

BATH TOWNSHIP  
BOARD OF  
ZONING APPEALS

July 15, 2025





BZA 25-12

- Beth and Duncan Myers
- 4158 Everett Rd.
- Requesting variance from Article 5, Section 504-B, Table 504-I for a reduction in the required side yard setback for a new residential dwelling.



4158 Everett Rd,

Everett Rd

47

Everett Rd

Everett Rd

Everett Rd

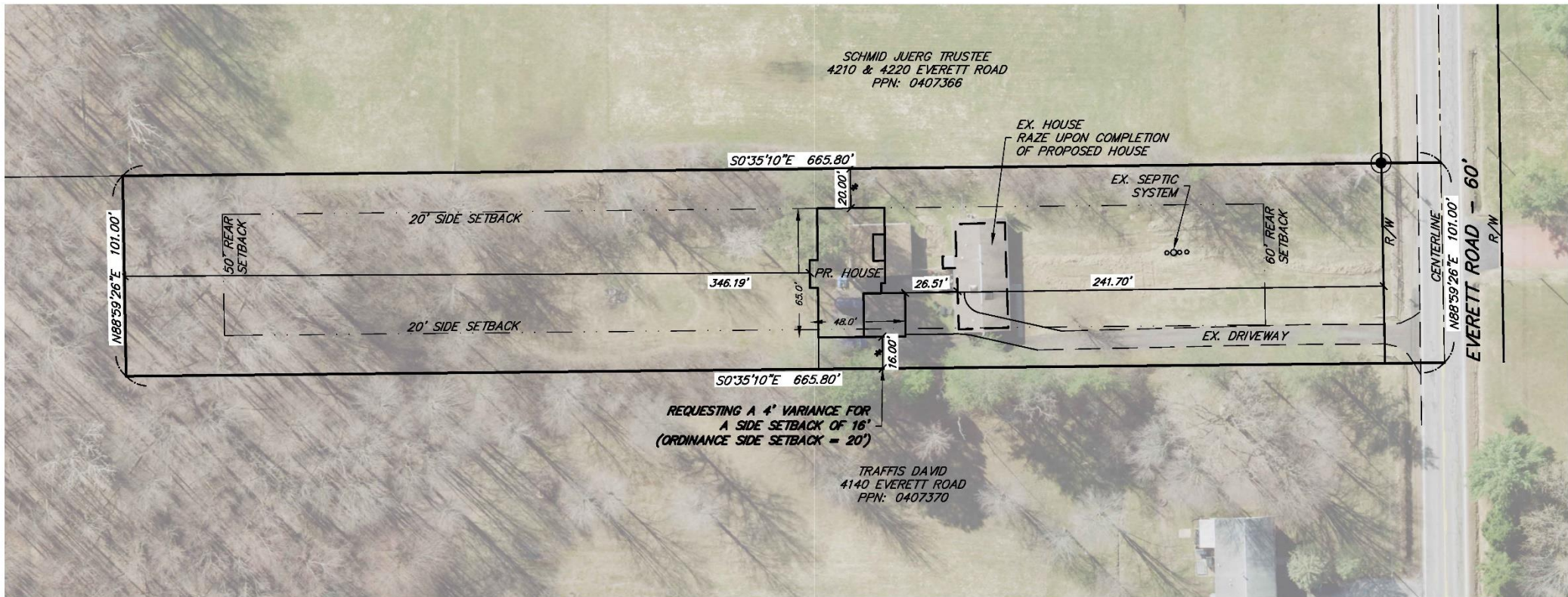
Breaksville Rd

Glenn Way

Glenn Way

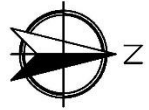
N Cleveland Massillon Rd





REQUESTING A 4' VARIANCE FOR  
A SIDE SETBACK OF 16'  
(ORDINANCE SIDE SETBACK = 20')

\*DIMENSIONS SHOWN ARE FROM THE  
FOUNDATION WALL TO THE PROPERTY LINE.




GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY
1	5/6/25	VARIANCE PLAN	MBK

**OUPS TICKET NUMBER:**



TWO WORKING DAYS  
BEFORE YOU DIG  
Call 1-800-382-2784  
TOLL FREE  
Outside Ohio 216-744-3181  
OHIO UTILITIES PROTECTION SERVICE

**VARIANCE PLAN**  
4158 Everett Road  
Situated in the Township of Bath  
County of Summit and State of Ohio  
PPN: 0403407  
Builder: Schumacher Homes

**SHEET 1 OF 1**  
PLOT DATE: 05/06/25  
PROJ. No. 25-153  
DRAWING FILE:  
25-153 LIP.DWG

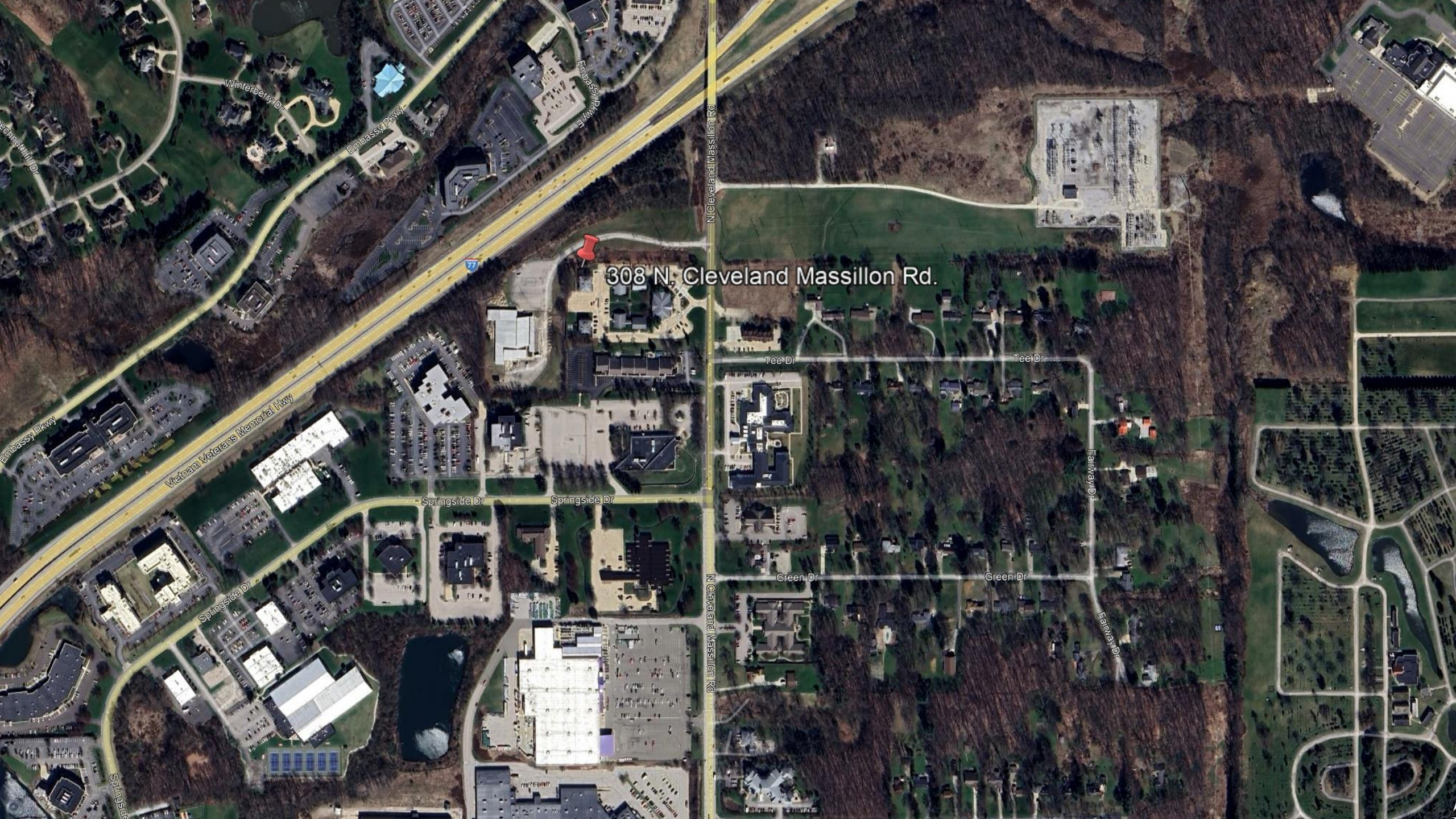


**Lewis Land Professionals, Inc.**  
Civil Engineering & Surveying  
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
Phone: (330) 335-8232  
www.landprosinc.com



BZA 25-13

- 308 Cleve Mass LLC
- 308 N. Cleveland Massillon Road
- Requesting conditional use per Article 7, Table 70-1 for roof-mounted solar panels in a business district.



308 N. Cleveland Massillon Rd.

Embassy Pkwy

Vietnam Veterans Memorial Hwy

Springside Dr

N Cleveland Massillon Rd

N Cleveland Massillon Rd

Tee Dr

Tee Dr

Springside Dr

Springside Dr

Green Dr

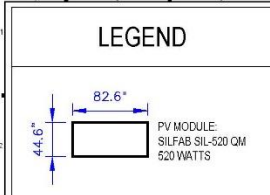
Green Dr

Fairway Dr

Fairway Dr

Springside Dr





PAGE NUMBER: PV-1  
 PAGE TITLE:  
 SITE PLAN  
 DESIGNER: M.W.

PROJECT MANAGER:  
 DAVE HUNTER  
 PHONE:  
 216.214.1686  
 EMAIL:  
 dave.hunter@yellowlite.com

DATE: 5.2.2025  
 PROJECT NUMBER

**2739**  
 PROJECT NAME  
 308 CLEVELAND MASS  
 LLC MAIN OFFICE

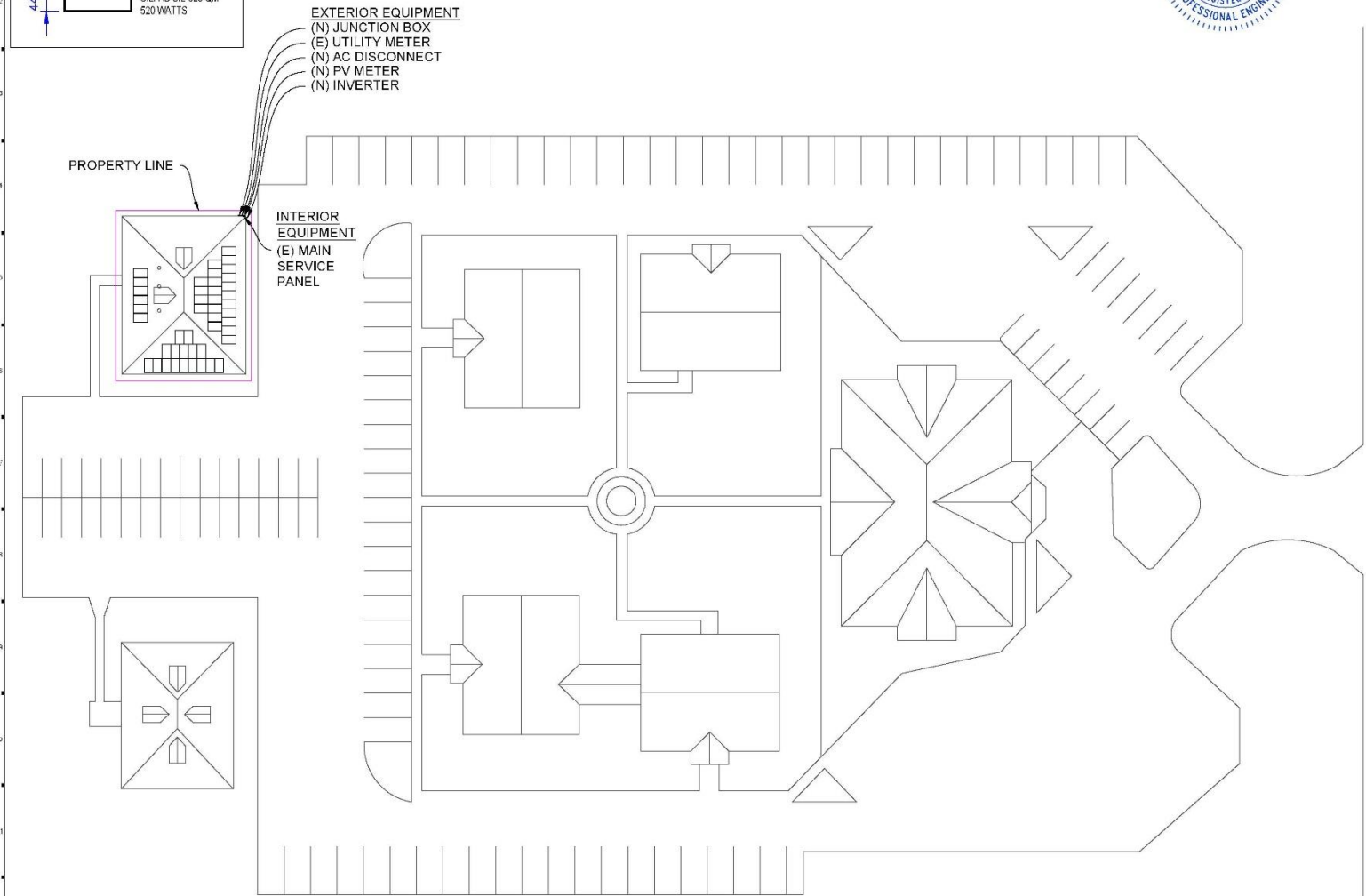
PROJECT DETAILS  
 CONTACT PERSON:  
 STEVE MASTRANTONIO  
 ADDRESS:  
 308 N CLEVELAND  
 MASSILLON RD,  
 AKRON, OH 44333  
 PHONE:  
 330.958.0486  
 EMAIL:  
 steve.mastrantonio@gmail.com

SYSTEM DETAILS  
 SYSTEM TYPE:  
 GRID-TIED  
 MOUNTING METHOD:  
 ROOF MOUNT  
 SYSTEM DC SIZE:  
 45 x 520W = 23.40KW  
 SYSTEM AC SIZE:  
 17.30KW  
 PV MODULE:  
 SILFAB SIL-520 QM  
 QTY: 45  
 INVERTER:  
 SOLAREEDGE SE17.3KUS  
 QTY: 1

INSTALLER DETAILS  
 YELLOWLITE  
 1925 ST. CLAIR AVE NE,  
 CLEVELAND, OHIO 44114  
 (216) 333-1364  
 WWW.YELLOWLITE.COM



PAPER SIZE: 17" x 22" (ANSI C)



**LEGEND**

INVERTER COUNT  
STRING COUNT

STRING LABEL:

PV MODULE:  
SILFAB SIL-520 QM  
520 WATTS

- SYSTEM DETAILS:**
- RESIDENTIAL 23.40KW GRID TIED (PHOTOVOLTAIC) SYSTEM.
  - THIS SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH ALL CURRENT AND APPLICABLE NEC 2023 AND OBC 2024 CODES.
  - HEIGHT OF THE ARRAY: 3-4IN. ABOVE THE ROOF, PARALLEL TO THE ROOF.
  - WEIGHT OF THE ARRAY: LESS THAN 4LBS./SQ. FT.
  - AREA OF THE ARRAYS: 6.88FT. X 3.72FT. X 45 = 1151.24 SQ. FT.
  - WEIGHT OF THE ARRAYS: 57.8 LBS. X 45 = 2601.00 LBS.
  - STRESS OF THE ARRAYS: 2601.00 LBS./1151.24 SQ. FT.= 2.26 LBS./SQ. FT.
  - NO TRENCHING WOULD BE NEEDED WITH THIS PROJECT.

TOTAL ROOF AREA: 3551 SQ. FT.  
TOTAL ROOF AREA OCCUPIED BY SOLAR: 1151.2 SQ. FT.  
TOTAL ROOF OCCUPANCY PERCENTAGE: 32.4%

PAGE NUMBER: PV-2  
PAGE TITLE:  
PV & ELECTRICAL LAYOUT

DESIGNER: M.W.

PROJECT MANAGER:  
DAVE HUNTER  
PHONE:  
216.214.1686  
EMAIL:  
dave.hunter@yellowlite.com

DATE: 5.2.2025

PROJECT NUMBER  
**2739**

PROJECT NAME  
308 CLEVELAND MASS  
LLC MAIN OFFICE

PROJECT DETAILS

CONTACT PERSON:  
STEVE MASTRANTONIO  
ADDRESS:  
308 N CLEVELAND  
MASSILLON RD,  
AKRON, OH 44333  
PHONE:  
330.958.0486  
EMAIL:  
steve.mastrantonio@gmail.com

**SYSTEM DETAILS**

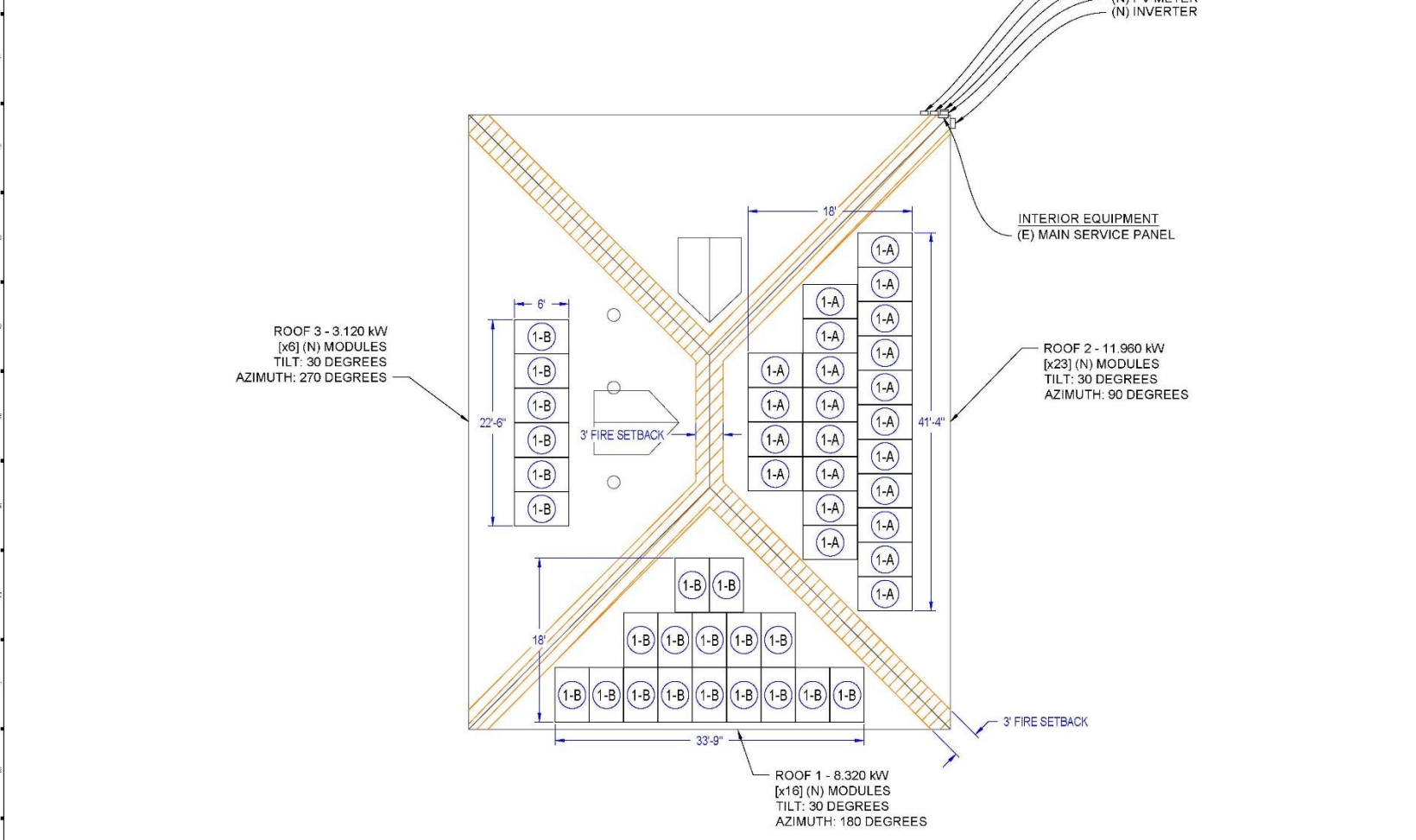
SYSTEM TYPE:  
GRID-TIED  
MOUNTING METHOD:  
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45 x 520W = 23.40KW  
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PV MODULE:  
SILFAB SIL-520 QM  
QTY: 45  
INVERTER:  
SOLAREGE SE17.3KUS  
QTY: 1

**INSTALLER DETAILS**

YELLOWLITE  
1925 ST. CLAIR AVE NE,  
CLEVELAND, OHIO 44114  
(216) 333-1364  
WWW.YELLOWLITE.COM



PAPER SIZE: 17" x 22" (ANSI C)



**01 PV & ELECTRICAL LAYOUT**

1/8" = 1'



# SILFAB COMMERCIAL NTC

SIL-520 QM



## NEXT-GENERATION N-TYPE CELL TECHNOLOGY

Manufactured exclusively in the USA.

- Increased Performance in High Temperatures
- Enhanced Durability
- Lower Temperature Coefficient
- Reduced Degradation Rate
- 25-Year Product Warranty/ 30-Year Performance Warranty



SILFABSOLAR.COM



ELECTRICAL SPECIFICATIONS		520	520
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	520	394
Maximum power voltage (Vmp)	V	40.78	37.24
Maximum power current (Imp)	A	12.85	10.31
Open circuit voltage (Voc)	V	47.52	43.71
Short circuit current (Isc)	A	13.05	10.96
Module efficiency	%	21.9%	
Maximum system voltage (VDC)	V		1500
System voltage rating	A		35
Power tolerance	Wp		0 to +10

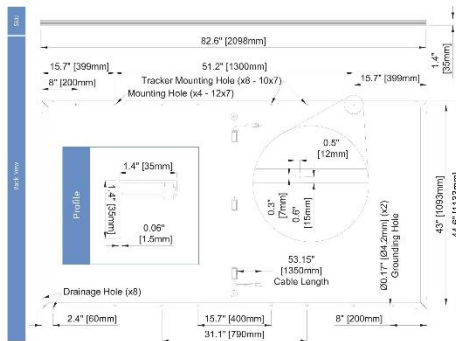
Measurement conditions: STC: 1000W/m², AM 1.5, Temperature 25°C, NOCT: 800W/m², AM 1.5, Measurement uncertainty: ±3%. Sun simulator calibration reference modules from Fraunhofer IZL. Electrical characteristics may vary by ±5% and power by 6% ±10W.

MECHANICAL PROPERTIES / COMPONENTS		METRIC	IMPERIAL
Module weight		26.2kg ± 0.2kg	57.8lbs ± 0.4lbs
Dimensions (H x L x D)		2098 mm x 1133 mm x 35 mm	82.6 in x 44.5 in x 1.37 in
Maximum surface load (wind/snow)*		2400 Pa (roof load) / 5400 Pa (flat load)	50.7 lbf/ft² (roof load) / 117.8 lbf/ft² (flat load)
Max. impact resistance		≥ 23 mm @ 88 km/h	≥ 1 in @ 51.1 mph
Cells		132 Half cells - N-type Silicon solar cell, 182 mm x 91 mm	132 Half cells - N-type Silicon solar cell, 5.58 x 3.58 in
Glass		3.2 mm high transmittance, tempered, 100% anti-reflective coating	3.22 in high transmittance, tempered, 100% anti-reflective coating
Cables and connectors (refer to installation manual)		1350 mm, 6.7 mm, PV2 from Staubli	53.15 in, 0.22 in, 12AWG, PV2 from Staubli
Backsheet		High durable, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV, water locksheet	
Frame		Anodized Aluminum (Silver)	
Junction Box		UL 3730 Certified, IEC 62740 Certified, IP68 rated, three diodes	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	+0.94 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr
NOCT @ 2°C	43 °C		≥ 95% end 10th yr
Operating temperature	-40~+85 °C		≥ 90.8% end 25th yr
			≥ 88.3% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 62125, UL 61730, CSA C22.2 137.0, IEC 62125, IEC 61730, IEC 61711 (Salt Mist Corrosion), IEC 62 136 (Ammonia Corrosion), CEC Listing, UL Fire Rating: Type 1	Modules Per Pallet	28 or 29 (California)
Factory	ISO9001:2015	Pallets Per Truck	24 or 23 (California)
		Modules Per Truck	695 or 667 (California)

\* Warning: Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.  
 \*\* 12-year extended to 25 years subject to registration and conditions outlined under "warranty" at silfab.com  
 \*All files generated from our proprietary performance data are available for download from: silfab.com/downloads



**SILFAB SOLAR INC.**  
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 240 Courtneyark Drive East  
 Mississauga ON L5T 2S5 Canada  
 T +1 905-253-2531  
 F +1 905-686-0267  
 Silfab - SIL-520-QM-20240829  
 10/2024/02/29 14:18:15. Silfab reserves the right to make changes to the technical specifications without notice. © 2024 Silfab Solar Inc. 2024 Silfab Solar Inc. is a registered trademark of Silfab Solar Inc.

PAGE NUMBER: PV-10  
 PAGE TITLE:  
 DATASHEETS

DESIGNER: M.W

PROJECT MANAGER:  
 DAVE HUNTER  
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 216.214.1686  
 EMAIL:  
 dave.hunter@yellowlite.com

DATE: 5.2.2025

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308 CLEVELAND MASS  
 LLC MAIN OFFICE

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 WWW.YELLOWLITE.COM



PAPER SIZE: 17" x 22" (ANSI C)



BZA 25-14

- Mathew and Susan Cunningham
- 1339 N. Medina Line Road
- Requesting variance from Article 701-B(11) to exceed the allowed square footage for an accessory structure.

1339 N. Medina Line Rd.



N  
Medina Line Rd

N Ridge Dr

N Ridge Dr

Reserve Dr

Reserve Dr

Reserve Dr

W Bath Rd

48

Bath Rd

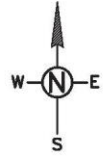
Bath Rd

340

Google Earth



# SITE PLAN



**ADDRESS:** 1339 N Medina Line Rd  
Akron, OH 44333  
Scale: 1"=70'

**THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE**  
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

# Matt Cunningham

## 30X50 WILLOW CREEK GARAGE

# May 2025

### GENERAL NOTES:

ALL CONSTRUCTION PROCEDURES REFERENCED IN THIS PLAN ARE TO MEET OR EXCEED REQUIREMENTS IN THE 2019 RESIDENTIAL CODE OF OHIO (RCO).

SOIL BEARING DESIGN ASSUMED TO BE MIN. 1,500 PSF AT FOOTING DEPTH.

CONCRETE STRENGTH FOR FOOTERS SHALL BE MINIMUM 3,000 PSI AT 30 DAYS  
CONCRETE STRENGTH FOR SLABS SHALL BE MINIMUM 4,000 PSI AT 30 DAYS  
WITH 6% AIR ENTRAINMENT.

### DESIGN CRITERIA:

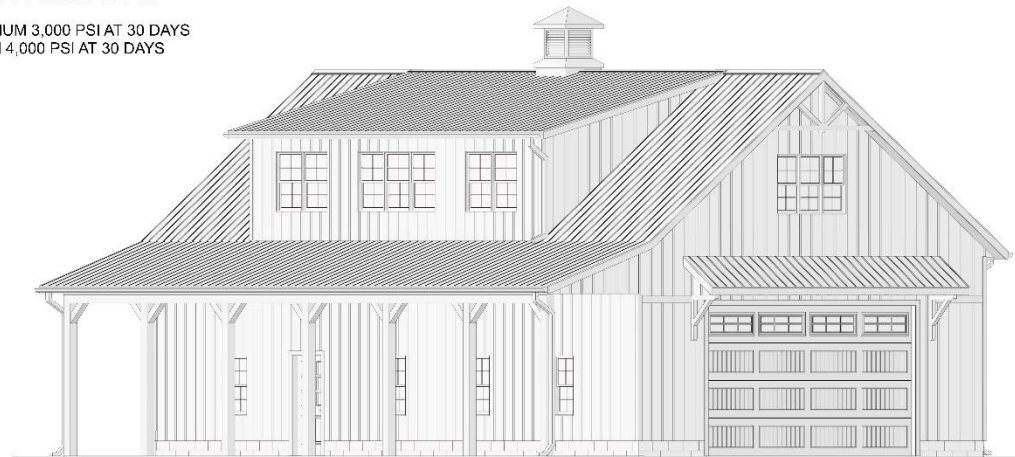
#### BUILDING DESIGN:

GROUND SNOW LOAD: 25 PSF  
FLOOR LIVE LOAD (SLAB): 50 PSF  
FLOOR LIVE LOAD (2ND FLOOR): 40 PSF  
WIND: 115 MPH (3-SECOND GUST)

#### STRUCTURE DEAD LOAD:

FLOOR: 10 PSF  
CEILING: 10 PSF  
ROOF: 10 PSF

FROST LINE: 32"



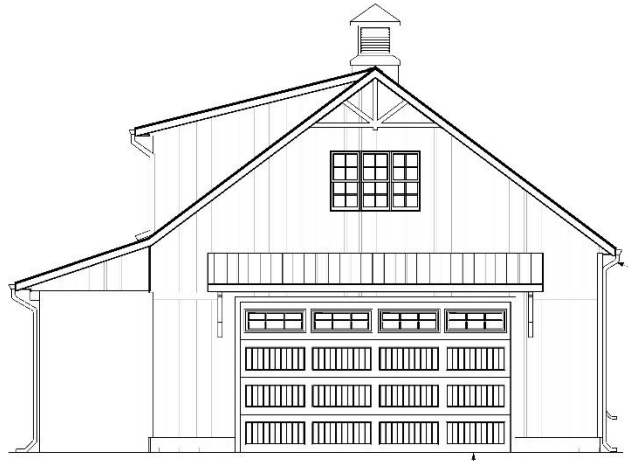
### DRAWING INDEX:

- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- S-1 CROSS SECTIONS

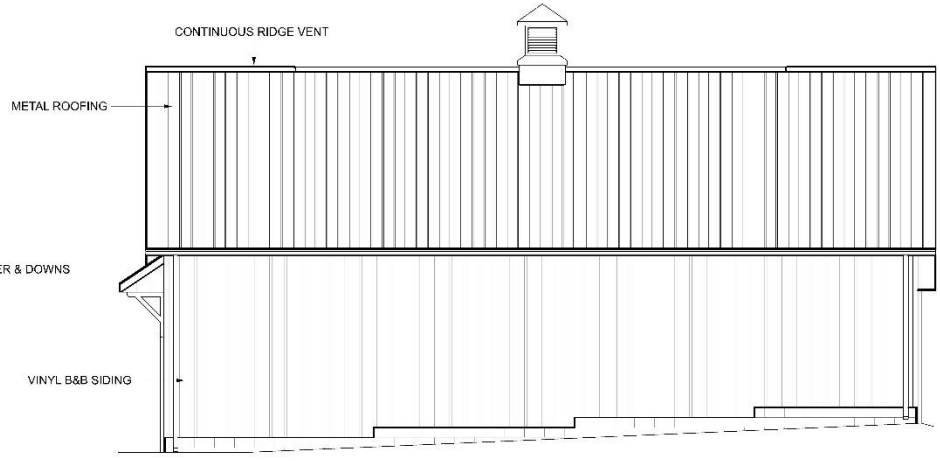
Akron, OH

Matt Cunningham

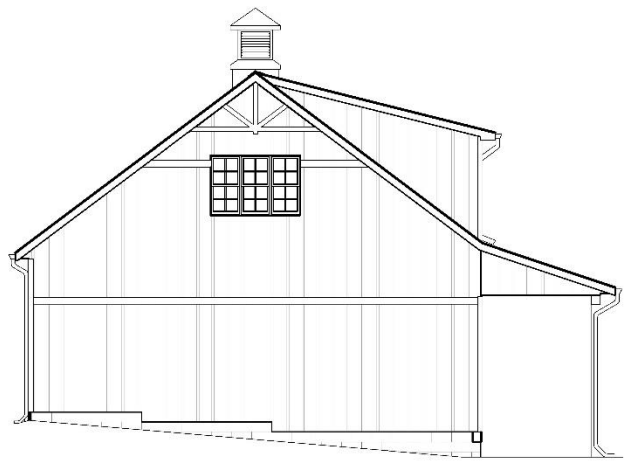




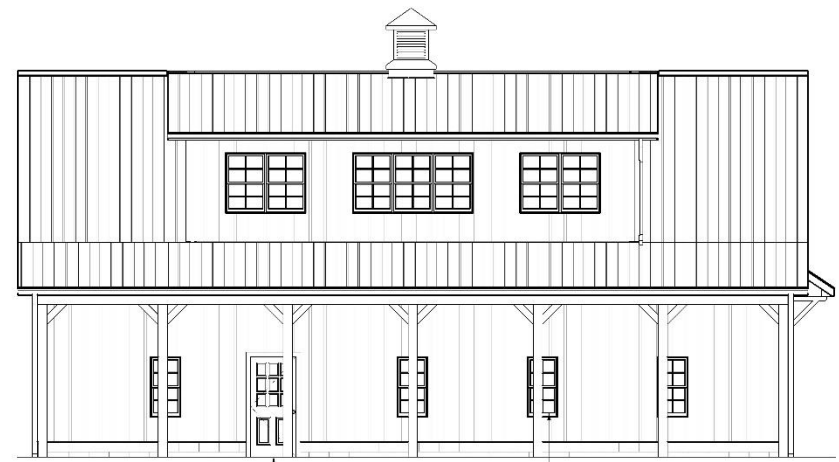
**FRONT EXTERIOR ELEVATION**  
1/4" SCALE



**RIGHT EXTERIOR ELEVATION**  
1/4" SCALE



**REAR EXTERIOR ELEVATION**  
1/4" SCALE



**LEFT EXTERIOR ELEVATION**  
1/4" SCALE



DRAWINGS PROVIDED BY:

**ELEVATIONS**

**Matt Cunningham**  
1339 N Medina Line Road  
Akron, Oh 44333

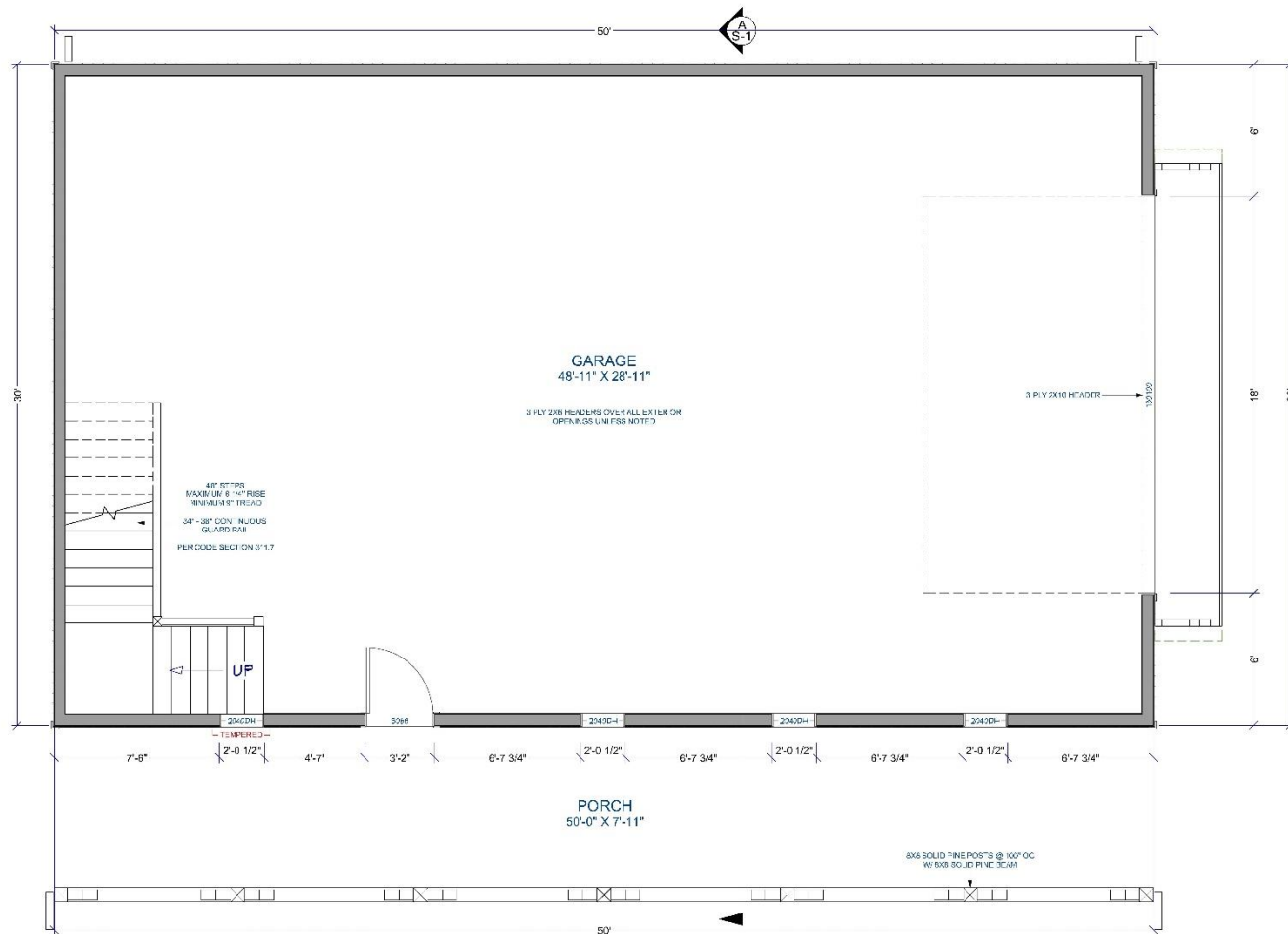
REVISED:  
5/14/2025

DRAWN BY:  
*C.S.*

SHEET SIZE:  
24" X 36"

SHEET:

**A-1**



# FIRST FLOOR PLAN

**Matt Cunningham**  
1339 N Medina Line Road  
Akron, Oh 44333

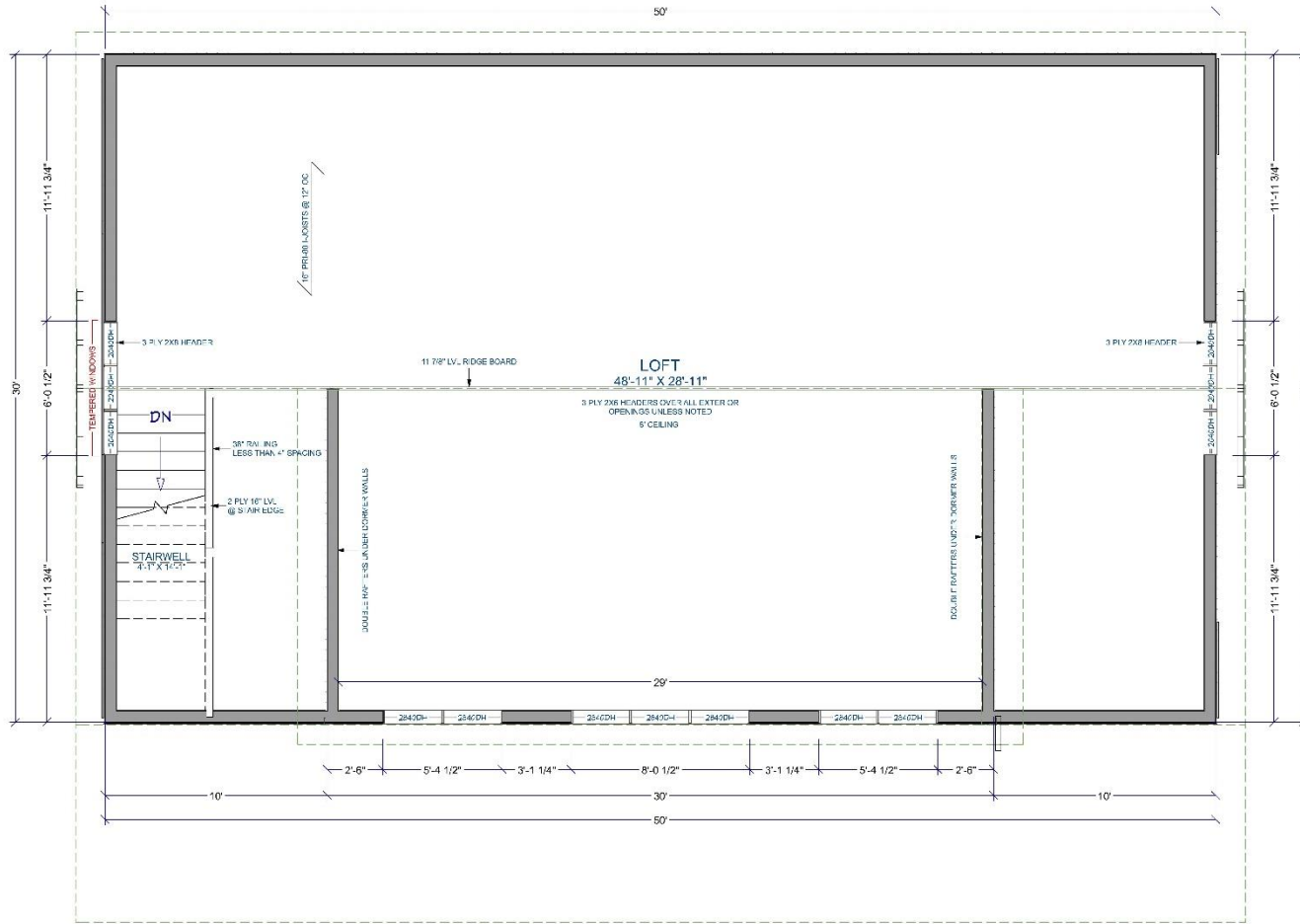
REVISED:  
5/14/2025

DRAWN BY:  
*C.S.*

SHEET SIZE:  
24" X 36"

SHEET:  
A-3

SCALE  
3/8" = 1'



SCALE  
3/8" = 1'

**Matt Cunningham**  
1339 N Medina Line Road  
Akron, Oh 44333

REVISED:  
5/14/2025

DRAWN BY:  
*C.S.*  
SHEET SIZE:  
24" X 36"

SHEET:  
A-4

# SECOND FLOOR PLAN

DRAWINGS PROVIDED BY:





BZA 25-15

- Dave Koontz, of Summit County Surface Water Management District
- 0402593, 0401179, and 0401180 on N. Hametown Road
- Requesting variance from Article 6, Section 602 to encroach upon the riparian setback requirements for construction of stormwater management facilities within the riparian setback area.



Idlebrook Wetlands

Montrose-Ghent

Crystal Lake

N Shore Dr

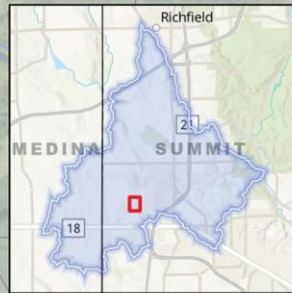
Mapleleaf Hill

N Shore Dr

Embassy Pkwy



# Idle Brook Existing Conditions - Nov 2022



LOIS DR  
Chronic erosion on West Fork due to channel entrenchment, floodplain berms & floodplain disconnection.



Small ditch draining floodplain.

Some large segments within the power easement are dry with upland vegetation.

Many of the proposed wetland restoration areas are currently dry & dominated by invasive upland vegetation like bush honeysuckle (shown below) & multiflora rose



Some segments within the power line easement are infested with Phragmites.

Access path disconnects Idle Brook & floodplain.



Severe erosion on Yellow Creek with post-settlement alluvium & disconnected floodplain.



- Property Boundary
- Parcels
- Existing Berms & Access Roads

0 250 500 Feet

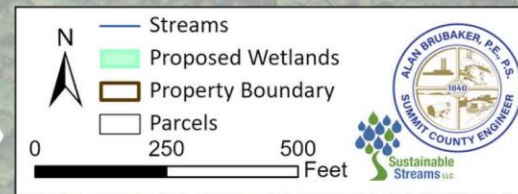
COLONY HILLS DR

# Idle Brook Bankfull Wetlands

## Project Information

**Location:** Summit County  
**Property Owner:** Summit County Engineer  
**Property Area:** ~35 acres  
**Summary of Proposed Work:** Restoration of bankfull wetlands with a combined storage volume of up to ~46 acre-feet.

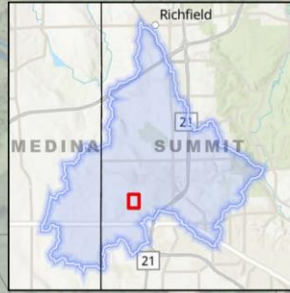
Wetlands can attract a wide variety of mammals, amphibians, reptiles & birds, like the endangered Blanding's turtle (*Emydoidea blandingii*) & the state-threatened trumpeter swan (*Cygnus buccinator*) & sandhill crane (*Grus canadensis*).



The abundance of water means that aquatic & moisture-loving plants flourish in wetland ecosystems. These plants provide food for many animals & create beautiful blooms for nature-lovers to admire.

# Idle Brook Bankfull Wetlands

LOIS DR



Re-use of on-site wood provides habitat variability.



Stream and floodplain connectivity restored.

Excavation avoids utility easements.

High-quality diverse wetland habitat with native vegetation created.



Bioengineered stream connections to ensure long-term stability and habitat benefits.



Legend:

- Streams
- Proposed Wetlands
- Property Boundary
- Parcels
- Yellow Creek Watershed

Scale: 0 250 500 Feet

COLONY HILLS DR

N HAMETOWN RD

WEST FORK

YELLOW CREEK

YELLOW CREEK

IDLE BROOK

# IDLE BROOK BANKFULL WETLANDS

Fact Sheet



## The Proposed Project

The Idle Brook Bankfull Wetland Project will restore the degraded floodplain in this publicly-owned parcel. By removing earthen fill and invasive species, the project will lower the floodplain and restore a more natural hydrologic connection between the streams and the restored wetlands. Restoration of more natural wetland hydrology will promote the growth of native plant species and provide habitat for aquatic fauna, amphibians, and birds. The restored floodplain wetlands will also expand the available space for flood waters during large rain events helping to reduce flooding and erosion in the downstream portions of Yellow Creek. Reduced stream erosion in Yellow Creek will improve both the water quality and habitat for native fish such as rainbow darters and the aquatic insects they need for food such as mayfly and damselfly larvae. In sum, this project will not only restore a functioning floodplain wetland, but will provide benefits for many miles of the downstream creek!

## What is a Wetland?

Wetlands are areas of ground that remain saturated with water for extended periods of time. They are critical sources of biodiversity and habitat. The National Audubon Society has identified many Ohio wetlands as Important Bird Areas for the valuable habitat they provide to both land birds and waterfowl. Unfortunately, over 90 percent of Ohio's wetlands have been drained or filled for agriculture and development.



## Benefits of Wetlands

- Act as "nature's kidneys" to filter pollutants and sediment to improve water quality.
- Help stabilize shorelines and reduce erosion.
- Encourage groundwater infiltration and act as storage for snowmelt runoff.
- Help control floods by storing large amounts of water during large rain events.
- Provide habitat to many species of plants and animals around the world.
- Benefit people by reducing flooding and erosion and providing recreational opportunities such as nature walks and bird watching.



## The Problem

The existing public parcel is a degraded floodplain in need of restoration. Centuries of sediment accumulation from watershed deforestation and other human impacts have filled in former wetlands and disconnected several streams from their floodplains. Large portions of the floodplain are overrun by the invasive plant "common reed" (*Phragmites australis*) that makes the floodplain impenetrable for many native plants and animals and inaccessible for nature walks.



## How Do Restored Wetlands Benefit Ohio's Animals?

A wide variety of animals call wetlands home. Wetlands can attract familiar friends like deer, rabbits, turtles, and ducks, as well as provide habitat and food for animals like the North American river otter (*Lontra canadensis*), the state-threatened trumpeter swan (*Cygnus buccinator*), and the state-endangered sandhill crane (*Grus canadensis*).



## How Do Restored Wetlands Benefit Ohio's Native Plants?

The abundance of water means that many aquatic and moisture-loving plants that you wouldn't normally encounter flourish in wetland ecosystems. Waterfowl and other animals feed on the leaves, seeds, flowers, roots, and tubers of these wetland plants. Ducks aren't the only ones to enjoy these plants; nature lovers will also delight. Many species throw off striking blooms in the spring and summer months, like lizard's tail (*Saururus cernuus*), swamp mallow (*Hibiscus moscheutos*), and pickerelweed (*Pontederia cordata*).

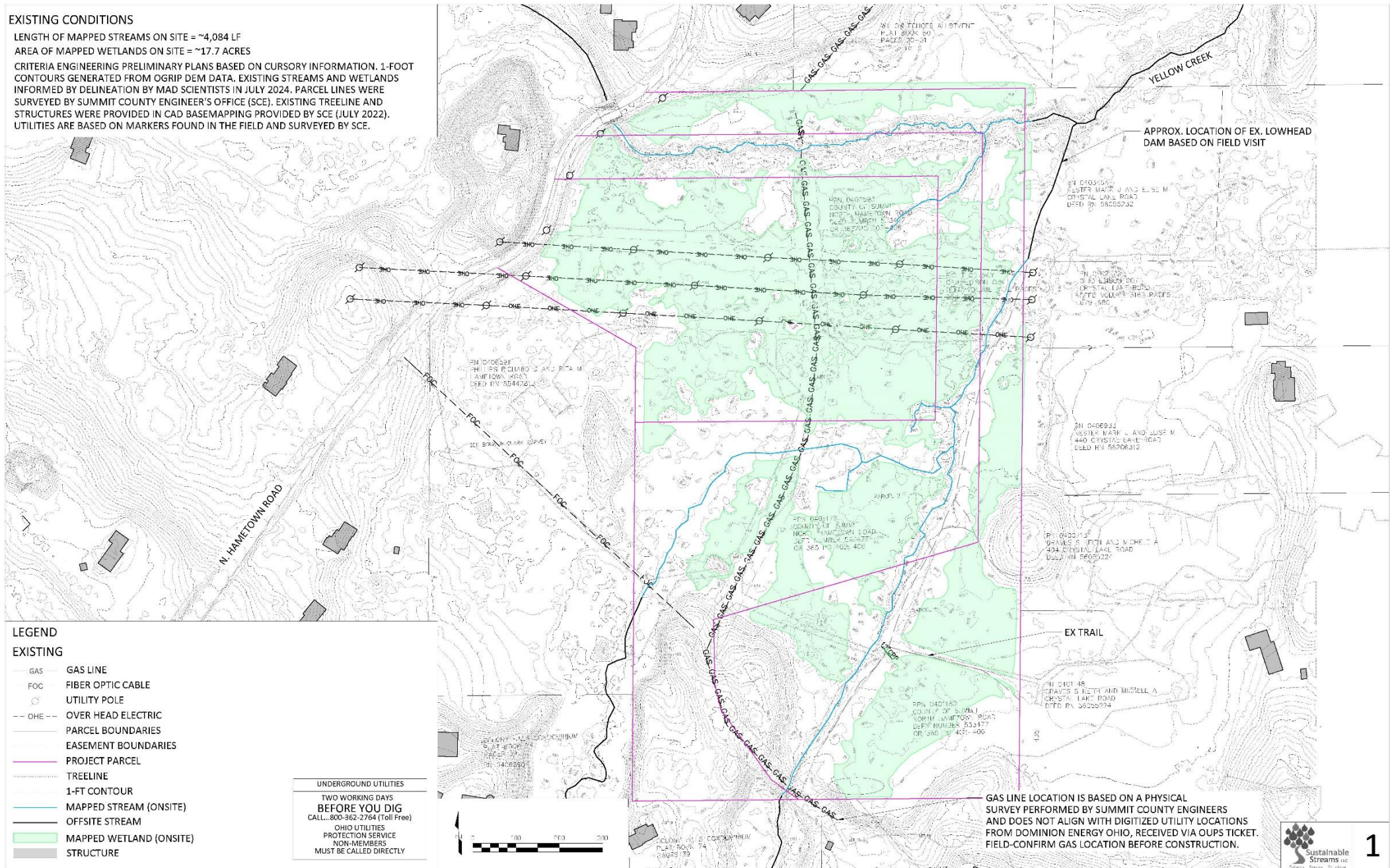


Elevated trails can make recreation and enjoying wetlands fun, safe, and accessible!



**EXISTING CONDITIONS**

LENGTH OF MAPPED STREAMS ON SITE = ~4,084 LF  
 AREA OF MAPPED WETLANDS ON SITE = ~17.7 ACRES  
 CRITERIA ENGINEERING PRELIMINARY PLANS BASED ON CURSORY INFORMATION. 1-FOOT CONTOURS GENERATED FROM OGRIP DEM DATA. EXISTING STREAMS AND WETLANDS INFORMED BY DELINEATION BY MAD SCIENTISTS IN JULY 2024. PARCEL LINES WERE SURVEYED BY SUMMIT COUNTY ENGINEER'S OFFICE (SCE). EXISTING TREELINE AND STRUCTURES WERE PROVIDED IN CAD BASEMAPPING PROVIDED BY SCE (JULY 2022). UTILITIES ARE BASED ON MARKERS FOUND IN THE FIELD AND SURVEYED BY SCE.



**LEGEND**

**EXISTING**

- GAS GAS LINE
- FOC FIBER OPTIC CABLE
- UTILITY POLE
- OHE OVER HEAD ELECTRIC
- PARCEL BOUNDARIES
- EASEMENT BOUNDARIES
- PROJECT PARCEL
- TREELINE
- 1-FT CONTOUR
- MAPPED STREAM (ONSITE)
- OFFSITE STREAM
- MAPPED WETLAND (ONSITE)
- STRUCTURE

UNDERGROUND UTILITIES  
 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 CALL 1-800-362-2764 (Toll Free)  
 OHIO UTILITIES  
 PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY



GAS LINE LOCATION IS BASED ON A PHYSICAL SURVEY PERFORMED BY SUMMIT COUNTY ENGINEERS AND DOES NOT ALIGN WITH DIGITIZED UTILITY LOCATIONS FROM DOMINION ENERGY OHIO, RECEIVED VIA OUPS TICKET. FIELD-CONFIRM GAS LOCATION BEFORE CONSTRUCTION.

**PROPOSED CONDITIONS PER CRITERIA ENGINEERING EFFORT**  
 NUMBER OF WETLAND CELLS = 5 CELLS (COMBINED TOTAL AREA = ~6.3 ACRES)  
 ENHANCEMENT OF EX. WETLANDS = ~4.2 ACRES, CREATION OF NEW WETLANDS = ~2.1 ACRES  
 CRITERIA ENGINEERING PRELIMINARY PLANS BASED ON CURSORY INFORMATION. 1-FOOT CONTOURS GENERATED FROM OGRIP DEM DATA. EXISTING STREAMS AND WETLANDS INFORMED BY DELINEATION BY MAD SCIENTISTS IN JULY 2024. PARCEL LINES WERE SURVEYED BY SUMMIT COUNTY ENGINEER'S OFFICE (SCE). EXISTING TREELINE AND STRUCTURES WERE PROVIDED IN CAD BASEMAPPING PROVIDED BY SCE (JULY 2022). UTILITIES ARE BASED ON MARKERS FOUND IN THE FIELD AND SURVEYED BY SCE.

BIO-ENGINEERED BANK ARMORING EXTENTS ARE BASED ON LIDAR DATA AND SHOULD BE UPDATED FOLLOWING A TOPOGRAPHIC SURVEY, TYP.

APPROX. LOCATION OF EX. LOWHEAD DAM BASED ON FIELD VISIT

WETLAND: WEST FORK B1  
 WETLAND AREA = ~1.3 AC  
 42 LIVE STAKES AROUND PERIMETER  
 5 CONTAINER TREES ON WETLAND BED

WETLAND: WEST FORK B2  
 WETLAND AREA = ~0.6 AC  
 29 LIVE STAKES AROUND PERIMETER  
 5 CONTAINER TREES ON WETLAND BED

WETLAND: YELLOW CREEK B4  
 WETLAND AREA = ~0.8 AC  
 36 LIVE STAKES AROUND PERIMETER  
 5 CONTAINER TREES ON WETLAND BED

WETLAND: YELLOW CREEK B2  
 WETLAND AREA = ~1.9 AC  
 55 LIVE STAKES AROUND PERIMETER  
 10 CONTAINER TREES ON WETLAND BED

PROP. BRUSH PILE, TYP.  
 QUANTITY, SIZE, AND LOCATION MAY VARY.

IDLE BROOK B2  
 WETLAND AREA = ~1.7 AC  
 49 LIVE STAKES AROUND PERIMETER  
 10 CONTAINER TREES ON WETLAND BED

**LEGEND**

**EXISTING**

- GAS — GAS LINE
- FOC — FIBER OPTIC CABLE
- UTILITY POLE
- OHE — OVER HEAD ELECTRIC
- — PARCEL BOUNDARIES
- — EASEMENT BOUNDARIES
- — PROJECT PARCEL
- — TREELINE
- — 1-FT CONTOUR
- — MAPPED STREAM (ONSITE)
- — OFFSITE STREAM
- — MAPPED WETLAND (ONSITE)
- — STRUCTURE

**PROPOSED**

- 1-FT CONTOUR
- WETLAND RESTORATION AREA
- BIO-ENGINEERED BANK ARMORING
- WETLAND CONNECTION ARMORING
- TREE VANE
- LIVE STAKES
- BRUSH PILE

UNDERGROUND UTILITIES  
 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 CALL... 800-362-2764 (Toll Free)  
 OHIO UTILITIES  
 PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

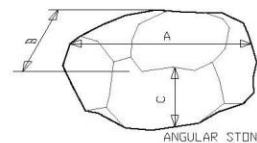


GAS LINE LOCATION IS BASED ON A PHYSICAL SURVEY PERFORMED BY SUMMIT COUNTY ENGINEERS AND DOES NOT ALIGN WITH DIGITIZED UTILITY LOCATIONS FROM DOMINION ENERGY OHIO, RECEIVED VIA OUPS TICKET. FIELD-CONFIRM GAS LOCATION BEFORE CONSTRUCTION.



**WETLAND DETAILS**

WETLAND NAME	APPROXIMATE CONNECTION ELEVATION	WETLAND BED ELEVATION	WINTERING HOLE BED ELEVATION	BOTTOM WIDTH OF CONNECTION	MIN. HEIGHT OF ROCK TOE IN CONNECTION	SIZE OF ROCK TOE ALONG STREAM BANK
WEST FORK B1	987.5 FT	983.0 FT	979.0 FT	35 FT	1.5 FT	ODOT TYPE C
WEST FORK B2	987.0 FT	984.0 FT	N/A	20 FT	1.0 FT	ODOT TYPE C
YELLOW CREEK B2	982.0 FT	989.0 FT	985.0 FT	40 FT	1.0 FT	ODOT TYPE C
YELLOW CREEK B4	987.0 FT	984.0 FT	980.0 FT	20 FT	1.0 FT	ODOT TYPE C
IDLE BROOK B2	990.0 FT	988.0 FT	984.0 FT	20 FT	1.5 FT	ODOT TYPE C



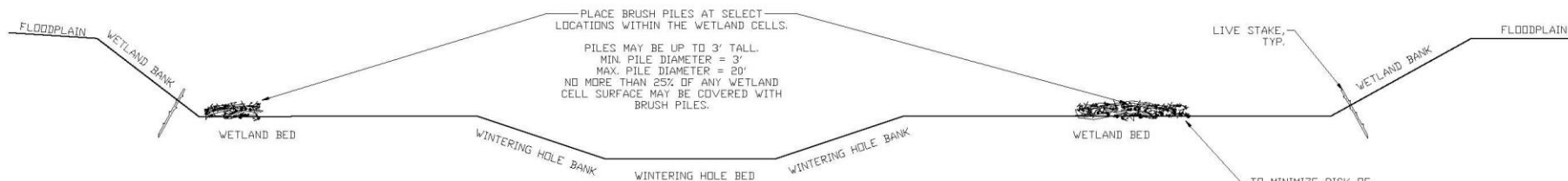
CLASS	MEDIAN (D50) INTERMEDIATE "B" AXIS DIMENSION (IN.)	PARTICLE WEIGHT (LBS)
ODOT TYPE A	24	700
ODOT TYPE B	18	300
ODOT TYPE C	12	90
ODOT TYPE D	6	12

**ROCK CLASS SPECIFICATIONS**

N.T.S.

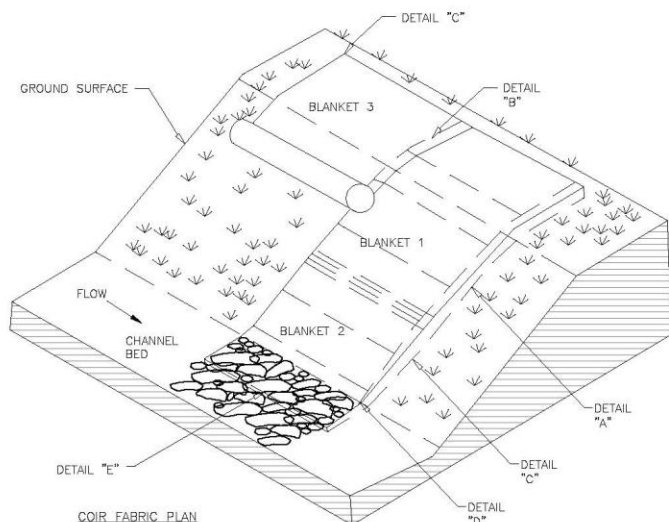
**ROCK SIZING NOTES:**

1. A MINIMUM OF 70% OF ALL ARMORING ROCK VOLUME IS TO MEET OR EXCEED THE SPECIFICATIONS FOR THE DESIGNATED ROCK CLASS. VOID SPACES ARE TO BE FILLED WITH SMALLER ROCK AND TIGHTLY PACKED SO THAT ALL PARTICLES ARE MECHANICALLY CONNECTED. THERE ARE TO BE NO LOOSE MEMBERS.
2. HARVESTED EXISTING STREAMBED MATERIAL IS OFTEN IDEAL FOR FILLING IN THE GAPS BETWEEN IMPORTED ARMORING ROCK



**TYPICAL WETLAND CROSS SECTION VIEW**

N.T.S.

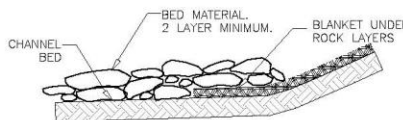
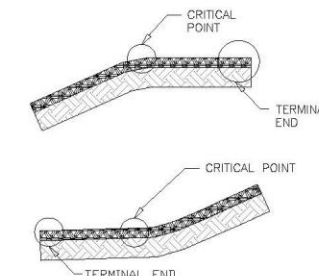
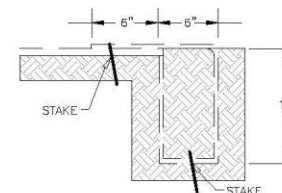
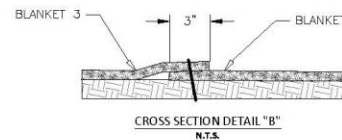
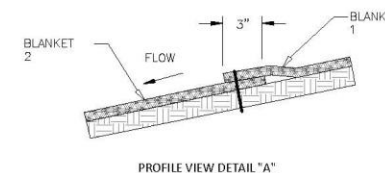


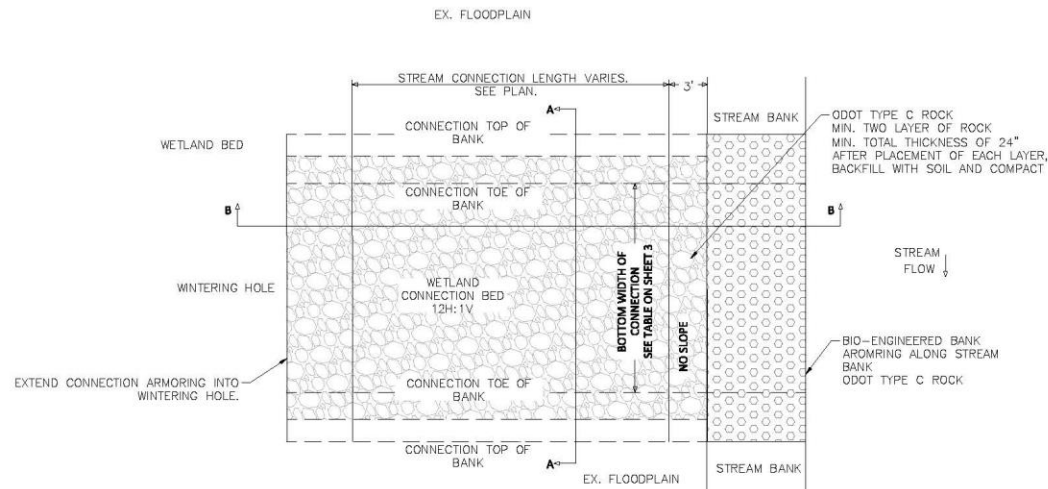
**NOTES**

1. CONSTRUCT A 6" X 12" ANCHOR TRENCH AT THE BEGINNING OF THE SLOPE. LINE THE ANCHOR TRENCH WITH MAT LEAVING 12" EXTENDING PAST THE ANCHOR TRENCH. FASTEN MATERIAL INTO THE ANCHOR TRENCH ON 12" CENTERS. BACKFILL THE TRENCH WITH TOPSOIL AND COMPACT. COVER THE AREA WITH THE REMAINING 12" OF THE MAT'S TERMINAL END LEAVING 6" TO OVERLAP THE MAT. SECURE THE 6" OVERLAP WITH STAKES ON 12" CENTERS.
2. UNROLL THE MAT PERPENDICULAR TO THE VALLEY FLOW DIRECTION AND PLACE IN DIRECT CONTACT WITH THE SOIL SURFACE. DO NOT STRETCH OR ALLOW THE MATERIAL TO BRIDGE OVER SURFACE INCONSISTENCIES.
3. SECURELY FASTEN THE MAT TO THE SOIL BY INSTALLING STAKES AT A MINIMUM RATE OF 1.5 PER SQ. YD. ANCHORS SHALL BE SELECTED SO THAT THEY HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. INCREASE ANCHORING FREQUENCY FOR SITE CONDITIONS (LOOSE, SANDY, OR WET SOILS) AS DIRECTED BY THE ENGINEER AND MANUFACTURER'S REPRESENTATIVE.
4. OVERLAP EDGES OF PARALLEL AND PERPENDICULAR MATS ALONG THE SLOPE A MINIMUM OF 3" AND SECURE WITH STAKES AT A MAXIMUM SPACING OF 1'.
5. AT THE TOE OF THE SLOPE, PLACE BED MATERIAL A MINIMUM OF TWO LAYERS THICK ATOP THE COIR FABRIC TO ANCHOR FABRIC AND PROVIDE BETTER CONTACT BETWEEN THE SOIL SURFACE AND THE MAT.
6. ENSURE THAT THE MAT IS IN DIRECT CONTACT WITH THE SOIL SURFACE WITH NO PROJECTIONS, PROTRUSIONS OR WRINKLES. MINIMIZE BRIDGING ACROSS LOW AREAS IN SURFACE BY SELECTING STAKING LOCATIONS WITH A PREFERENCE FOR THESE DEPRESSIONS.
7. APPLY SEEDING AND PROTECTION PER SPECIFICATIONS.

**COIR FABRIC INSTALLATION DETAIL**

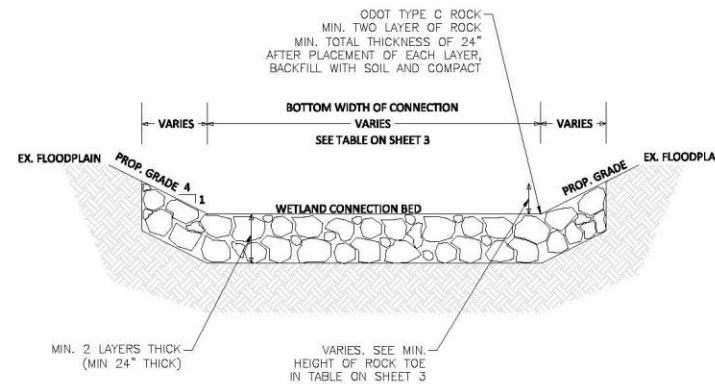
N.T.S.





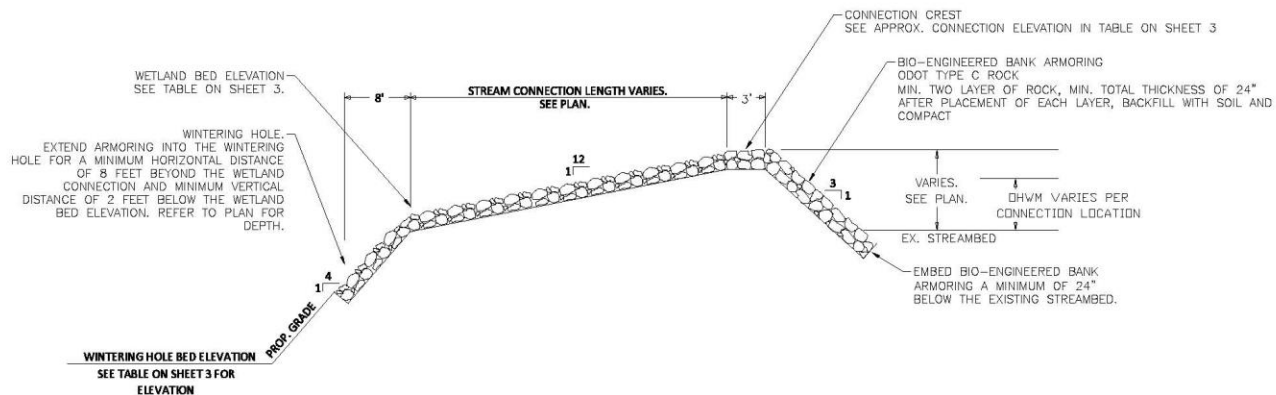
**ARMORED WETLAND CONNECTION WITH WINTERING HOLE PLAN VIEW**

A MINIMUM OF 70% OF THE ARMORING ROCK VOLUME IS TO MEET OR EXCEED THE SPECIFICATIONS FOR THE DESIGNATED ROCK CLASS. VOID SPACES ARE TO BE FILLED WITH SMALLER MATERIAL AND TIGHTLY PACKED SO THAT ALL PARTICLES ARE MECHANICALLY CONNECTED. THERE ARE TO BE NO LOOSE MEMBERS.  
SEE CROSS SECTIONS FOR DIMENSIONS  
N.T.S.



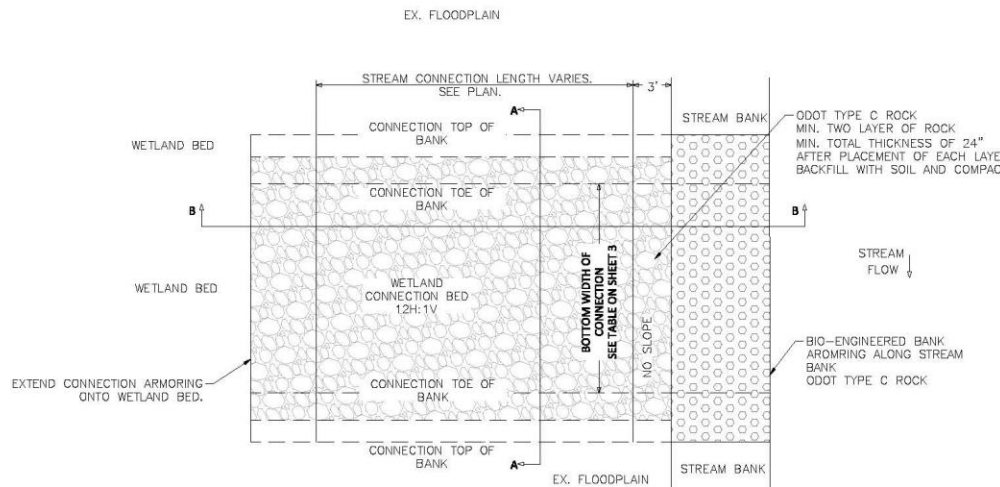
**ARMORED WETLAND CONNECTION CROSS SECTION VIEW (A-A)**

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N.T.S.



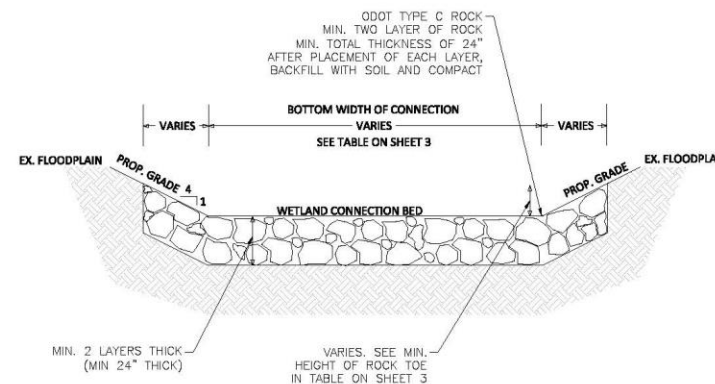
**ARMORED WETLAND CONNECTION WITH WINTERING HOLE PROFILE (B-B)**

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N.T.S.



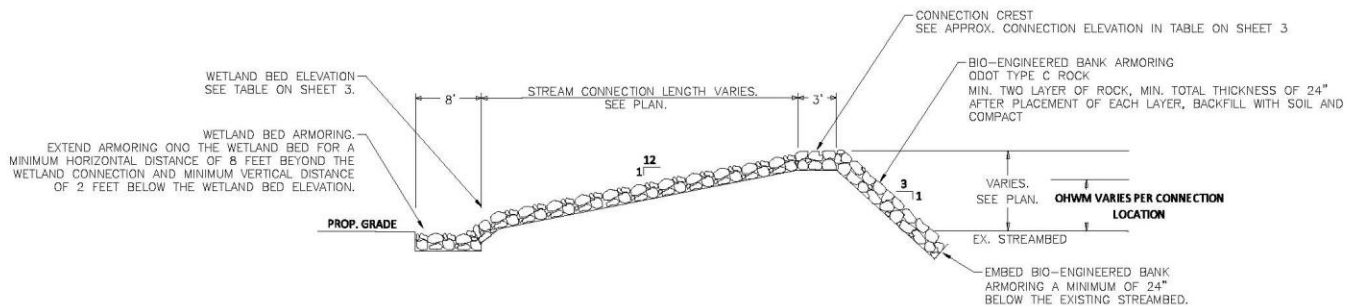
**ARMORED WETLAND CONNECTION WITHOUT WINTERING HOLE PLAN VIEW**

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SEE CROSS SECTIONS FOR DIMENSIONS  
N.T.S.



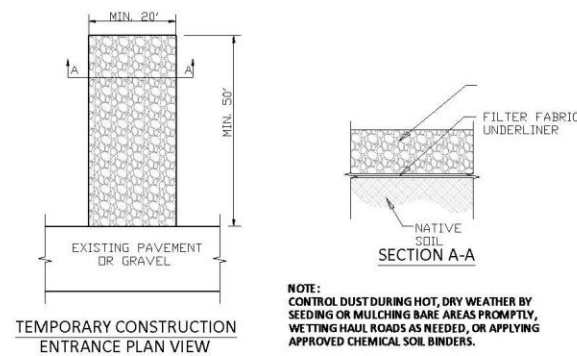
**ARMORED WETLAND CONNECTION CROSS SECTION VIEW (A-A)**

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N.T.S.



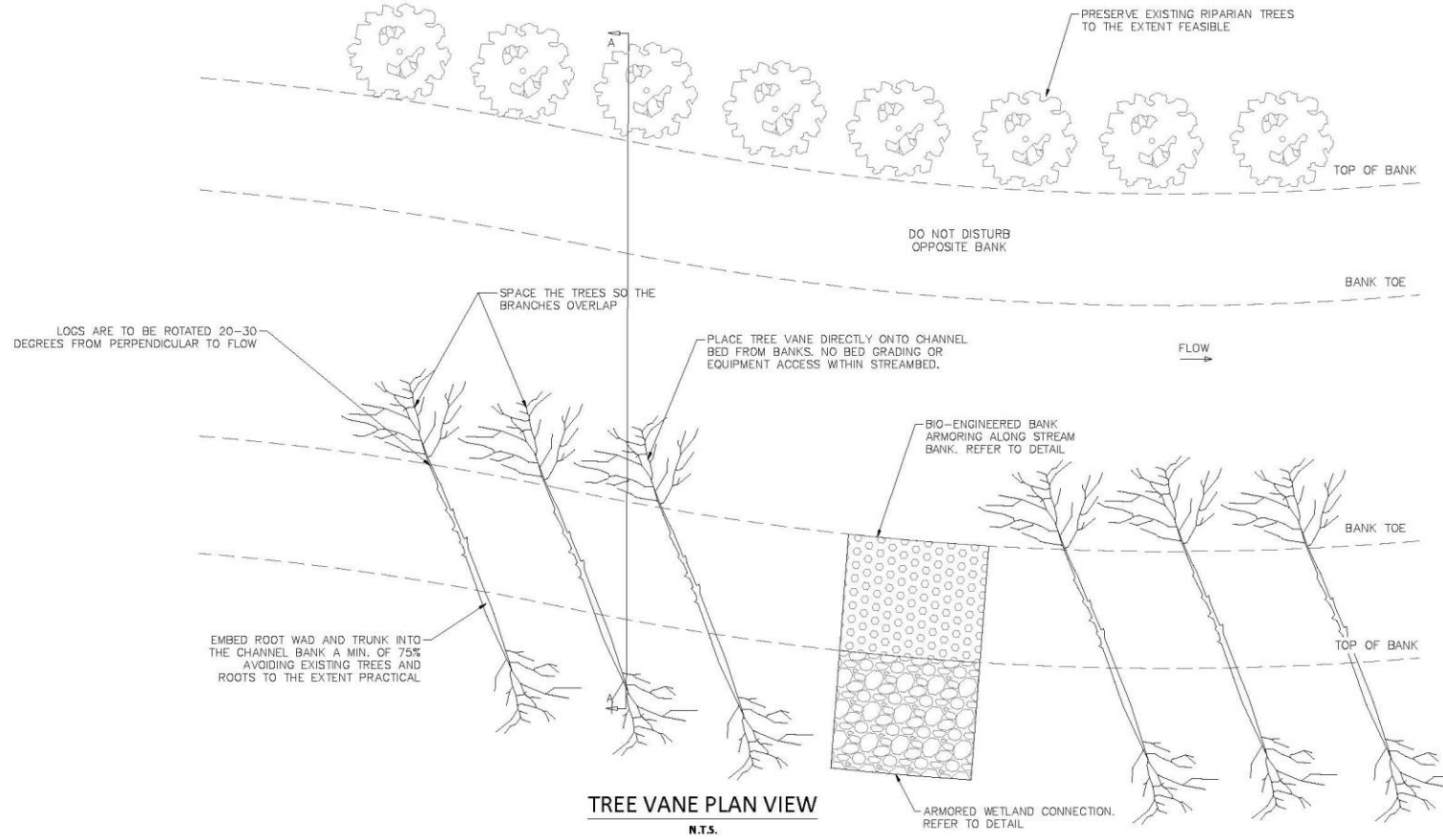
**ARMORED WETLAND CONNECTION WITHOUT WINTERING HOLE PROFILE (B-B)**

A MINIMUM OF 70% OF THE ARMORING ROCK VOLUME IS TO MEET OR EXCEED THE SPECIFICATIONS FOR THE DESIGNATED ROCK CLASS. VOID SPACES ARE TO BE FILLED WITH SMALLER MATERIAL AND TIGHTLY PACKED SO THAT ALL PARTICLES ARE MECHANICALLY CONNECTED. THERE ARE TO BE NO LOOSE MEMBERS.  
N.T.S.

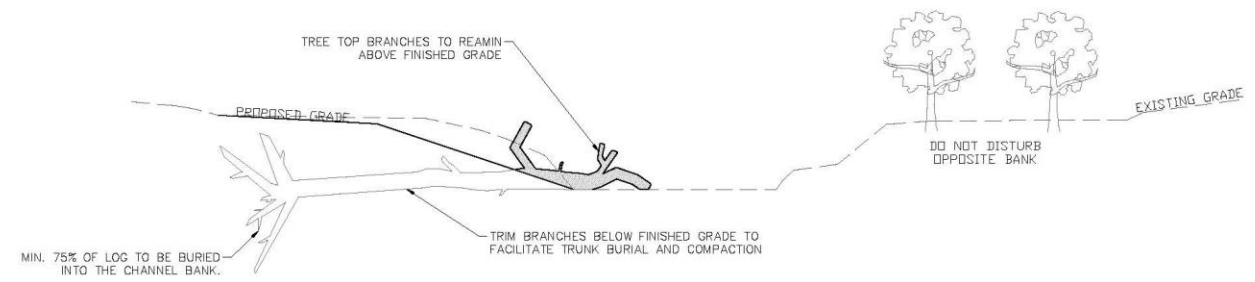


**TEMPORARY CONSTRUCTION ENTRANCE DETAILS**

N.T.S.  
THIS DETAIL REFERS TO THE MINIMUM DIMENSIONS AT THE ENTRANCE. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL ACCESS THROUGHOUT THE SITE.



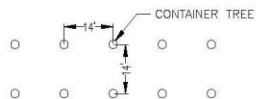
**TREE VANE PLAN VIEW**  
N.T.S.



**TREE VANE CROSS SECTION VIEW (A-A)**  
N.T.S.

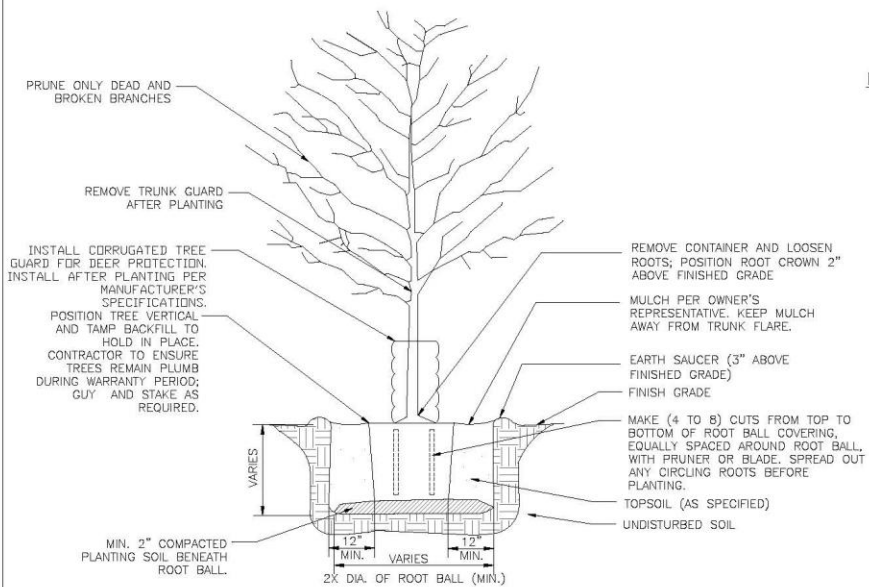
3-GALLON CONTAINER SPECIES FOR GROVE PLANTING ZONES WITHIN WETLANDS

BOTANICAL NAME	COMMON NAME	SITE PREFERENCE	WETLAND STATUS	SHADE TOLERANCE
<i>Quercus bicolor</i>	Swamp White Oak	Wet, Moist	FACW	Intermediate Tolerance
<i>Quercus polastris</i> Münchh.	Pin Oak	Wet, Flat	FACW	Intolerant
<i>Carya laciniosa</i>	Shellbark Hickory	Wet, Moist, Flat	FAW	Tolerant
<i>Quercus macrocarpa</i> Michx.	Bur Oak	Moist	FAC	Intermediate Tolerance
<i>Acer rubrum</i> L.	Red Maple	All	FAC	Intermediate Tolerance
<i>Nyssa sylvatica</i>	Blackgum	All	FAC	Intolerant

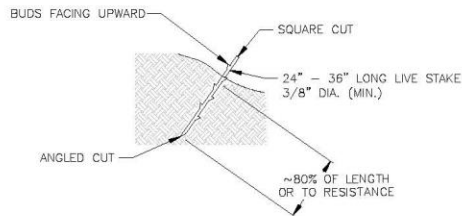


3-GALLON CONTAINER SPACING SCHEMATIC - PLAN VIEW  
N.T.S.

- EACH GROVE SHALL CONTAIN ONLY ONE OR TWO SPECIES.
- SPECIES SHALL BE INTERSPERSED THROUGHOUT THE GROVE AT THE SPECIFIED SPACING.
- ALL PLANTINGS ARE TO BE 3 GALLON CONTAINER STOCK WITH DEER PROTECTION.
- NO CONTAINER STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND.
- SEE SHEET 2 FOR QUANTITIES OF CONTAINER TREES PER WETLAND AREA.



TYPICAL CONTAINER PLANTING  
N.T.S.



LIVE STAKE SPECIES:

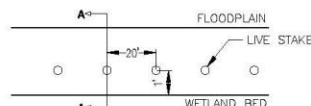
- BLACK WILLOW (*Salix nigra*)
- SANDBAR WILLOW (*Salix interior*)
- SILKY DOGWOOD (*Cornus amomum*)
- REDSIER DOGWOOD (*Cornus sericea*)
- ARROWWOOD VIBURNUM (*Viburnum dentatum*)
- ELDERBERRY (*Sambucus nigra*)
- NINEBARK (*Physocarpus opulifolius*)
- BUTTONBUSH (*Cephalanthus occidentalis*)
- OR APPROVED EQUAL

NO SPECIES SHALL COMPRISE MORE THAN 20% OF THE TOTAL NUMBER OF LIVE STAKES.

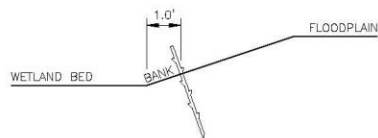
LIVE STAKING DETAIL

N.T.S.

SEE SHEET 2 FOR QUANTITIES OF LIVE STAKES PER WETLAND AREA.



LIVE STAKING SPACING SCHEMATIC - PLAN VIEW  
N.T.S.



LIVE STAKING ADJACENT TO PROPOSED WETLAND BEDS (A-A)

N.T.S.

LIVE STAKE NOTES:

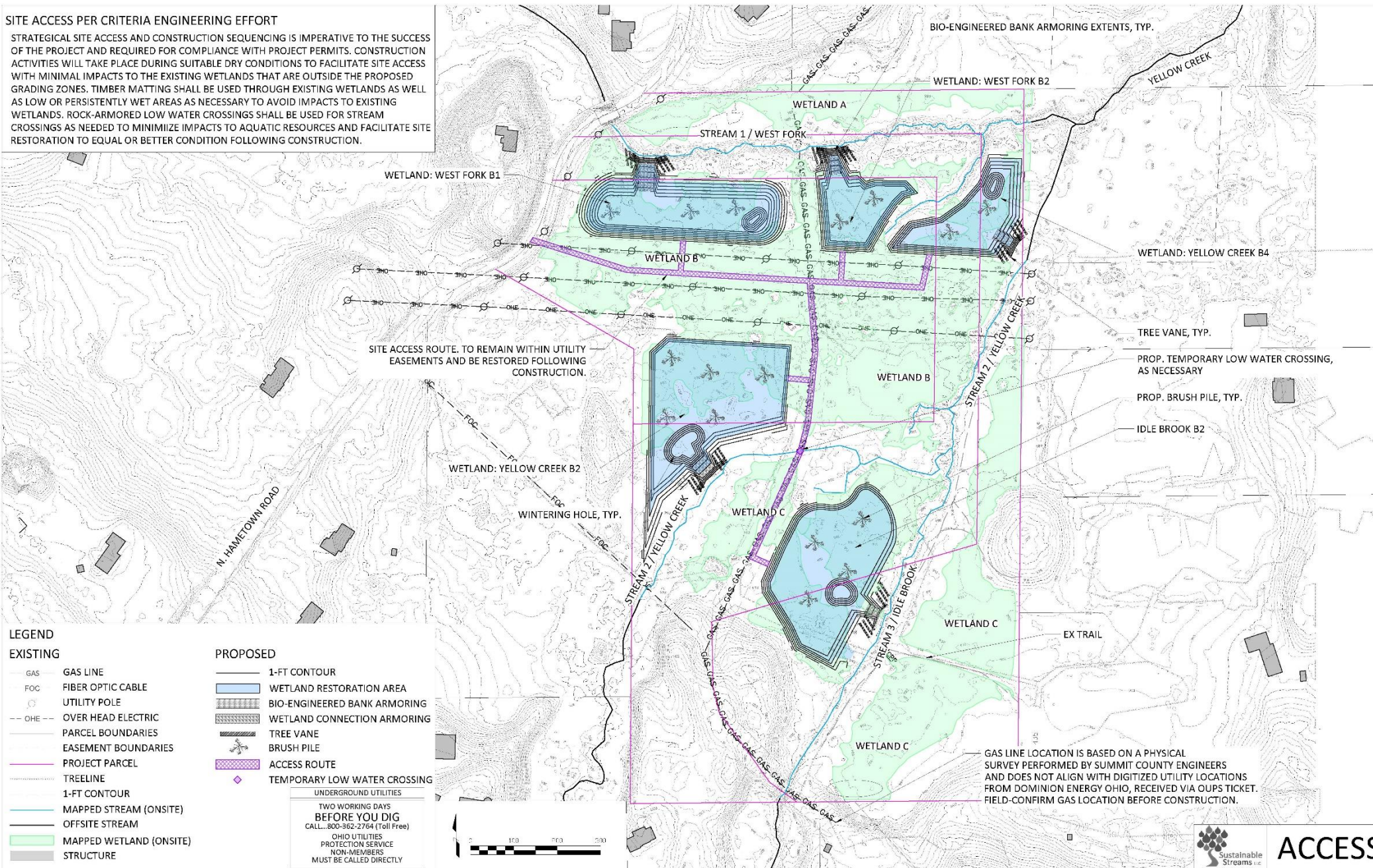
- HARVEST AND INSTALL STEMS DURING DORMANT SEASON.
- STEMS DELIVERED IN ADVANCE OF PLANTING SHALL BE STORED APPROPRIATELY.
- USE LIVE, HEALTHY AND STRAIGHT WOOD STAKES WITH CLEAN CUTS AS DIRECTED ON DETAIL. STEMS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SUN-SCALING, OR OTHER INJURIES WITH BARK INTACT.
- STEMS ARE TO BE INSTALLED THROUGH THE COIR FABRIC OR STRAW MAT (IF PRESENT).
- MAKE PILOT HOLES AS NECESSARY TO AVOID DAMAGING STEMS DURING INSTALLATION. DRIVE INTO PLACE VIA HAND-APPLIED PRESSURE. IF NECESSARY, A DEAD BLOW HAMMER OR APPROVED EQUIVALENT MAY BE USED. THE PILOT HOLE SHALL BE LESS THAN THE DIAMETER OF THE STAKE TO ENSURE FIRM CONTACT BETWEEN THE STAKE AND SOIL.
- SOAK STEMS IN WATER FOR A MINIMUM OF 24 HOURS PRIOR TO INSTALLATION.
- AFTER INSTALLATION, TAMP THE SOIL AROUND EACH STEM.

RIPIARIAN NATIVE SEED MIX

SCIENTIFIC NAME	COMMON NAME	PLS (OZ/AC)
<b>PERMANENT GRASSES/SEDGES/RUSHES</b>		
<i>Bouteloua curtipendula</i>	SIDE OATS GRAMA	16.00
<i>Calamagrostis canadensis</i>	BLUEJOINT GRASS	1.00
<i>Carex cornosa</i>	BRISTLY SEDGE	2.00
<i>Carex cristatella</i>	CRESTED OVAL SEDGE	2.00
<i>Carex frankii</i>	BRISTLY CATTAIL SEDGE	4.00
<i>Carex lupulina</i>	COMMON HOP SEDGE	3.00
<i>Carex hystericina</i>	BOTTLEBRUSH SEDGE	4.00
<i>Carex stipata</i>	AWLFRUIT SEDGE	1.00
<i>Carex vulpinoidea</i>	BROWN FOX SEDGE	4.00
<i>Elymus virginicus</i>	VIRGINIA WILD RYE	30.00
<i>Glyceria striata</i>	FOWL MANNA GRASS	2.00
<i>Juncus effusus</i>	COMMON RUSH	2.00
<i>Leersia oryzoides</i>	RICE CUTGRASS	1.00
<i>Panicum virgatum</i>	SWITCH GRASS	1.00
<i>Schizachyrium scaparium</i>	LITTLE BLUESTEM	32.00
<i>Schoenoplectus tabernaemontani</i>	SOFTSTEM BULRUSH	1.00
<i>Scirpus atrovirens</i>	DARK GREEN RUSH	0.75
<i>Scirpus pendulus</i>	RED BULRUSH	0.25
<i>Spartina pectinata</i>	PRAIRIE CORD GRASS	2.00
		TOTAL: 109.00
<b>TEMPORARY COVER</b>		
<i>Avena sativa</i>	COMMON OAT	360.00
<i>Lolium multiflorum</i>	ANNUAL RYE	100.00
		TOTAL: 460.00
<b>FORBS &amp; SHRUBS</b>		
<i>Alisma spp.</i>	WATER PLANTAIN (VARIOUS MIX)	2.00
<i>Angelica atropurpurea</i>	GREAT ANGELICA	4.00
<i>Asclepias incarnata</i>	SWAMP MILKWEED	2.00
<i>Bidens cernua</i>	NODDING SWAMP MARI GOLD	2.00
<i>Careopsis tripteris</i>	TALL COREOPSIS	2.00
<i>Doellingeria umbellata</i>	FLAT-TOPPED ASTER	0.50
<i>Echinacea pallida</i>	PURPLE CONEFLOWER	1.00
<i>Eupatorium perfoliatum</i>	COMMON BONESET	0.50
<i>Eupatoriadelphus maculatus</i>	SPOTTED JOE PYE WEED	1.00
<i>Helenium autumnale</i>	SNEEZEWEED	2.00
<i>Hibiscus moscheutos</i>	ROSEMALLOW	2.00
<i>Iris versicolor</i>	BLUE FLAG	3.00
<i>Liatris spicata</i>	MARSH BLAZING STAR	2.00
<i>Labella cardinalis</i>	CARDINAL FLOWER	0.25
<i>Labella siphilitica</i>	GREAT BLUE LOBELIA	1.00
<i>Lycopus americanus</i>	COMMON WATER HOREHOUND	0.37
<i>Penthorum sedoides</i>	DITCH STONECROP	0.50
<i>Physostegia virginiana</i>	OBEDIENT PLANT	0.50
<i>Polygonum pennsylvanicum</i>	PENNSYLVANIA SMARTWEED	1.00
<i>Pycnanthemum virginianum</i>	COMMON MOUNTAIN MINT	2.00
<i>Sagittaria latifolia</i>	BROADLEAF ARROWHEAD	1.00
<i>Senna hebecarpa</i>	WILD SENNA	4.00
<i>Silphium perfoliatum</i>	CUP PLANT	1.00
<i>Sparganium eurycarpum</i>	COMMON BUR-REED	4.00
<i>Symphotrichum novae-angliae</i>	NEW ENGLAND ASTER	1.00
<i>Symphotrichum puniceum</i>	SWAMP ASTER	1.00
<i>Thalictrum dasycarpum</i>	PURPLE MEADOW RUE	1.00
<i>Verbena hastata</i>	BLUE VERVAIN	2.00
<i>Vernonia spp.</i>	IRONWEED (VARIOUS MIX)	1.00
<i>Zizia aurea</i>	GOLDEN ALEXANDERS	1.00
		TOTAL: 46.62
		TOTAL: 615.62 PLS OZ/AC
		TOTAL: 38.48 PLS #/AC

**SITE ACCESS PER CRITERIA ENGINEERING EFFORT**

STRATEGICAL SITE ACCESS AND CONSTRUCTION SEQUENCING IS IMPERATIVE TO THE SUCCESS OF THE PROJECT AND REQUIRED FOR COMPLIANCE WITH PROJECT PERMITS. CONSTRUCTION ACTIVITIES WILL TAKE PLACE DURING SUITABLE DRY CONDITIONS TO FACILITATE SITE ACCESS WITH MINIMAL IMPACTS TO THE EXISTING WETLANDS THAT ARE OUTSIDE THE PROPOSED GRADING ZONES. TIMBER MATTING SHALL BE USED THROUGH EXISTING WETLANDS AS WELL AS LOW OR PERSISTENTLY WET AREAS AS NECESSARY TO AVOID IMPACTS TO EXISTING WETLANDS. ROCK-ARMORED LOW WATER CROSSINGS SHALL BE USED FOR STREAM CROSSINGS AS NEEDED TO MINIMIZE IMPACTS TO AQUATIC RESOURCES AND FACILITATE SITE RESTORATION TO EQUAL OR BETTER CONDITION FOLLOWING CONSTRUCTION.



**LEGEND**

**EXISTING**

- GAS — GAS LINE
- ... FIBER OPTIC CABLE
- UTILITY POLE
- OHE --- OVER HEAD ELECTRIC
- PARCEL BOUNDARIES
- EASEMENT BOUNDARIES
- PROJECT PARCEL
- TREELINE
- 1-FT CONTOUR
- MAPPED STREAM (ONSITE)
- OFFSITE STREAM
- MAPPED WETLAND (ONSITE)
- STRUCTURE

**PROPOSED**

- 1-FT CONTOUR
- WETLAND RESTORATION AREA
- BIO-ENGINEERED BANK ARMORING
- WETLAND CONNECTION ARMORING
- TREE VANE
- BRUSH PILE
- ACCESS ROUTE
- ◆ TEMPORARY LOW WATER CROSSING

UNDERGROUND UTILITIES  
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 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST BE CALLED DIRECTLY



GAS LINE LOCATION IS BASED ON A PHYSICAL SURVEY PERFORMED BY SUMMIT COUNTY ENGINEERS AND DOES NOT ALIGN WITH DIGITIZED UTILITY LOCATIONS FROM DOMINION ENERGY OHIO, RECEIVED VIA OUPS TICKET. FIELD-CONFIRM GAS LOCATION BEFORE CONSTRUCTION.



**ACCESS**



BZA 25-16

- Pat Horsburgh
- 4081 Derrwood Dr.
- Requesting requesting variance from Article 8, Section 801-F to exceed the allowed maximum height for a fence.



4081 Derrwood Dr.



Bath Pond

Lily Hill Lake

N Hametown Rd

N Hametown Rd

W Bath Rd

49

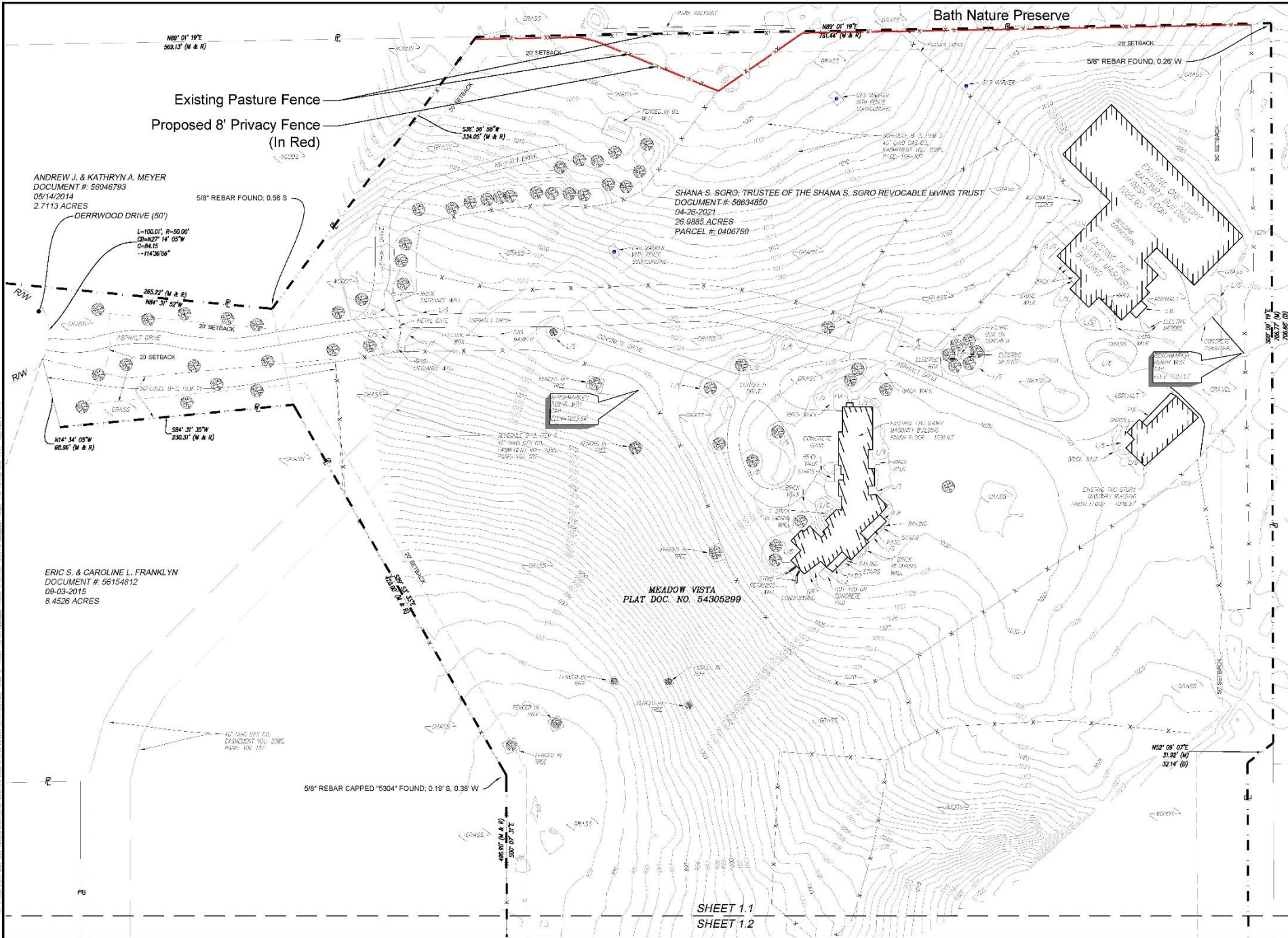
W Bath Rd

W Bath Rd

N Cleveland Massillon Rd

N Cleveland Massillon Rd





ANDREW J. & KATHRYN A. MEYER  
DOCUMENT # 58046793  
05/14/2014  
2.7113 ACRES

ERIC S. & CAROLINE L. FRANKLYN  
DOCUMENT # 56154812  
09-03-2015  
8.4526 ACRES

SHANA S. SGRO, TRUSTEE OF THE SHANA S. SGRO REVOCABLE LIVING TRUST  
DOCUMENT # 56634850  
04-28-2021  
26.8886 ACRES  
PARCEL # 0406750

MEADOW VISTA  
PLAT DOC. NO. 54305299

Bath Nature Preserve

CLIENT  
**JOSEPH LOJEK**

CONSULTING  
**Wellert**  
ENGINEERS - SURVEYORS  
150 North Rockwell Ave #450  
Columbus, OH 43260  
614.291.1200

NO.	DATE	REVISION DESCRIPTION

NORTH

SCALE (GRAPHIC)  
1 inch = 40 feet

PROJECT TITLE  
**TOPOGRAPHIC SURVEY**

SITE ADDRESS  
**4081 DERRWOOD DRIVE,  
CITY OF AKRON, COUNTY  
OF SUMMIT, STATE OF OHIO**

BEING ALL OF SUBLOT NUMBER 3  
IN THE MEADOW VISTA ALLOTMENT

SCALE: 1"=40'  
DATE: 10/21/2024  
DESIGNED BY: ---  
DRAWN BY: OCR  
CHECKED BY: JDW  
FILE NAME: The Preserve\_Fence\_Variance\_08-17-2024.dwg  
JOB NUMBER: 240701  
DRAWING TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.  
**S1.0**

SHEET 1 OF 1

BATH TOWNSHIP  
BOARD OF  
ZONING APPEALS

