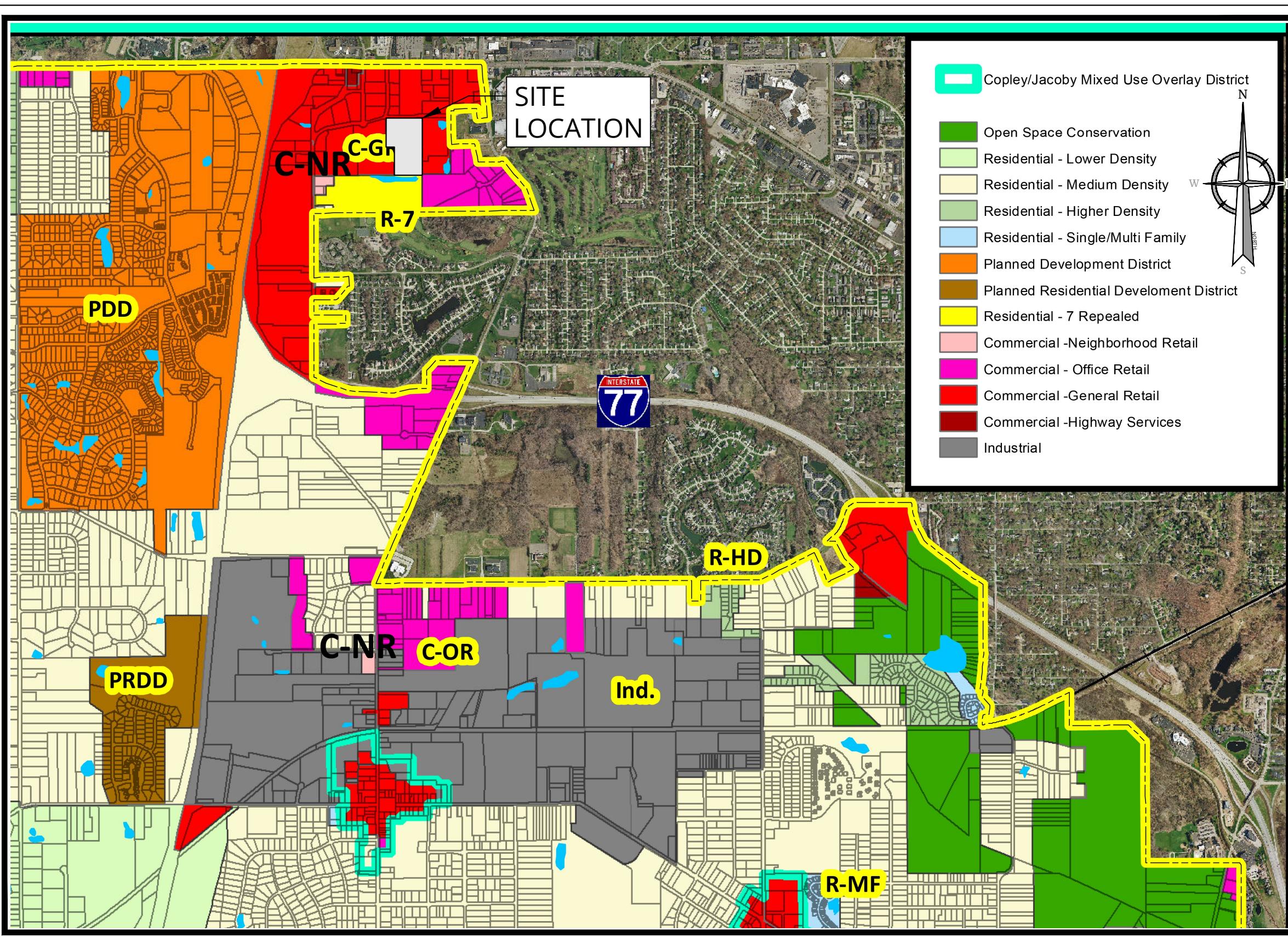


**SITE PLANS  
FOR  
PHASE ZERO DESIGN, INC.  
BURLINGTON & ROSS TURNKEY FIT OUT  
RENOVATION  
PARCEL ID# 1507082  
COPLEY TOWNSHIP  
SUMMIT COUNTY, OH**



KEY &amp; ZONING MAP

SOURCE:

By HAMMOND on 2025-12-04 09:59pm  
Development Plan/Engineering/Plan SubmissionsOWNER/APPLICANT:  
NAME:ADDRESS:  
PHONE:

## INDEX OF SHEET

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

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF COPLEY AT THE  
REGULAR MEETING OF \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

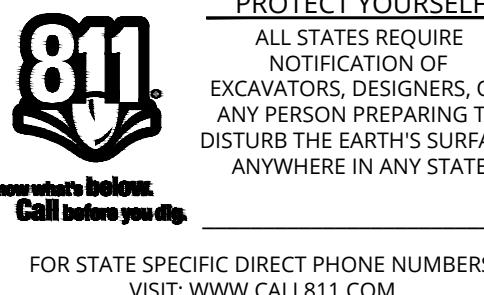
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REV DATE DESCRIPTION



## BURLINGTON&amp;ROSS TURNKEY FIT OUT

MAJOR SITE PLAN  
PARCEL ID#1507082BURLINGTON  
RENOVATION PROJECT4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO

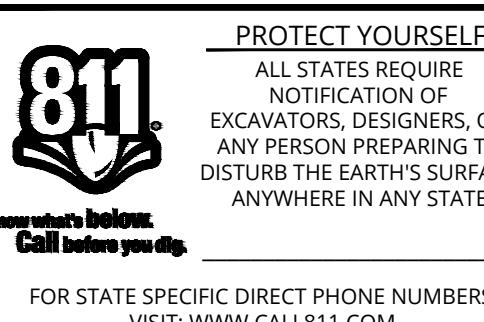
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DESIGNED BY: REVIEWED BY:  
HMK DJF  
DATE ISSUED: PROJECT NUMBER:  
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SHEET NAME:

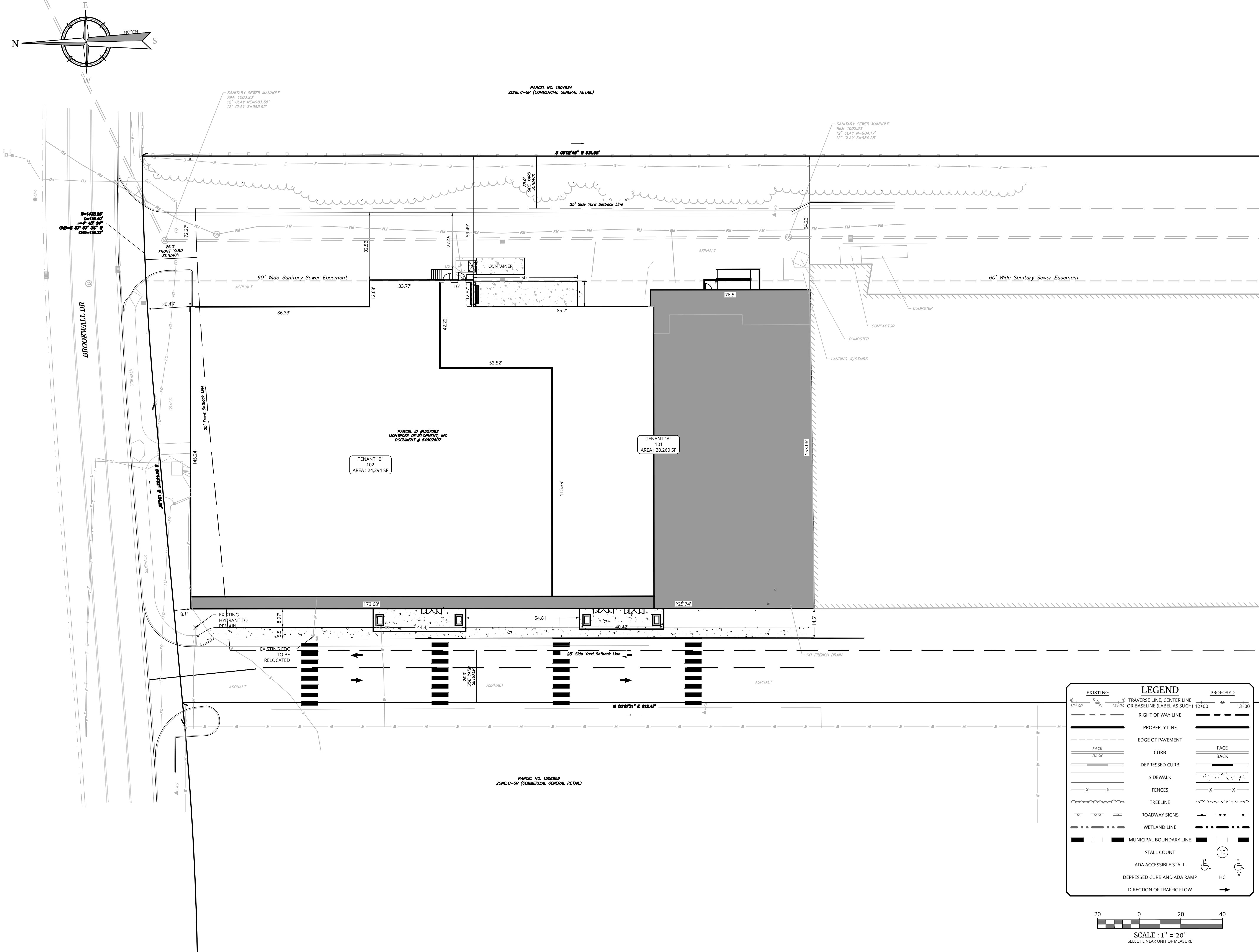
## COVER SHEET

DRAWING NUMBER:  
C-100  
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## BURLINGTON&amp;ROSS TURNKEY FIT OUT

MAJOR SITE PLAN  
PARCEL ID#1507082BURLINGTON  
RENOVATION PROJECT4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO



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**REV | DATE | DESCRIPTION**



# BURLINGTON&ROSS

## TURNKEY FIT OUT

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MAJOR SITE PLAN  
PARCEL ID#1507082

# BURLINGTON RENOVATION PROJECT

4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO

The logo for Colliers Engineering & Design. It features the word "Colliers" in a large, bold, serif font, with "Engineering" and "Design" in a smaller, sans-serif font below it. The entire logo is enclosed in a dark rectangular border.

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<u>AS SHOWN</u>	<u>HMK</u>
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<u>HMK</u>	<u>DJF</u>
DATE ISSUED:	PROJECT NUMBER:
<u>11/03/2025</u>	<u>25004311A</u>

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

SCALE : 1" = 30'  
SELECT LINEAR UNIT OF MEASURE

**DRAWING NUMBER:**

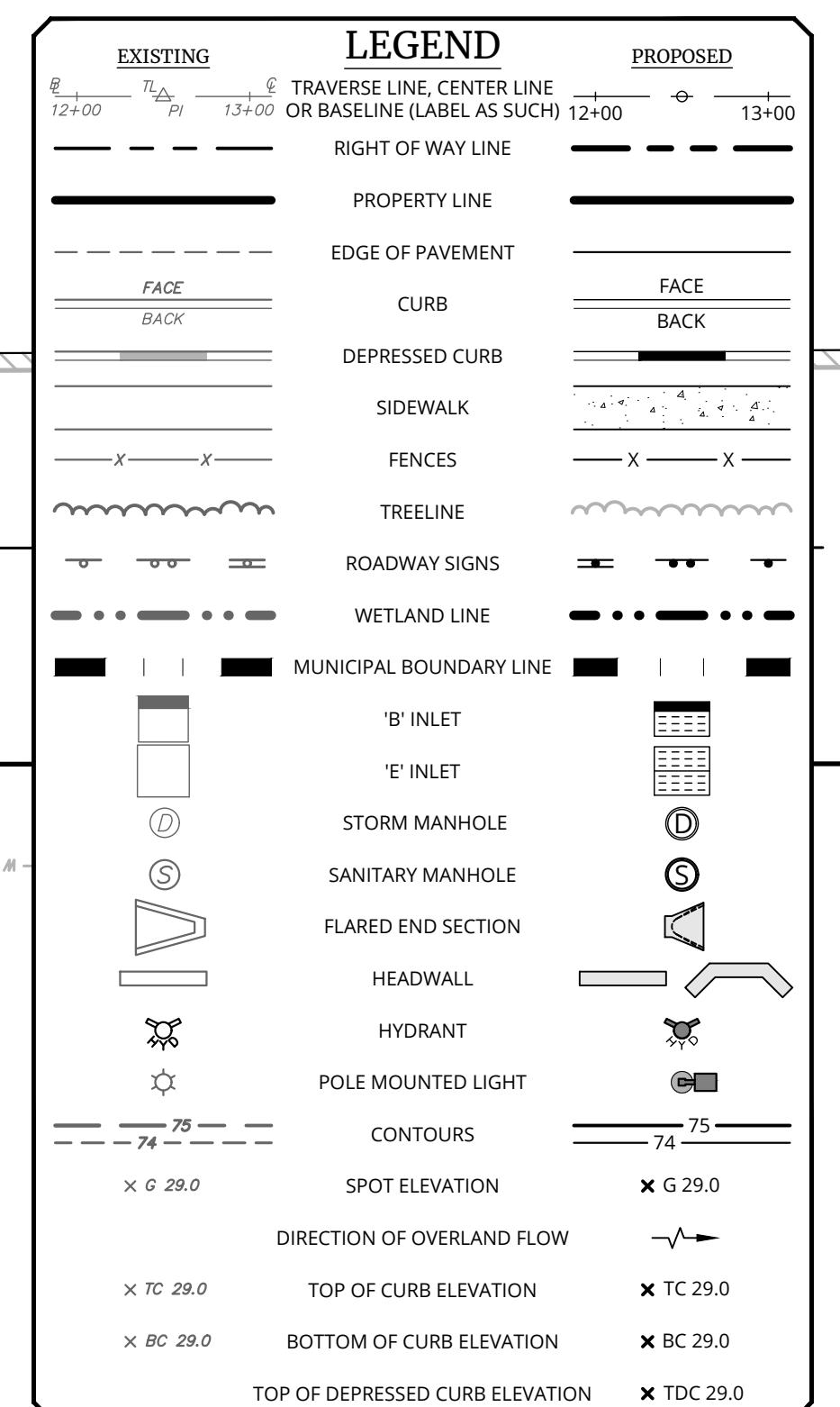
C-301

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REV DATE DESCRIPTION



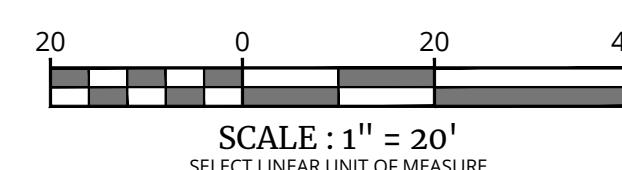
## BURLINGTON&amp;ROSS TURNKEY FIT OUT

MAJOR SITE PLAN  
PARCEL ID#1507082BURLINGTON  
RENOVATION PROJECT4020 MEDINA ROAD  
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SUMMIT COUNTY, OHIO

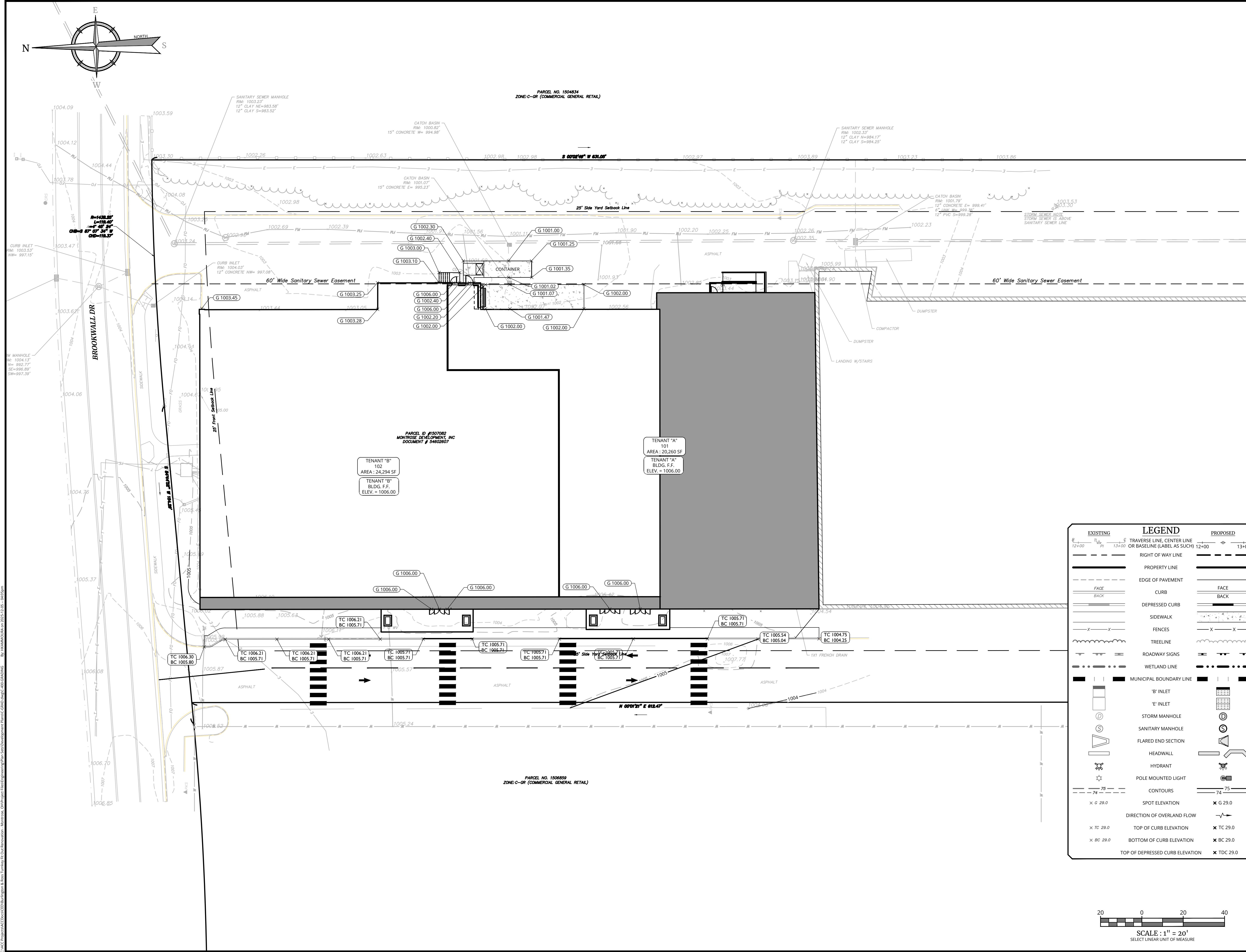
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## GRADING PLAN



DRAWING NUMBER: C-400



REV DATE DESCRIPTION



## BURLINGTON&amp;ROSS TURNKEY FIT OUT

MAJOR SITE PLAN  
PARCEL ID#1507082BURLINGTON  
RENOVATION PROJECT4020 MEDINA ROAD  
FAIRLAWN  
SUMMIT COUNTY, OHIO

LEGEND	
EXISTING	PROPOSED
12+00	12+00
TL △	13+00
PI	OR BASELINE LABEL AS SUCH
12+00	13+00
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	
CATV	
CABLE TV CONDUIT	
WATER MAIN	
GAS MAIN	
TELEPHONE CONDUIT	
ELECTRIC CONDUIT	
SANITARY PIPE	
STORM PIPE	

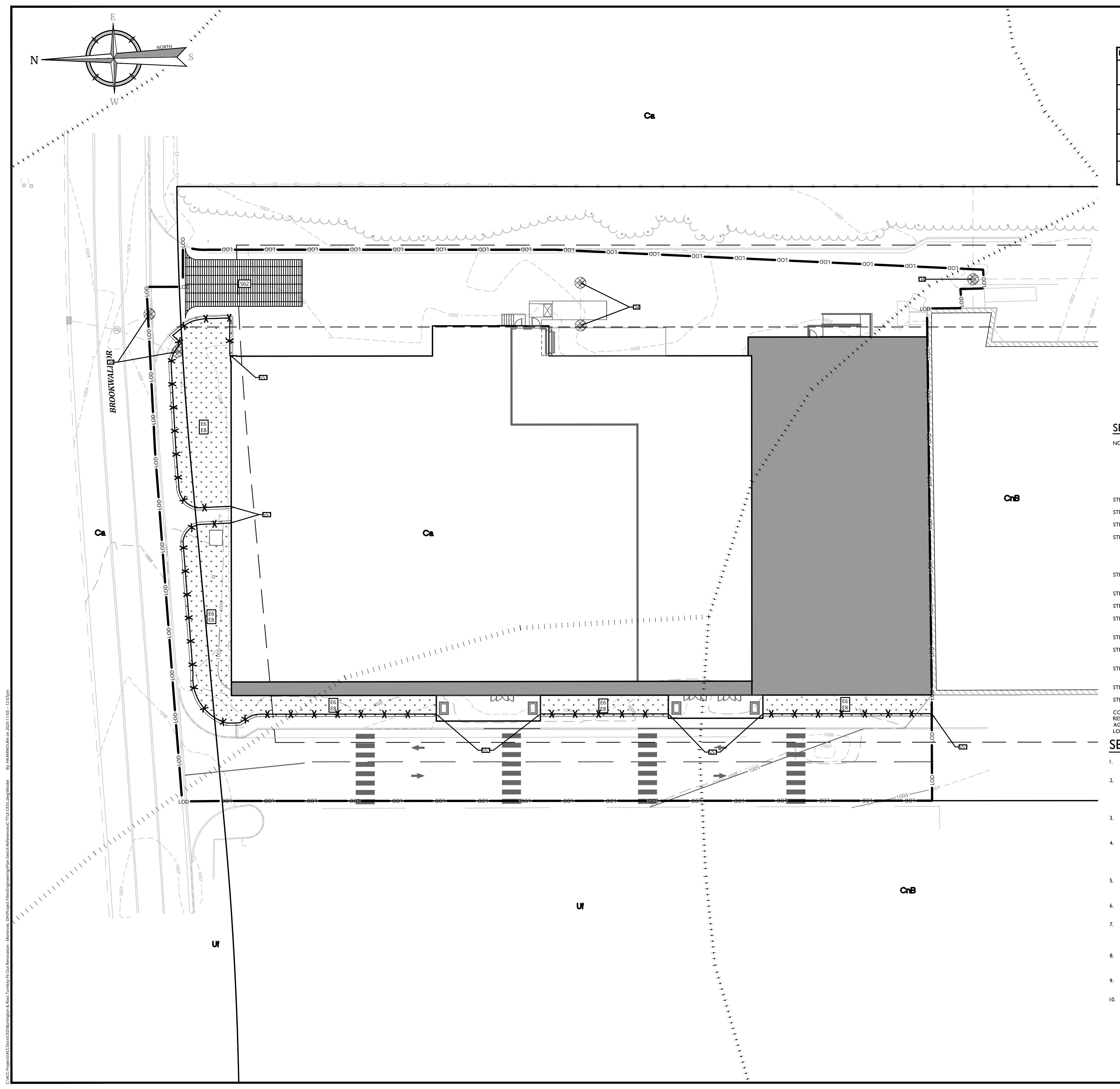
20 0 20 40  
SCALE : 1" = 20'  
SELECT LINEAR UNIT OF MEASURE

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Phone: 567-318-1531  
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SHEET NAME:

UTILITIES PLAN

DRAWING NUMBER: C-500



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

#### SESC LEGEND:

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

#### SOIL TYPES:

Ca	CANADIS SILTY CLAY LOAM
CrB	CHILI LOAM, 2 TO 6 PERCENT SLOPES
Uf	UDORTHENTS, SANITARY LANDFILL

#### SEQUENCE OF CONSTRUCTION NOTES:

NOTE: THIS TEXT IS NOT INTENDED TO DICTATE A METHODS AND MEANS TO THE CONTRACTOR. IT IS 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 PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION. THE OWNER SHE WILL BE HELD TO THE SCHEDULE AND TO THE SOIL EROSION PLAN. IF THE CONTRACTOR SEEKS 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 FINAL GRADED AND STABILIZED WITH PERMANENT SEED AND MULCH.

STEP 9: PAVING.

STEP 10: FINAL GRADING (2): ALL REMAINING AREAS SHALL BE SEDED 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.

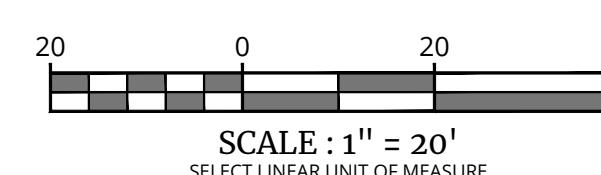
STEP 12: CLEAN OUT POST-CONSTRUCTION BMPS AFTER FINAL SITE STABILIZATION.

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.

#### SESC NOTES:

1. CONTRACTOR IS TO CONTACT THE SUMMIT COUNTY OFFICE AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
2. 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 REPLACED.
3. 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.
4. ALL GRADED AREAS EXPOSED FOR MORE THAN 20 DAYS SHALL HAVE STRAW MULCH APPLIED AT THE RATE OF 3 TONS / ACRE. AREAS NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN ONE YEAR MUST BE SEDED 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 SEDED AND MULCHED WITH A PERMANENT SEED MIXTURE.
5. 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 CHANNELS OF CONVEYANCE AS APPROPRIATE.
6. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
7. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTION OF ALL EROSION AND SEDIMENTATION CONTROL ON A DAILY BASIS AND AFTER EACH STORM EVENT. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
8. 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.
9. 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.
10. NO DEWATERING IS PLANNED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN FOR APPROVAL TO THE SUMMIT COUNTY OFFICE AND/OR THE OHIO EPA AS REQUIRED. NO DEWATERING SHALL COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED.



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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

TOLEDO (BA)  
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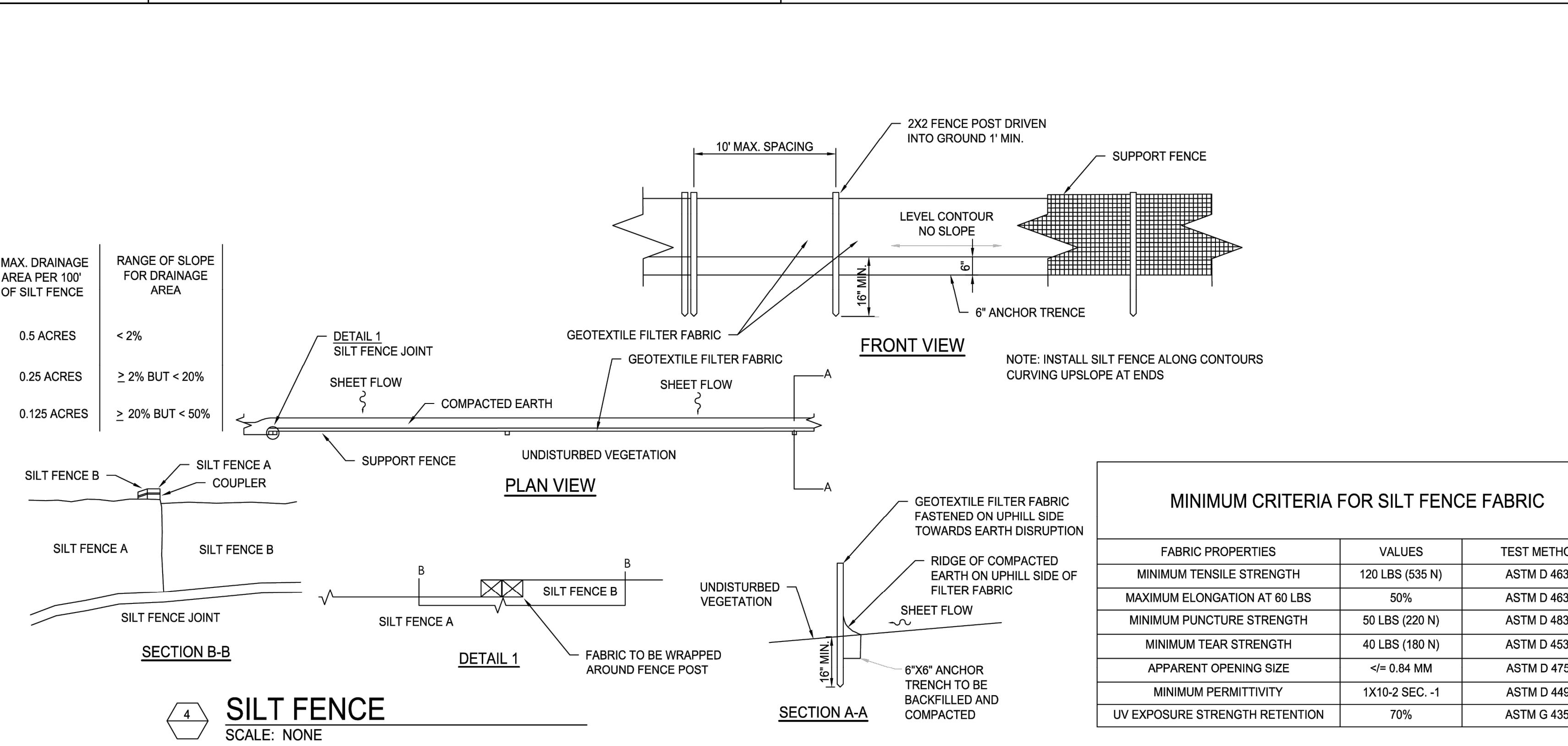
SOIL EROSION &  
SEDIMENT CONTROL  
PLAN  
DRAWING NUMBER: C-700

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL INFORMATION	
THE TRACKOUT CONTROL SYSTEM IS DESIGNED TO BE USED AS A TEMPORARY CONSTRUCTION ENTRANCE WHICH PROVIDES SITE ACCESS WHILE MINIMIZING SEDIMENT LEAVING THE SITE. THE TOP SURFACE OF THE MAT IS A GEOMETRIC PATTERN FORMED IN THE SHAPE OF PYRAMIDS. THE MATS ARE UNIDIRECTIONAL AND ARE MEANT TO HAVE THE STAGGERED PYRAMIDS IN THE DIRECTION OF TRAVEL. INDIVIDUAL MATS ARE CONNECTED TOGETHER WITH HARDWARE TO FORM VARIOUS CONFIGURATIONS TO FIT YOUR JOBSITE.	
INSTALLATION	
TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED NEAR THE SITE EXIT POINT, AS CLOSE TO THE LOCATION WHERE VEHICLES ENTER THE ROADWAY AS SAFELY AS POSSIBLE. MATS SHOULD NOT BE INSTALLED AT A LOW POINT ON THE SITE WHERE WATER WILL POOL.	
SUITABLE INSTALLATION SUBSTRATE	

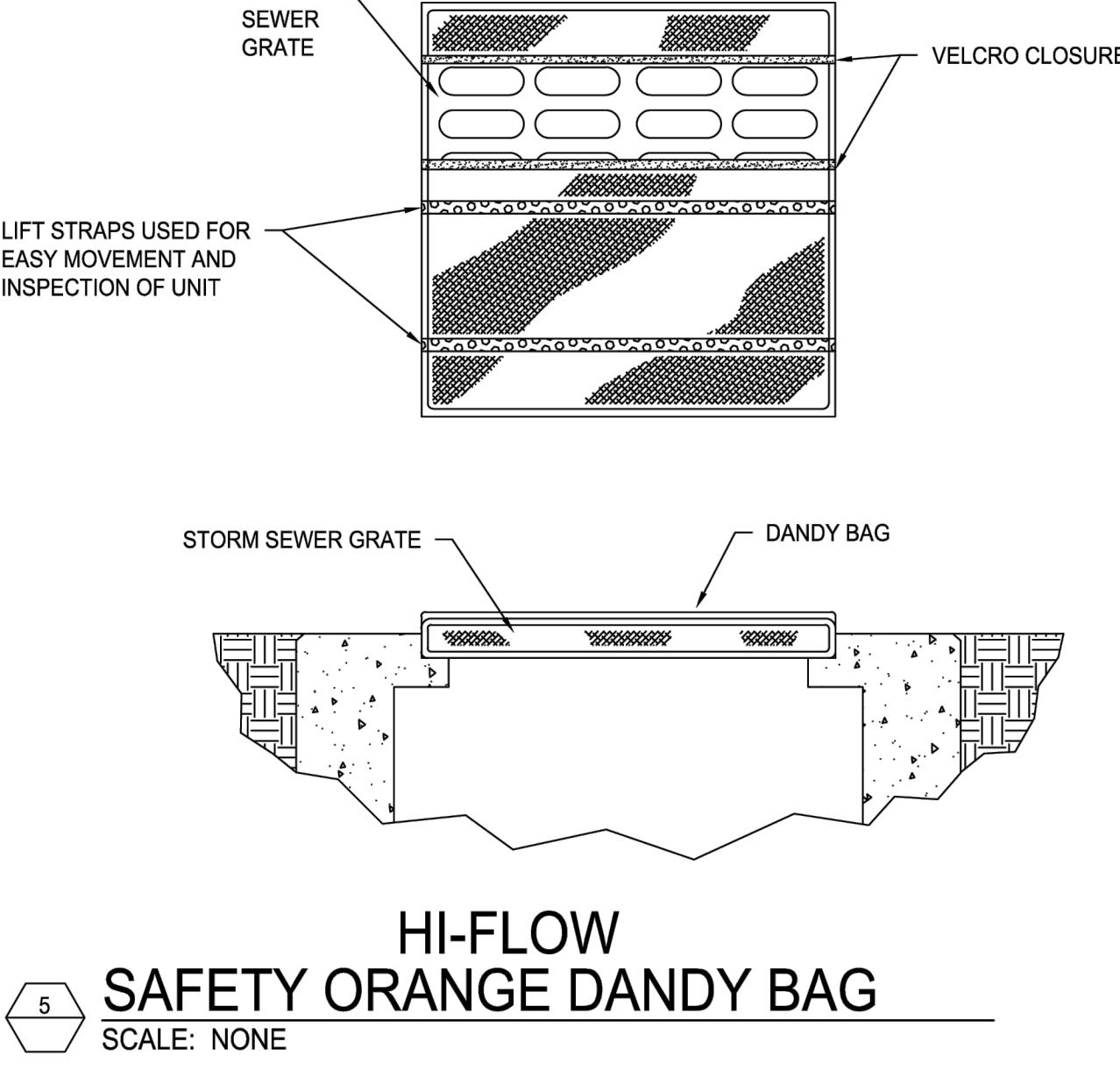
## S62 TRACKOUT CONTROL MAT

NTS



## SILT FENCE

SCALE: NONE



## HI-FLOW SAFETY ORANGE DANDY BAG

SCALE: NONE

### 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.  
**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 sprigs into planting surface.  
4. Select mulch material appropriate for site characteristics, including grade, level of traffic, installation method, and accessibility.  
**Stone** - 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./1000 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/1000 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.

### PERMANENT SEEDING SPECIFICATIONS

**When** • To finalize stabilization of temporary seeding areas or when an area needs permanent stabilization following completion of construction. Also use when vegetative establishment can correct existing soil erosion or sedimentation problem.  
**How (cont.)** • Within 5 days of final grade.  
**Why** • To stabilize soil and prevent or reduce soil erosion/sedimentation problems from developing.  
**Where** • Used on construction and earth change sites which require permanent vegetative stabilization.  
**How** 1. Review SESC plan and construction phasing to identify areas in need of permanent vegetative stabilization.  
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 sprigs into planting surface.  
4. Select permanent grass and ground cover for permanent cover.  
5. Seed mixes vary. However, they should contain native species.  
6. Seed mixes should be selected through consultation with a certified seed provider and with consideration of soil type, light, moisture, use applications, and native species content.  
7. Soil tests should be performed to determine the nutrient and pH levels in the soil. The pH may need to be adjusted to between 6.5 and 7.0.  
8. Prepare a 3-5" deep seedbed, with the top 3-4" consisting of topsoil.  
9. Slopes steeper than 1:3 should be roughened.  
10. Apply seed as soon as possible after seedbed preparation. Seed may be broadcast by hand, hydroseeding, or by using mechanical drills.  
11. Mulch immediately after seeding.

### PERMANENT SEEDING SPECIFICATIONS

**When** 11. Protect seeded areas from pedestrian or vehicular traffic.  
12. Divert concentrated flows away from the seeded area until vegetation is established.  
**How** Maintenance • 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.  
**Where** • Seeds need adequate time to establish.  
**How** • 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 Perennials (South of Zone 20)	Lower Perennials (North of Zone 20)	Upper Perennials (Zone 3)
Seeding Window:	4/15 - 10/10	5/1 - 10/1	5/1 - 9/20
Seeding Window:	11/15 - Freeze	11/1 - Freeze	11/1 - Freeze

Source: Adapted from ODOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Perennials (South of U.S. 10)	Zone 2 Lower Perennials (North of U.S. 10)	Zone 3 Upper Perennials
Seeding Dates (with irrigation or mulch)	4/1 - 8/1	5/1 - 9/20	5/1 - 9/10
Seeding Dates (w/o irrigation or mulch)	4/1 - 5/20 or 8/10 - 10/1	5/1 - 8/10 or 8/1 - 9/20	5/1 - 8/20
Dormant Seeding Dates*	11/1 - Freeze	10/25 - Freeze	10/25 - Freeze

Source: Adapted from USDA NRCS Technical Guide #342 (1999)

\*Dormant seeding is to use in the late fall or winter 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 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.

TOLEDO (BA)

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Phone: 567.318.1531

COLLIERS ENGINEERING &amp; DESIGN, INC.

Engineering &amp; Design

DRAWN BY: HMK

DESIGNED BY: HMK

REVIEWED BY: DJF

DATE ISSUED: 11/03/2025

PROJECT NUMBER: 25004311A

SHEET NAME:

SOIL MANAGEMENT &amp; PREPARATION PLAN

DRAWING NUMBER:

C-701

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