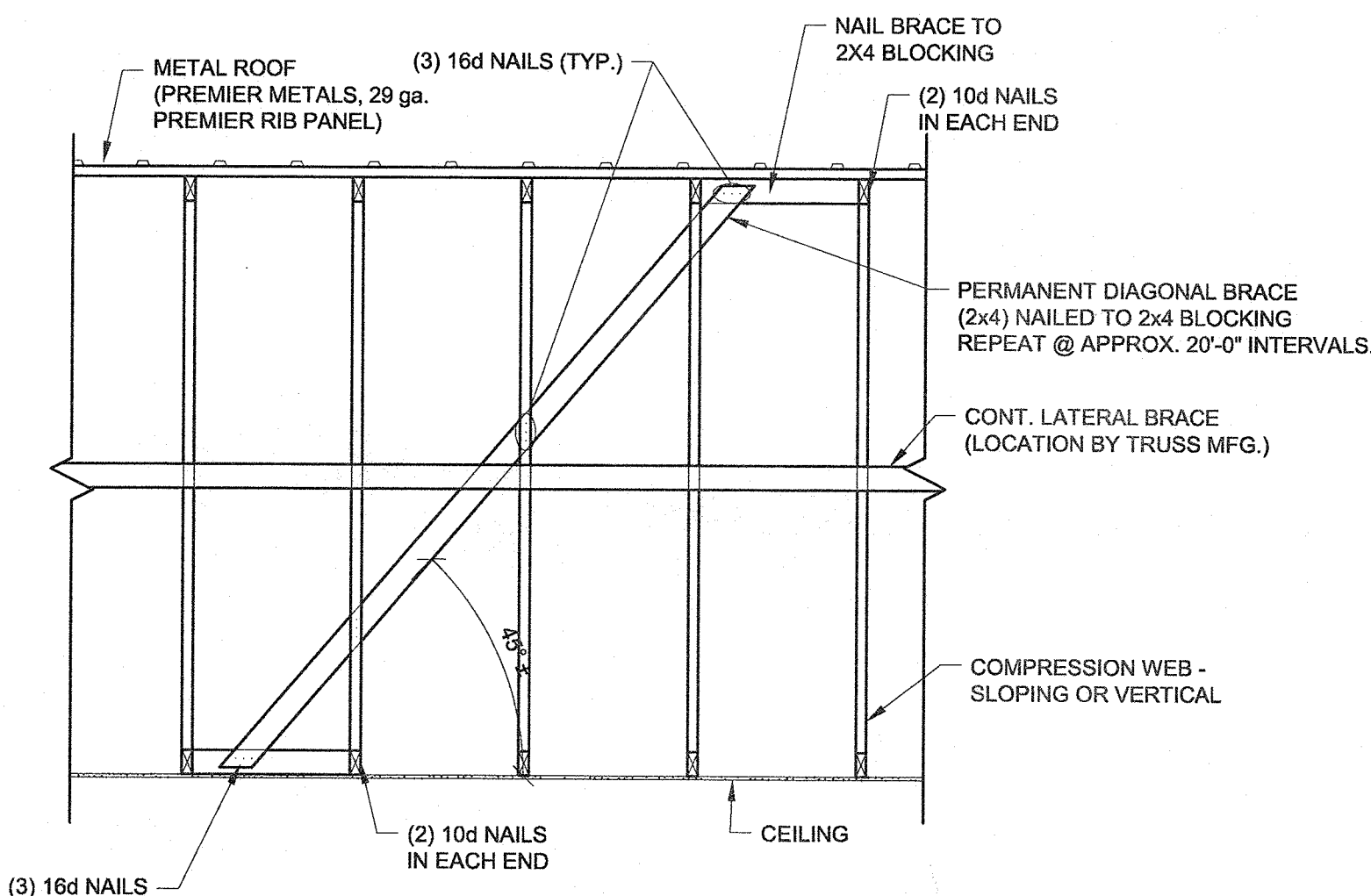
NO RESTROOMS OR PLUMBING IS INCLUDED WITH THIS PROJECT.



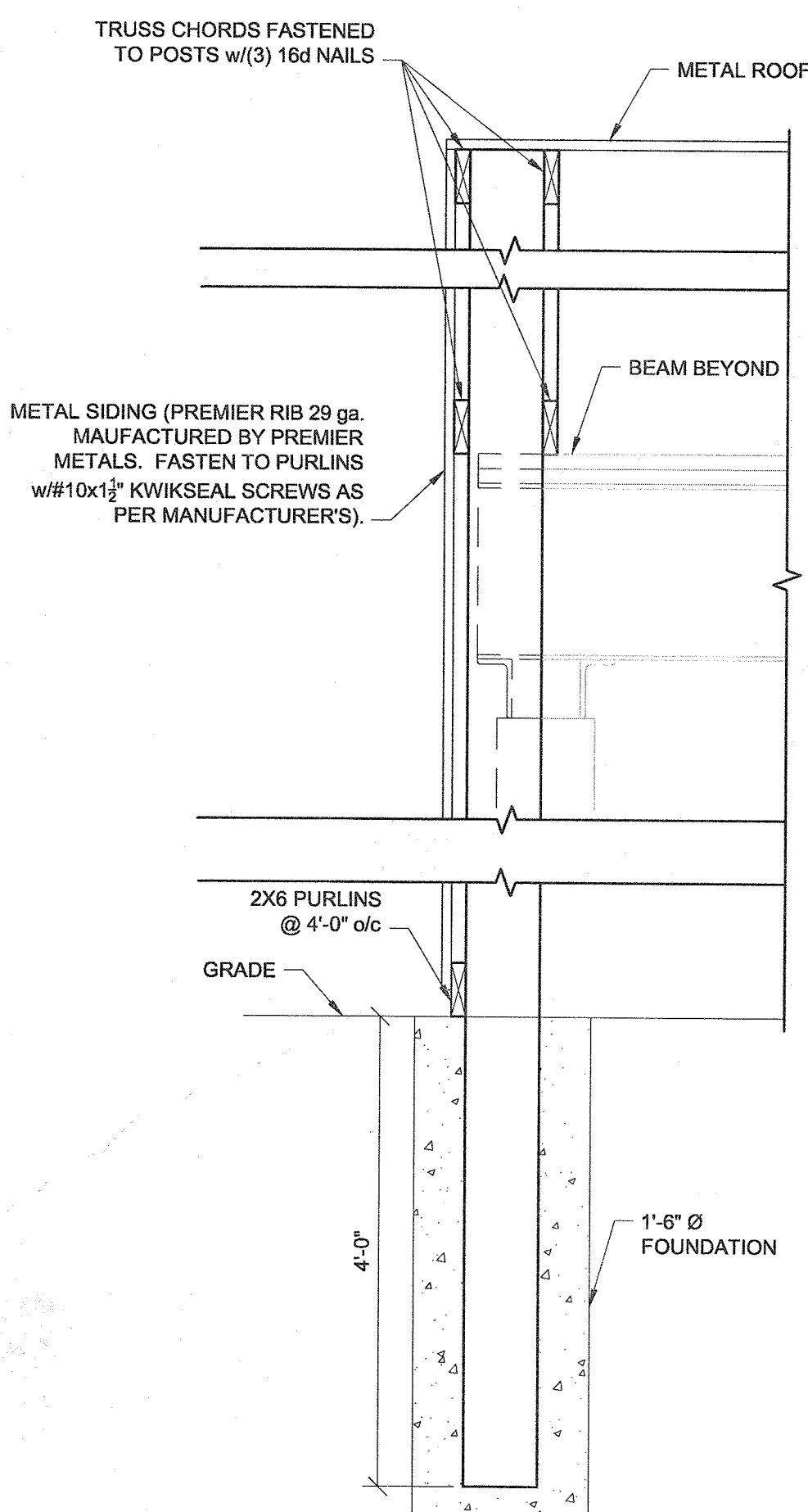
1 END ELEVATION
S0.0 3/32" = 1'-0"



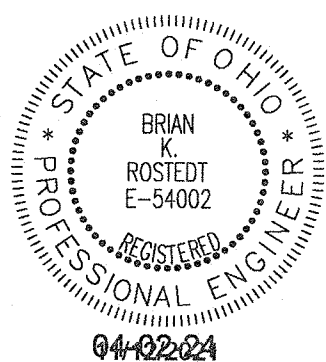
2 END TRUSS DIAGONAL BRACING DETAIL
S0.0 1/2" = 1'-0"



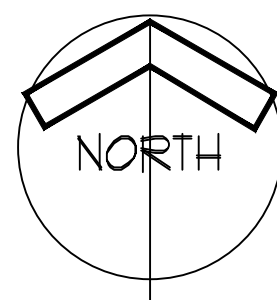
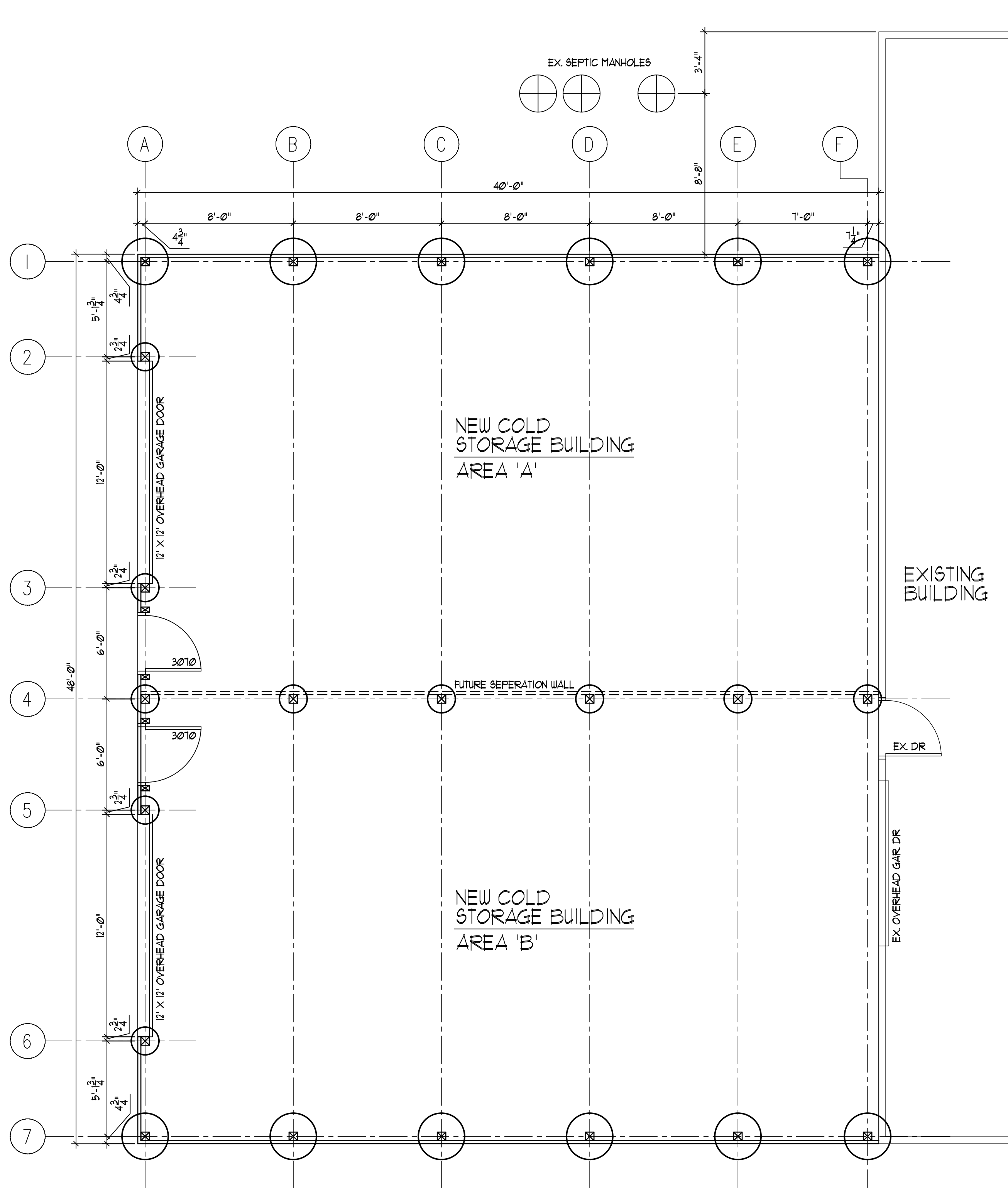
3 DIAGONAL TRUSS BRACING DETAIL
S0.0 1/2" = 1'-0"



4 END WALL SECTION
S0.0 3/4" = 1'-0"

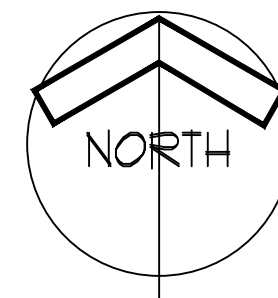
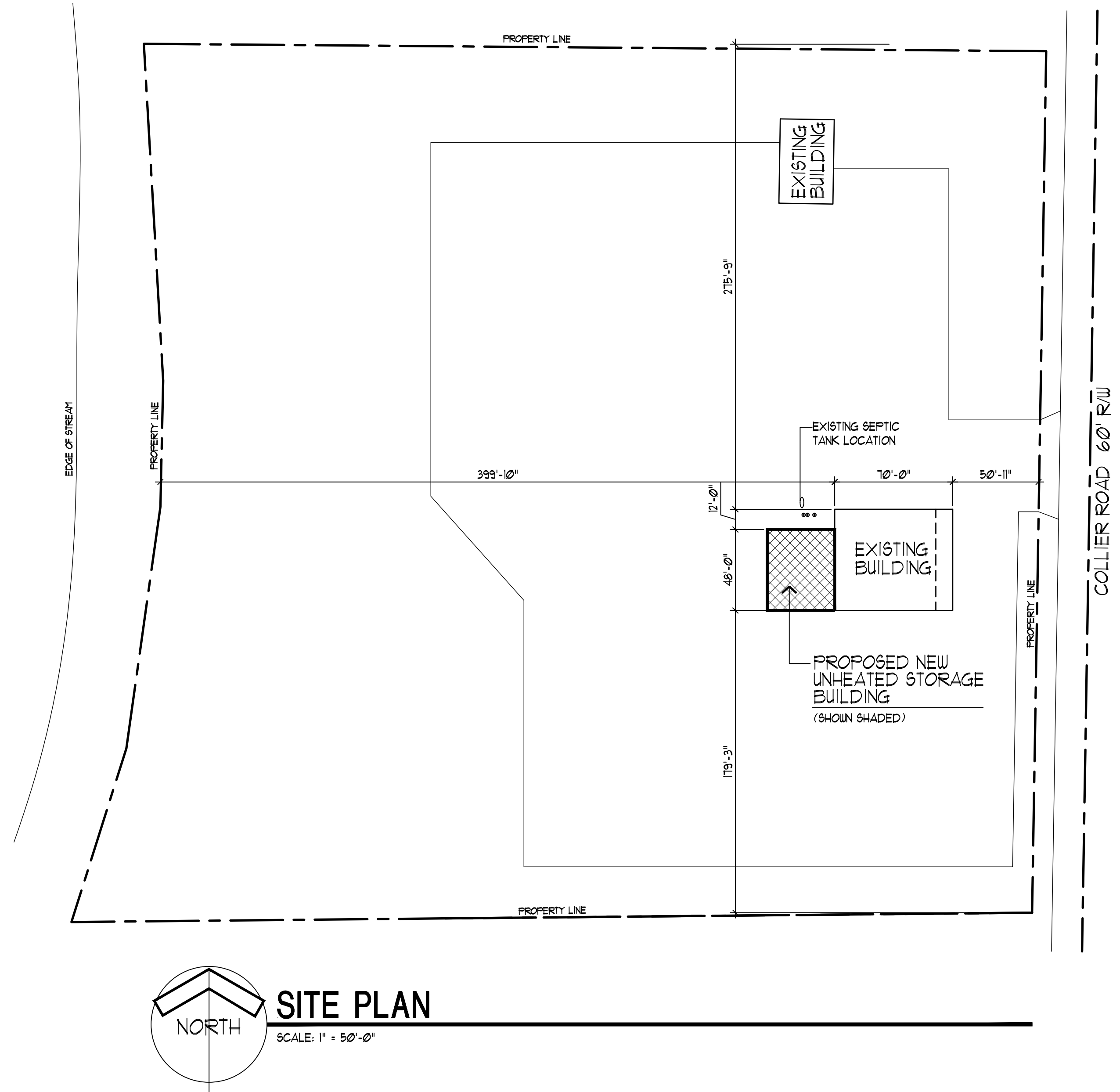


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REVISIONS		DESIGNED: JG	CHECKED: BKR	DWG. NO. S0.0
REV.	DATE			
		DRAWN: KLG	JOB #: 240254	



PRELIMINARY FLOOR PLAN

SCALE: 1/4"=1'-0"



SITE PLAN

SCALE: 1" = 50'-0"

COLLIER ROAD 60' R/W

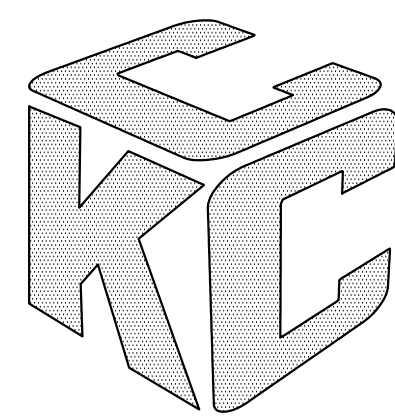
PROPOSED COLD STORAGE BLD'G ADD'N

KIEHL CONSTRUCTION
1660 COLLIER ROAD / AKRON, OHIO

KRUMROY-COZAD CONSTRUCTION CORPORATION

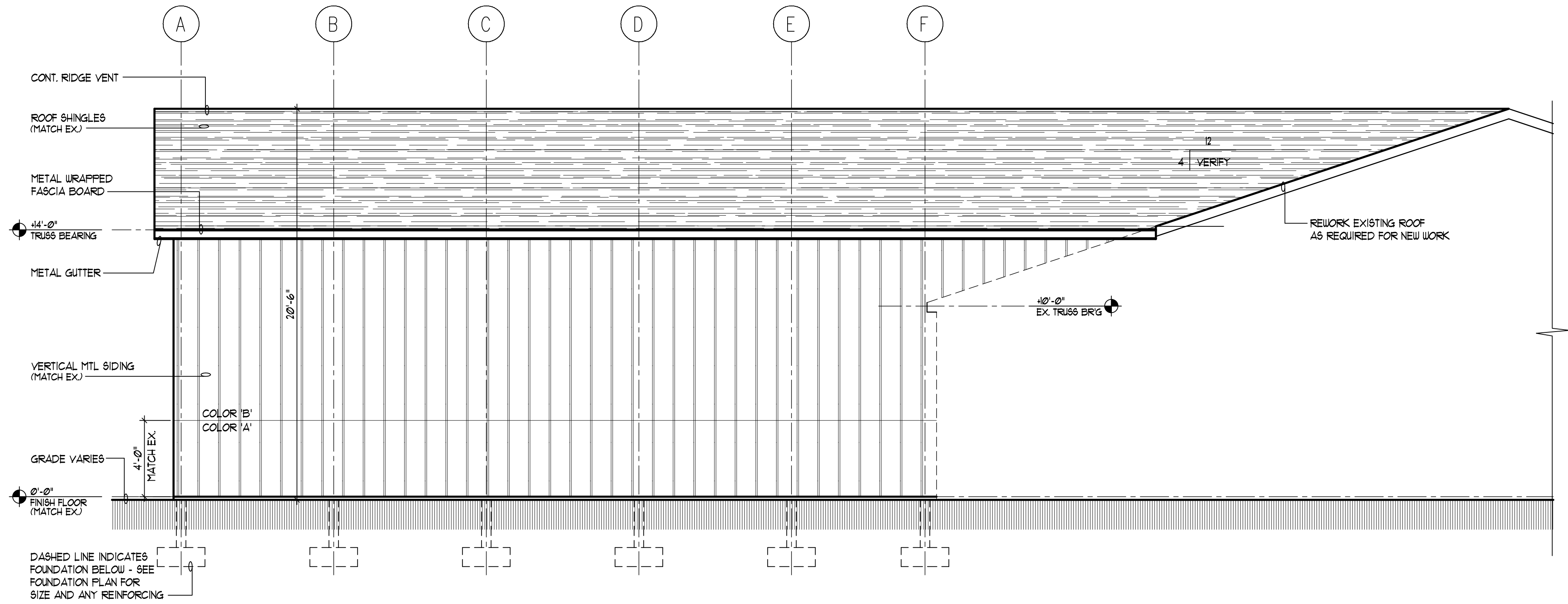
376 W EXCHANGE ST. • AKRON, OHIO 44302 • PHONE: 330.376.4198 • FAX: 330.376.9891

REVISIONS



12-03-2025

A101

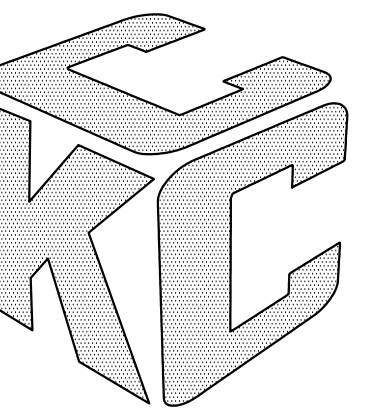


1
A103 PRELIMINARY EXTERIOR 'SOUTH' ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED COLD
STORAGE BLD'G ADD'N
KIEHL CONSTRUCTION
1660 COLLIER ROAD / AKRON, OHIO

KRUMROY-COZAD
CONSTRUCTION CORPORATION
376 W EXCHANGE ST. • AKRON, OHIO 44302 • PHONE: 330.376.4198 • FAX: 330.376.9891

REVISIONS



12-03-2025

A103

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**

A circular professional engineer seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the name "MATTHEW L. WEBER" and the registration number "61709" with the word "REGISTERED" below it.

CLIENT:

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:

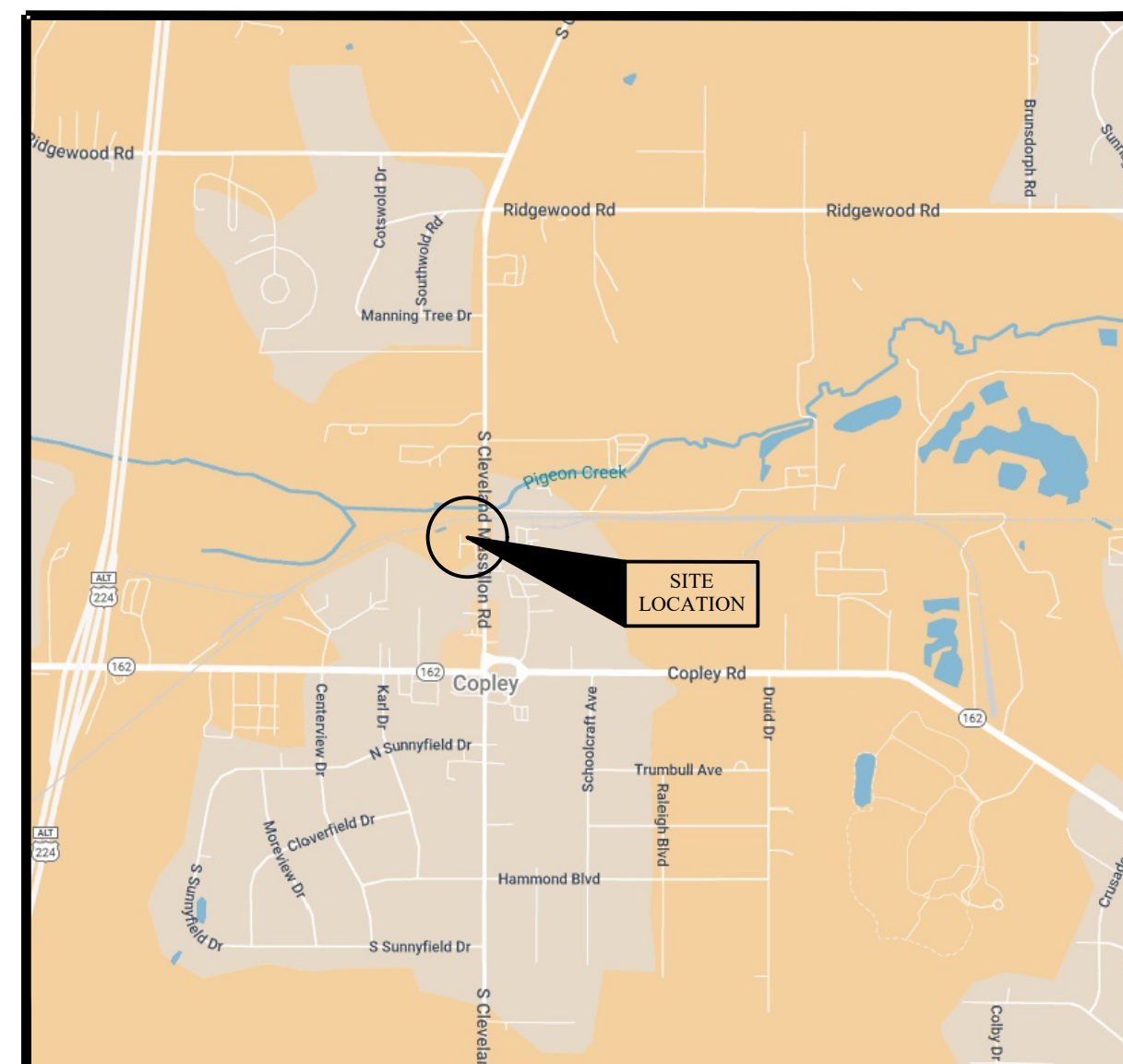
1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

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

Issue Date

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



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:

MATTHEW L. WEBER REG. ENGINEER NO. 61709

DATE: 12-05-2025

CONTACT PERSONS:

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SUMMIT COUNTY ENGINEER
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AKRON, OHIO 44311
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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.
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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

INDEX

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DEMOLITION PLAN
SITE PLAN
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SWP3 DETAILS

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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 CONSTRUCTION AND MATERIAL SPECIFICATIONS 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 CONTRACTOR 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 PLAT 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 SUMMIT 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 CHANGE IN THE WORK SCHEDULE 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 PAPER 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 MEASURES MUST BE IN PLACE BEFORE ANY OTHER CONSTRUCTION COMMENCES 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 CRADLE 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 STORM SEWER 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 COMPACTION SHALL CONFORM TO THE UTILITY TRENCH DETAIL STANDARD DRAWING ON SHEET # XX'XX.

18. ALL INSPECTION AND TESTING SHALL BE DONE BY AN EXPERIENCED AND QUALIFIED FIRM ENGAGED IN THIS TYPE OF WORK. ALL STORM SEWERS/CULVERTS MUST BE FLUSHED AND HAVE A COLOR TELEVISION INSPECTION ACCOMPANIED WITH A WRITTEN REPORT SUBMITTED TO THE SCE FOR REVIEW AND APPROVAL. THE VIDEOTAPE MUST BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO RELEASE OF THE PERFORMANCE BOND. IF THE STORM SEWER/CULVERT VIDEOTAPE AND WRITTEN REPORT IS NOT APPROVED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE DEFECTS AND RESUBMIT THE INFORMATION. THE INTENT IS TO VIDEOTAPE PIPES NOT EASILY ACCESSIBLE FOR VISUAL INSPECTION. FOR EXAMPLE: A CULVERT UNDER A ROAD THAT CAN BE VISUALLY CHECKED IS EXEMPT FROM VIDEOTAPING. A SYSTEM OF PIPES WITH MANHOLES AND CATCH BASINS WILL BE REQUIRED TO BE VIDEOTAPED. THE SCE WILL DETERMINE IF A PIPE CAN BE VISUALLY CHECKED OR IF A VIDEOTAPE 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 707.33, 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 CATCH/INLET 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 PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE SCE APPROVES THE 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 # XX'XX. 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 441 SURFACE COURSE, THE COARSE AGGREGATE IN THE MIX 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 NOT ANY NOTIFICATION IN REGARD TO CANCELLATION OF WORK, THE DEVELOPER WILL BE CHARGED FOR THE INSPECTION TIME INCURRED.
28. THE FINAL SUBLOT GRADES 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 COMPLETED TO ESTABLISH PROPER VEGETATION AND LIMIT SOIL EROSION. 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 RIPPED OR LOOSENEED TO A MINIMUM DEPTH OF 6" USING A CHISEL PLOW, OFFSET DISK OR AN EQUAL MECHANISM. INCORPORATE COMPOST OR TOPSOIL, AND SHALL BE SEEDED AND MULCHED TO PREVENT EROSION. GRASS, OR OTHER APPROVED GROUND COVER WITHIN THE BASIN SHOULD BE ABLE TO SURVIVE 48 HOURS UNDER WATER. JUTE AND EXCELSIOR MATTING SHALL BE USED AS REQUIRED TO STABILIZE SLOPES AND PREVENT EROSION. FOR FULL SOIL PROFILE RESTORATION, REFER TO OEP'S RAINWATER LAND DEVELOPMENT MANUAL, PROVISIONAL PRACTICE STANDARD - SOIL MANAGEMENT [HTTPS://EPA.OHIO.GOV/PORTALS/35/STORM/TECHNICAL_ASSISTANCE /PROPRACTICES.PDF](https://epa.ohio.gov/portals/35/storm/technical_assistance_propactices.pdf).

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 clean 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 taped 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

Rev 4/19

Printed 4/1/19



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Roostown, OH 44272
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330-329-2037
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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

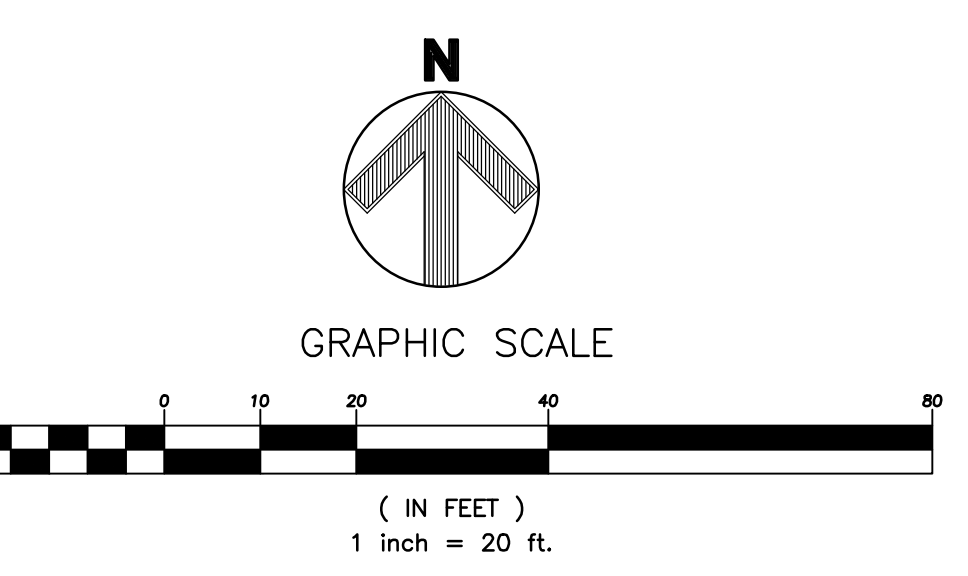
AUTOBAHN SERVICE CENTER, INC.
BUILDING ADDITION
1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

Issue Date

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

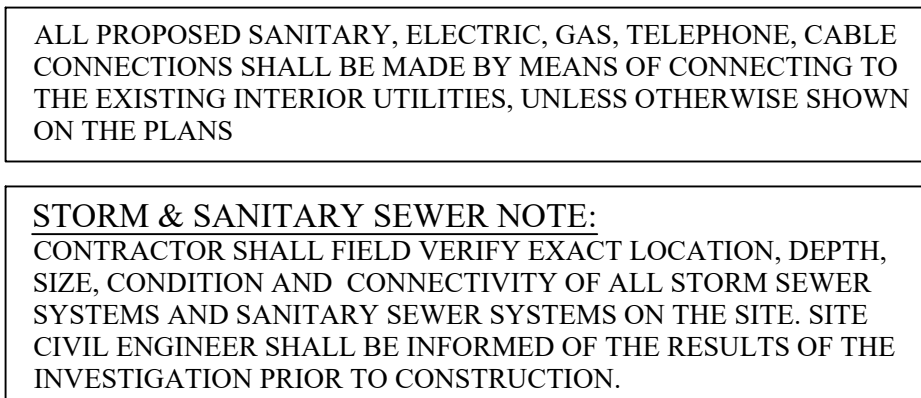
GENERAL
NOTES

C100A
Project No. 2025-271

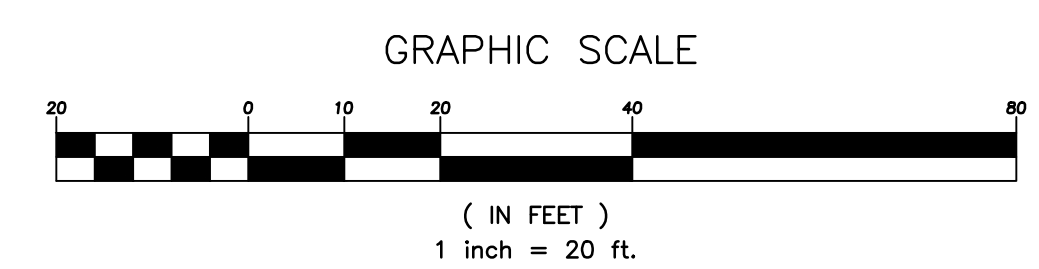


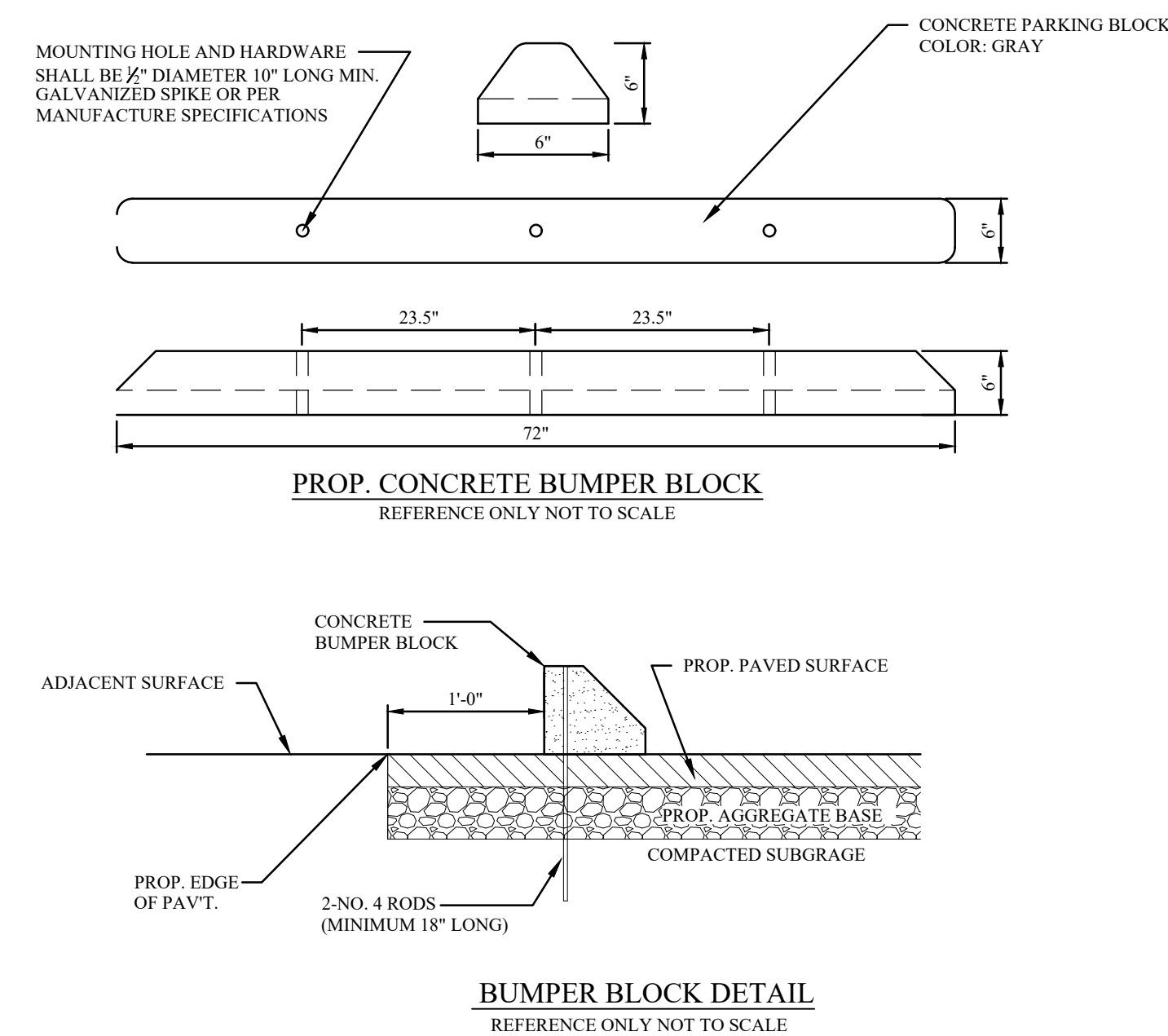
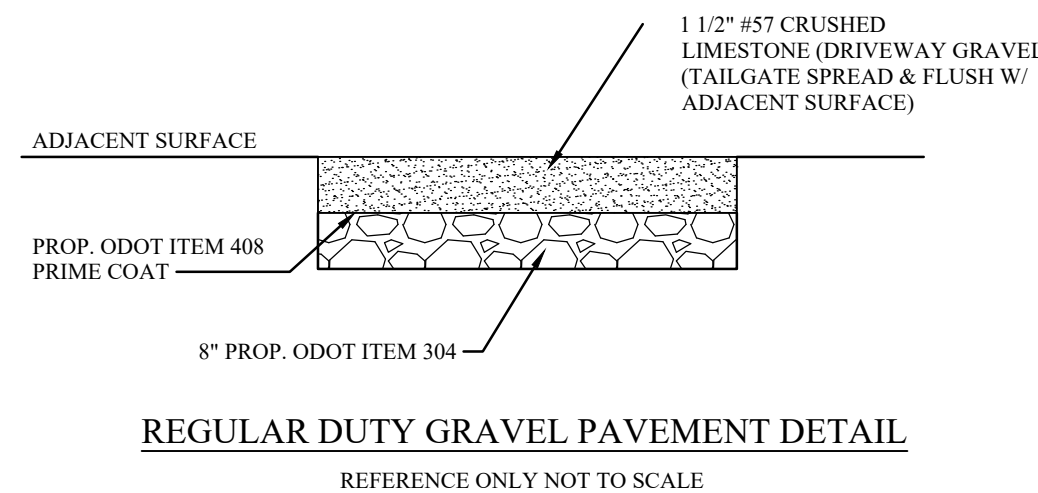
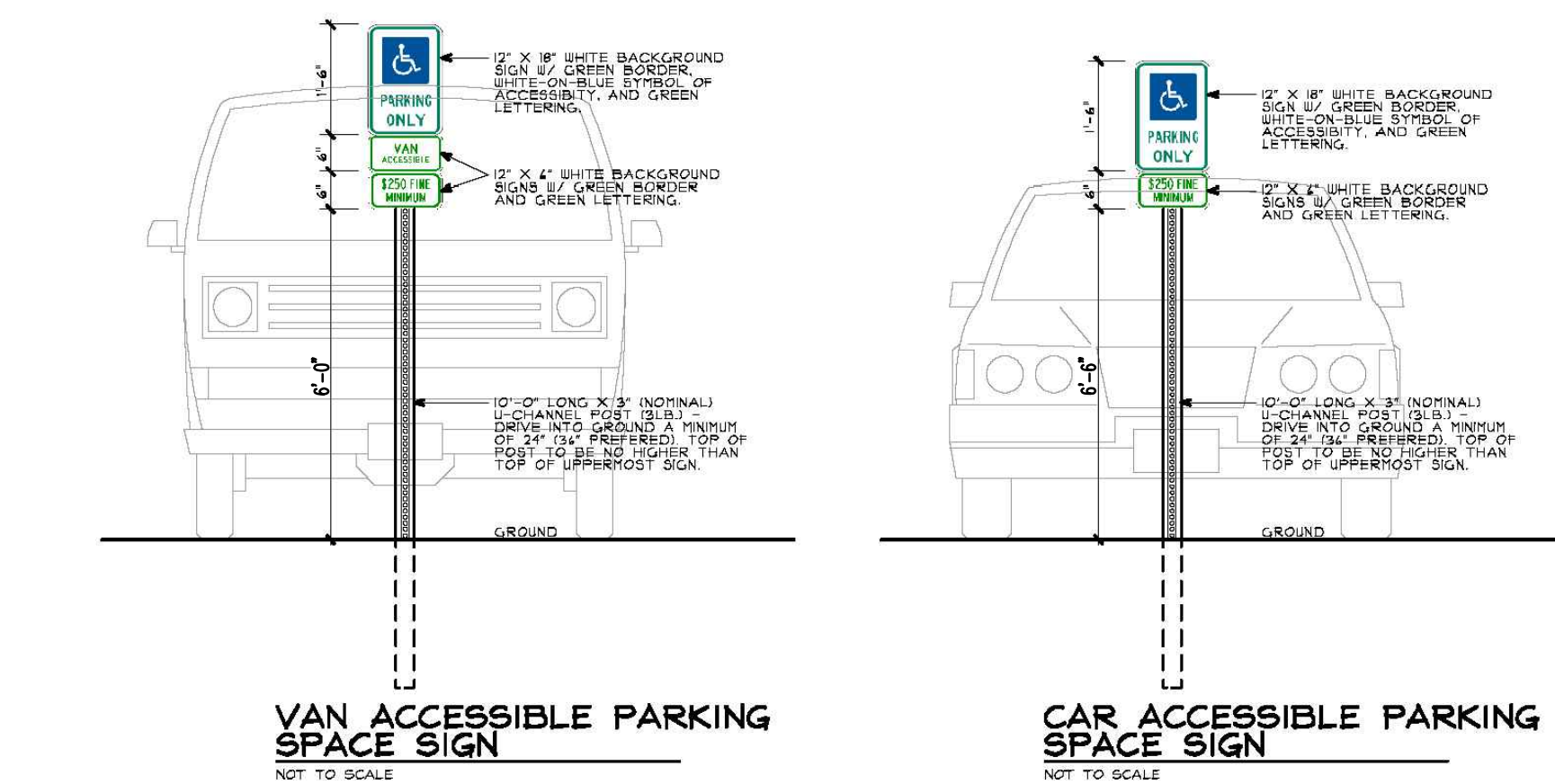


(IN FEET)
1 inch = 20 ft.



C103
Project No. 2025-271





OWNER:
COPLEY
HOLDINGS, LLC
1330 SOUTH CLEVELAND
MASSILLON ROAD
COPLEY, OH
44321

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:



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330-329-2037
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Reg. No.: 61709

CLIENT:

DAVID W. SMITH,
ARCHITECT, LLC

1390 PARTRIDGE LANE
AKRON, OHIO
44333

OWNER:

COPLEY
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MASSILLON ROAD
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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 sandvust 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 THROUGHOUT THE PLANS.
- INSPECTION FREQUENCY AND INSPECTION CHECKLIST IS NOTED ON THE PLANS.
- NOTED ON THE PLANS.
- NOTED ON THE PLANS.
- STATEMENT NOTED.
- 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.

- 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.

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 COVERED. 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--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
CREPPING 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	12 10	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 IT IS 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	85 lb/ac total PLS rate		
	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
3. Secondary Wildlife Benefits Cover	52 lb/ac total PLS rate		
	Kentucky Bluegrass (<i>Poa pratensis</i>)	11	18
	Orchardgrass (<i>Dactylis glomerata</i>)	22.5	37
	Annual Ryegrass (<i>Lolium multiflorum</i>)	1.5	10
	Perennial Ryegrass (<i>Lolium perenne</i>)	18	31
4. Steep Slopes	2		
	Red Clover (<i>Trifolium pratense</i>)	2	4
	56 lb/ac total PLS rate		
	Hard Fescue (<i>Festuca longifolia</i>)	55	55
	Creeping Red Fescue (<i>Festuca rubra</i>)	25	25
5. Meadow / Conservation Area ²	100 lb/ac total PLS rate		
	New England Aster (<i>Symphyotrichum 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-Healer (<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
6. Meadow / Conservation Area ²	Annual Ryegrass (<i>Lolium multiflorum</i>)	40	35
	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
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LATEST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOTS. PRIOR TO THE ONSET OF WINTER WEATHER

WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII.



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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.

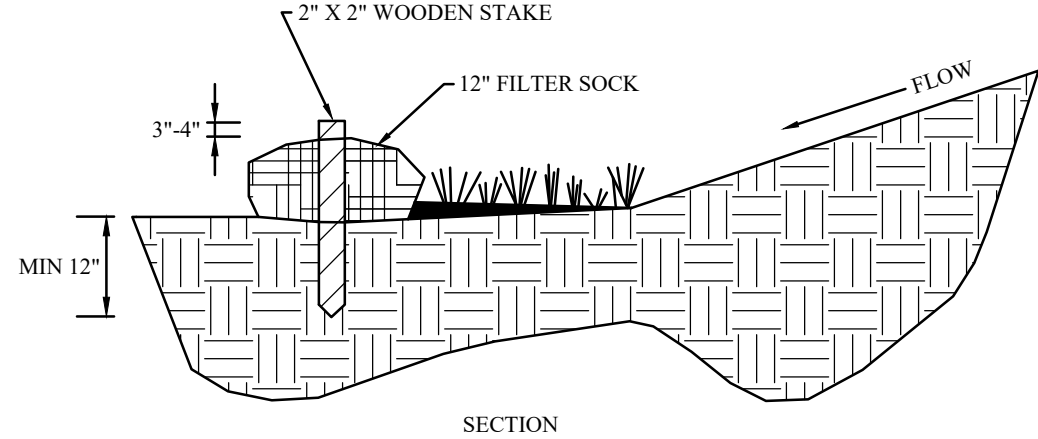
3. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED IN A BRICK-LIKE PATTERN. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS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

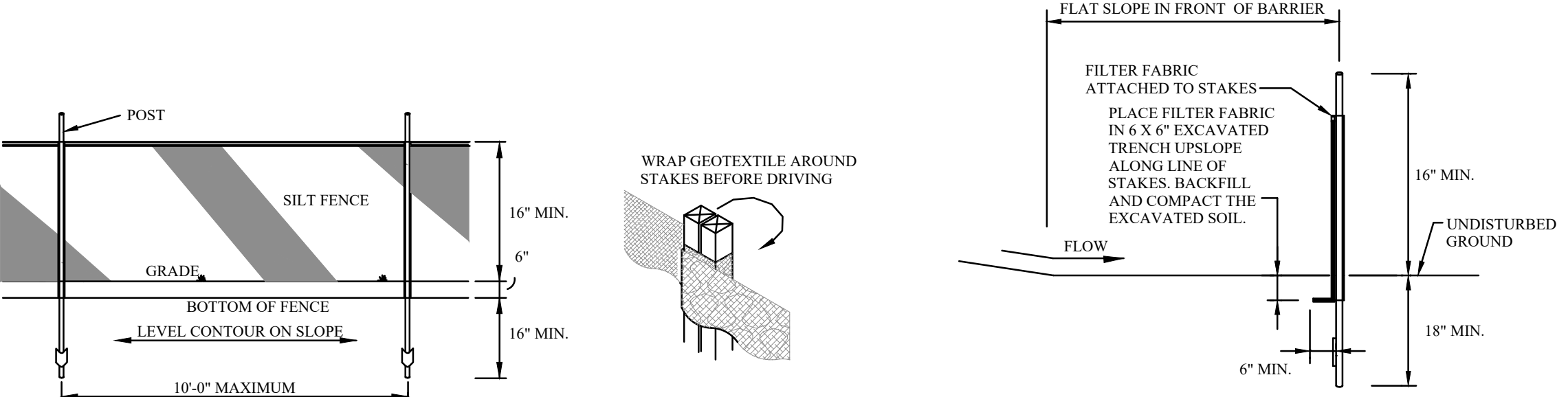
4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE SHALL BE SEED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.

5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATE FLOW SITUATIONS OR IN RUNOFF CHANNELS.

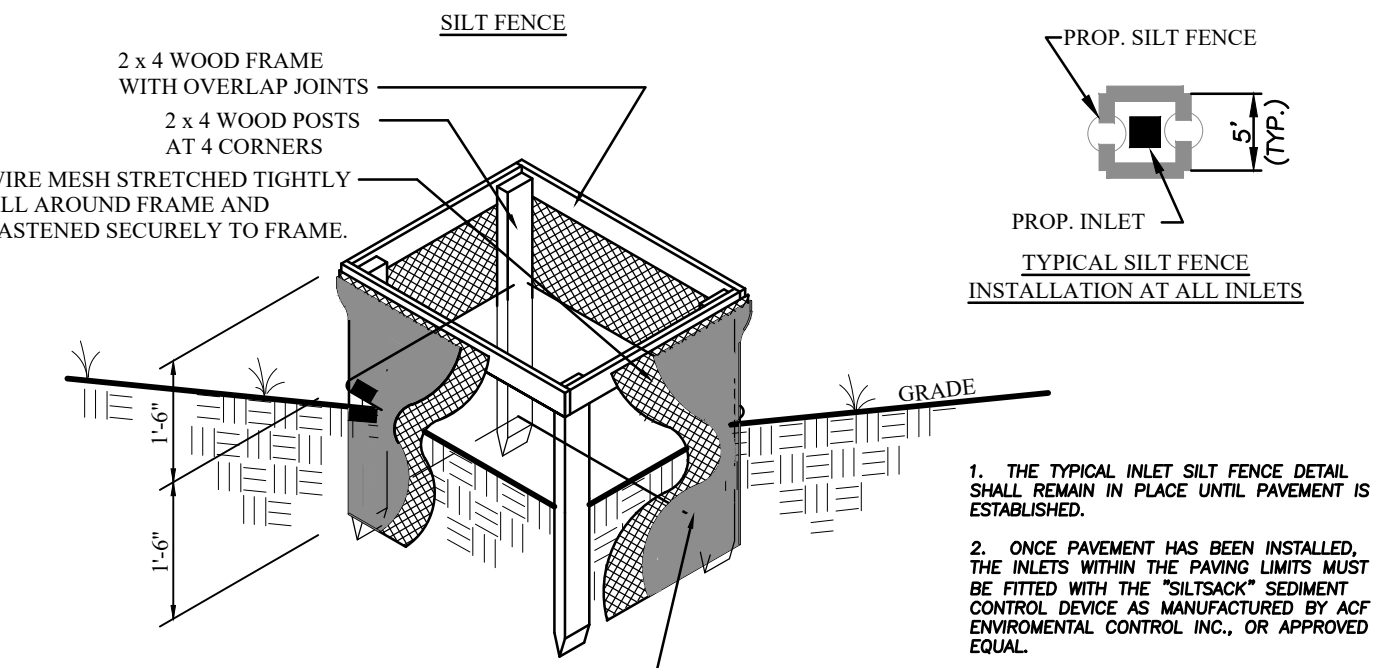
MAINTENANCE:

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



SILT FENCE DETAIL
REFERENCE ONLY NOT TO SCALE

SILT FENCE SECTION
REFERENCE ONLY NOT TO SCALE

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

SILT FENCE

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.

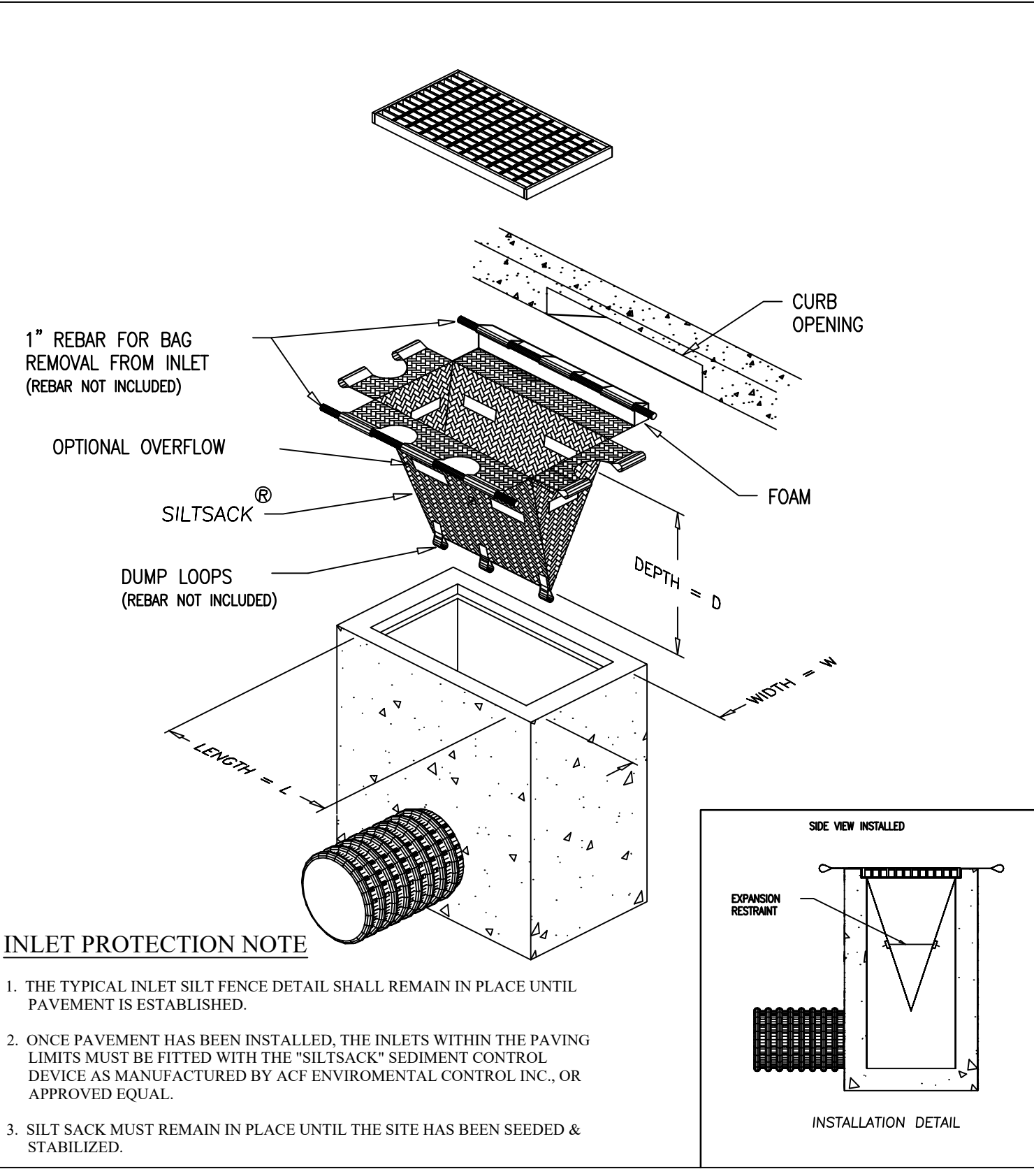
2. WATERING- SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS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



INLET PROTECTION NOTE

1. THE TYPICAL INLET SILT FENCE DETAIL SHALL REMAIN IN PLACE UNTIL PAVEMENT IS ESTABLISHED.
2. ONCE PAVEMENT HAS BEEN INSTALLED, THE INLETS WITHIN THE PAVING LIMITS MUST BE FITTED WITH THE "SILT-SACK" SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACE ENVIRONMENTAL CONTROL INC., OR APPROVED EQUAL.
3. SILT SACK MUST REMAIN IN PLACE UNTIL THE SITE HAS BEEN SEEDED & STABILIZED.

DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

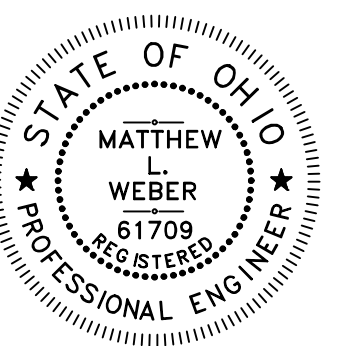
SILT-SACK DETAIL

SPECIFICATIONS FOR DUST CONTROL

WEBER ENGINEERING SERVICES

Where Strong Relationships & Superior Service Guide Your Project

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www.WeberEngineeringServices.com
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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

1330 S. CLEVELAND MASSILLON RD. COPLEY, OH

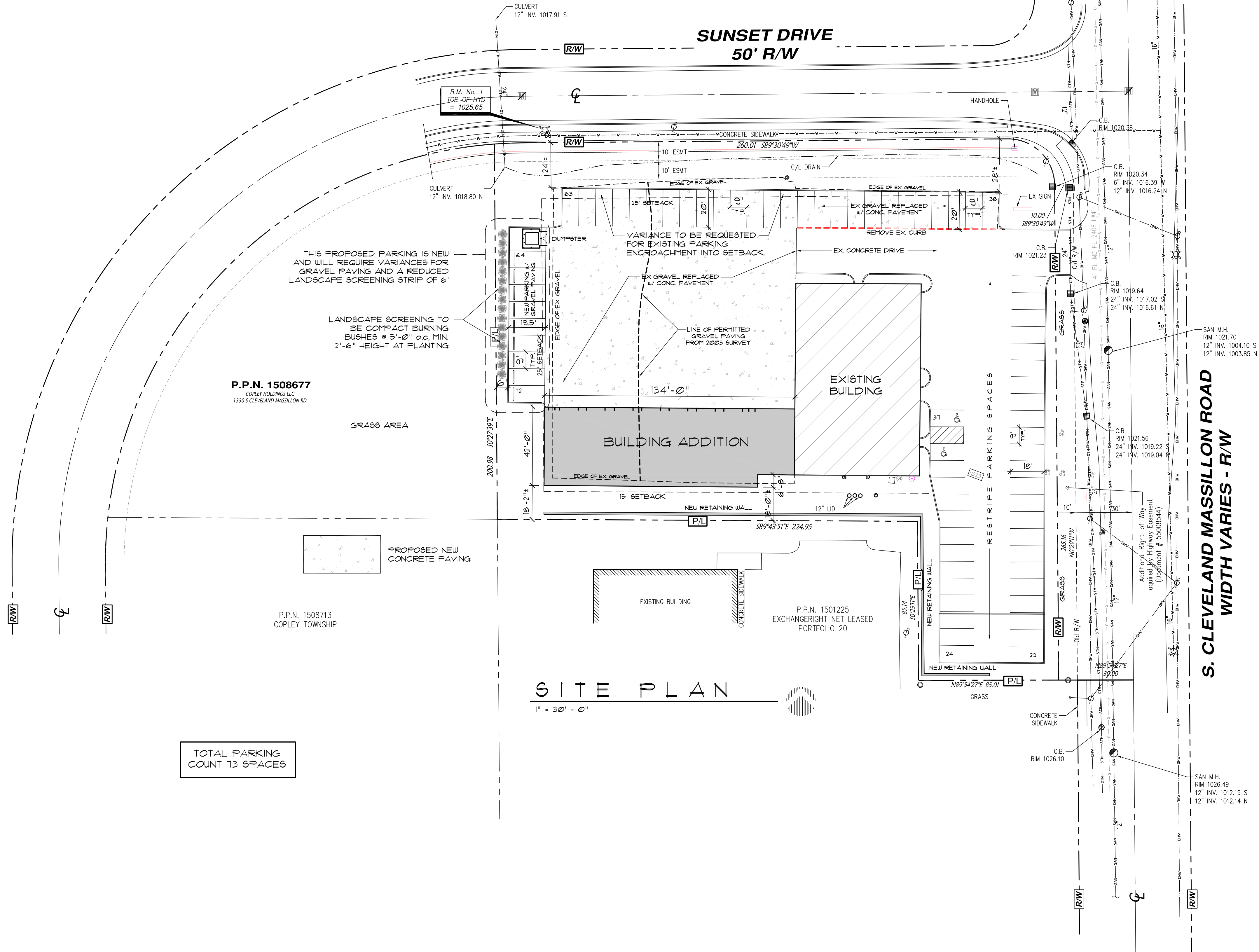
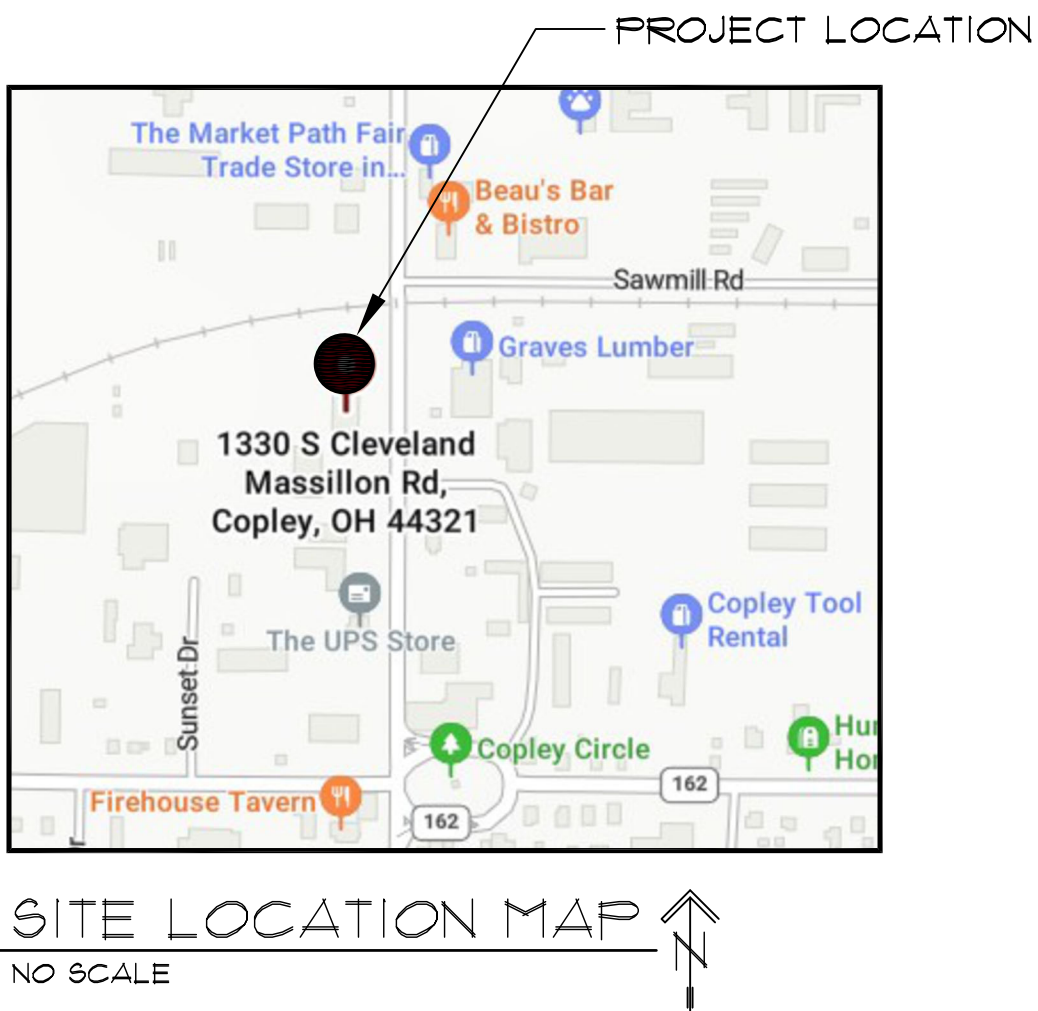
SWP3
DETAILS

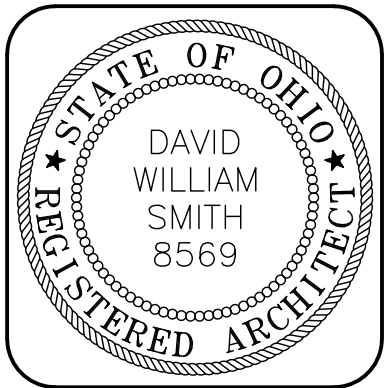
C107
Project No. 2025-271

GEOTEXTILE INLET PROTECTION
REFERENCE ONLY NOT TO SCALE

LIST OF DRAWINGS	
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS
1	SURVEY

SITE DATA	
ZONING CLASSIFICATION:	11
SITE AREA:	13.4 ACRES
EX. BUILDING FOOTPRINT:	6,890 SF.
PROPOSED BUILDING ADDITION:	5,499 SF.
PROPOSED TOTAL NEW BUILDING FOOTPRINT:	12,389 SF.
EX. PARKING:	81 SPACES
PROPOSED PARKING:	12 SPACES





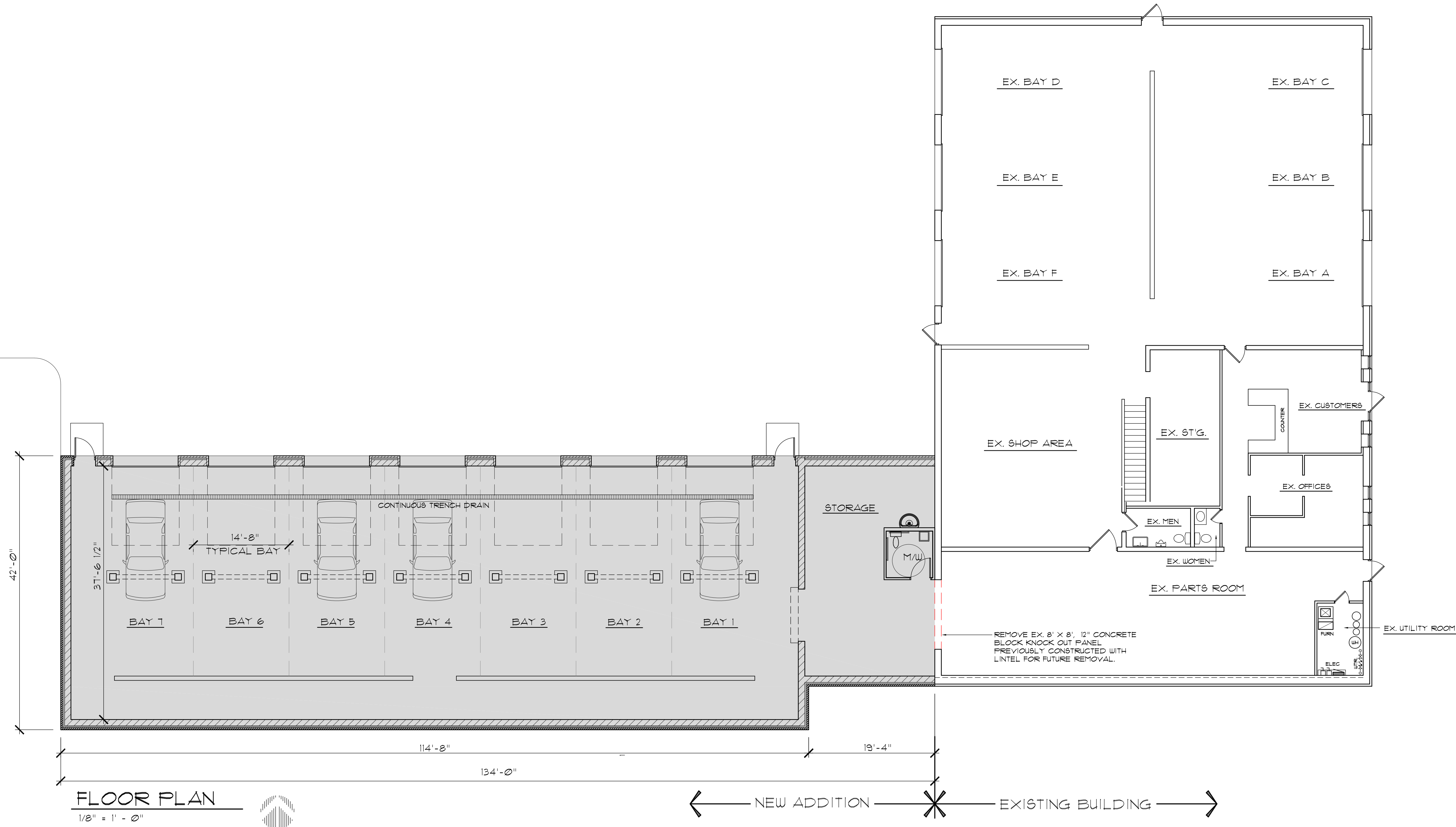
DAVID WILLIAM SMITH
LICENSE NO. 8569
EXPIRATION 12/31/25

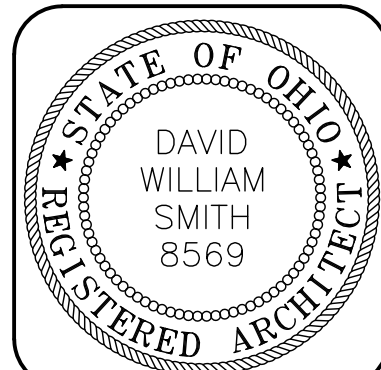
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321
FLOOR PLAN

A R C H I T E C T
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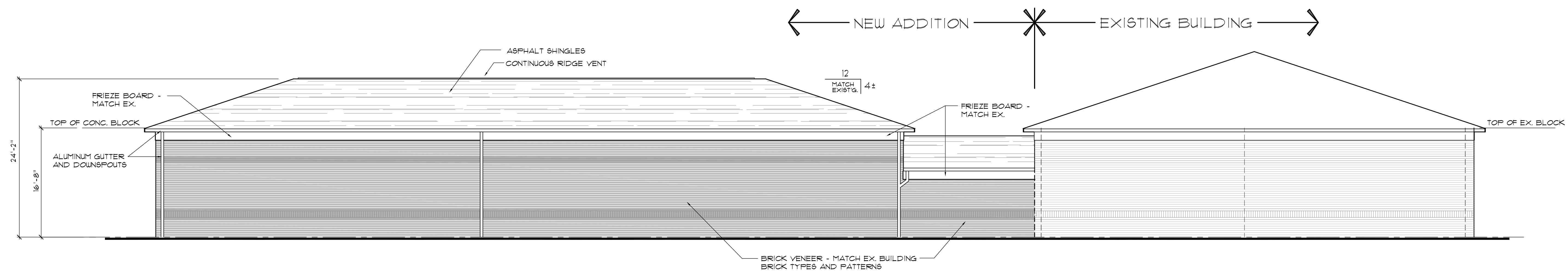
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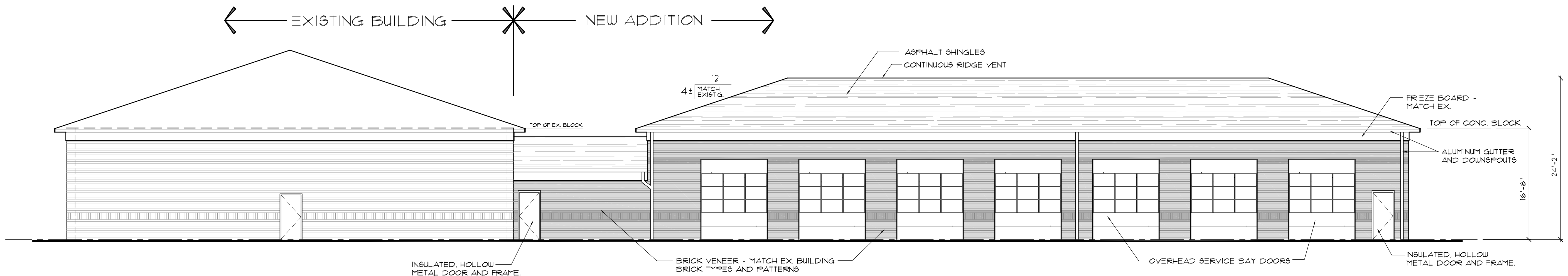


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LICENSE NO. 8569
EXPIRATION 12/31/25



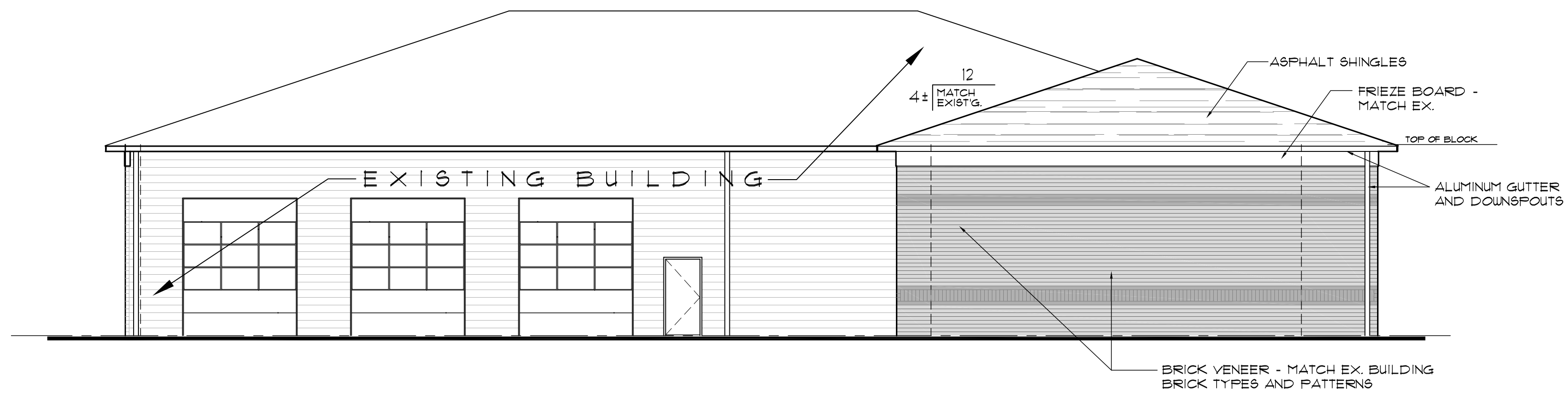
SOUTH ELEVATION

1/8" = 1' - 0"



NORTH ELEVATION

1/8" = 1' - 0"



WEST ELEVATION

1/8" = 1' - 0"

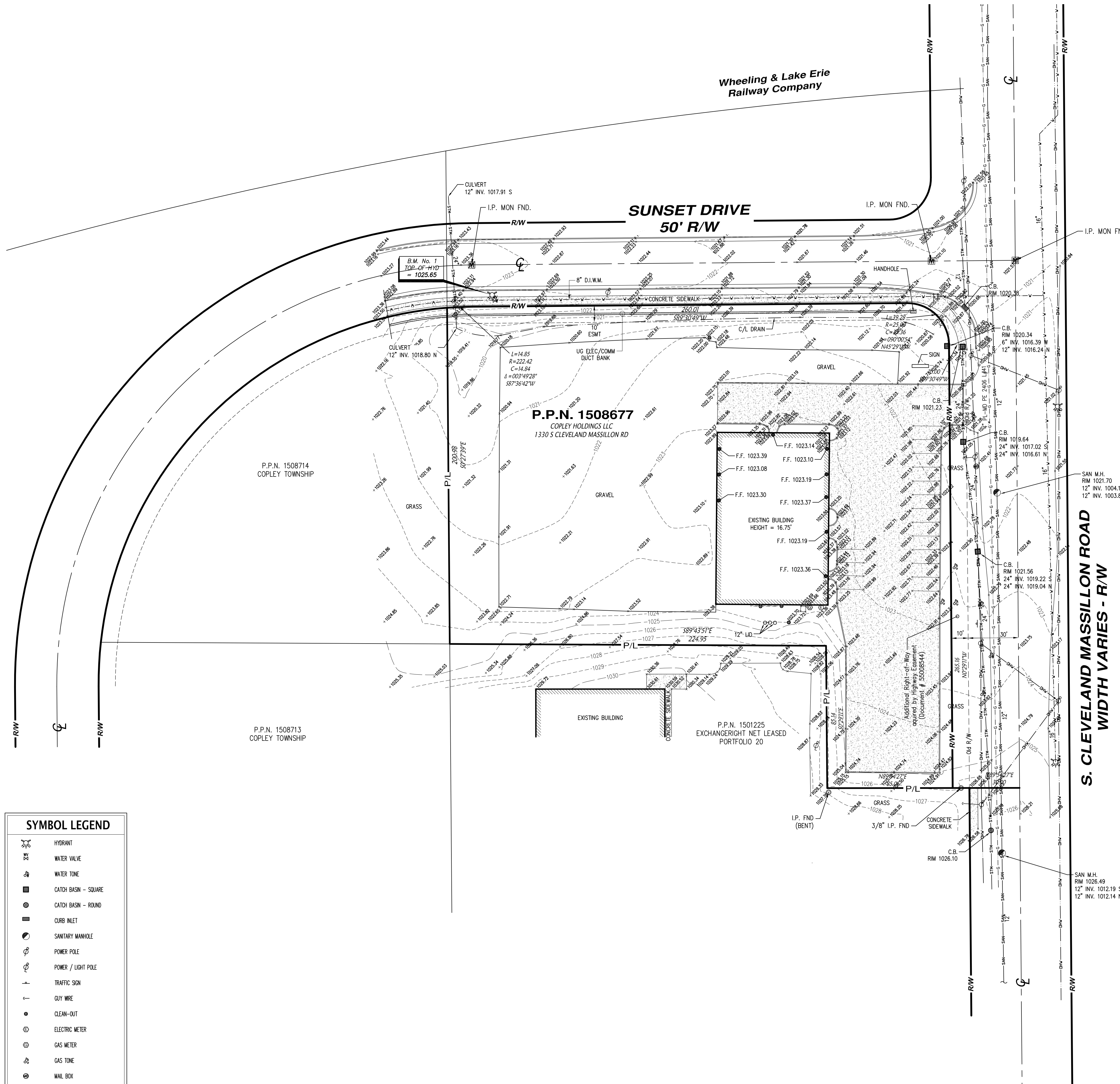
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321

ELEVATIONS

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12-4-25

A-3



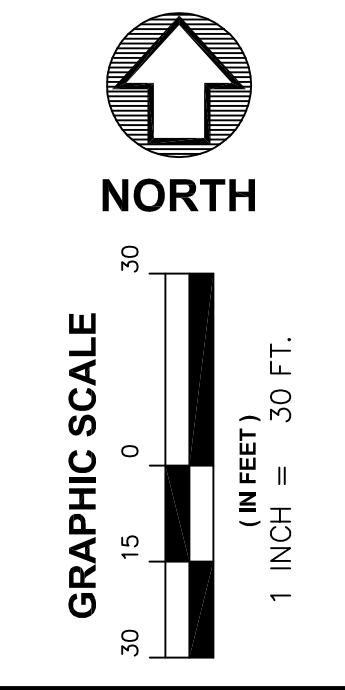
SYMBOL LEGEND	
	HYDRANT
	WATER VALVE
	WATER TONE
	CATCH BASIN - SQUARE
	CATCH BASIN - ROUND
	CURB INLET
	SANITARY MANHOLE
	POWER POLE
	POWER / LIGHT POLE
	TRAFFIC SIGN
	GUY WIRE
	CLEAN-OUT
	ELECTRIC METER
	GAS METER
	GAS TONE
	MAIL BOX

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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:



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& ASSOC. CORP.
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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.

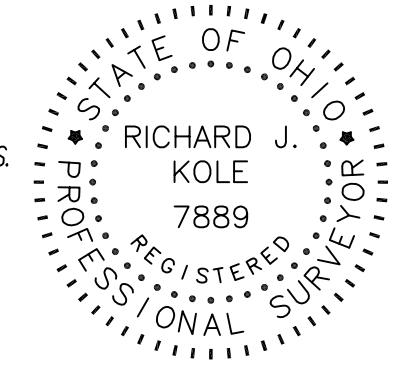
DATE:
AUG 21, 2025

SCALE:
1" = 30'

DRAWN BY:
R.D.S.

FILE NO.
25178 TOPO

SHEET 1 OF 1



2/6/2024 #35847
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer

\$ 400 Fee \$ skump Consideration

☒ Transferred

☐ Transfer Not Necessary

by Massey, Deputy Fiscal Officer
In compliance with ORC 219.202

VL

CP/331

Descriptions Approved by Tax Maps
Approval Good for 30 Days From: 02/02/2024

LIMITED WARRANTY DEED
(R.C. 5302.07)

COPLEY HOLDINGS, LLC an Ohio Limited Liability Company, ("Grantor"), claiming title through Instrument No. _____ of the Land Records of Summit County, Ohio grant(s) to **COPLEY HOLDINGS, LLC, an Ohio Limited Liability Company** ("Grantee"), whose tax mailing address is 1330 S. Cleveland-Massillon Road, Copley, OH 44321, does

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, its successors and assigns, all of Grantor's undivided interest in the following described premises:

See Exhibit A attached hereto

Parcel No. 1508677

Routing No. CP00331C4001000

For Informational Purposes Only: Containing 1.6046 acres of land.

Subject to: Easements, restrictions, reservations and agreements of record, zoning ordinances, and current taxes and special assessments.

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, their successors and assigns forever.

AND THE SAID GRANTOR covenants with the Grantee, its successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and will defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other. It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of Grantor during its ownership thereof and not otherwise.

DOC # 56861518



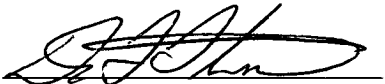
SIGNED this 31st day of January 2024.

COPLEY HOLDINGS, LLC


LOUIE PEJNOVIC, MANAGER

STATE OF OHIO)
) SS
SUMMIT COUNTY)

The foregoing instrument was acknowledged before me this 31st day of January 2024 by LOUIE PEJNOVIC, Manager of Copley Holdings, LLC, an Ohio limited liability company.

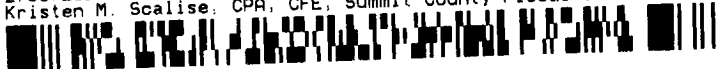

Notary Public

DAVID L. FIRESTINE, Attorney-At-Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.03 R.C.

This instrument prepared by:
WITSCHHEY WITSCHHEY & FIRESTINE CO., LPA
David L. Firestine, Esq.
405 Rothrock Road, Suite 103
Akron, Ohio 44321 (330) 665-5117
cli.copleytownship.deeds.autobahn-2

M Copley Township
1540 S Cleveland Massillon Rd
Copley OH 44321

DOC # 56861518



LEGAL DESCRIPTION
1.6046 acres

Situated in the Township of Copley, County of Summit, State of Ohio, Township 2 North, Range 21 West, part of Original Lot 23, and being a part of a parcel conveyed to Copley Holdings LLC (Document Number 56422148) and being more fully described as follows:

COMMENCING at a PK Nail set at the intersection of Copley Road (S.R. 162) and S. Cleveland Massillon Road (C.R. 17) (width varies);

Thence **North 00°29'11" West**, with the centerline of S. Cleveland Massillon Road, a distance of **877.87 feet**;

Thence **South 89°54'27" West**, a distance of **30.00 feet** to a northeasterly corner of a parcel conveyed to ExchangeRight Net Leased Portfolio 20 (Document Number 56365657) and the **TRUE PLACE OF BEGINNING**;

Thence **South 89°54'27" West**, with a northerly line of said ExchangeRight Net Leased Portfolio 20 parcel, a distance of **85.01 feet** to a northeasterly corner thereof and a 3/4" iron pin found, passing a 1/2" iron pin found with a cap marked "CHERMAK" at 5.00';

Thence **North 00°29'11" West**, with an easterly line of said ExchangeRight Net Leased Portfolio 20 parcel, a distance of **85.14 feet** to a northeasterly corner thereof, and a pin set;

Thence **North 89°43'51" West**, with a northerly line of said ExchangeRight Net Leased Portfolio 20, a distance of **224.95 feet** to the northwesterly corner thereof, the easterly line of a parcel conveyed to Copley Township Board of Trustees (Document Number 55646714) referenced by a 1" iron pin found North 89°43'15" West, 0.15 feet;

Thence **North 00°27'39" West**, with said easterly line of said Copley Township Board of Trustees parcel, a distance of **200.98 feet** to a pin set;

Thence through the lands of said Copley Holdings LLC parcel the following three (3) courses:

Easterly, with a non tangent curve to the right, a distance of 14.85 feet with a chord bearing North 87°37'24" East, 14.84 feet, a radius of 225.00 feet, and having a central angle of 03°46'50" to a pin set;

North 89°30'49" East, a distance of **260.01 feet** to a point of curvature and a pin set;

Southeasterly, with a curve to the right, a distance of 39.27 feet with a chord bearing South 45°29'11" East, 35.36 feet, a radius of 25.00 feet and a central angle of 90°00'00" to the westerly right-of-way line of S. Cleveland Massillon Road, and a pin set;

Thence **North 89°30'49" East**, a distance of **10.00 feet** to a pin set;

Thence **South 00°29'11" East**, a distance of **265.16 feet** to the **TRUE PLACE OF BEGINNING** and containing **1.6046 acres**, more or less (1.5437 acres outside right-of-way & 0.0609 acres inside right-of-way) as surveyed by Steven W. Clutter, PS 7655, for and on behalf of CESO, Inc. in July 2023.

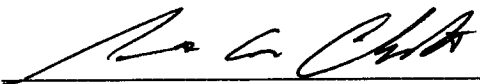
All deed references are from the Summit County Recorder's records.

The basis of bearings for this description is Ohio State Plane North Zone (NAD 83, 2011) derived from GPS Observations.

All pins set are 5/8" x 30" rebar with yellow cap marked CESO, Inc.



CESO, Inc.

 12/20/23
Steven W. Clutter, PS
Registered Surveyor No. 7655

DOC # 56861518



PN: 1508677
Qty: CP00331C4001000

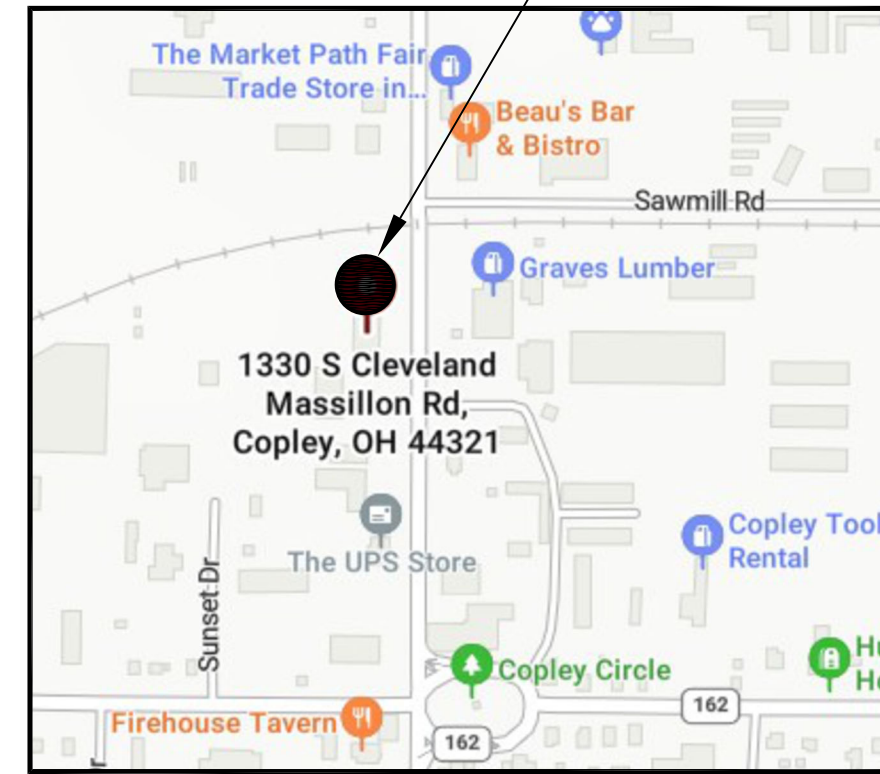
LIST OF DRAWINGS

A-1 SITE PLAN
A-2 FLOOR PLAN
A-3 ELEVATIONS
1 SURVEY

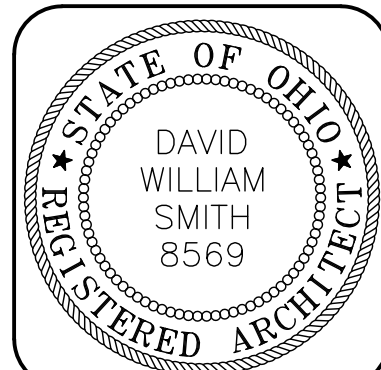
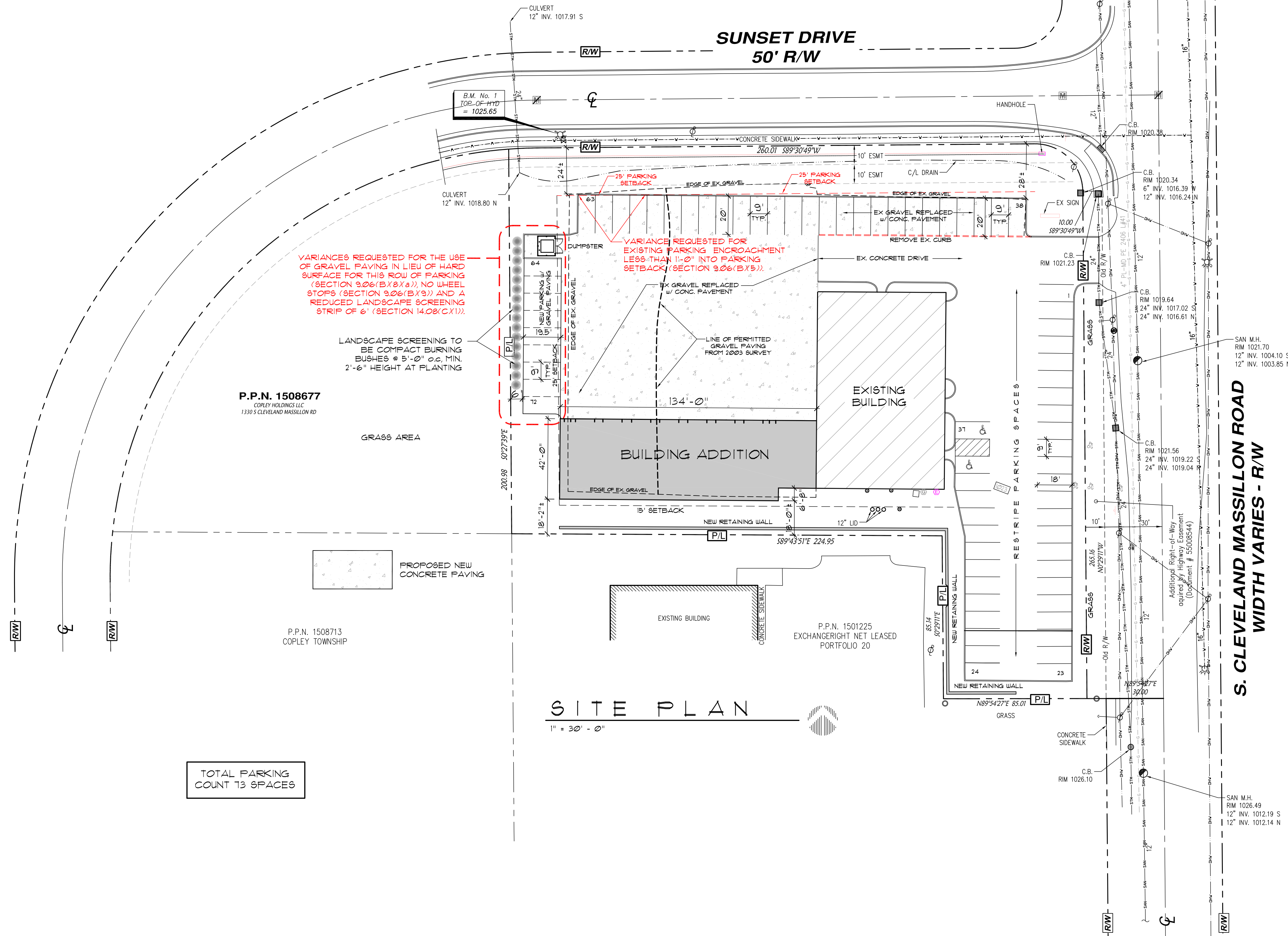
S I T E D A T A

ZONING CLASSIFICATION: I 1
SITE AREA: 13.4 ACRES
EX. BUILDING FOOTPRINT: 6,890 SF.
PROPOSED BUILDING ADDITION: 5,499 SF.
PROPOSED TOTAL NEW BUILDING FOOTPRINT: 12,389 SF.
EX. PARKING: 81 SPACES
PROPOSED PARKING: 12 SPACES

PROJECT LOCATION



SITE LOCATION MAP
NO SCALE



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

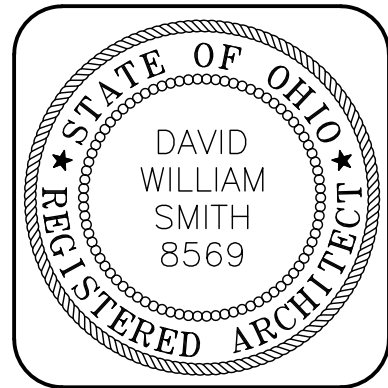
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321
SITE PLAN

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

12-12-25

A = 1

1725



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

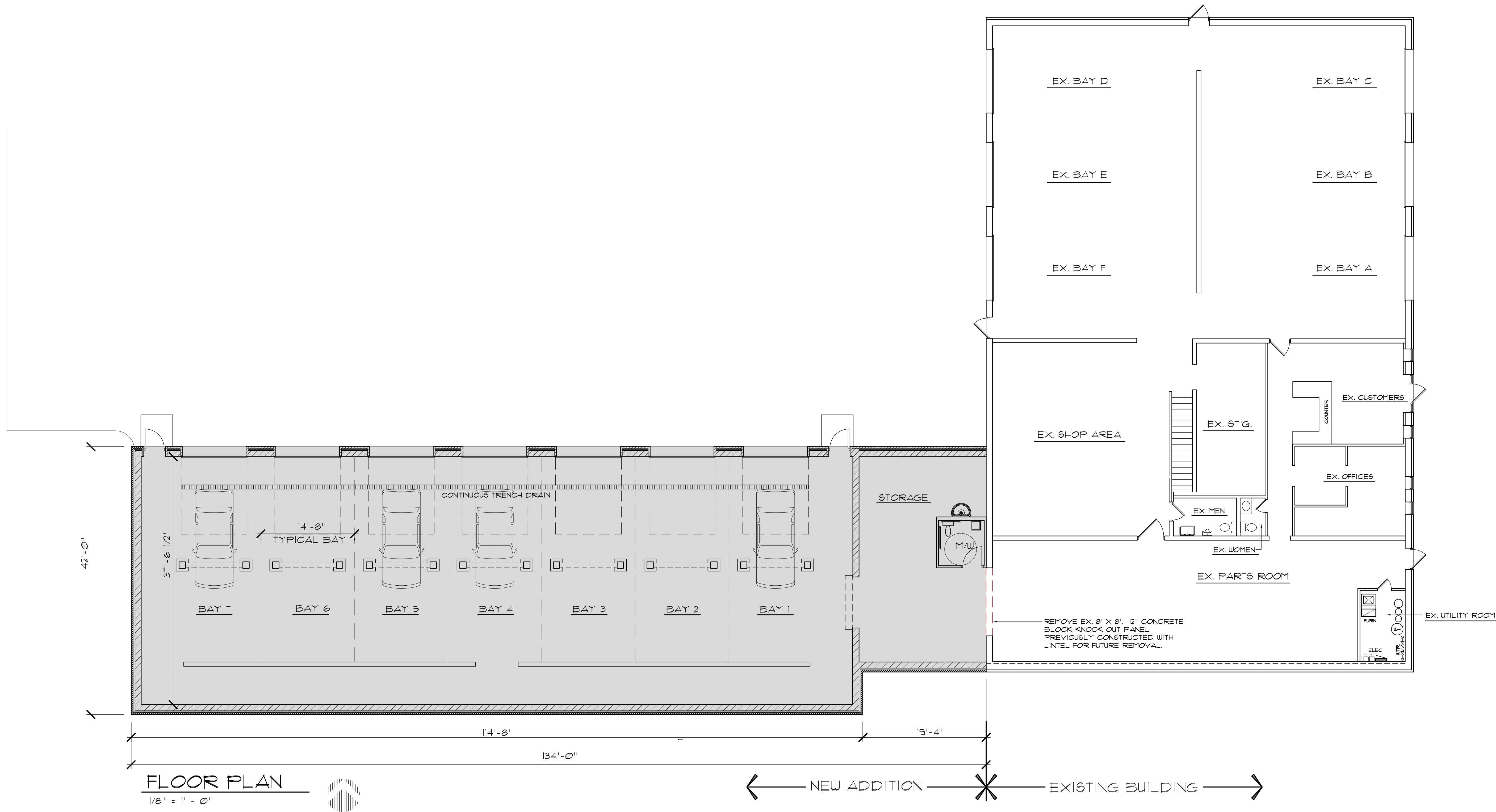
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321

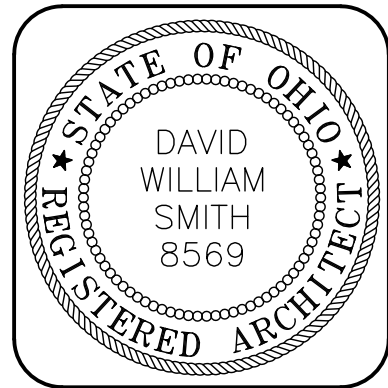
FLOOR PLAN

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

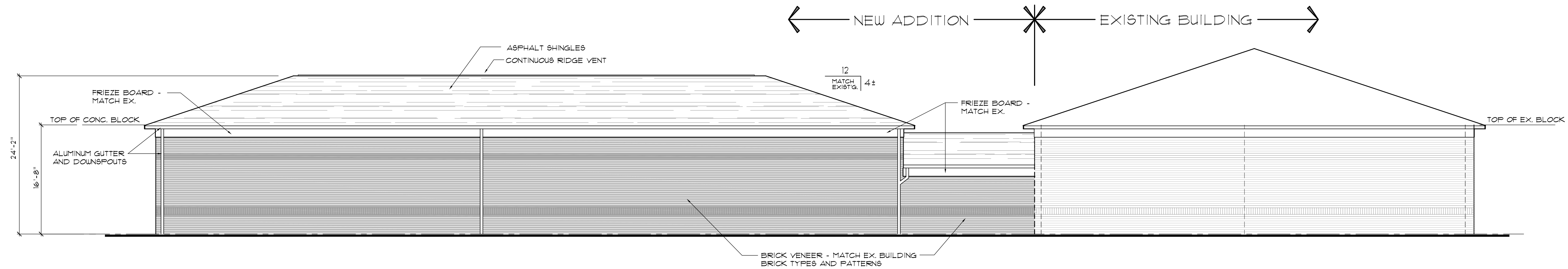
12-4-25

A = 2



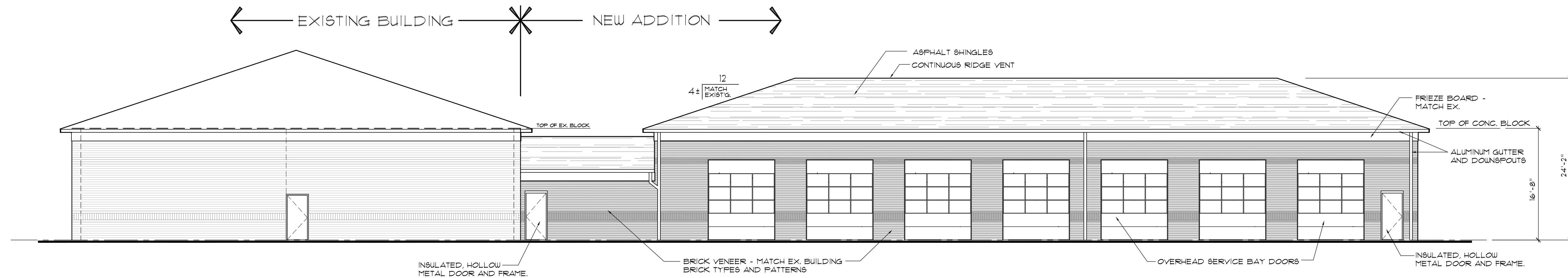


DAVID WILLIAM SMITH
LICENSE NO. 8569
EXPIRATION 12/31/25



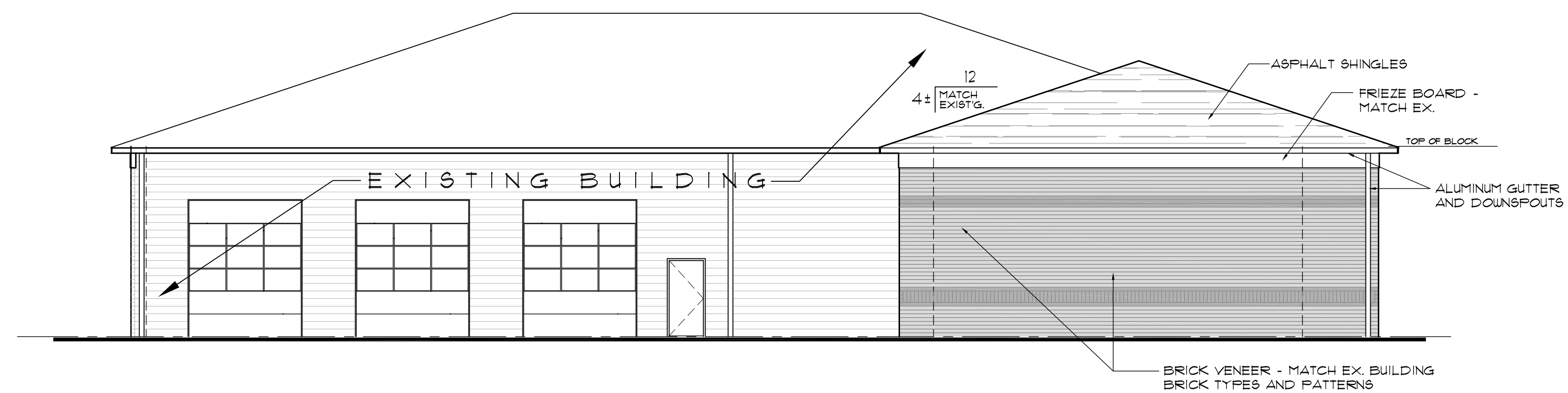
SOUTH ELEVATION

1/8" = 1' - 0"



NORTH ELEVATION

1/8" = 1' - 0"



WEST ELEVATION

1/8" = 1' - 0"

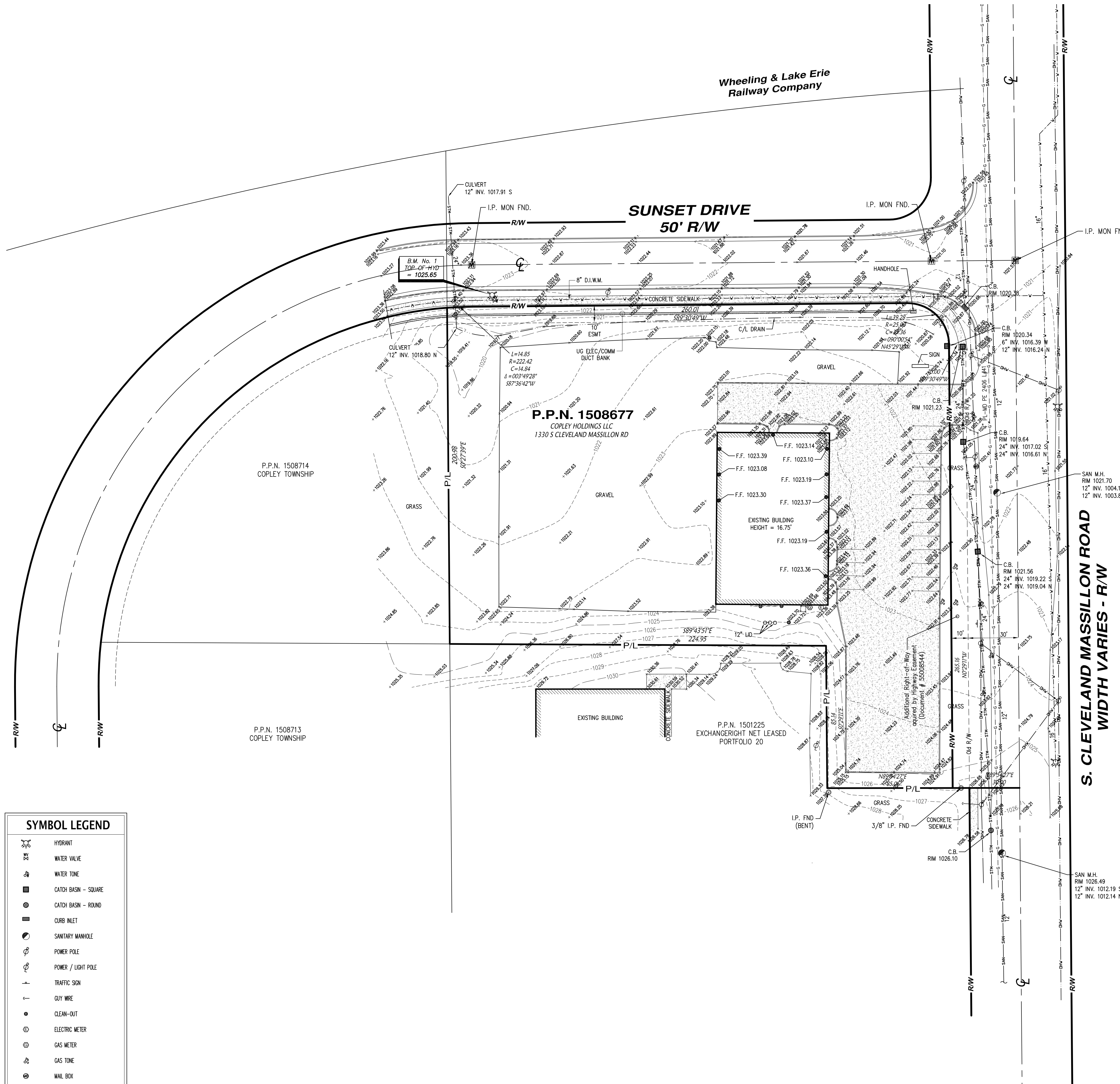
BUILDING ADDITION
AUTOBAHN SERVICE CENTER, INC.
1330 S. CLEVELAND-MASSILLON ROAD
COPLEY, OHIO 44321

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



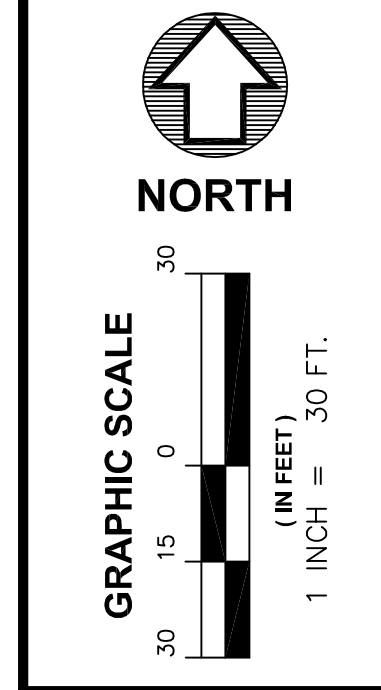
SYMBOL LEGEND	
	HYDRANT
	WATER VALVE
	WATER TONE
	CATCH BASIN - SQUARE
	CATCH BASIN - ROUND
	CURB INLET
	SANITARY MANHOLE
	POWER POLE
	POWER / LIGHT POLE
	TRAFFIC SIGN
	GUY WIRE
	CLEAN-OUT
	ELECTRIC METER
	GAS METER
	GAS TONE
	MAIL BOX

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

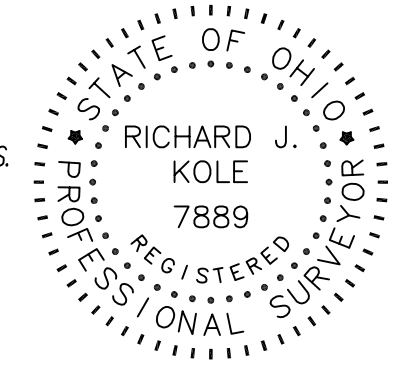
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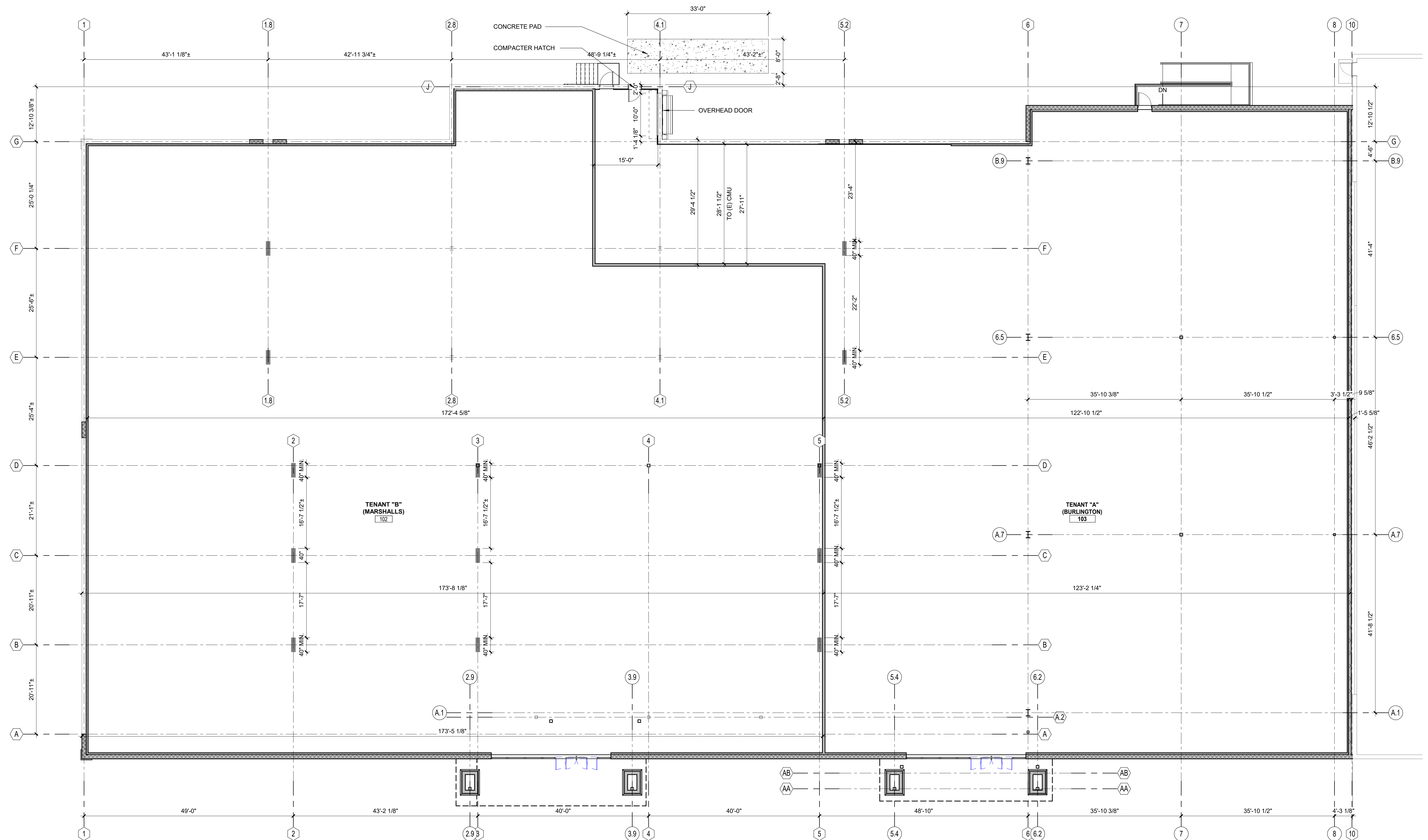
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Richard J. Kole Date August 22, 2025
Richard J. Kole, Reg. Surveyor #7889

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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
SHEET 1 OF 1



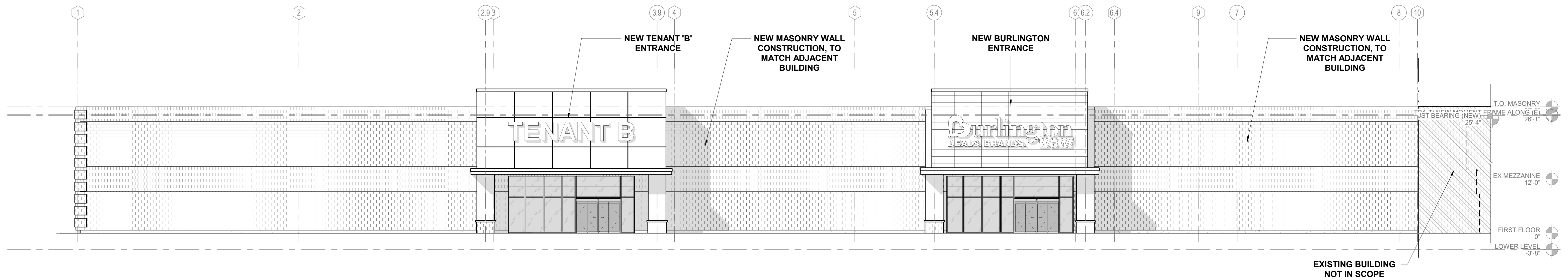
FIRST FLOOR PLAN

3/32" = 1'-0"

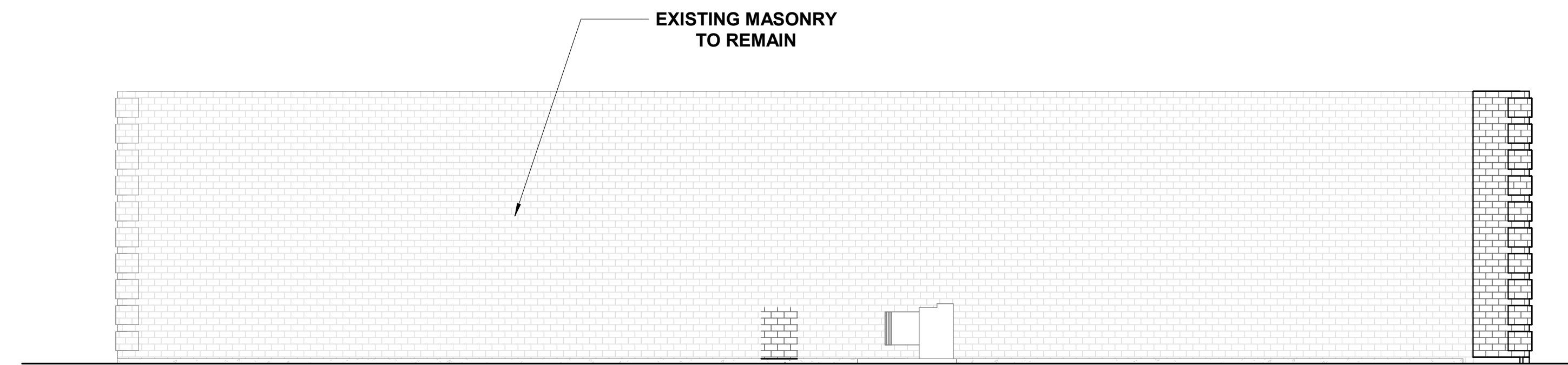
REGAL CINEMAS REDEMISE & RENOVATION

4014 MEDINA ROAD, AKRON OH 44321

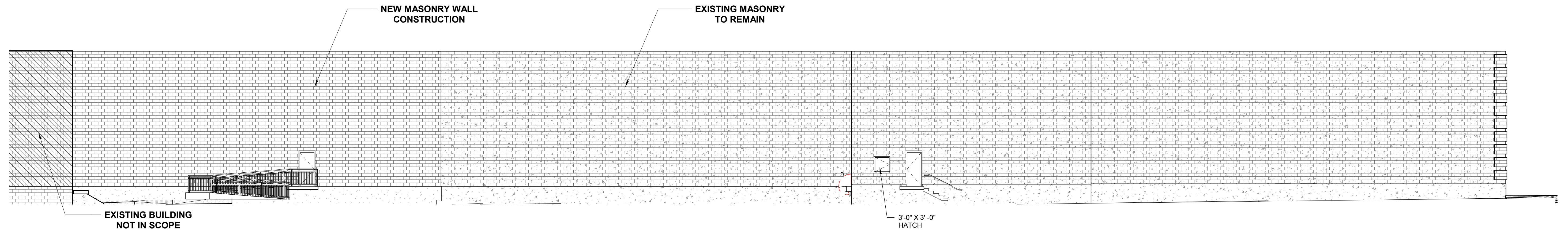
SCHEMATIC DESIGN FLOOR PLAN | 12.5.2025



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



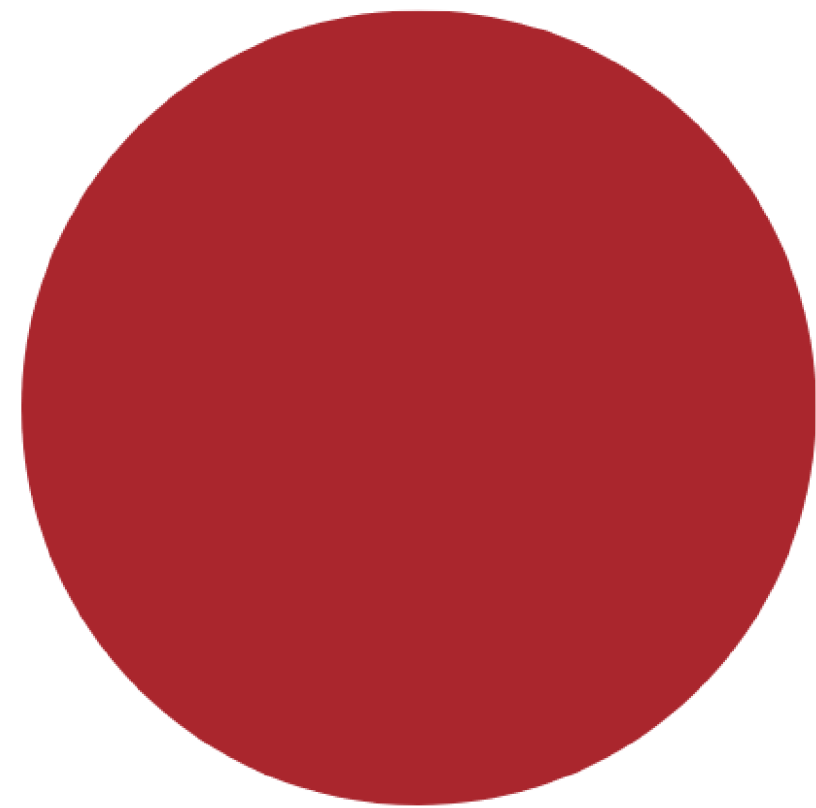
EXTERIOR ELEVATION
3/32" = 1'-0"



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)



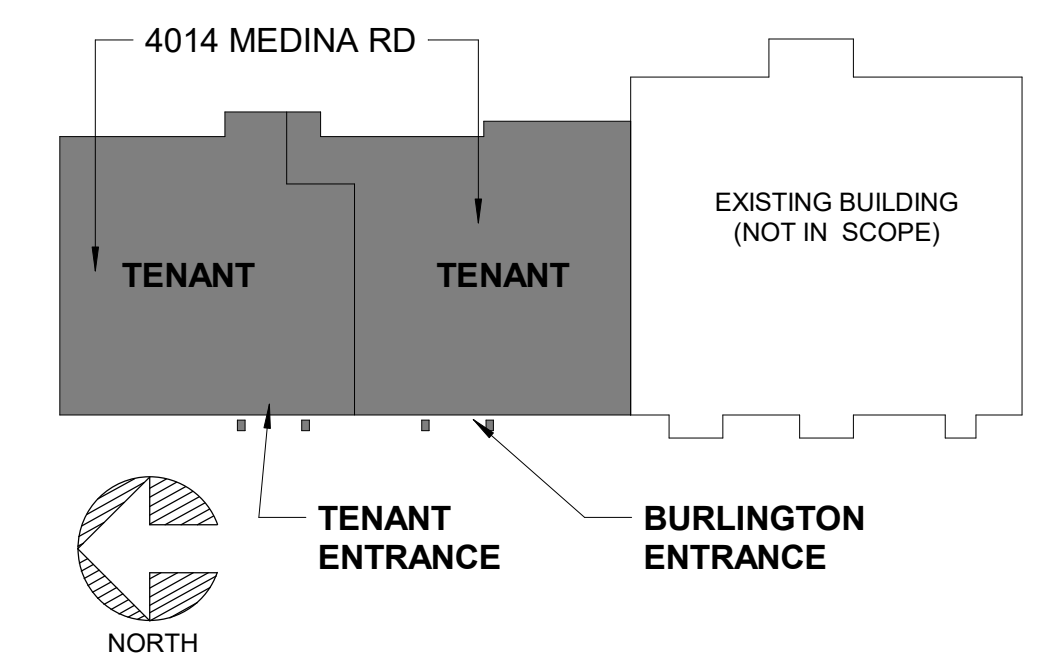
ENLARGED EXTERIOR ELEVATION - FRONT FACADE
1/4" = 1'-0"



EXISTING PHOTO

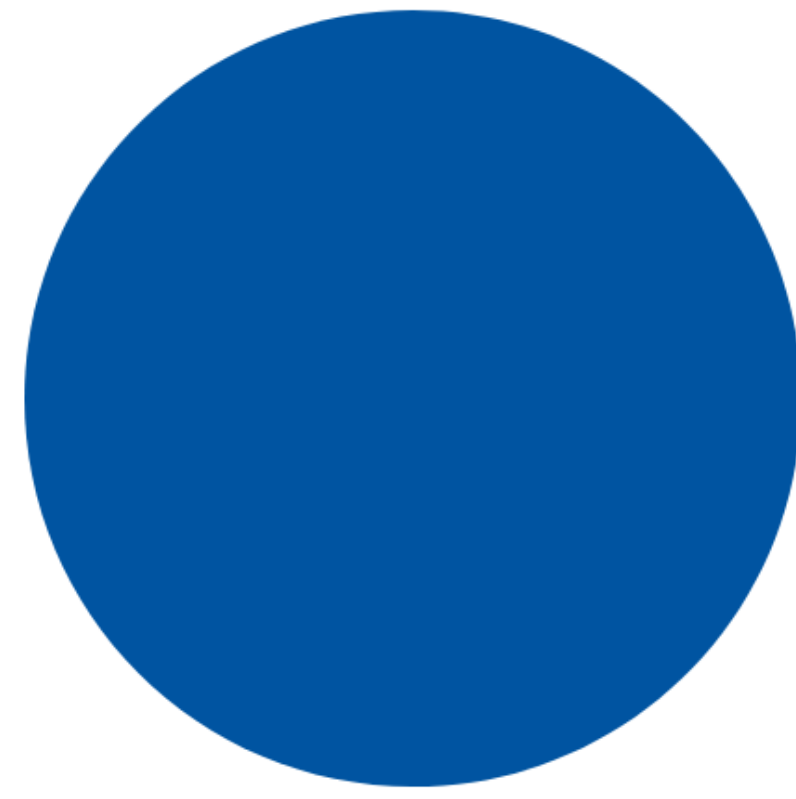


3D View 2



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



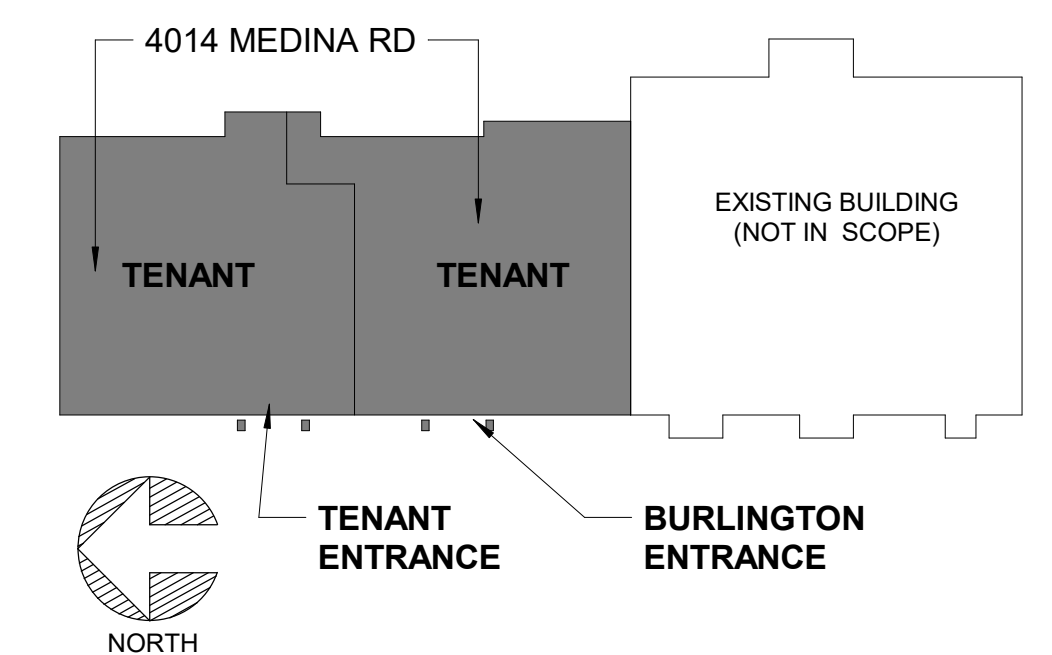
EXTERIOR ELEVATION - FRONT FACADE - TENANT B
1/4" = 1'-0"



EXISTING PHOTO



3D View 3



REGAL CINEMAS REDEMISE & RENOVATION

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

OWNER/APPLICANT: NAME:	
ADDRESS: PHONE:	

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 _____

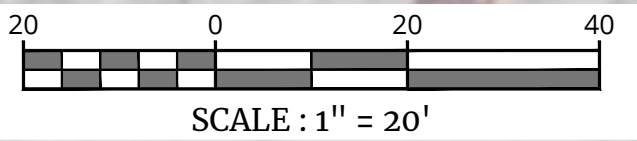
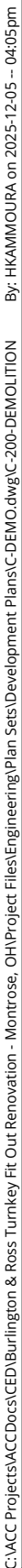
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

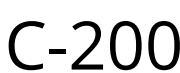
ENGINEER _____ DATE _____



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



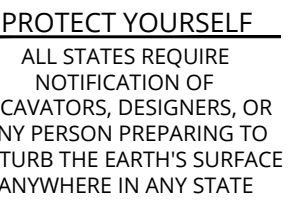
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Engineering & Design

www.colliersengineering.com

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[illegible]

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



TOLEDO (BA)

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

SCALE:

DRAWN BY:

AS SHOWN

HMK

DESIGNED BY:

ED BY:

HMK

DJF

DATE ISSUED:

PROJECT NUMBER:

11/03/201

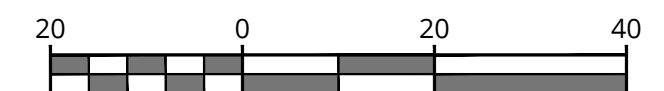
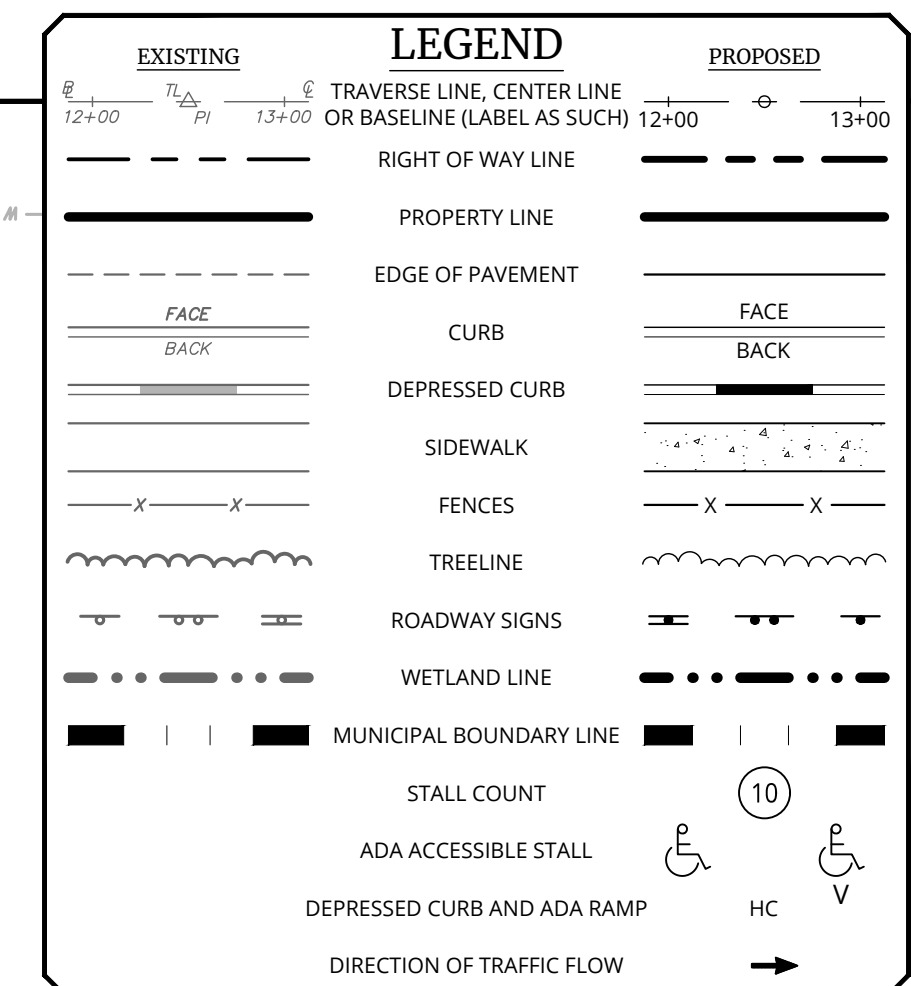
25004311A

DIMENSION PLAN

DRAWING NUMBER:

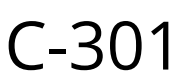
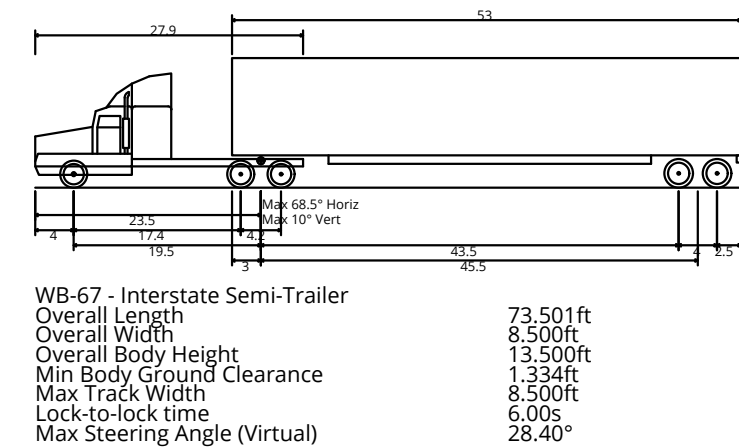
C-300

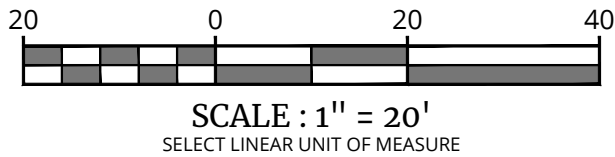
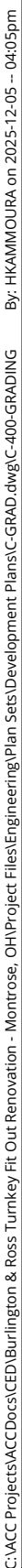
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

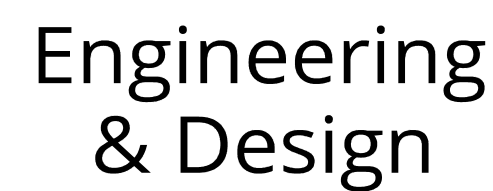


SCALE : 1" = 20'

By: HKAMMOURA on 2025-12-05 - 04:05pm
 \\FAC Projects\ACCDocs\CED\Burlington & Ross Turnkey Fit Out Renovation - Montrorse, OH\Project Files\Engineering\Plan Sets\Development Plans\C-LAYT.dwg\C-300-LAYOUT







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[illegible]

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

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

AS SHOWN

DESIGNED BY:
HMK

DATE ISSUED:
11/03/2025

HMK

REVIEWED BY:
DJF

PROJECT NUMBER:
25004311A

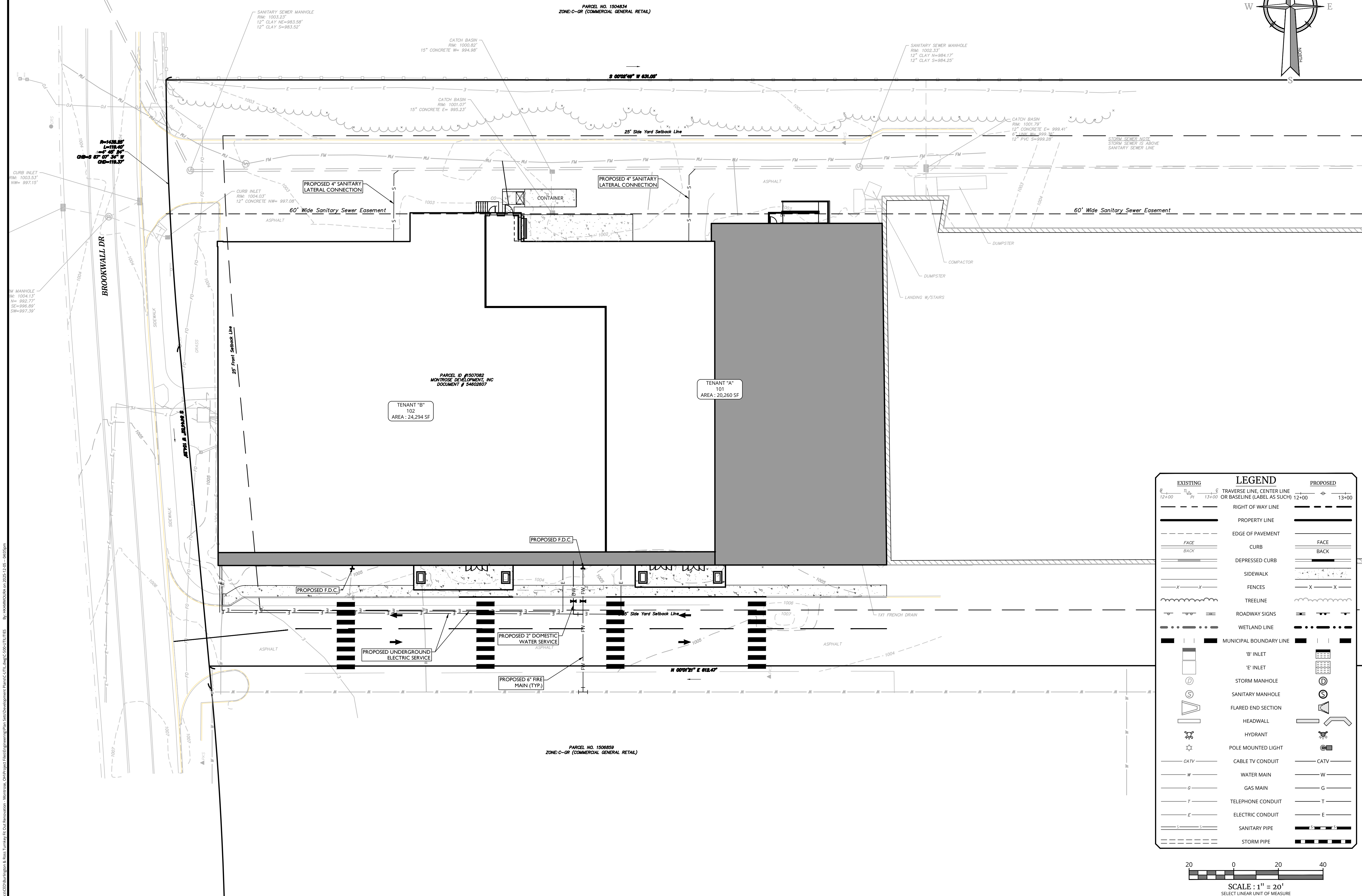
SHEET NAME:

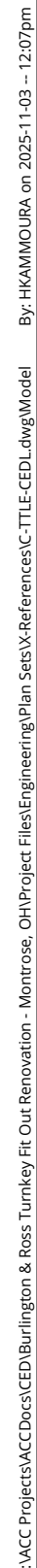
UTILITIES PLAN

DRAWING NUMBER:

C-500

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





S.E.S.C. LEGEND:

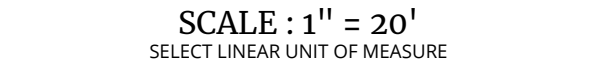
853	REFERS TO THE APPROPRIATE S.E.S.C. KEYING SYSTEM DETAIL
	LIMITS OF EARTH DISTURBANCE (1.76 ACRES)
	SILT FENCE
	S.E.S.C. SOIL BOUNDARY
	INLET PROTECTION
	CONSTRUCTION ENTRANCE
	PROPOSED SEED AREA

SEQUENCE OF CONSTRUCTION NOTES:

- 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.

DESC 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. 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 REPLACED.
- ALL TEMPORARY SESC MEASURES SHALL BE MAINTAINED 30 DAYS AFTER CONSTRUCTION IS COMPLETE OR UNTIL THE GRADIENT 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 ONE TON PER ACRE. AREAS NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN ONE YEAR MUST BE 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 SEEDDED AND MULCHED WITH A PERMANENT SEEDING MIXTURE.
- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND TO CONSTRUCT SEDIMENT BASINS, SEDIMENT TRAPS, DIVERSION TERRACES, INTERCEPT CHANNELS, AND/OR OF CONVEYANCE AS APPROPRIATE.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE 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 AT THE FIRST SIGN OF PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
- CONTACT INFORMATION FOR THE ON-SITE EXCAVATING CONTRACTORS, HAULING CONTRACTORS, ETC., 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. DETERMINING SHALL COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED.



- 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)

SUITABLE INSTALLATION SUBSTRATE

SILT FENCE
SCALE: NONE

MAX. DRAINAGE AREA PER 100' OF SILT FENCE

MAX. DRAINAGE AREA PER 100' OF SILT FENCE	RANGE OF SLOPE FOR DRAINAGE AREA
0.5 ACRES	< 2%
0.25 ACRES	≥ 2% BUT < 20%
0.125 ACRES	≥ 20% BUT < 50%

FRONT VIEW

2X2 FENCE POST DRIVEN INTO GROUND 1' MIN.
10' MAX. SPACING
LEVEL CONTOUR NO SLOPE
16" MIN.
6" ANCHOR TRENCH
SUPPORT FENCE

PLAN VIEW

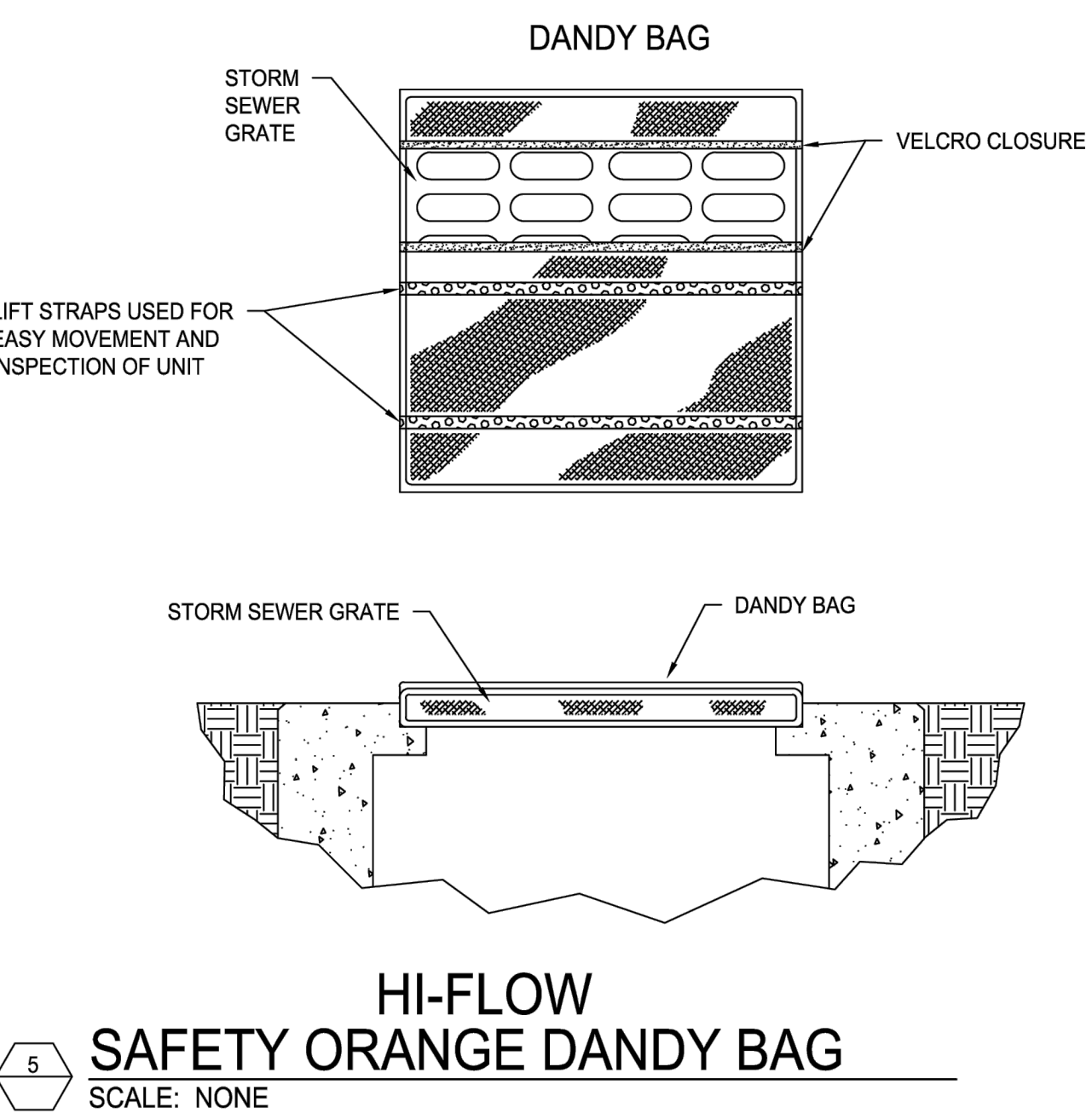
DETAIL 1 SILT FENCE JOINT
SHEET FLOW
COMPACTED EARTH
UNDISTURBED VEGETATION
SILT FENCE A
SILT FENCE B
SILT FENCE JOINT
SILT FENCE A COUPLER

SECTION A-A

GEOTEXTILE FILTER FABRIC FASTENED ON UPHILL SIDE TOWARDS EARTH DISRUPTION
RIDGE OF COMPACTED EARTH ON UPHILL SIDE OF FILTER FABRIC
SHEET FLOW
16" MIN.
6"x6" ANCHOR TRENCH TO BE BACKFILLED AND COMPACTED
UNDISTURBED VEGETATION

MINIMUM CRITERIA FOR SILT FENCE FABRIC

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS (535 N)	ASTM D 4832
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4832
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	≤ 0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC. -1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355



E6

MULCHING SPECIFICATIONS

When

- When areas are subject to erosive surface sheet flows or severe wind.

Why

- Temporarily protects seeded areas and slopes against erosion from rain or wind. Holds soil moisture to allow for seed germination and reduces wind desiccation of germinated seeds. Inhibits seed consumption by birds.

How

- Use on exposed slopes, newly seeded areas and other areas subject to erosion.

How

1. Other surface runoff control measures should be installed prior to mulching.
2. Prepare surface to proper grade and compaction requirements.
3. If treatment area is to be revegetated immediately, spread or drill seed, or install vegetative strips into planting surface.
4. Select mulch material appropriate for site characteristics, including grade, level of traffic, installation method, and availability.

Slack

— Most common and widely used material. Provides organic matter as it breaks down. Effectiveness of sediment reduction high for at least 3 months. Subject to windblow and washout. For straw, apply a minimum of 2 tons/acre or approx. 50 lbs./1,000 sq.ft. to cover the surface. Increase application rates 50% for dormant seeding.

Rock

— Crushed stone and gravel maintain effectiveness indefinitely if maintained to repair compaction. Cover 2–3" in depth (approx. 2.27 tons/1,000 sq. ft.).

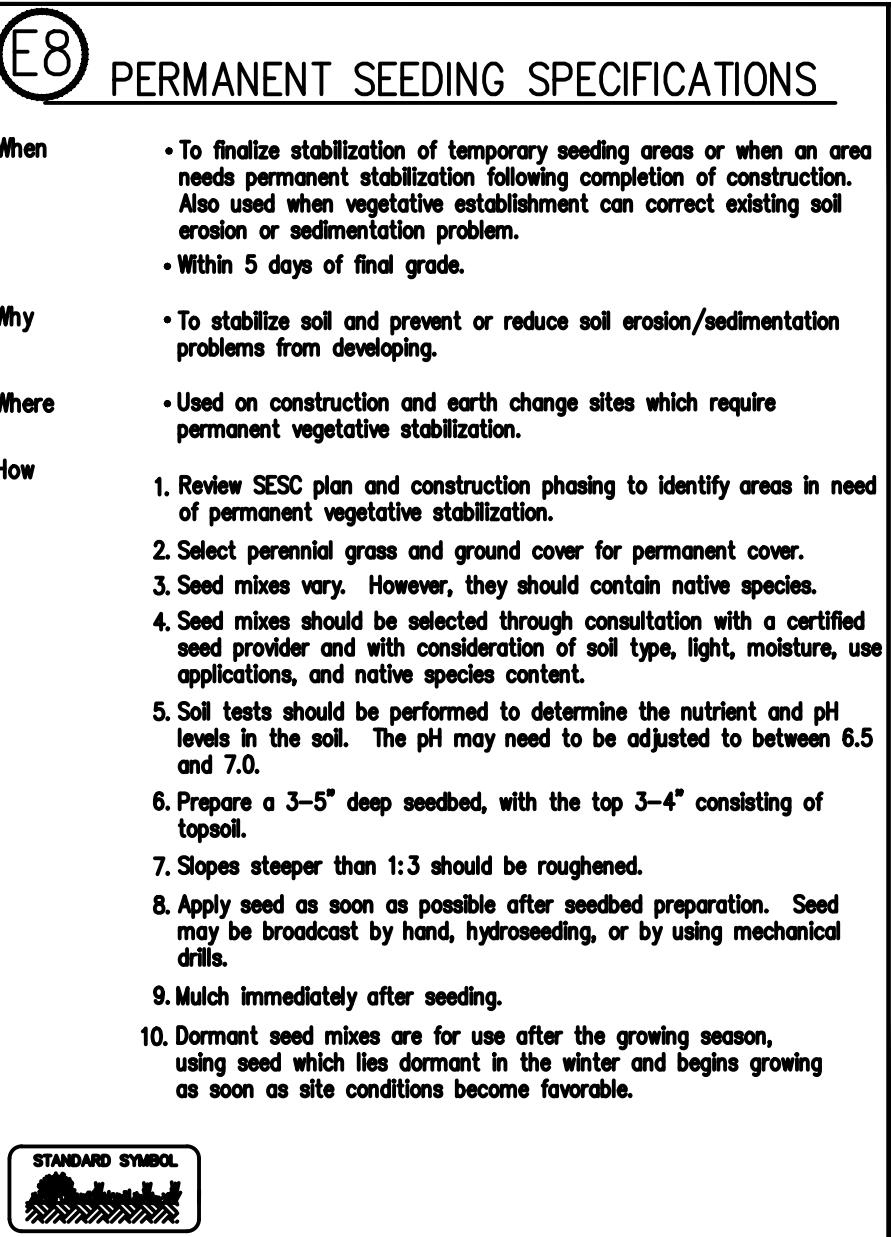
Wood chips/bark

— Chips decompose slowly but may require nitrogen fertilizer application to avoid nutrient deficiency. Tend to wash down slopes over 6% and may clog inlet grates. Cover 2–3" in depth.

5. Mulches should not be applied if free surface water is present but may be applied to wet soil.

STANDARD SYMBOL





PERMANENT SEEDING SPECIFICATIONS

E8

11. Protect seeded areas from pedestrian or vehicular traffic.
12. Divert concentrated flows away from the seeded area until vegetation is established.

- Inspect weekly and within 24 hours following each rain event in the first few months following installation to be sure seed has germinated and permanent vegetative cover is being established.

- Add supplemental seed as necessary.

- Seeds need adequate time to establish.

- May not be appropriate in areas with frequent traffic.

- Seeded areas may require irrigation during dry periods.

- Seeding success is site specific, consider mulching or sodding when necessary.

 PERMANENT SEEDING			
Planting Zones	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 – 10/10	5/1 – 10/1	5/1 – 9/20
Seeding Window Dormant Seeding	1/15 – Freeze	11/01 – Freeze	11/01 – Freeze

Source: Adapted from 0007 Interim 2013 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Melt)	4/1 – 8/1	5/1 – 9/20	5/1 – 9/10
Seeding Dates (w/o Irrigation or Melt)	4/1 – 5/20 8/10 – 10/1	5/1 – 9/10 8/1 – 9/20	5/1 – 9/10 8/1 – 9/20
Dormant Seeding Dates [*]	1/1 – Freeze	10/25 – Freeze	10/25 – Freeze

Source: Adapted from USDA NRCS Technical Guide #542 (1989)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to the recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.



Colliers

**Engineering
& Design**

www.colliersengineering.com

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[illegible]

811
Know what's below.
Call before you dig.

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

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

**BURLINGTON&ROSS
TURNKEY FIT OUT**

**MAJOR SITE PLAN
PARCEL ID#1507082**

**BURLINGTON
RENOVATION PROJECT**

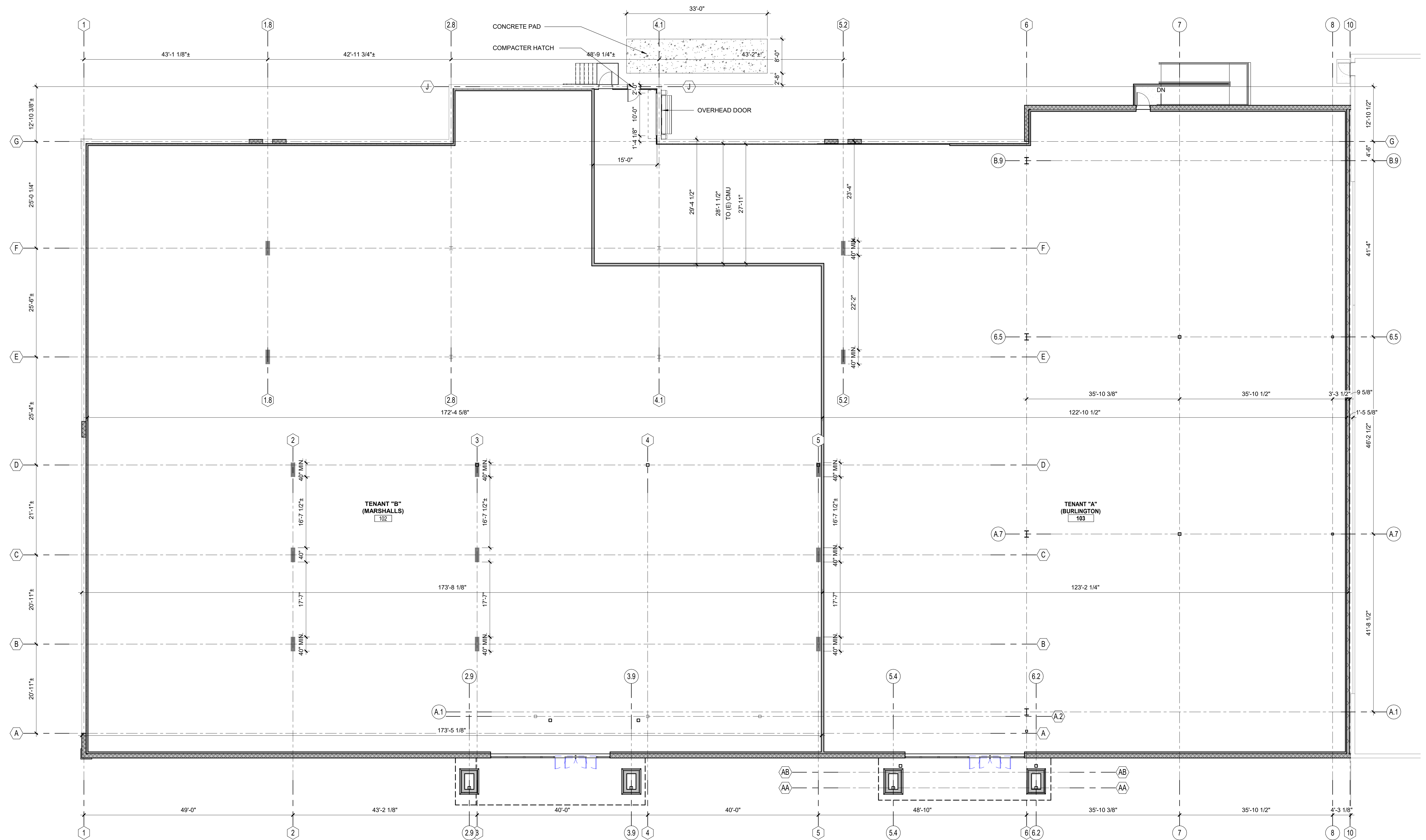
**4020 MEDINA ROAD
FAIRLAWN
SUMMIT COUNTY, OHIO**

The logo for Colliers Engineering & Design is located in the top left corner. It features the word "Colliers" in a stylized font inside a rounded rectangle, with "Engineering & Design" written below it. To the right of the logo, the company name "COLLIERS ENGINEERING & DESIGN, INC." is printed in all caps. Below the company name, the address "3410 Briarfield Blvd Suite C" and phone number "Phone: 567.318.1531" are listed. The text "TOLEDO (BA)" is positioned at the top right of the logo area.

SOIL MANAGEMENT & PREPARATION PLAN

DRAWING NUMBER:

C-701



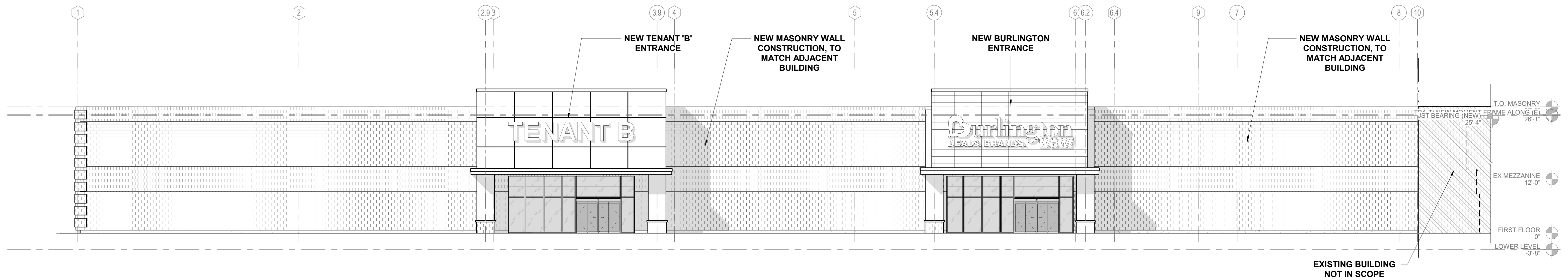
FIRST FLOOR PLAN

3/32" = 1'-0"

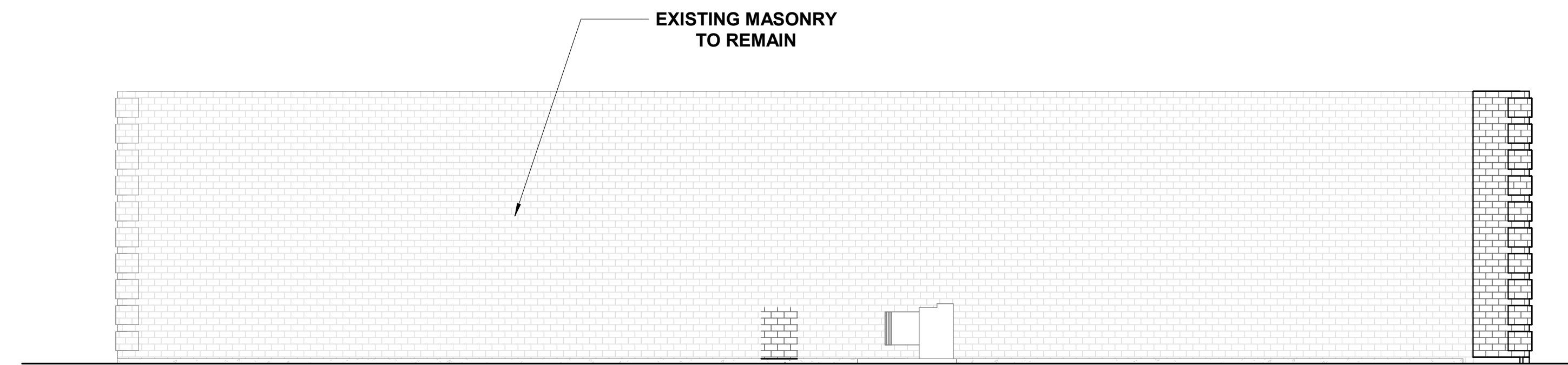
REGAL CINEMAS REDEMISE & RENOVATION

4014 MEDINA ROAD, AKRON OH 44321

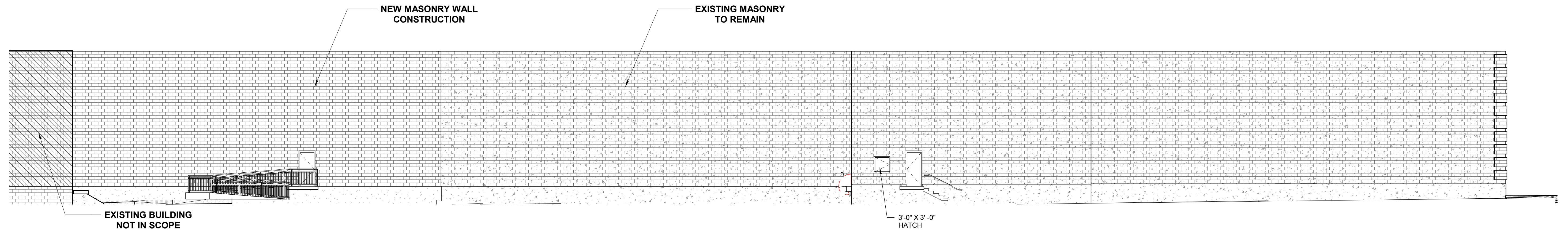
SCHEMATIC DESIGN FLOOR PLAN | 12.5.2025



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



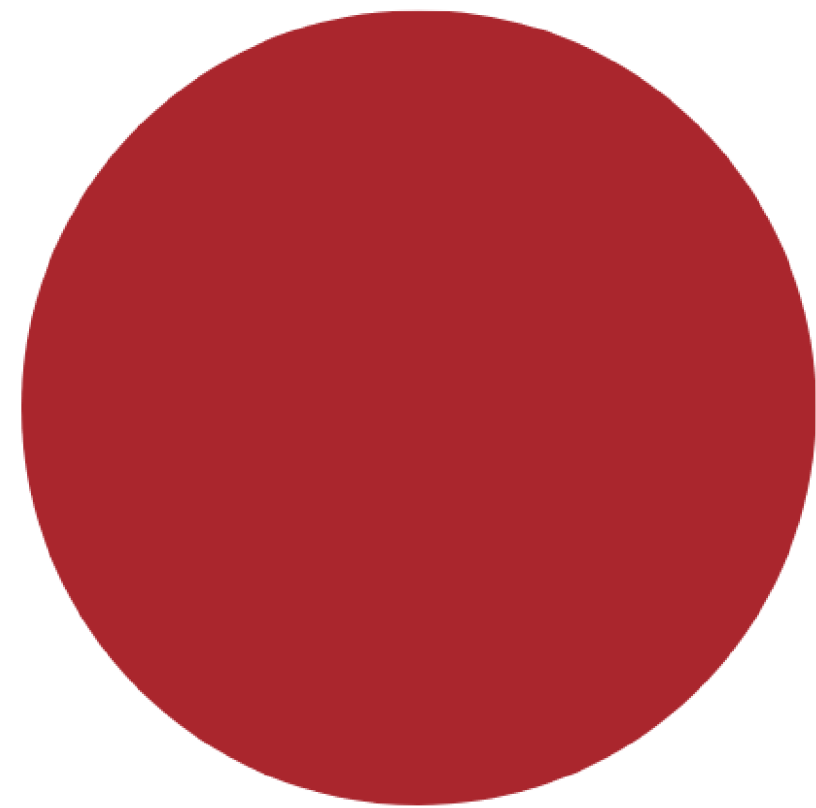
EXTERIOR ELEVATION
3/32" = 1'-0"



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)



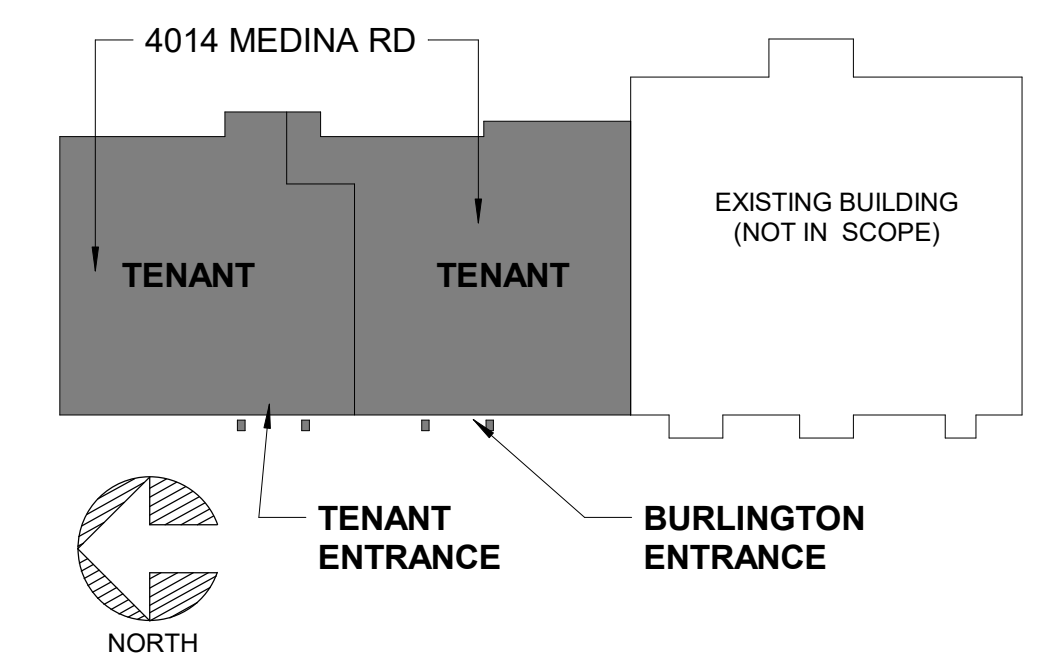
ENLARGED EXTERIOR ELEVATION - FRONT FACADE
1/4" = 1'-0"



EXISTING PHOTO

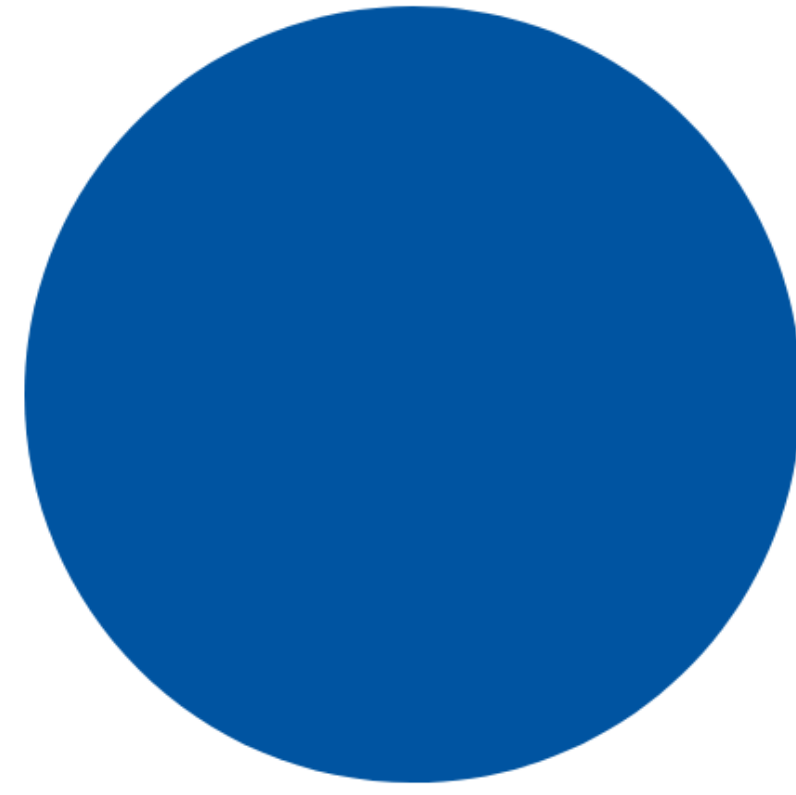


3D View 2



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



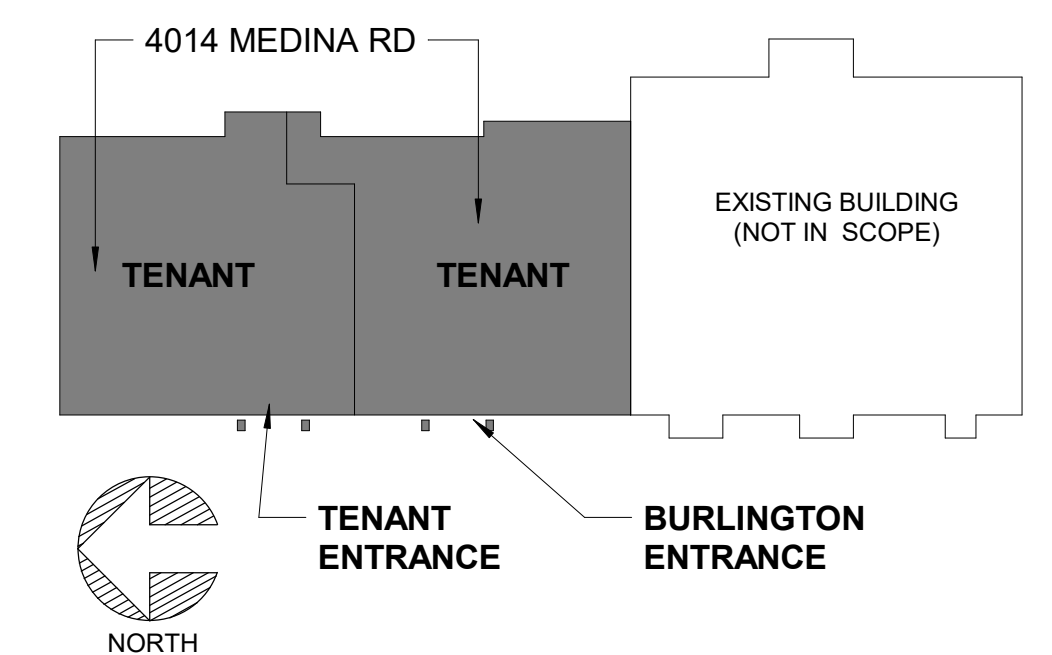
EXTERIOR ELEVATION - FRONT FACADE - TENANT B
1/4" = 1'-0"



EXISTING PHOTO



3D View 3



REGAL CINEMAS REDEMISE & RENOVATION

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

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-536-5782

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.
21042BG
DRAWING NO.
1 OF 3

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

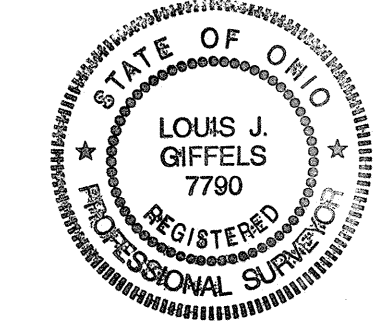
PARCEL "1"	=	0.8357 AC.
+ PARCEL "6"	=	12.8681 AC.
+ PARCEL "2"	=	14.6091 AC.
+ PARCEL "3"	=	12.6763 AC.
+ PARCEL "4"	=	1.4401 AC.
+ PARCEL "5"	=	2.7917 AC.
TOTAL AREA	=	45.2210 AC.

CERTIFICATION

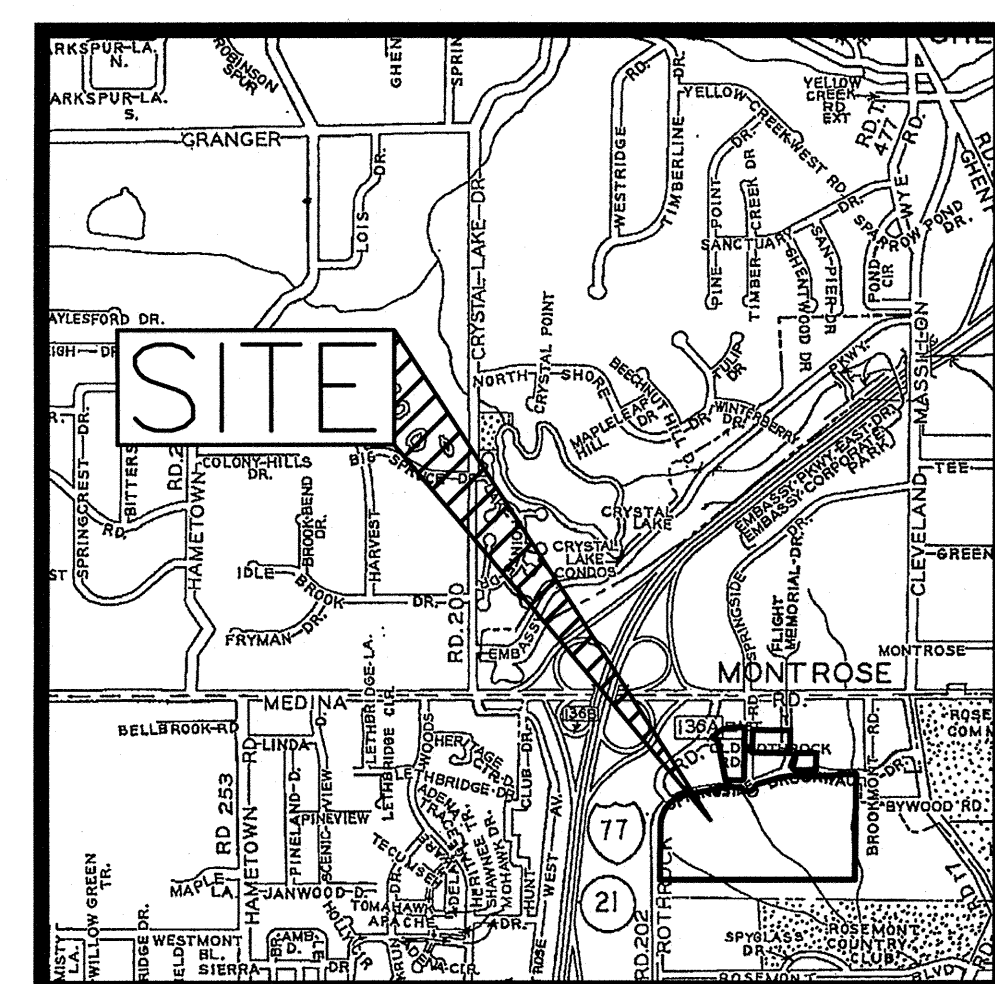
TO: PERA MONTROSE, INC.; CHICAGO TITLE INSURANCE COMPANY.

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



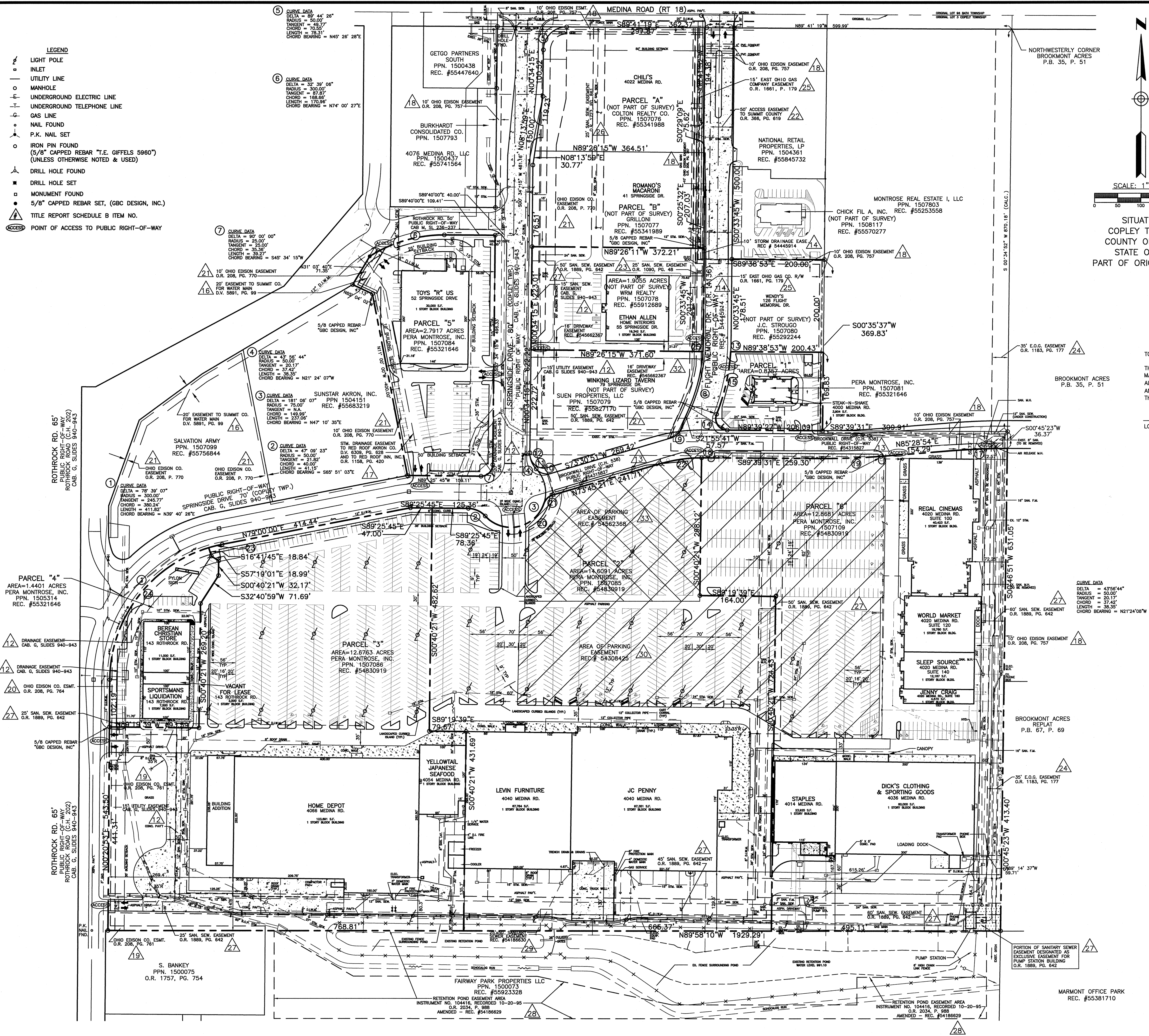
BASIS OF BEARING
THE PLAT OF BROOKMOUNT DRIVE (C.H. 538) PUBLIC RIGHT OF
WAY AS RECORDED IN RECEPTION #54315827 OF THE SUMMIT
COUNTY RECORDS.



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. 1378, 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 #551721181; MEMORANDUM OF LEASE AS RECORDED IN RECEPTION #54172162, 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 #55261196, GROUND LESSOR'S CONSENT AS RECORDED IN RECEPTION #55287481, GROUND LEASE ESTOPPEL AS RECORDED IN RECEPTION #55261200 AND RE-RECORDED IN RECEPTION #55264313, GROUND LESSORS CONSENT AS RECORDED IN RECEPTION #55287461 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 LINKER 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 = 25.00'
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'
CHORD = 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 = 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 = 221.81'
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 2500
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 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 119o 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.,

Parcel 5 - 2.7917 Acres
PPN 1507084

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 the centerline intersection of Springside Drive (80' wide) as recorded in Cabinet G, Slides 940-943 in the Summit County Records and Medina Road (S.R. 18)(witnessed by a drill hole found S 00 34' 15" W at a distance of 30.00 feet); Thence S 00° 34' 15" W, along the centerline of said Springside Drive, a distance of 481.16 feet to a point;
Thence N 89 25' 45" W a distance of 40.00 feet to a 5/8" capped rebar found at the True Place of Beginning for the parcel of land herein described;
Thence S 00o 34' 15" W, along the westerly line of said Springside Drive, a distance of 496.33 feet to a 5/8" capped rebar found at a point of curvature;
Thence along the northerly line of said Springside Drive, along the arc of a circle curving to the right, having a central angle of 90o 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet, a chord of 35.36 feet, a chord bearing of S 45o 34' 15" W, and an arc length of 39.27 feet to a 5/8" capped rebar found at a point of tangency;
Thence N 89o 25' 45" W, continuing along the northerly line of said Springside Drive (70' wide) a distance of 159.11 feet to a 5/8" capped rebar found;
Thence N 11o 00' 00" W a distance of 400.00 feet to a 5/8" capped rebar found;
Thence N 65o 04' 02" W a distance of 47.13 feet to a 5/8" capped rebar found;
Thence N 31o 03' 40" E, a distance of 71.35 feet to a 5/8" capped rebar found;
Thence along the arc of a circle curving to the right, having a central angle of 32o 39' 06", a radius of 300.00 feet, a tangent of 87.87 feet, a chord of 168.66 feet, a chord bearing of N 74o 00' 27" E, and a arc length of 170.96 feet to a 5/8" capped rebar found at a point of tangency;
Thence S 89o 40' 00" E, a distance of 109.41 feet to a point which is the True Place of Beginning and containing 2.7917 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 908 AND AMENDED IN INSTRUMENT NO. 54186629; RESPIRICAL EASEMENT AND OPERATION AGREEMENT FILED FOR RECORD IN VOLUME 1202, PAGE 311 AND VOLUME 1232, PAGE 656 OF SUMMIT COUNTY RECORDS.