

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 \_\_\_\_\_



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

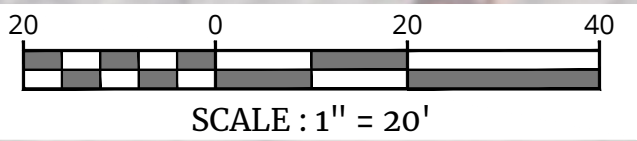
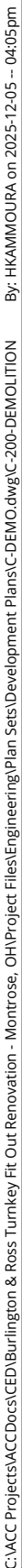
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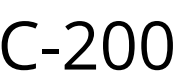
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**





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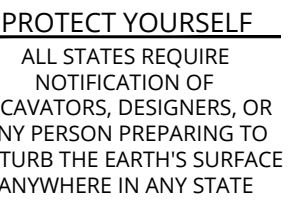






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MAJOR SITE PLAN  
PARCEL ID#1507082

4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO

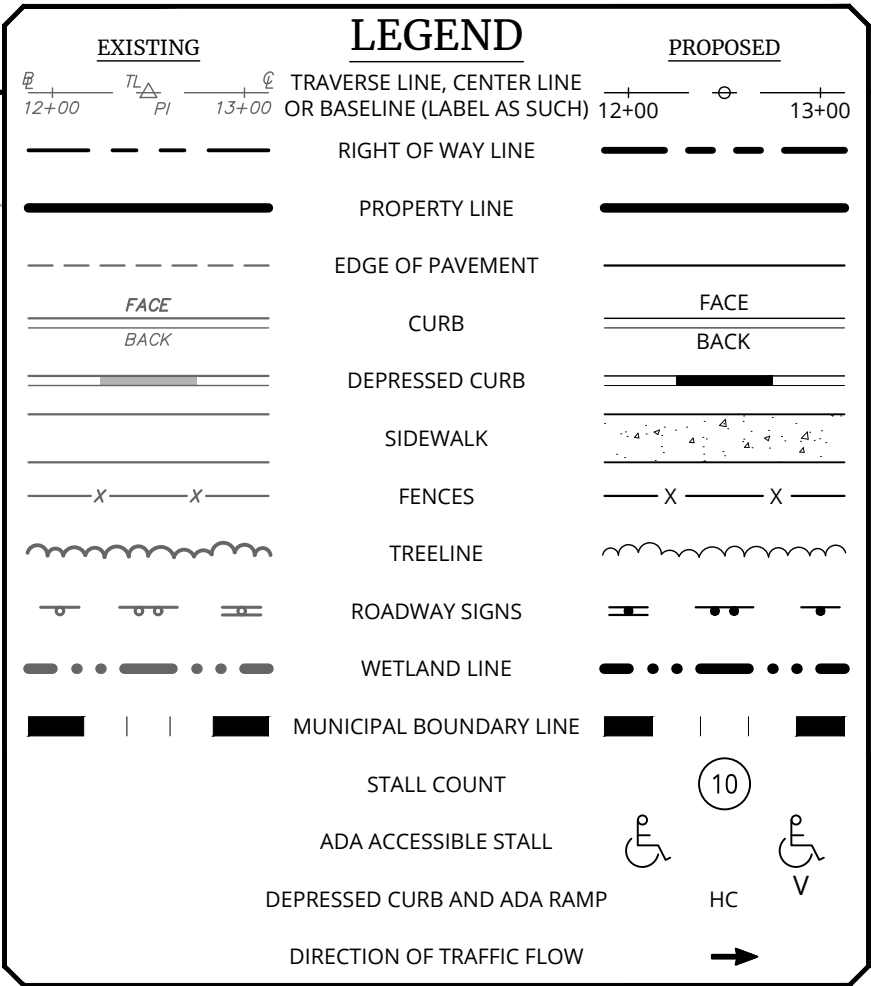
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Suite C  
Maumee, OH 43537  
Phone: 567.318.1531  
**LIERS ENGINEERING & DESIGN, INC.**



25004311A

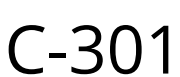
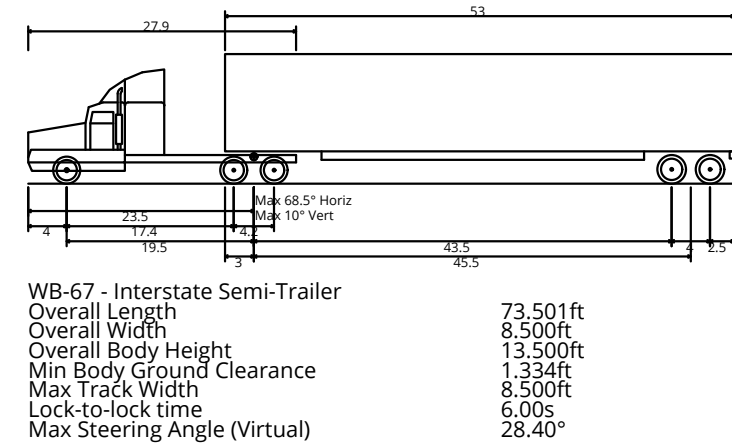
C-300

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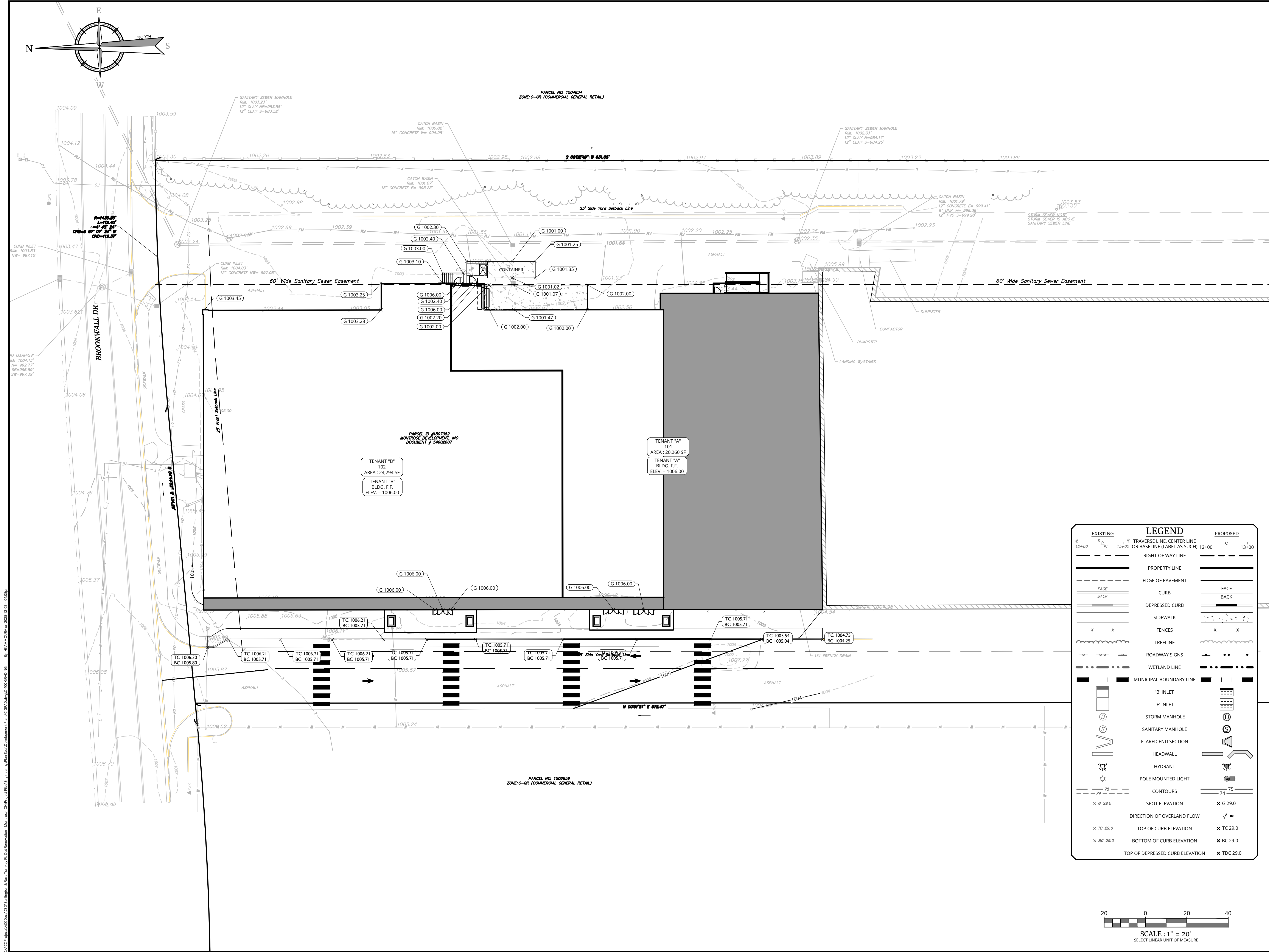


SCALE : 1" = 20'









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REV | DATE | DESCRIPTION

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BURLINGTON&ROSS  
TURNKEY FIT OUT

MAJOR SITE PLAN  
PARCEL ID#1507082

BURLINGTON  
RENOVATION PROJECT

4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO

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

20 0 20 40  
SCALE : 1" = 20'  
SELECT LINEAR UNIT OF MEASURE

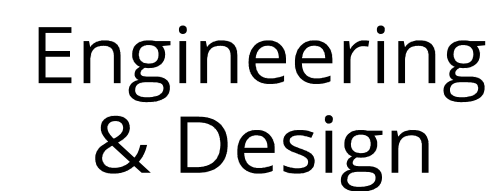
GRADING PLAN

DRAWING NUMBER:

C-400

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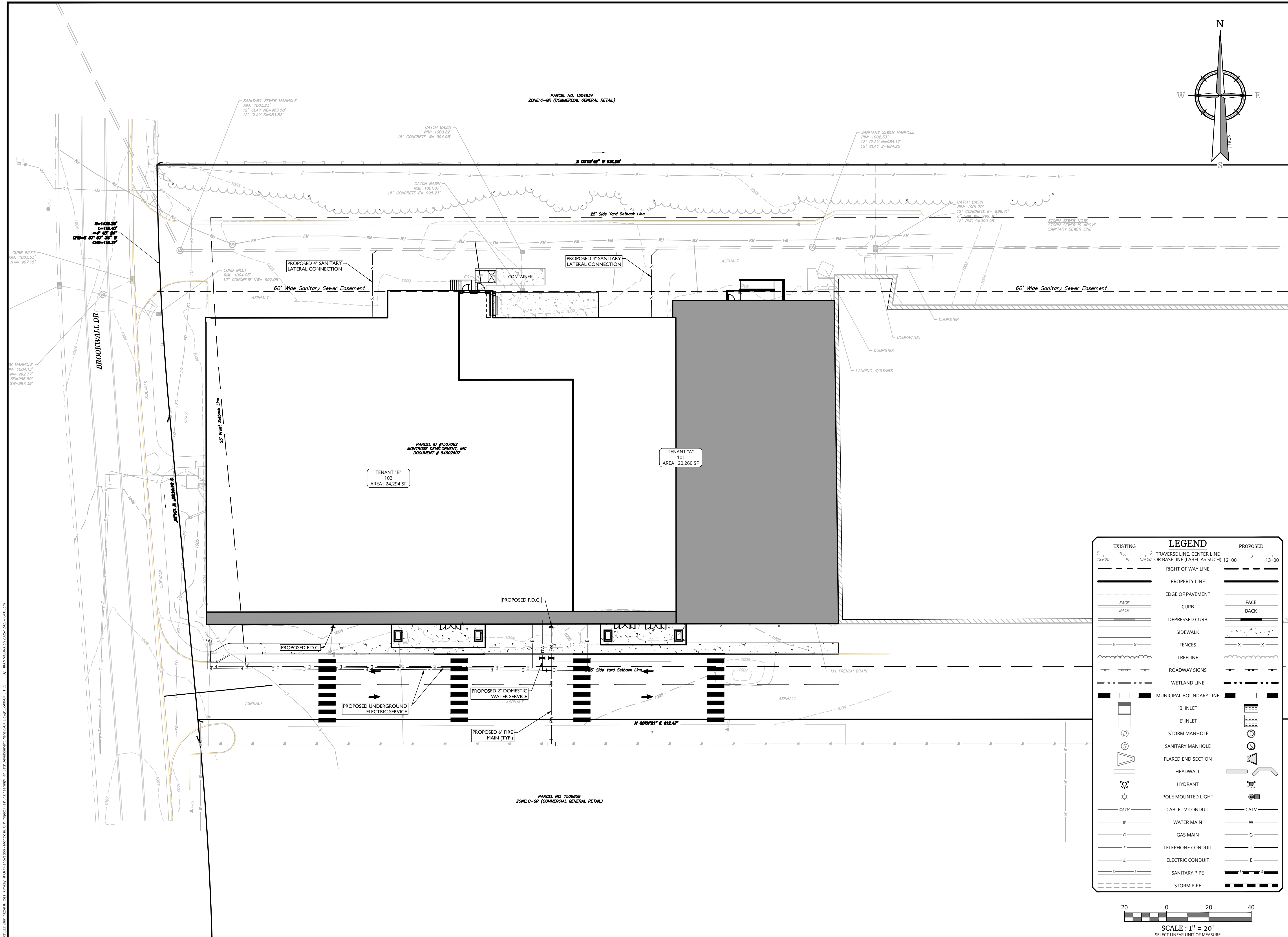
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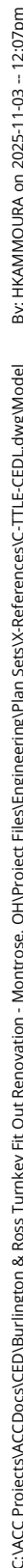
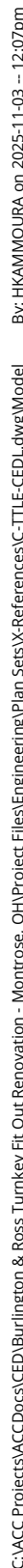
SCALE:	DRAWN BY:
AS SHOWN	HMK
DESIGNED BY:	REVIEWED BY:
HMK	DJF
DATE ISSUED:	PROJECT NUMBER:
11/03/2025	25004311A

C-500

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SESC KEYING SYSTEM

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

SESC LEGEND:

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

LIMITS OF EARTH DISTURBANCE (1.76 ACRES)

## SILT FENCE

S.E.S.C. SOIL BOUNDARY

## INLET PROTECTION

CONSTRUCTION ENTRANCE

PROPOSED SEED AREA

SOIL TYPES:

CANADIS SILTY CLAY LOAM

CHILI LOAM, 2 TO 6 PERCENT SLOPE

UDORTHERTS, SANITARY LANDFILL

### SEQUENCE OF CONSTRUCTION NOTES:

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

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

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

ESC NOTES:

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



SCALE : 1" = 20'

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REV	DATE	DESCRIPTION
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BURLINGTON&ROSS  
TURNKEY FIT OUT

MAJOR SITE PLAN  
PARCEL ID#1507082

BURLINGTON  
RENOVATION PROJECT

4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO



Engineering  
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SCALE:  
AS SHOWN

DESIGNED BY:  
HMK

DATE ISSUED:  
11/03/2025

SHEET NAME

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

DRAWN BY:

HMK

REVIEWED BY:  
DJF

PROJECT NUMBER:  
25004311A

# SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C-700

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**



- 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  
SUPPORT FENCE  
LEVEL CONTOUR NO SLOPE  
6" MIN.  
6" ANCHOR TRENCH

**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**

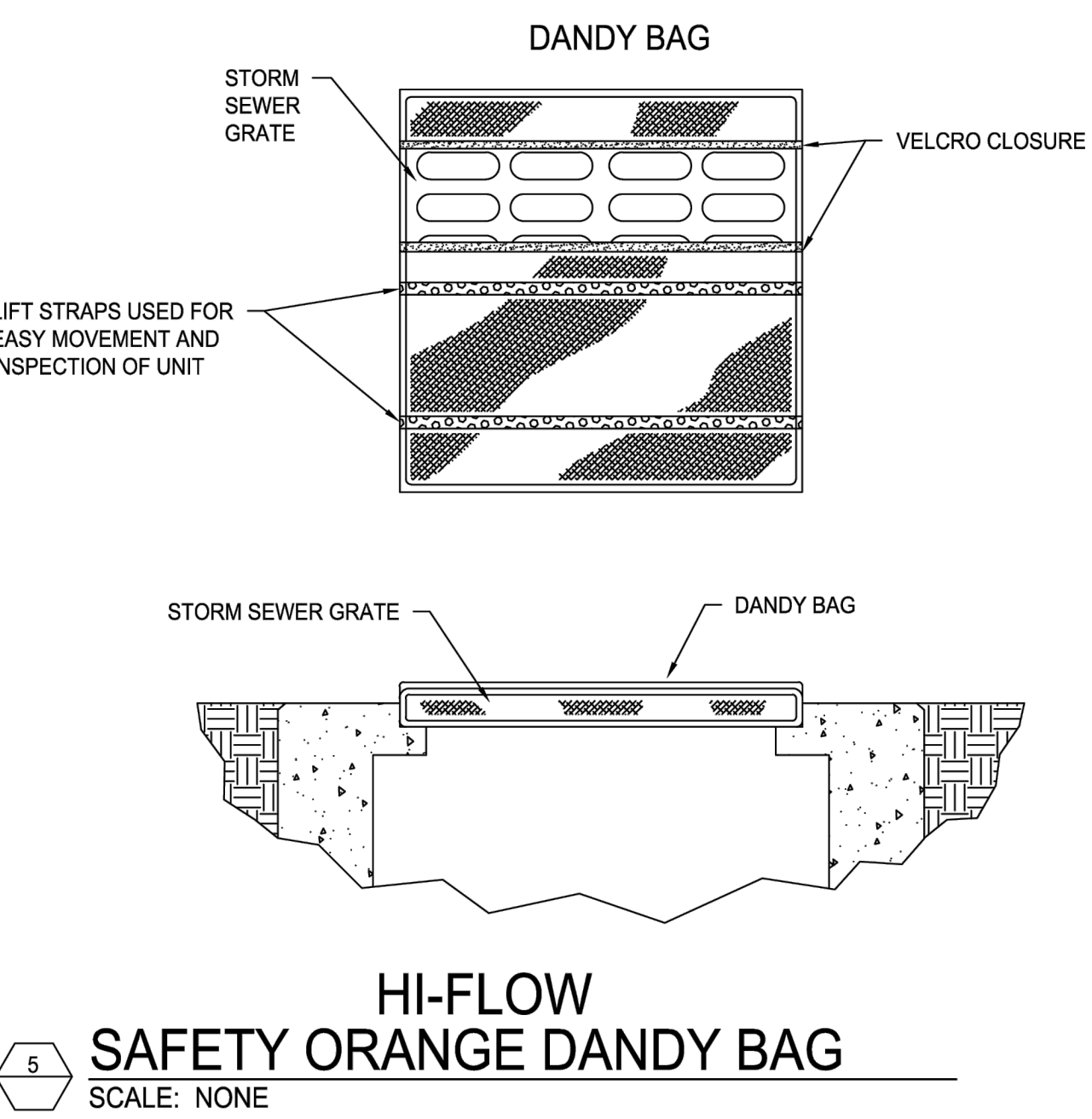
GEOTEXTILE FILTER FABRIC FASTENED ON UPHILL SIDE TOWARDS EARTH DISRUPTION  
RIDGE OF COMPACTED EARTH ON UPHILL SIDE OF FILTER FABRIC  
SHEET FLOW  
6"X6" ANCHOR TRENCH TO BE BACKFILLED AND COMPACTED  
16" MIN.

**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

**NOTE:** INSTALL SILT FENCE ALONG CONTOURS CURVING UPSLOPE AT ENDS

**DETAIL 1**  
FABRIC TO BE WRAPPED AROUND FENCE POST



E6

MULCHING SPECIFICATIONS

When

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

Why

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

Where

- 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.


**Straw** – 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 leachout. For straw, apply a minimum of 2 tons/ac or approx. 50 lbs./1,000 sq.ft. to cover the surface. Increase application rates 50% for dormant seeding.

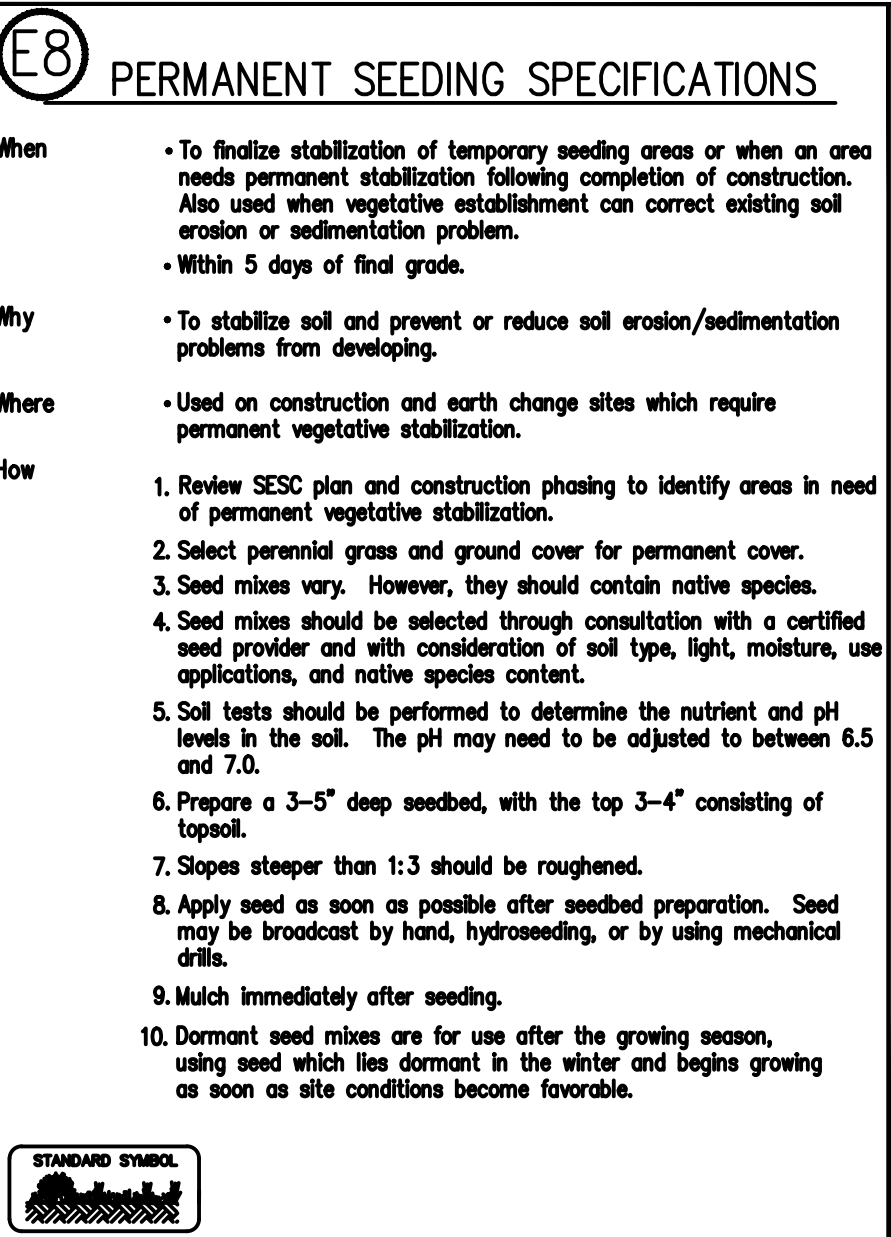
**Rock** – Crushed stone and gravel maintain effectiveness indefinitely if maintained to repair compaction. Cover 2–3" in depth (approx. 2.27 tons/1,000 sq. ft.).

**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.

<div>  <h1>PERMANENT SEEDING</h1> </div>			
Planting Zones	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
<b>Seeding Window</b> Permanent Seeding	4/15 - 10/10	5/1 - 10/1	5/1 - 9/20
<b>Seeding Window</b> Dormant Seeding	1/15 - Freeze	11/01 - Freeze	11/01 - Freeze

Source: Adapted from 0007 Interim 2023 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
<b>Seeding Dates</b> (with irrigation or melt)	4/1 - 8/1	5/1 - 9/20	5/1 - 9/10
<b>Seeding Dates</b> (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
<b>Dormant Seeding</b> Fall <sup>*</sup>	11/1 - 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.

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**MAJOR SITE PLAN  
PARCEL ID#1507082**

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RENOVATION PROJECT**

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SUMMIT COUNTY, OHIO**

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# SOIL MANAGEMENT & PREPARATION PLAN

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DRAWING NUMBER:

C-701