



Summit County Planning Commission (SCPC)

Thursday, July 25, 2024 - 3:00 p.m.

County of Summit, County Council Chambers

175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

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| A. | Call to Order | Chair Allen Mavrides |
| B. | Roll Call | Dennis Tubbs |
| C. | Approval of the June 27, 2024, SCPC Minutes | Chair Allen Mavrides |
| D. | Business Items | Stephen Knittel |

New Business

1. **None**

Old Business

2. **Picton Parkway Preliminary Plan – Springfield Township** – Proposing the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

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| E. | Report from Assistant Director | Assistant Director Dennis Tubbs |
| F. | Comments from Public | Chair Allen Mavrides |
| G. | Comments from Commission Members | Chair Allen Mavrides |
| H. | Other | |
| | 1. Legal Update | Attorney Marvin Evans |
| I. | Adjournment | Chair Allen Mavrides |



Summit County Planning Commission (SCPC)
 Thursday, June 27, 2024 - 3:00 p.m.
 County of Summit, County Council Chambers
 175 South Main Street, 7th Floor, Akron, Ohio
Meeting Minutes

A. Call to Order **Chair Allen Mavrides**
Chair Allen Mavrides called to order the *Thursday, June 27th, 2024 - SCPC* monthly meeting at 3:01 p.m.

B. Roll Call **Dennis Tubbs**

SCPC Member	Present
Open	
Dickinson, Erin	
Wiedie-Higham, Christine	
Jones-Capers, Halle	X
Kline, David	X
Mavrides, Allen	X
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, June 27th, 2024 – SCPC monthly meeting at 3:01:26 p.m.

C. Approval of the Thursday, May 30, 2024, SCPC Minutes **Chair Allen Mavrides**

Chair Allen Mavrides made a motion to the members for approval of the Thursday, May 30th, 2024, Summit County Planning Commission Meeting minutes as submitted.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle		X	X		
Kline, David	X		X		
Mavrides, Allen					X
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert			X		

Motion

David Kline made a motion to *approve* the **SCPC Meeting Minutes for Thursday, May 30th, 2024, as presented** and it was seconded by *Halle Jones-Capers* and *Dennis Stoiber*, ***all in favor, aye, oppose_0_***, **SCPC Meeting Minutes for Thursday, May 30th, 2024, was approved** with *_1_* abstentions (*Allen Mavrides*).

D. Business Items

James Taylor

New Business

- Commercial District Permitted Uses - Text Amendment – Sagamore Hills** – To amend Section 5.0 Commercial District, 5.2 Uses, A. Permitted Uses, 4. To add additional text including tattoo parlors as a permitted use in Commercial Districts.

Reported by James Taylor:

James Taylor reported the applicant would like to amend the text to add “*and tattoo parlors*” to their regulations as permitted uses.

Changing the language to read under Section 5.0 Commercial District 5.2 Uses A. Permitted Uses 4. Barber, Beauty shops and tattoo parlors.

Questions/Comments from the members:

Dennis Stoiber stated that he had never seen a simpler change in his 20 years.

Representation for the Township:

Jeff Snell, Representative for Sagamore Hills Township

Jeff Snell stated its pretty simple, they may change the word “parlor” to “shop” kind of updated. He also wanted to state that it is under barber and beauty because people tattoo their eyebrows and such. There are beauty shops that do eyebrow tattooing.

County Engineer’s Office:

Joe Paradise, County Engineer’s Office

Joe Paradise made no comment on this item.

Summit Soil and Water: Not in attendance

Questions from the Public: No one from the public wished to speak on this item

Discussion from the members: No further discussion from the members

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle		X	X		
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff					X
Stoiber, Dennis			X		
Terry, Robert		X	X		

Motion

David Kline made a motion to *approve* the **New Item #1 Commercial District Permitted Uses - Text Amendment – Sagamore Hills**, with due consideration to member comments and it was seconded by Halle Jones-Capers and Robert Terry, *all in favor, aye, oppose_0_*, **New Item #1 Commercial District Permitted Uses - Text Amendment – Sagamore Hills**, was *approved* with 1 abstentions (*Jeff Snell*).

- Picton Parkway Preliminary Plan – Springfield Township** – Proposing the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

Reported by James Taylor:

James Taylor reported that the applicant is proposing the extension of Picton Parkway project, there were two (2) comments by staff, (1 Soils in the Subdivision shall be identified. (2) Existing ground elevations in the Subdivision: show contours with an interval of two (2) feet.

Staff recommendation is conditional approval to satisfy both staff and Summit County Engineer comments.

Questions/Comments from the members:

Allen Mavrides remembered this project from 2011 when the project was proposed.

Jason Segedy asked, is Picton Parkway a township road? Not a private road?

James Taylor responded, yes.

Applicant:

James Lott, CESO Inc.

175 Montrose West Avenue, Ste 400

Akron, OH 44321

330-665-0660

James Lott explained that this is a new roadway extension that they are going to be dedicating some right of way for in addition to the site being split. It is currently one (1) parcel that covers about 38.6458 acres that they will be splitting into two (2). One (1) having proposed development and the other a different private development from a different developer.

Representation for the Township:

Ted Weinsheimer, Springfield Township

Superintendent, Highway Department

2459 Canfield Road, Akron, OH 44312

330-733-3213

Ted Weinsheimer reported that this development there are a few things that are up in the air about this. Picton Parkway this road is not actually platted in through this area, there was some disagreement about if it was platted. The trustees would prefer that instead of extending the road from its current temporary cul-de-sac back through to their property, the cul-de-sac would be built where it's at, and then they would create their drive and the property would be platted differently, so it would be a private drive back there.

Dennis Stoiber commented from their drive from the existing temporary cul-de-sac now they would extend the drive.

Mr. Weinsheimer responded yes; this would be less maintenance for the township. Then the other parcel that would be split off would be able to come off the cul-de-sac as well.

Mr. Stoiber stated the engineering question at hand would be is the temporary cul-de-sac, does that meet the engineer's standards. The second part is the right of way that includes presently, does it have the correct geometry needed for the cul-de-sac?

Mr. Weinsheimer also pointed out that when you look at the plat, they have seen another drawing where there have been some property line adjustments on Röchling which what you see depicted on this is different.

County Engineer's Office:

Joe Paradise, County Engineer's Office

Joe Paradise stated somewhere halfway in between Schone and the intersection of Boehler and Picton we do not have an overall view of that. This is where Phase I platted the streets stopped and built a temporary cul-de-sac, not sure of the quality of the cul-de-sac or even if this will hold up. Not sure where this is located, in relationship to both the first (1st) parcel and second (2nd) parcel has not been investigated yet. Not sure if you can have a private drive that blocks off the first (1st) parcel and second (2nd) parcel because you won't have a public street. This is something that he needs to do a little more research on and will get back to the members. The applicant wants to make it a private street which the County Engineer does not like, as if the property 15-20 years from now, came upon new ownership that wanted to make it a public street, then we may have a problem. This is an issue that they have had numerous times with private streets.

We need to find out by checking the records where the existing cul-de-sac is and how it was built. He did not know this was going to be an issue until 10:00am this day.

There are other comments that need to be addressed. He has exchanged emails with the Department of Transportation realizing that Amazon is going to create a major traffic flow coming in and out of their property that is going to affect SR241. ODOT is working on putting a traffic signal at this location to create a left lane need a signal sign and this is in progress.

Jason Segedy asked, will this signal be at Boehler and Massillon Road?

Mr. Paradise responded, yes. There is left turn and right turn, but there is no traffic signal at this time.

David Kline asked if the County Engineer's office would prefer if this was held until they could do their due diligence on it?

Mr. Paradise responded, yes.

Allen Mavrides responded that he would agree, he has copies of all the previous plats, and he has looked at them. As the engineer stated, making it a private drive makes it something else to look at, on the southwest area left of the cul-de-sac seems to be wetlands or probable wetlands, so he doesn't know if this needs to be extended.

Mr. Paradise responded, if the cul-de-sac is not extended there will be some easements as there will need to be storm water basins that will need to be accessible for equipment to maintain it.

Summit Soil and Water: Not in attendance

Questions from the Public: No one from the public wished to speak on this item

Discussion from the members:

No further discussion from the members.

Attorney Marvin Evans had a question about the movement of the property line (the southern property line), is the plan now or is this plat incorrect? Because this question has come up before whether you going to have the land lot parcels if you made this a private road.

Is this correct currently or is it going to be moved to the south?

Allen Mavrides added that he cannot tell as there are three (3) versions of this plat in the records currently, with none of them being the same.

Attorney Evans addressed Mr. Lott and asked did he know?

Mr. Lott responded he is in the same opinion this would be deliberated in terms of what previous plats show, what this lots going to show. But wanted to know if we were clear with the extension Picton Parkway will be public right of way, the only private drive will be from their development block 2BRB that connects to the end of the road. He stated that you will see this in the next page of the agenda where they will have all drives connecting to that.

Jeff Snell asked do you opposed a private drive with the existing temporary cul-de-sac, is that your position? As we've heard the township say, they wanted the private cul-de-sac to remain. It's just unclear.

Mr. Lott responded that the plan is that the temporary cul-de-sac would go away once this is built it would need to be extended, that the plan of extending with public right of way.

Mr. Snell responded he understands what he is proposing, but the township says that they would like to stop it at the temporary cul-de-sac and make it a private drive after that. Mr. Mavrides spoke about changing

where the cul-de-sac is located. The question is, are you opposed to making it private after the temporary cul-de-sac? He is just trying to understand as the CE is looking at it the temporary cul-de-sac may not support it, maybe you need to redesign it. Maybe the township and developers should get together and figure this out before you come back. It seems that everything on the left-hand side is wetlands.

David Kline responded you will have to have utilities that will need to be in the public right of way all the way down.

Mr. Lott responded if it was made a private drive, you would have to have easements associated with utilities or some cross access, because the adjacent parcel to them would be developed eventually and will need to connect to the road as well as there is no other way to have connectivity to the parcels.

Jason Segedy responded that when it is resolved maybe we could see a graphic at the next meeting showing the private part and public parts (possibly in different color codes) to clearly delineate what the decision on those are.

Mr. Snell added and also possibly show where the utilities are as you cannot clearly see them.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich		X	X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert		X	X		

Motion

David Kline made a motion to *table* the **New Item # 2 Picton Parkway Preliminary Plan – Springfield Township**, at the applicants request and with due consideration to staff, County Engineer and township comments and it was seconded by *Rich Reville*, **all in favor, aye, oppose_0_**, **New Item # 2 Picton Parkway Preliminary Plan – Springfield Township**, was *tabled* with 0 abstentions.

- Rezone PN 5110230 – Springfield Township** – Proposing to rezone PN 5110230 from R-2 residential to RPD residential to allow for the development of increased density.

Chair Allen Mavrides comments:

Chair Allen Mavrides referenced this item and explained that this item pertains to the next three (3) items #3, 4 and 5 on the agenda today. He stated that he would like the members to speak only about this rezoning item without any reference made to the other two (2) and we will consider then the next items after that.

Reported by James Taylor:

James Taylor reported rezoning map amendment for parcel number 5110230 located at 1466 Killian Road, Springfield Township off of Killan Road east of intersection with Pickle Road. Kingdom Preserve at 1466 Killian Road (parcel #5110230) will be a planned development district. It is currently R-2 and needs to be changed to R-2/RPD.

Mr. Taylor referenced the current zoning map.

Direction	Zoning	Land Use	Jurisdiction
North	O-R & O-C	Farm Agriculture	Springfield Township
East	R-2 & O-C	Residential	Springfield Township
South	R-3/RPD & R-2	Residential	Springfield Township
West	R-2	Church	Springfield Township

There were a few staff comments that stated that after review by staff the site can be used as agriculture as zoned, however, there are natural features on the site support the application for RPD.

Staff recommendation is approval.

Questions/Comments from the members: No current questions from the members

Representation for the Township:

Deborah Grow, Zoning Administrator

Springfield Township

2459 Canfield Road, Akron, OH 44312

330-794-0134

Deborah Grow reported they are proposing the zoning to change from R-2 to R-2/RPD a planned development district to increase density.

County Engineer's Office:

Joe Paradise, County Engineer's Office

Joe Paradise made no comment on this item.

Summit Soil and Water: Not in attendance

Questions from the Public: No one from the public wished to speak on this item

Discussion from the members: No further discussion from the members

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David			X		

Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason	X		X		
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert			X		

Motion

Jason Segedy made a motion to *approve* the **New Item #3 Rezone PN 5110230 – Springfield Township**, and it was seconded by *Dennis Stoiber, all in favor, aye, oppose_0_*, **New Item #3 Rezone PN 5110230 – Springfield Township**, was *approved* with ₀ abstentions.

- Kingdom Preserve Variance Request – Springfield Township** – Requesting a variance from section 1108.07 Geometric Design for Subdivision – Each intersecting road shall have a tangent distance of at least 100 feet for local roads or a curve with a minimum 1400-foot radius. The applicant is requesting a variance to allow no vertical tangent distance at the road intersection.

Reported by James Taylor:

James Taylor reported that the applicant is requesting two (2) variance requests located at 1466 Killian Road, Springfield Township off of Killan Road east of intersection with Pickle Road.

The first (1st) variance is from Section 1108.07 Section f of the Geometric Design for Subdivision, the variance request is to reduce the requirement from 100 feet to 89 feet an 11-foot variance.

The second (2nd) variance is from Section 1108.05 #2 Public Street Right of Way widths and grades between reverse curves there should be a tangent of at least 100 feet in length.

Staff had quite a few comments. In summary, there are exceptional topographic or other physical conditions peculiar to this parcel including a river in the southern portion that has riparian setbacks as well as wetlands and 100-year floodplain. We received further clarification that the variance request is to reduce the requirement from 100ft to 89ft, an 11ft variance.

Staff recommends the approval of this Variance Request.

Questions/Comments from the members:

Allen Mavrides stated that this is a variance request not a site plan approval request, even though we are acknowledging that there appears to be other variance that may be required. He is asking for discussion of this request.

David Kline asked for clarification on the variance first (1^s) request 89.07 that is on the plat that is completed the others that you are referring to are Lots 36, 35 and so on that are on the variance that says future, as we are not approving those lots. Just the 100 foot and the tangent around the curve.

Dennis Stoiber stated that this second (2nd) variance is not part of this packet. It doesn't believe that this was the original packet. That means it is another tangent which is two (2) parts of a reverse curve on or about 6.00 plus or minus. He believes we should be talking about them separately.

James Taylor stated that he seen no evidence of the second (2nd) variance either so he could not comfortably give an approval either.

Applicant:

Rick Kiphen, Contractor/Developer

Integrity Contracting Services, Inc.

3206 S Jackson Blvd, Uniontown, OH 44685

Business partner

James Dawson, Contractor/Developer

Integrity Contracting Services, Inc.

4574 Cynthia Drive, N. Canton, OH 44720

Rick Kiphen had questions about the variances as well. When they were in previously, they were talking about the initial tangent between the radiuses on the inside. That is what they turned in the variances for, they knew they had the 70-foot degree turn coming in which was good. What they didn't know was there was another tangent for radius from there to the first radius was something that was in question.

Comments from the members:

Dennis Stoiber asked, who created this drawing of what was presented?

Mr. Kiphen responded that this was created by their engineer Rich Largent.

Mr. Stoiber responded that he is the one that is showing on here that you are showing the dimension on 89.07 feet.

Mr. Kiphen responded that they received a call about a week ago from Stephen Knittel, GIS, about staff having questions about the first tangent. They wanted to know what the distance was from the first tangent to the center of the road. They sent him that information.

Mr. Stoiber stated that his guess is they were first looking at the center line to Killian Road, the first line of curvature, but on this drawing, it has been measured from edge of pavement of Killian Road which is not 11-feet off of that. The other part is the reverse curve which there is no tangent separating the two pieces of the reverse curve right around station at 6+00.

James Dawson asked if they could just speak on the first (1st) variance that they applied and prepared for? From the road to the first curvature 89-feet, the County requires 100-feet, just as it was proposed that 11-foot variance difference is basically the maximum that they could do given the circumstances in the wetlands and floodplains, extensive challenges on this development. To be an 11-foot variance request they felt as though this was pretty reasonable.

Dennis Stoiber responded that they make a reasonable case from their standpoint, we will hear what the CE office has to say, as those two things are in place for safety issues.

Dennis Tubbs added looking at the minutes from last month's meeting conversation about the reverse curve was brought up at that meeting.

Dennis Stoiber responded yes it was.

County Engineer's Office:

Joe Paradise, County Engineer's Office

Joe Paradise reported the first (1st) variance considered tonight (Variance A) is fine.

(1) The issue is showing future lots that will never be built they need to be removed. (2) Going clear back to the cover sheet on this item we identified 36 lots and the most we could give was 24 or a little less.

(3) We do not have a tangent filed at station 6+00, we saw no other options other than this one which is very similar to it. If you back up to station 5+75 stop the curve there and start a tangent you may be able to rotate the cul-de-sac counterclockwise and pick into the cul-de-sac from the roadway and have some sort of tangent distance it may only be 50-feet, it's a possibility but we haven't seen that presented and we do not know if it was even considered. If you move the road further to the south towards buildings 24, 23, 22 and 21 the driveways a bit short but you could possibly even turn those four (4) buildings into a trackway running two (2) duplexes, turn the shape of the storm water basin and move those back. There are options that need to be considered.

We would be opposed to variance B and be opposed to showing the future, as this gives the impression that the panel has approved something.

Dennis Stoiber included that is the reason it was tabled the last time as there was no sense in moving forward because it looks like in order to solve the roadway geometry problem, there is possibly could involve a reduction in the review that does not address the issue.

Allen Mavrides added if they had approved this, he would not want to see any mention of units.

David Kline added they could remove them and come back at a later date and ask for a riparian variance with no guarantee they could amend the map at that point. If you take the cul-de-sac and shift it to the north, they would straighten out the tangent a little bit. You could pick up lots 29 & 30. There is a building setback on 15 & 16 & 13 the topo is really deep, but they are already cutting into the topo but shifting it to the top they do pick up two (2) more lots.

Dennis Stoiber included after hearing comments from CE office that we could possibly motion on the approval of the first (1st) variance, but nothing else at this point, we certainly could not approve a preliminary plan.

Allen Mavrides added but if we approve the first (1st) variance at least that part gets approved and then they would have to come back with a redesign with the variance included.

Jeff Snell added that he thought that the ghosted units were going to be off of the plan. He stated that he looked at the two (2) plans and could not figure out what the difference was, he doesn't see another change, but the ghosted unit needs to come off.

Discussion from the applicant and members:

James Dawson added clarification to the design, the red composite line that has the FUTURE units in there that is only the floodplain, there are no riparian or any other wetland setback the idea there those would be approvable if they had the floodplain revision after moving dirt.

Dennis Stoiber responded that the floodplain is part of the method of defining what the riparian setback is, so it's the basin is the depended upon the size of the watershed at such as such width. So if there are wetlands and floodplains those become part of the definition of the riparian setback. So, this composite line takes part in those certain things. If you were to get a study of the floodplain that changes this map, then those floodplains change. But showing the ghosted units is not something that they want to see that would have their approval on them.

James Dawson also addressed the reverse tangent line in bringing it more north to straighten the line, he understands the idea behind it or to the point of having a three (3) unit or a different priced unit in there. Aesthetically if you think about the neighborhood having random 2 unit or 3 unit, they are trying to bring some beauty to the neighborhood and have it uniform, it would be nicer to leave it at 2 unit. The ultimate goal is the bring affordable housing to Springfield Township in a time no one could find new construction or affordable housing in the low \$200k sales price. If they do this, it will no longer be affordable or feasible to the build.

Mr. Dawson's question is that straightening of the tangent would create a smoother pathway, is that the intent begowned meeting these types of tangent distances?

Mr. Stoiber responded if you understood what the comment CE office staff explained the potential is that this has to do with safety and maintenance this is how they created their standards. The potential is you would end this curve not at 6+00 (estimated) if you ended it 25 feet shorter; if you started the 100-foot tangent there it slightly changes the thrust of the line going forward and would require you to either shorter the drive or slightly shift the building and maybe in the process, you will have to reshape the detention basin behind it. There is some play that your engineer has which would satisfy County Engineer comments and resolves it.

Mr. Dawson stated he was trying to picture it but doing that and bringing the units north backing those units up closer to the hill.

Mr. Stoiber commented from the CE office and said it would push them further north and affect the units.

Jason Segedy responded the north side would stay the same it would be the units on the south.

Mr. Stoiber responded the four (4) units on the south would have to be moved around to accommodate.

Mr. Kiphen stated they could just shorten the driveways.

Mr. Stoiber responded, the units on the north with that solution, you wouldn't have to change a thing.

My. Dawson responded except for the driveways (potentially) which would be another Springfield variance. He didn't understand why this would make a difference in this type of project, especially when there are not a lot of units on the south side. Is there any way to possibly consider the variance for this tangent that doesn't quite meet the second (2nd) tangent? He feels as though they threw it out here pretty quickly.

Mr. Stoiber responded he understands as a reviewing and approving body, the efforts in trying to accommodate the comments we have made. You are depending upon the vote of this body of people with the council of the County Engineer, Soil and Water & Planning commission the agencies that are expert in these areas to give their impression of it.

Mr. Dawson stated that they would take the suggestions and would like to table to item.

Summit Soil and Water: Not in attendance

Questions from the Public: No one from the public wished to speak on this item

Discussion from the members:

Jason Segedy added clarification that part of this decision is the tangent that they are all clear on the 89 feet that we are not acting on that, but it may come back to same, but if they rework it, it may come back different.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich		X	X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		

Motion

Dennis Stoiber made a motion to *table* the **New Item# 4 Kingdom Preserve Variance Request – Springfield Township**, at the applicants request and with due consideration to staff and County Engineer’s comments and further study and it was seconded by Rich Reville, *all in favor, aye, oppose_0_*, **New Item# 4 Kingdom Preserve Variance Request – Springfield Township**, was *tabled* with *_0_* abstentions.

- 5. **Kingdom Preserve Preliminary Plan – Springfield Township** – Proposing 36 units on a proposed public cul-de-sac off Killian Road. 28 units in the current phase and units 29 through 36 in a future phase requiring a 100-year Flood Plain Map amendment.

Allen Mavrides opened the Item up for discussion.

Applicant:

Rick Kiphen wanted to hear comments from the planning commission of their thoughts about this item.

Questions/Comments from the members:

Jeff Snell commented their change would be to straighten the second (2nd) curve up the road and pull it down a bit and change to cul-de-sac slightly, so the layout remains pretty close to the layout presented. But he didn’t see them trying to change it dramatically because of the floodplain, etc.

Being considerate of the applicant, Mr. Snell suggests that the members look at the plan and express if there are any issues recognizing that it could change and it could be different. To him he doesn't see any issue with Item #5 Kingdom Preserve Preliminary Plan – Springfield Township.

Allen Mavrides addressed that there are many comments from the County Engineer's office on this item.

County Engineer's Office:
Joe Paradise, County Engineer's Office

Joe Paradise commented looking at the mapping there is sanitary sewer that run long side in the southside of the street that is actually crossing outside the utility easement, so this is something that needs to be addressed. Runs outside unit 24,23 & 22. He could see a public utility easement line that runs along the curve that cuts across a sanitary line.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich		X	X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		

Motion

Dennis Stoiber made a motion to *table* the **New Item #5 Kingdom Preserve Preliminary Plan – Springfield Township**, at the applicants request and with due consideration to staff and County Engineer's comments and dependent on Item#4 and it was seconded by *Rich Reville*, **all in favor, aye, oppose_0_**, **New Item #5 Kingdom Preserve Preliminary Plan – Springfield Township**, was *tabled* with 0 abstentions.

Old Business

None

E. Report from Assistant Director

Assistant Director Dennis Tubbs

Assistant Director, Dennis Tubbs reported that Monday, July 1st, 2024, is the formal deadline for the external General Staff Committee, Jason Segedy will be Chair. Of the fourteen (14) that we have invited eight (8) have responded. Mr. Tubbs stated that he will send out an email to members of planning that would like to be on this committee just to make sure we are in compliance with Sunshine laws.

Dennis Stoiber asked, do we have an update on our new planning commission member?
Mr. Tubbs responded that will happen after County Council has come back from vacation in August.

- F. Comments from Public **Chair Allen Mavrides**
No one from the public had any further comments
- G. Comments from Commission Members **Chair Allen Mavrides**
No further discussion from the Members
- H. Other **Attorney Marvin Evans**
 - 1. Legal Update
Attorney Marvin Evans had no legal issues or concerns to report.
- I. Adjournment **Chair Allen Mavrides**

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David			X		
Mavrides, Allen	X		X		
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert			X		

Motion

Allen Mavrides made a motion to *adjourn* the **SCPC meeting held Thursday, June 27th, 2024**, and it was seconded by *Dennis Stoiber and Jason Segedy*, ***all in favor, aye***, the **SCPC meeting held Thursday, June 27th, 2024**, the motion was *adjourned* with 0 abstentions at 4:05 p.m.

These minutes were recorded, prepared, and represent the writer’s best recollection of the items discussed by:
Tazena Long, Executive Assistant
Department of Community and Economic Development
Wednesday, July 3, 2024 @ 12:00 p.m.



Planning Commission
 Preliminary Plan
Picton Parkway
 Springfield Township

EXECUTIVE SUMMARY

Located in Springfield Township at the terminus of Picton Parkway. Applicant proposes the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

Staff recommends the SCPC **APPROVE** this Preliminary Plan .

Item No.:	1	Lots:	2
Meeting:	July 25, 2024	Streets:	50' R/W
Developer:	CESO		
Parcel No.:	5110869	Zoning:	PIPD
Area:	38.6458 Acres	Processor:	Stephen Knittel

Site Conditions:

Zoning: The Zoning of the site is PIPD - Planned Industrial Park District			
Direction	Zoning	Land Use	Municipality
North	R-2	Residential	Springfield Township
East	PIPD	Industrial	Springfield Township
South	PIPD & R-2	Industrial & School	Springfield Township
West	R-2	Residential	Springfield Township

Proposal: Applicant proposes the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

Staff Comments:

1. The question of if the roadway extension is currently platted as Right of Way has been addressed – it is not recorded as right-of-way currently but this process (preliminary plan then final plat) would have the proposed extension recorded as right-of-way.

-
2. Will the road extension be public? – “Yes, it will be Public and we spoke to the township (and appeared for preliminary approval on July 11th).” Joseph Jorge, 7/17/2024

Recommendation: It is Staff’s recommendation that the SCPC **APPROVE** this Preliminary Plan.

FLOODPLAIN DESIGNATION:
 THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3915300214E WHICH HAS AN EFFECTIVE DATE OF 07/20/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING HAS NOT REVEALED ANY FLOOD HAZARD. ENGINEER HAS NOT DETERMINED IF ANY FLOOD HAZARD EXISTS. THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

LOCATION: PICKTON PKWY, SPRINGFIELD TWP, SUMMIT COUNTY, OH
 ZONING: PFD (PLANNED INDUSTRIAL PARK DISTRICT)
 USE: DELIVERY STATION
 SITE AREA: 24.6 ACRES
 # OF LOTS: 2 LOTS
 TOTAL LOT AREA: 38.08 ACRES
 ROAD AREA: 2.44 ACRES
 TOTAL AREA IN SUBDIVISION: 38.52 ACRES

ITEM	REQUIREMENTS	PROPOSED
MINIMUM FRONT BUILDING SETBACK	50'	269.07'
MINIMUM SIDE BUILDING SETBACK	50'	101.24'
MINIMUM REAR BUILDING SETBACK	25'	210.21'
MAXIMUM BUILDING COVERAGE	-	9.3%
BUILDING SIZE	-	99,900 S.F.
MAXIMUM BUILDING HEIGHT	60'-0"	44'-6"
PARKING REQUIRED	1 SPACE PER 300 SF OF OFFICE PLUS 1 SPACE PER 1250 SF OF WAREHOUSE = 28 + 74 = 102 SPACES	136 ASSOCIATE SPACES 427 VAN SPACES
MINIMUM ADA PARKING STALLS	6 SPACES	5 ADA SPACES, 1 VAN SPACE
MINIMUM PARKING DIMENSIONS	9' x 18'	9' x 18' MINIMUM
MINIMUM AISLE WIDTH	24'	24' MINIMUM (ASSOCIATE PARKING) 30' MINIMUM (VAN PARKING)
MINIMUM PARKING SETBACK	25'	34.19'

LEGEND

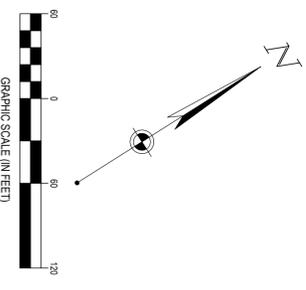
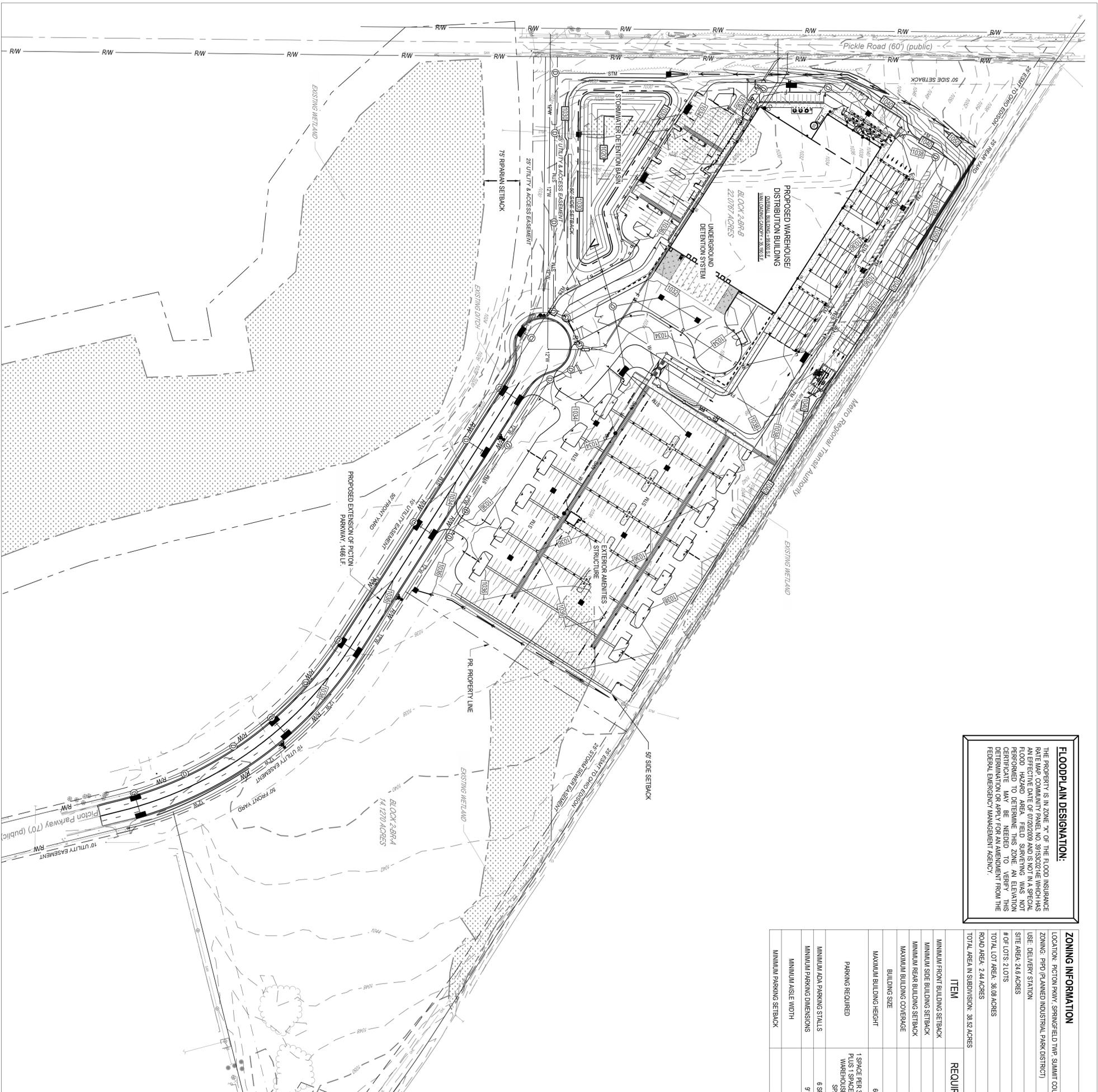
- REFER TO TOPOGRAPHIC SURVEY FOR EXISTING FEATURES LEGEND
- EXISTING**
- /// BUILDING
 - ▬ CONCRETE CURB
 - ▬ PAVED SIDEWALK
 - ▬ MAJOR CONTOUR
 - ▬ MINOR CONTOUR
 - ▬ STORM SEWER LINE
 - ▬ SANITARY SEWER LINE
 - ▬ FORECRAIN
 - ▬ DOMESTIC WATER SERVICE LINE
 - ▬ FIRE LINE
 - ▬ GAS SERVICE LINE
 - ▬ UNDERGROUND ELECTRICAL LINE
 - ▬ UNDERGROUND TELEPHONE LINE
 - ▬ LOT
 - ▬ CATCH BASIN
 - ▬ STORM SEWER MANHOLE
 - ▬ CURB INLET
 - ▬ CLEANOUT
 - ▬ DOWNSPOUT
 - ▬ ELECTRICAL TRANSFORMER PAD
 - ▬ FIRE HYDRANT
 - ▬ WATER VALVE
 - ▬ HEADWALL WITH RIP-RAP
- PROPOSED**
- ▬ BUILDING
 - ▬ CONCRETE CURB
 - ▬ PAVED SIDEWALK
 - ▬ MAJOR CONTOUR
 - ▬ MINOR CONTOUR
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 - ▬ ELECTRICAL TRANSFORMER PAD
 - ▬ FIRE HYDRANT
 - ▬ WATER VALVE
 - ▬ HEADWALL WITH RIP-RAP



SOILS MAP
 NOSCALE

SOILS ON SITE:

- Ck1B - CHILL LOAM, 2 TO 6 PERCENT SLOPES
- Ck2Z - CHILL GRAVELLY LOAM, 6 TO 12 PERCENT SLOPES
- Ck3Z - CHILL GRAVELLY LOAM, 12 TO 18 PERCENT SLOPES
- Ck4 - CONNOTON OSHTEHO COMPLEX, 18 TO 25 PERCENT SLOPES
- F8A - FITCHVILLE SILT LOAM, 0 TO 8 PERCENT SLOPES
- G8 - GLENFORD SILT LOAM, 2 TO 8 PERCENT SLOPES
- G9 - JEROME SILT LOAM, 0 TO 2 PERCENT SLOPES
- G10 - JEROME SILT LOAM, 0 TO 2 PERCENT SLOPES
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- G99 - JEROME SILT LOAM, 0 TO 2 PERCENT SLOPES
- G100 - JEROME SILT LOAM, 0 TO 2 PERCENT SLOPES



Before You Dig
 410881.org

Forty-eight (48) hours before digging is to commence, the contractors shall notify the following agencies: OH DUTIES PROTECTION SERVICE AT 811 OR LOCAL AGENCIES WHICH HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE

CESO
 W.W. CESSIO & CO. INC.
 2800 Corporate Exchange Dr., Suite 400
 Columbus, OH 43260
 Phone: 614.794.7200 Fax: 614.794.7201

Preliminary Plan: Massillon Road Industrial Park

Revisions / Submissions

ID	Description	Date

© 2024 CESCO, INC.
 Project Number: 763338
 Scale: AS SHOWN
 Drawn By: NAL
 Checked By: BP
 Date: 06/24/2024
 Issue: NOT FOR CONSTRUCTION

Drawing Title:
OVERALL SITE PLAN

EX 1

SCHEDULE B - SECTION II

14. Easement to Ohio Edison Company, filed for record September 4, 1941, in Volume 188, Page 485, of the Summit County, Ohio Records.
Amended Easement filed for record December 13, 1946 in Volume 2334, Page 339 of the Summit County, Ohio Records.
- NOT ON SURVEYED PROPERTY

15. Easement to Ohio Edison Company, filed for record May 10, 1961, in Volume 3952, Page 76, of the Summit County, Ohio Records.
- NOT ON SURVEYED PROPERTY

16. Easement to the State of Ohio, filed for record August 7, 1961, in Volume 3983, Page 217, of the Summit County, Ohio Records.
- NOT ON SURVEYED PROPERTY

17. Easement to Board of County Commissioners of Summit County, Ohio, filed for record December 4, 1978, in Volume 6184, Page 781, of the Summit County, Ohio Records.
- NOT ON SURVEYED PROPERTY

18. Massillon Road Industrial Park Redevelopment Plan, filed for record December 22, 1994 in OR Volume 1826, Page 958 of the Summit County, Ohio Records.
- THE SURVEYED PROPERTY IS PART OF THE AREA CITED IN THIS DOCUMENT

19. Amencation filed for record November 21, 1997 in Reception No. 54079868 of the Summit County, Ohio Records.
- THE SURVEYED PROPERTY IS PART OF THE AREA CITED IN THIS DOCUMENT

20. Declaration of Restrictions by The City of Akron, filed for record February 7, 2003 in Reception No. 54821525 of the Summit County, Ohio Records.
- SURVEYED PROPERTY IS PART OF THE PARCEL CITED IN EXHIBIT "A" OF THIS DOCUMENT. THE CONSERVATION EASEMENTS CITED IN THIS DOCUMENT ARE NOT ON THE SURVEYED PROPERTY.

21. Maintenance Agreement, filed for record April 9, 2003 in Reception No. 54852942 of the Summit County, Ohio Records.
- NOT A SURVEY MATTER

22. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on Massillon Road Industrial Park plat filed for record April 9, 2003, in Reception No. 54852943, of the Summit County, Ohio Records.
- SHOWN HEREON OVER THE SURVEYED PROPERTY

23. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on Massillon Road Industrial Park Re-plat filed for record February 23, 2007, in Reception No. 55417347, of the Summit County, Ohio Records.
- SHOWN HEREON OVER THE SURVEYED PROPERTY

24. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on Massillon Road Industrial Park Re-plat No. 2 filed for record March 10, 2011, in Reception No. 55765740, of the Summit County, Ohio Records.
- SHOWN HEREON OVER THE SURVEYED PROPERTY

25. Easement to Ohio Edison Company, filed for record January 15, 2013, in Reception No. 55923366, of the Summit County, Ohio Records.
- SHOWN HEREON OVER THE SURVEYED PROPERTY

26. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on Massillon Road Industrial Park Re-plat No. 3 filed for record August 13, 2019, in Reception No. 56483875, of the Summit County, Ohio Records.
- NO ITEMS TO SHOW

TITLE COMMITMENT
EXHIBIT A - LEGAL DESCRIPTION

Situated in the Township of Springfield, County of Summit and State of Ohio: And known as being all of Block 2-BR as recorded in the Massillon Road Industrial Park Re-plat No. 2 Replat of Block 2-B, Massillon Road Industrial Park, as recorded in Plat Reception No. 55765740 of the Summit County, Ohio Records.

PM: 51-10859
PPN: SP-00035-B1-001,000

SURVEYOR NOTES

1. North and bearing system based upon NAD 83, OHIO NORTH Vertical Datum NAVD 88

2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Chicago Title Insurance Company, Commitment Number Z353620243 and bearing an effective date of 08/23/2023 at 6:59 a.m.
3. The subject property abuts, without gaps goes or strips, and has vehicular and pedestrian ingress to and egress from Fignon Parkway (Public), which is/are completed, dedicated and accepted public right(s) of way. No roadway improvement plans were disclosed to CESO during the survey.

4. The utilities shown are located from field survey, information and/or existing drawings. (Ref: 814 Tickets: B118101242-009 & B118101251-009). The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.

5. Structures are as shown hereon, no evidence of recent earthwork and recent building construction.

6. No evidence that subject property is being used as a sanitary landfill.

7. By graphic plotting only, this property is in Zone "X" - Area outside 0.2% annual flood" of the Flood Insurance Rate Map, Map Number 391530214E which bears an Effective Date of July 20, 2009 and IS NOT in a special flood hazard area. As shown on the FEMA website (http://msc.fema.gov) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

8. There currently exist 0 regular striped parking spaces and 0 Handicapped spaces on site.

9. The subject property has access to public utilities from the public streets adjacent to the subject property.

10. Except as shown and noted on this Survey, based on a careful physical inspection of the subject property, a zoning report or letter provided by the client, and matters of record or provided by the title company or client, there are no visible:
(i) height or bulk restrictions, setback lines, parking requirements, party walls, encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or
(ii) easements, rights-of-way, party walls, or building structures or other improvements, billboards, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds. **MATTERS OF ZONING ARE NOT ADDRESSED HERE BY THE SURVEYOR. ZONING REPORT PROVIDED TO SURVEYOR CITES THE SURVEYED PROPERTY WITHIN THE PIPD PLANNED INDUSTRIAL PARK DISTRICT**

11. Except as shown on the survey, the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.

12. The legal description on and depiction of the subject property contained in the survey describe and depict the same property described in the legal description contained in that certain Title Commitment issued by Chicago Title Insurance Company on May 7, 2021 under Order No. Z1535202580.

13. The record description of the subject property forms a mathematically closed figure. **NOT APPLICABLE**

14. There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.

15. The survey reflects the location of wetlands on the subject property based on the wetland delineation provided by the client. **SURVEYOR HAS NOT RECEIVED WETLAND DELINEATION**

SURVEYORS CERTIFICATION:

To: xtr-amazon-olc.com Services, LLC, Amazon.com, Inc. and their respective affiliates, successors and assigns and Chicago Title Insurance Company, Amazon Data Services, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a)(i), 7(a), (c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table "A" thereof. The field work was completed in May 2024.

Date of field or map: **Preliminary**

Signed: **03/07/2024 1:33:21 PM** date _____

Steven W. Clutter, P.S. 7655
CESO, Inc.
5140
State Street West Ave.
Akron, OH 44321

ALTA / NSPS LAND TITLE SURVEY
BLOCK 2-BR
CITY OF AKRON
SUMMIT COUNTY, OHIO

PICTON PARKWAY
SCALE: NA DATE: 3/07/2024

DESIGN: JOB NO.:
DRAWN: 759121
SHEET NO.:

CESO
WWW.CESONINC.COM

CHECKED: 1 OF 3

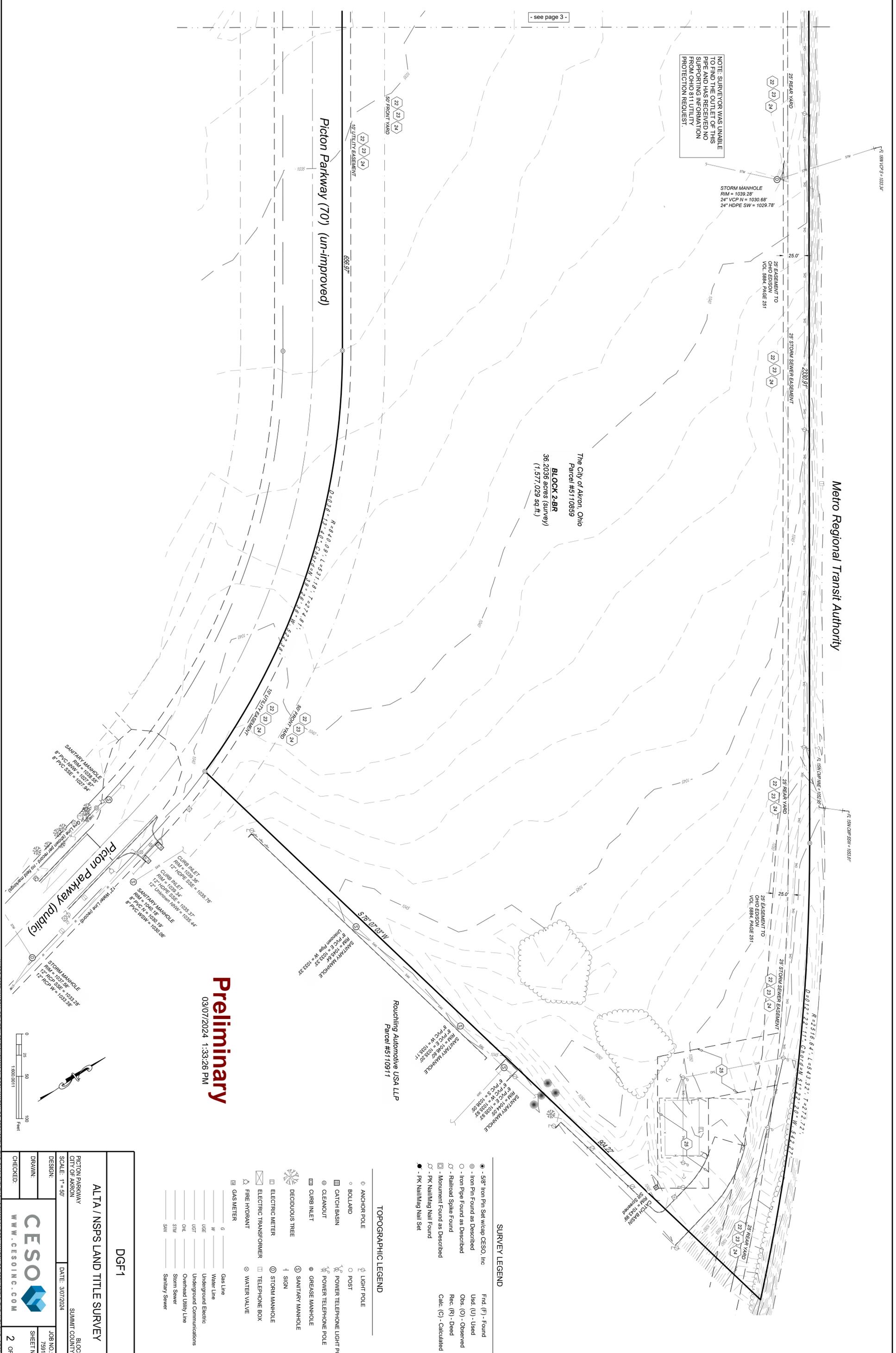
Metro Regional Transit Authority

NOTE: SURVEYOR WAS UNABLE TO FIND THE OUTLET OF THIS PIPE AND HAS RECEIVED NO SUPPORTING INFORMATION FROM OHIO 811 UTILITY PROTECTION REQUEST.

STORM MANHOLE
 RIM = 1030.28'
 24" VCP N = 1030.68'
 24" HDPE SW = 1029.78'

The City of Akron, Ohio
 Parcel #5110859
BLOCK 2,BR
 36.2036 acres (survey)
 (1,577,029 sq.ft.)

Picton Parkway (70') (un-improved)



- see page 3 -

Preliminary
 03/07/2024 1:33:26 PM

- SURVEY LEGEND**
- | | |
|---------------------------------------|------------------------|
| ● - 5/8" Iron Pin Set w/cap CESO, Inc | Find: (F) - Found |
| ○ - Iron Pin Found as Described | Used: (U) - Used |
| ○ - Iron Pipe Found as Described | Obs: (O) - Observed |
| ⋈ - Railroad Spike Found | Rec: (R) - Dead |
| ⊠ - Monument Found as Described | Calc: (C) - Calculated |
| ⊙ - PK Nail/Mag Nail Found | |
| ● - PK Nail/Mag Nail Set | |

- TOPOGRAPHIC LEGEND**
- | | |
|--------------------------------|--------------------------------|
| ⊙ ANCHOR POLE | ⊙ LIGHT POLE |
| ○ BOLLARD | ○ POST |
| ⊠ CATCH BASIN | ⊠ POWER TELEPHONE LIGHT POLE |
| ⊠ CLEANOUT | ⊠ POWER TELEPHONE POLE |
| ⊠ CURB INLET | ⊠ GREASE MANHOLE |
| ⊠ DECIDUOUS TREE | ⊠ SANITARY MANHOLE |
| ⊠ ELECTRIC METER | ⊠ SIGN |
| ⊠ ELECTRIC TRANSFORMER | ⊠ STORM MANHOLE |
| ⊠ TELEPHONE BOX | ⊠ WATER VALVE |
| ⊠ GAS METER | |
| G Gas Line | W Water Line |
| W Water Line | U/E Undergroud Electric |
| U/E Undergroud Electric | U/GT Undergroud Communications |
| U/GT Undergroud Communications | O/H Overhead Utility Line |
| O/H Overhead Utility Line | STW Storm Sewer |
| STW Storm Sewer | SWW Sanitary Sewer |

DGF1

ALTA / NSPS LAND TITLE SURVEY

PICTON PARKWAY
 CITY OF AKRON

SCALE: 1" = 50'

DATE: 3/07/2024

DESIGN: **CESO**

DRAWN: **CESO**

CHECKED: **CESO**

WWW.CESONC.COM

JOB NO.: 759121

SHEET NO.: 2 OF 3

BLOCK 2,BR
 SUMMIT COUNTY, OHIO

PROJECT: S:\AMAZON_DELIVERY_S\110\103338301_DGF1_LANDON_DS_SPRINGFIELD_TWP_0104-SURF-REV03\103338301_DGF1_LANDON_DS_SPRINGFIELD_TWP_0104-DWG-3/7/2024 1:31 PM

