

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: June 3, 2015

TO: City of Hudson Planning Commission for June 8, 2015 Meeting

FROM: Greg Hannan, City Planner

Mark Richardson, Community Development Director

SUBJECT: Site Plan Review for 1936 Georgetown Road – Highfields Event Center

ZONING: District 8 – Industrial/Business Park

PC Case No: 2015-14

Project Introduction

Application has been received for construction of the Highfields Event Center, a conference and special event center to be located at 1936 Georgetown Road. The proposed project includes the construction of 6,150 sf event hall, a 300 seat outdoor lawn venue, a large outdoor plaza area with space for a temporary tent, and a total parking field of 81 stalls.

The subject property is located at the eastern terminus of Georgetown Road. The Little Tikes industrial facility is adjacent to the east and north. Commercial development along Georgetown Road is located to the west. The KGK Gardening and Design offices and landscaping facility are immediately adjacent to the south. Single family residential along Norton Road and Longfellow Lane are located approximately 650 feet southeast of the development area.

The following information is attached to this report.

- 1. Site Plan submittal from DS Architecture, Inc. received April 29, 2015.
- 2. Preliminary comment letter from Greg Hannan, City Planner, dated May 21, 2015.
- 3. Preliminary comment letter from Thom Sheridan, City Engineer, dated May 29, 2015.
- 4. Preliminary comment letter from Shawn Kasson, Fire Marshal, dated May 7, 2015.
- 5. Highfields Event Center company overview, submitted June 1, 2015, describing the intended use of the facility.
- 6. Wetland Delineation, prepared by Davey Resource Group, submitted June 1, 2015.

Applicable Zoning District Standards, Section 1205

Staff compared the proposal to applicable zoning district standards. We comment on the following:

<u>Land Use</u>: The Land Development Code (LDC) permits Convention and Conference Facilities and Assembly/Meeting Halls within District 8 as conditional uses. The submitted company

overview indicates the center will offer outdoor and indoor facilities on a prearranged and contract basis for social celebrations, corporate entertaining, community gathering, and weddings. The proposed operation is applicable to and has been reviewed for compliance with both the Convention/Conference Facility and Assembly/Meeting Hall use allowances with the LDC.

<u>Sidewalks</u>: Sidewalk requirements along Georgetown Road were waived as part of the office building approval per case 2013-16. Sidewalks have been appropriately depicted along the full length of the building facades facing the parking areas.

Applicable Use Regulations, Section 1206

Convention/Conference Facilities and Assembly/Meeting Halls are permitted as conditional uses within District 8. There are no use specific standards applicable to either use category. Staff finds the proposal to be in compliance with the applicable general criteria for conditional uses.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Wetland/Stream Corridor Protection: Riparian corridor and wetland areas are located east of and outside of the development area. The proposed event hall, parking lots, and plazas are located in excess of 100 feet from the wetlands. Limited grading areas are proposed up to 60 feet of the wetland boundary as permitted within Section 1207.18(b)(6).

<u>Landscaping</u>: A final landscape plan will need to be submitted to confirm compliance with the applicable bufferyard, parking lot perimeter, interior island, and dumpster enclosure landscaping requirements. The submitted preliminary landscaping plan appropriately accommodates the applicable requirements.

<u>Parking</u>: One parking stall is required for every three seats within a conference/convention facility. The facility overview submitted by the applicant indicates a capacity of 300 for the open lawn and 250 within the event hall. Information is needed regarding the ability of the facility to accommodate multiple events at the same time. A total of 81 parking spaces have been proposed for the event center and the adjacent 3,000 sf office building. A facility capacity of 300 seats would require 100 parking spaces in addition to a minimum of eight spaces for the office use. The following items must be addressed:

- a) Submit documentation indicating the full capacity of the facility including the ability of the site to host multiple events at one time.
- b) Submit additional information related to the hours of operation for the office building to demonstrate if the uses have varied peak hours of operation.
- c) Incorporate additional parking to comply with the LDC requirements. Suggest considering the following:
 - i. An additional 17 spaces could be accommodated to the east of the current parking field, adjacent to the proposed underground detention area.
 - ii. The northern parking field could be shifted to the east, allowing the parking area to be extended northward.

iii. Establish a recorded parking easement with an adjacent property owner within 300 feet of the facility.

Exterior Lighting: A lighting plan, including fixture cut sheets and a photometric layout will need to be submitted.

Engineering: City Engineer Thom Sheridan has submitted a preliminary review letter dated May 29, 2015. Mr. Sheridan notes a trip generation study is required to review the timing of the signalization at Georgetown Road and State Route 91. Additionally, Mr. Sheridan notes the need to obtain a Notice of Intent from Ohio EPA, approval of a SWPPP from Summit County Soil and Water, and submittal of the stormwater management design.

The development will access public water from the City of Hudson line located several hundred feet north of the development site, on the Little Tikes facility. The applicant will be required to obtain and record an easement from the adjacent owner.

<u>Industrial Design</u>: Application for building design approval was submitted with the application for site plan approval. The design subcommittee is presently reviewing the submittal and will provide a recommendation to the Planning Commission at the June 8, 2015 meeting.

<u>Fire Department</u>: Fire Marshal Shawn Kasson has submitted a preliminary review letter dated May 7, 2015. Mr. Kasson is satisfied with the proposed site layout and has provided comments related to the required fire lanes, hydrants, and sprinkler system.

Findings, Required Action, and Recommendation

Staff has separated these items between the conditional use approval and the site plan approval. Staff recommends the Planning Commission maintain this separation in its final action.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section1206.02 except as discussed above and recommended below.

Required PC Action, Chapter 1203.02(d)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Conditional Use Recommendation

Approve the conditional use for Case 2015-14 for Highfields Event Center, to be located at 1936 Georgetown Road Road according to the plans and information submitted on April 29, 2015.

Site Plan Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code and community plans, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.04 except as discussed above and recommended below.

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Site Plan Recommendation:

Approve the application for site plan approval for Highfields Event Center at 1936 Georgetown Road per Case No. 2015-14 according to plans submitted April 29, 2015 with the following conditions:

- 1. Submit a final landscape plan in compliance with the applicable bufferyard, parking lot perimeter, interior island, and dumpster enclosure landscaping requirements.
- 2. Submit additional information to demonstrate compliance with the applicable parking count requirements for the facility, as listed on page two of the staff report, per Section 1207.12 of the Land Development Code.
- 3. The comments of Fire Inspector Shawn Kasson must be addressed per the May 7, 2015 correspondence.
- 4. The comments of City Engineer Thom Sheridan must be addressed per the May 29, 2015 correspondence.
- 5. Submit a trip generation study and address all applicable improvements as may be recommended in the study and required by City Engineer Thom Sheridan per the correspondence of May 29, 2015.
- 6. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
- 7. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
- 8. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

PLANNING COMMISSION SUBMITTAL FOR:

HIGHFIELDS EVENT CENTER

GEORGETOWN ROAD HUDSON, OHIO 44236

APRIL 2015 PROJECT# 1509

LOCATION MAP

2015

DRAWING INDEX

SHEET NAME

A001 C100 C101 L100 L101 L102 L201 L202 TITLE SHEET SITE EXISTING CONDITIONS SITE UTILITY PLAN OVERALL SITE PLAN HARDSCAPE PLAN- SOUTH HARDSCAPE PLAN- NORTH LANDSCAPE PLAN- SOUTH LANDSCAPE PLAN- NORTH

FLOOR PLAN RENDERED ELEVATIONS

DAVID L. SOMMERS 6340 David L. Sommers, Lic.#6340 Expiration Date 12/31/2015 e COPYRIGHT 2015 DAVID SOMMERS & ASSOCIATES, LLC ALL RIGHTS RESERVED

HIGHFIELDS EVENT CENTER FOR:

FOR:

KEN AND JOYCE KIIPY: KURYLA AND TOWN ROA



PROJECT: 1509 DRAWN: HAM CHECKED: DLS

A001

Georgetown Rd Georgetown Rd Georgetown Rd Sapphire Dr LifeCenter Plus (a) Dunkin' Donuts PROJECT SITE

ABBREVIATIONS

ABOVE ABOVE FINISH FLOOR ACOUSTICAL TILE AIR CONDITIONING ALTERNATE ALIMINUM ANCHOR BOLT ANCHOR 7 ANDOVED ARCHITECT(VRAL) ASPHALT ABY AFF ACT A/C ALT ALD ANC ANOD ARCH ASPH HB HOSE BIB
HDM HARDMARE
HVAC HEATING, VENTILATING,
AIR CONDITIONING
HM HOLLOW METAL
HOT HEIGHT
HORIZ HORIZZNITAL
HVM HOT WATER HEATER INCLUDE(D)(ING) INSIDE DIAMETER INSULATE(D)(ION) INTERIOR ASPITALITY
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ARCHITECT DS ARCHITECTURE

136 N. WATER ST., SUITE 208 KENT, OHIO 44240 TEL: (330) 678 - 6144 FAX: (330) 678 - 6135

MECHANICAL/ELECTRICAL ENGINEER EPIC ENGINEERING GROUP, LLC

PROJECT TEAM

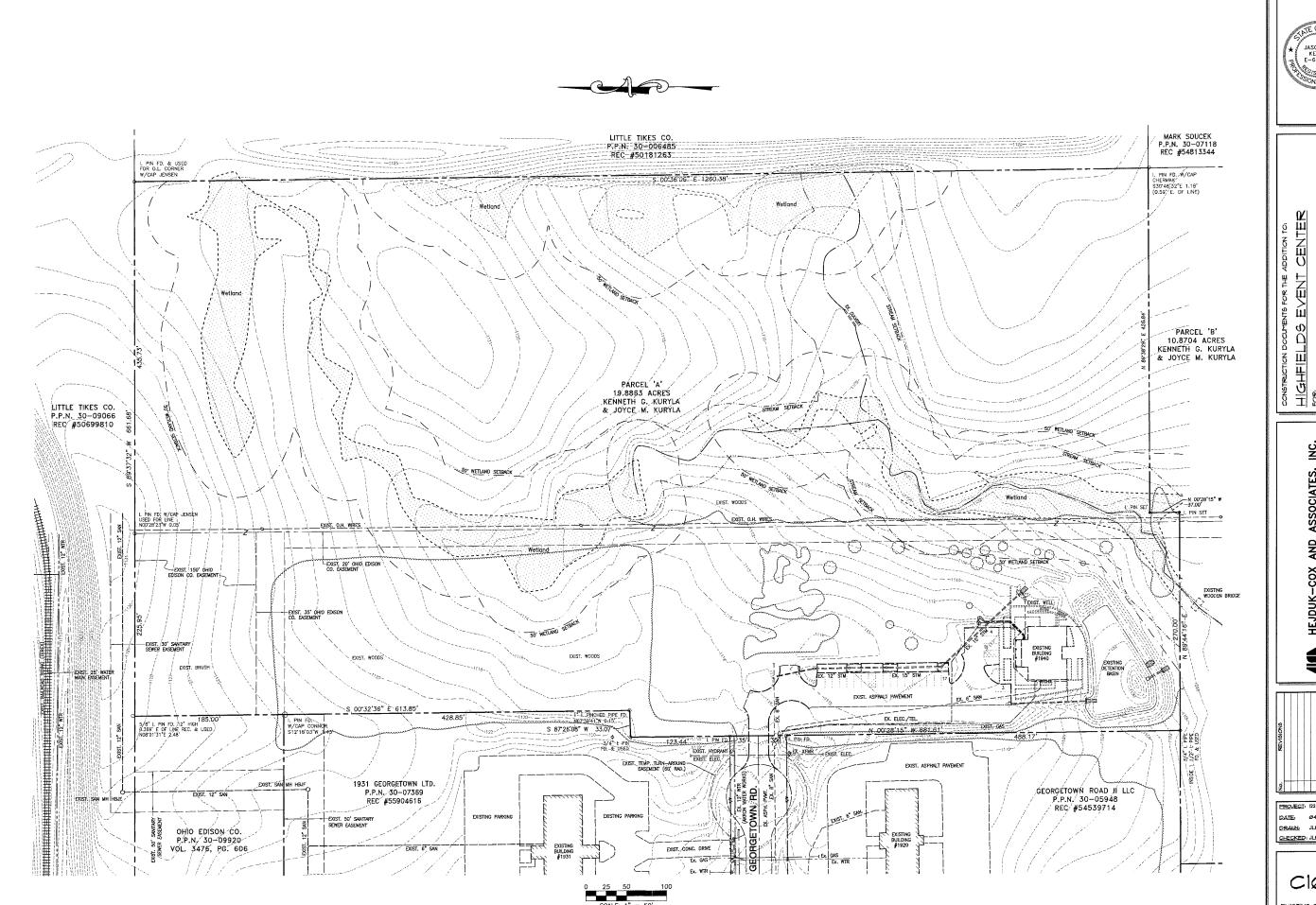
UNIONTOWN, OHIO 44685 TEL: (330) 899-4955

CIVIL ENGINEER HEJDUK-COY AND ASSOCIATES

32145 OLD SOUTH MILES ROAD SOLON, OHIO 44139 TEL: (440) 248-1330

LANDSCAPE ARCHITECT KGK GARDENING & DESIGN CORP.

1936 GEORGETOWN RD. HUDSON, OH 44236 TEL: (330) 650-4337



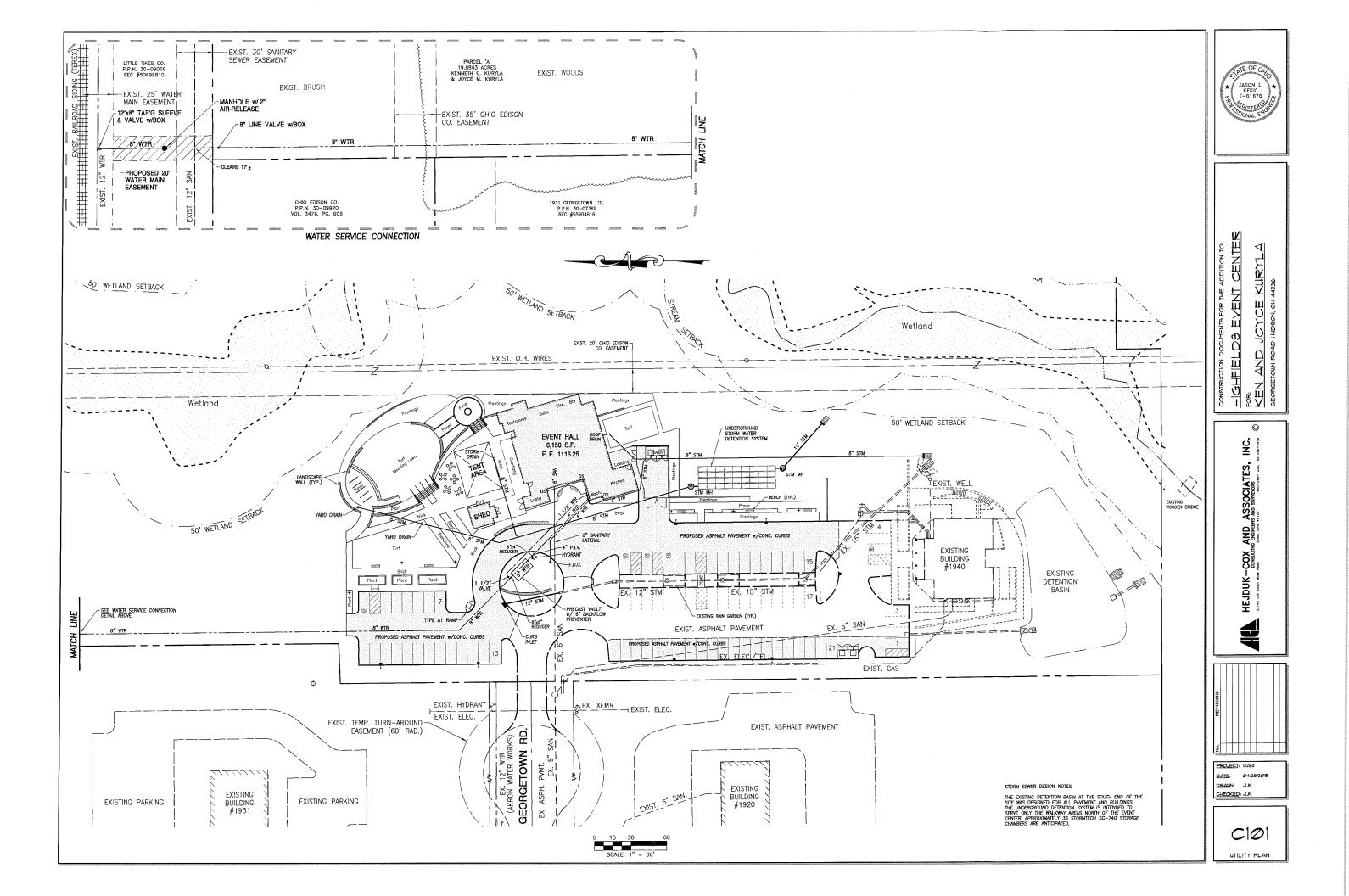


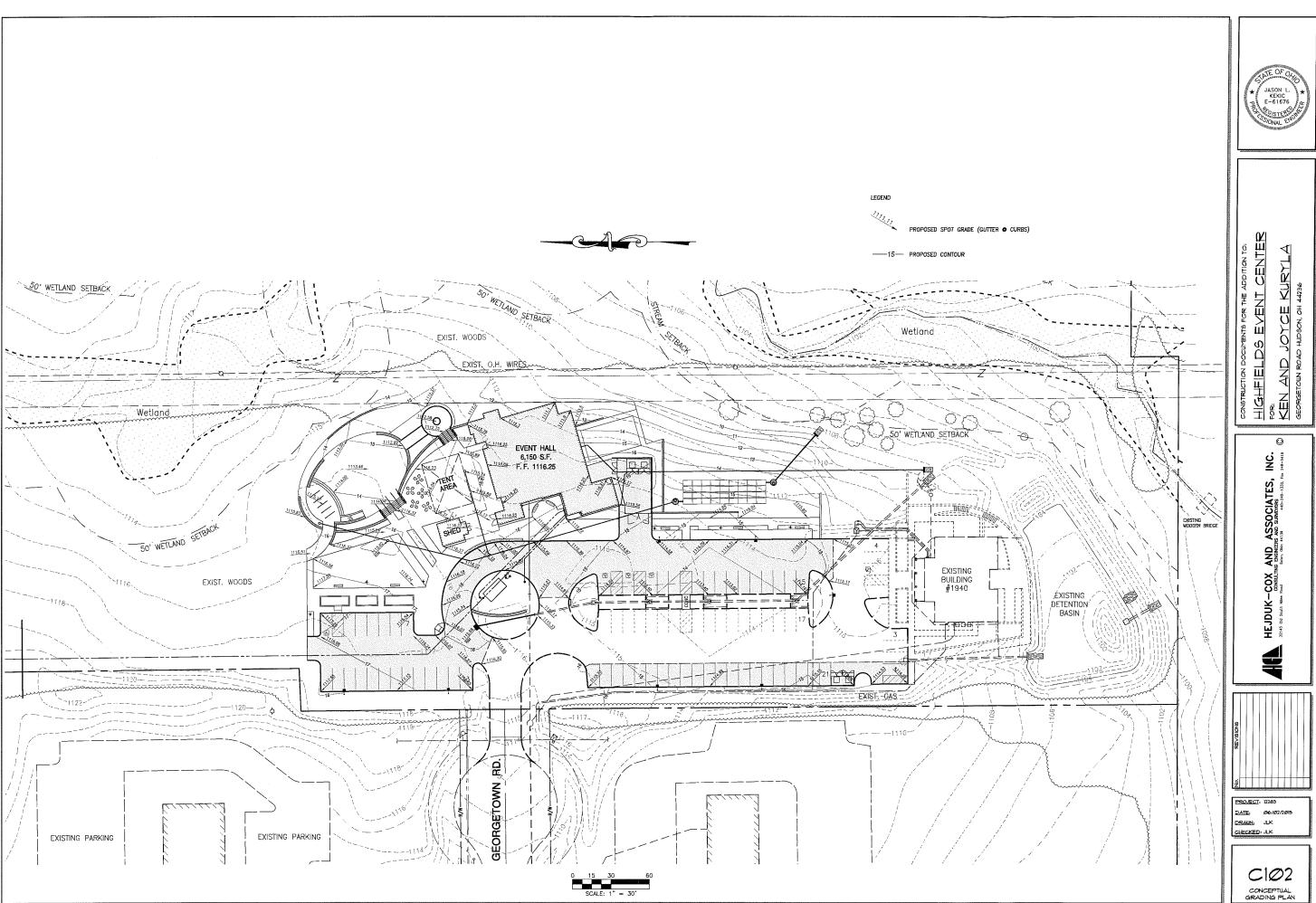
CONSTRUCTION DOCUMENTS FOR THE ADDITION TO HIGHFIELDS EVENT CENTE FOR.

KEN AND JOYCE KURYLA GEORGETONN ROAD HUDSON, OH 44336 0 INC. HEJDUK—COX AND ASSOCIATES, CONSULTING ENGINEERS AND SURFICIONS. CONSULTING ENGINEERS AND SURFICIAL Stort, Other 4139, Fr.

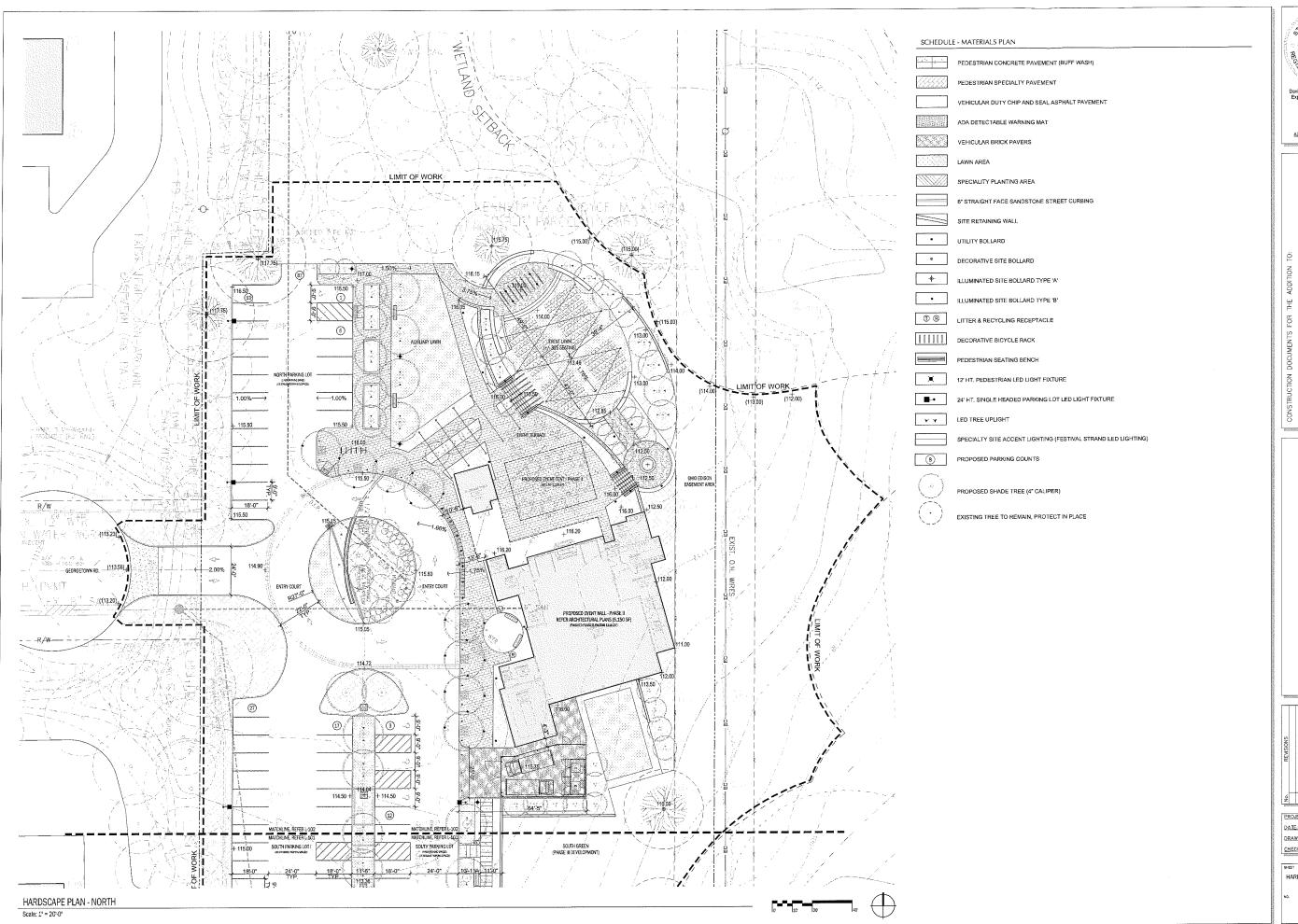
PROJECT: 12283 DATE: 04/28/2015 DRAWN: JLK CHECKED: JLK











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SOMMERS
6340

David L. Sommers, Lic.#6340 Expiration Date 12/31/2015 ©COPYRIGHT 2015 DAVID SOMMERS & ASSOCIATES, LLC

CONSTRUCTION DOCUMENTS FOR THE ADDITION TO: HIGHFIELDS EVENT CENTER FOR: KEN AND JOYCE KURYLA GEORGETOWN ROAD HUDSON, OH 44236



PROJECT: h14001

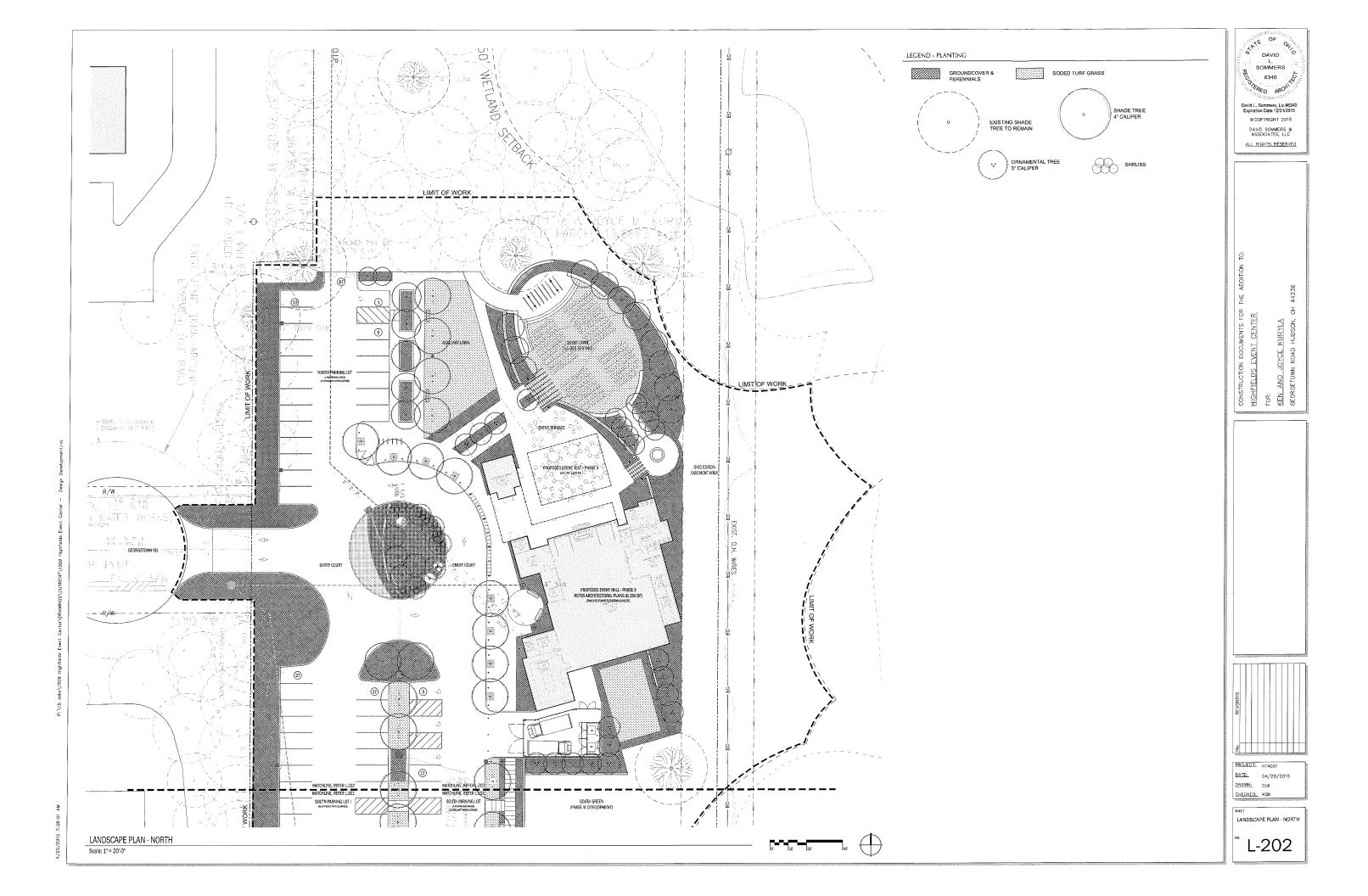
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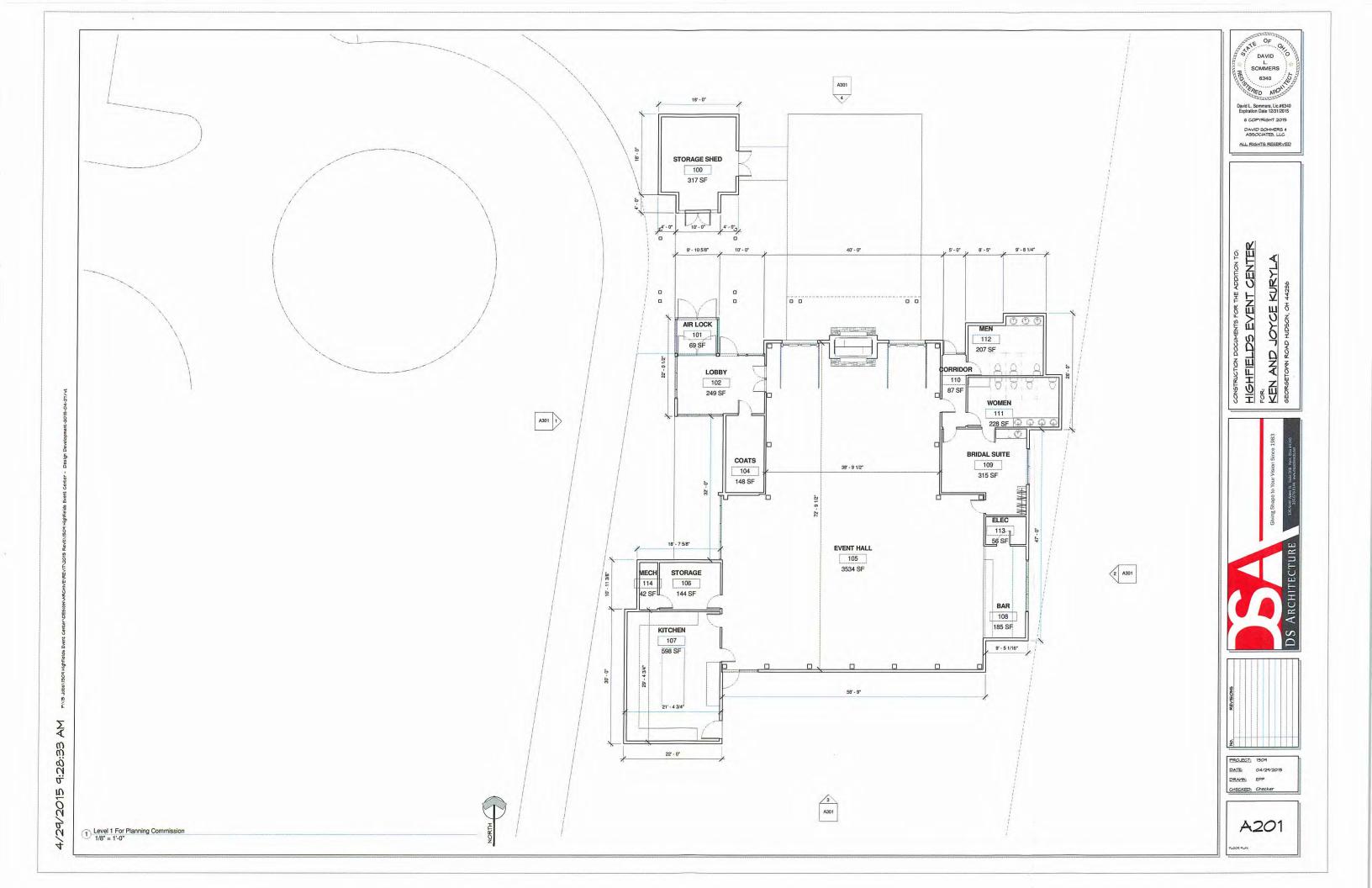
DRAWN: DLK

CHECKED: KGK

HARDSCAPE PLAN - NORTH

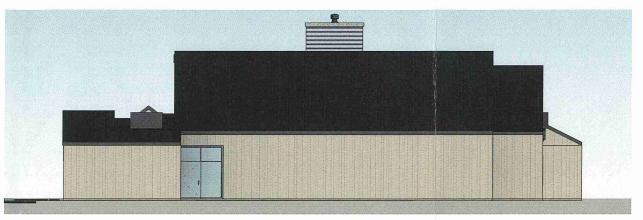
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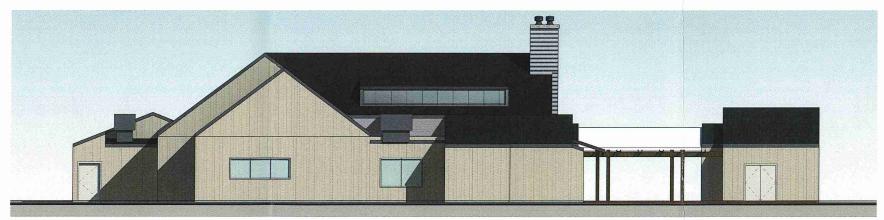




RENDERED North Elevation
1/8" = 1'-0"



3 RENDERED South Elevation 1/8" = 1'-0"



2 RENDERED East Elevation 1/8" = 1'-0"



RENDERED West Elevation
1/8" = 1'-0"

CONSTRUCTION DOCUMENTS FOR THE ADDITION TO:
HIGHFIELDS EVENT CENTER
FOR:
KEN AND JOYCE KURYLA
GEORGETOWN ROAD HUDSON, OH 44236

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Expiration Date 12/31/2015
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Giving Shape to Your Vision Since 1983

TECTURE

TECTURE

DS ARCHITECTURE



PROJECT: 1509

DATE: 04/21/2015

DRAYN: Author

CHECKED: Checker





COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

May 21, 2015

Doug Fuller DS Architecture 136 N Water Street Kent, Ohio 44240

RE: PC 2015-14- Highfields Event Center

Mr. Fuller -

Thank you for your submission of the site plan application for the proposed Highfields Event Center at 1936 Georgetown Road. The application has been scheduled for the Planning Commission (PC) agenda for the June 8, 2015 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). In addition to these comments, engineering design related comments will be forwarded under separate cover. Our goal is to provide you an opportunity to respond to the below comments by June 1, 2015. We will revise the comments accordingly for the staff report scheduled to be issued on June 3, 2015. Additionally I am available to meet and review the comments at your convenience.

Chapter 1203 Development Review and Administrative Procedures

Section 1203.09 Site Plan Review

Planning Commission Submittal: Based on review of the LDC submittal requirements I offer the following comments:

- 1. Grading plan must be submitted as part of the base application.
- 2. Plantings have been depicted on the site plan; however, a complete landscape plan must be submitted prior to the release of a zoning certificate..
- A lighting plan, including photometrics, will need to be submitted prior to the release of a zoning certificate.

Chapter 1205 - District Regulations

1205.11 District 8:

Use: Staff understands the applicant is proposing a convention/conference center including a 6,150 sf indoor assembly area, an outdoor event lawn, and an area for special event tents. The

use is intended to accommodate weddings, banquets, conferences, and outdoor concerts/festivals. Convention/conference centers and outdoor recreational facilities are permitted as conditional uses within District 8. A detailed description or business plan should be submitted with the application describing the intended uses.

а

Setbacks	Required	Proposed
Front (west)	50 ft	acceptable
Side and rear	25 ft	acceptable
Perimeter setback to		Acceptable – closest
adjacent residential	100 ft	residential parcel is 500ft+
uses		to the south-southeast

- b. Sidewalks: Sidewalk requirements along Georgetown Road were waived as part of the office building approval per case 2013-16. Sidewalks have been appropriately depicted along the full length of the building facades facing the parking areas.
- c. Parking: no more than 25% shall be located within the front yard unless screened with mounding and trees.

Vehicular Access/Driveway Curb Cuts

Required: Driveway curb cuts shall be minimized through consolidation, shared drives and other means.

Existing: One access point is existing on Georgetown Road

Section 1206 Use Regulations

The convention/conference and outdoor recreational facility is a conditional use within District 8. In addition to the general conditional use standards, the application is subject to compliance with the below use specific standards:

- a. General standards
 - i. Staff and the Planning Commission will review the project to be physically and operationally compatible with surrounding land uses. Items to be reviewed include hours of operation, loading/delivery zones, lighting, parking configuration, and on-site circulation.
- b. No use specific restrictions are applicable to conference/convention facilities.
- c. Outdoor recreational facilities are subject to the use specific restrictions per Section 1206.02(c) which are summarized below:
 - ii. Use such as concert halls, stadiums, or similar facilities intended to attract crowds in excess of 1,000 persons are not permitted.
 - iii. Amplification of music audible from the property line shall not be allowed
 - iv. Safe areas for pick up and discharge of persons shall be provided
 - v. Use shall be located 500 feet from the lot line of any residential use
 - vi. Traffic study shall be submitted to assess the impacts of the proposed use.

<u>Comment</u>: A letter should be submitted detailing the intended use, hours of operation, and the facilities compliance with the above standards. City Engineer will determine the appropriateness of a traffic impact study for the facility.

Section 1207 Zoning Development and Site Plan Standards

- a. Impervious surface: The impervious surface coverage may be no more than 75% of the total gross lot area. Proposed is well below the permitted maximum.
- b. Wetland/Stream Corridor Protection: The plan depicts wetland areas and applicable setbacks outside the limits of disturbance. A 100 ft riparian corridor (50 ft each side) is noted along the western boundary of the project area. A copy of the wetland delineation must be submitted.
- c. Landscaping:
 - vii. Bufferyards Bufferyard D (40 ft) is required adjacent to residential uses. The proposed development area is located over 500 feet from the closest residence and is separately by significant wooded areas.
 - viii. Perimeter parking lot landscaping (10 ft depth) is required to screen parking lots from Georgetown Road in addition to the enhanced mounding as greater than 25% of the parking is located within the front setback.
 - ix. Interior island landscaping is required at a ratio of 160 sq ft per 10 parking spaces. It appears adequate island/peninsula areas are proposed to meet the requirement.
 - x. Dumpster enclosure: a solid fence has been appropriately proposed to screen the dumpster enclosure.
- d. Stormwater Management: To be reviewed by City of Hudson Engineering Dept.

e. Parking

- xi. Count: one parking stall is required for every three seats within a conference/convention facility or a commercial recreational facility. The submittal should indicate the proposed facility seating and capacity. A total of 81 parking spaces have been proposed; however, the event lawn indicates a capacity of 300 seats requiring 100 parking spaces. Additional parking spaces shall be proposed or a parking agreement formalized with adjacent development.
- xii. Stall dimensions: development standards require 9 foot by 19 foot stalls with 24 foot aisles. Where continuous curbs are utilized, the stall depth can be reduced by 2½ feet provided the vehicle overhang will not encroach into pedestrian walkways or landscaping. The proposed dimensions are acceptable.
- xiii. Exterior lighting: Lighting plan including photometrics is required prior to the release of zoning approval for the development.
 - f. Access/Circulation/Pedestrian Linkage: Need for a traffic impact analysis shall be determined by the City Engineer.
 - g. Public utilities: Water service along Georgetown Road is within the City of Akron water service area. The applicant has proposed to access water service from City of Hudson line within Parcel # 3009066 approximately 850 feet north of the project area.

h. Building Design – the proposed building design will be subject to review and approval by the Industrial Design Subcommittee for Development within Districts 6 and 8. Staff has forwarded the submitted rendering and floor plan to the committee for initial review.

City Arborist Comments

Below are comments received from Public Works Superintendent-City Arborist Tom Munn:

- No landscape plan submitted for review
- First Energy / Ohio Edison transmission line appears close to buildings and plantings. Applicant should verify prescriptive easement rights of way with utility.
- Proposed parking lots are higher in elevation than adjacent Georgetown offices, screening vegetation will probably be needed for winter screening.

Fire Department Comments

Attached are preliminary comments from City Of Hudson Fire Marshal Shawn Kasson.

Summary

Please address the following:

- 1. Please incorporate the following submittal requirements:
 - a. Grading plan must be submitted as part of the base application.
 - b. Submit a copy of the wetland delineation for the property.
 - c. Landscaping plan must be submitted prior to the release of zoning approval for the development.
 - d. A lighting plan, including photometrics, will need to be submitted prior to the release of a zoning certificate.
- 2. Submit a description or business plan detailing the intended use, hours of operation, and the facilities compliance with the applicable conditional use standards.
- 3. Submit information indicating the capacity of the facility. Incorporate additional parking spaces to provide one space per three persons of capacity or formalize a parking agreement with adjacent development.
- 4. Submit a Traffic Impact study, or applicable documentation, as requested by the City Engineer.

Please contact me for any assistance I can provide. Sincerely,

Gregory P. Hannan, AICP City Planner

CC: Mark Richardson, Community Development Director Thom Sheridan, City Engineer Joyce and Ken Kuryla, Highfields Event Center



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

MEMORANDUM

Date: May 29, 2015

To: Greg Hannan, City Planner

From: Thomas J. Sheridan, P.E., P.S.

Re: High fields Event Center – 1936 Georgetown Road

The City of Hudson Engineering Department has reviewed the preliminary plans submitted April 29, 2015. The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

Comments:

- The City of Hudson General Notes shall be included in plans. (Section 1 of the Engineering Standards – Appendix)
- The sanitary sewer is owned by Summit County DOES and the City will need a copy of the permit for the sanitary sewer infrastructure.
- Construction entrance location shall be noted and a detail incorporated into the plans.
- An OEPA NOI is required for this project.
- Delineate the clearing limits.
- Wetlands are shown on the plans, and this wetland delineation will need to be submitted to the City for review.
- An approved SWPPP and sediment control plans is required for this work. Please submit to Summit Soil and Water.
- Please provide the storm sewer pipe calculations and storm water management calculations for the project site. The underground storm water structure may not be the best alternative, since water quality calculations may be needed and these types of structures make it difficult to meet those requirements. Please review this with Summit Soil and Water below as part of the SWPPP review. The proposed storm water management pond may need an easement to the City depending on the size and volume of the structure for emergency purposes, per LDC section 1207.07. The 100-year flood path will need to be shown on the plans for the proposed site.
- Submit the previous storm water management calculations for the KGK office and parking lot that was used for this proposed development.

- Show a benchmark elevation for the project. Summit County DOES inverts are typically to a USGS elevation.
- Title sheet Impervious area existing and proposed.
- Title sheet Area Disturbance in acres disturbed.
- Title sheet Site Address.
- City of Hudson Water Notes shall be included in plans. (Hudson Engineering Standards)
- C101- Waterline Size 8 inch vs. 6 inch? Is the 8" line required for the fire system?
- C101 An Air Release device is shown on the plans. Please explain the need for this device and if there is another method that can be used. (I.e. Fire Hydrant.)
- C101 Label the material type on water line. (Class 52 D.I.P). Less than 2" diameter = Type K copper.
- C101 Label the type (note: type shall be in compliance with the Hudson Water Standards) of all bends and appurtenances on waterline plan.
- C101 The City does not permit the use of underground vaults. Please explain the need for this vault on the waterline. Contact our office to discuss this item.
- C101 Show the proposed waterline on the profile and the vertical distances to any utility crossings.
- An ingress/egress access easement will be required from Georgetown Rd. to domestic
 water service valve location. Please contact our office to discuss this and the
 configuration of the domestic and fire systems near the building.
- A trip generation study is required for this project. The signal timing at SR 91 and Georgetown Road will need to be reviewed as part of this project. The scheduled time of use of the building shall be submitted to the City and how this facility will function with the peak traffic flow on Georgetown Road which is typically 7 am to 6 pm, weekdays.
- The City will need a copy of the recorded easement across the Little Tykes property.
- The City will determine the bonding, inspection escrow, and other review requirements when the above items have been corrected.

If you have any questions, please contact me.

Sincerely.

Thomas J. Sheridan, P.E., P.S.

Hudson City Engineer

C: T. Calabro - Inspector

File.



Shawn Kasson Fire Marshal

skasson@hudson.oh.us

(330) 342-1869

MEMORANDUM

DATE:

May 7, 2015

TO:

Greg Hannan, City Planner

FROM:

Shawn Kasson, Fire Marshal

SUBJECT:

Highfields Event Center - 1936 Georgetown Road - MPC Case #2015-14

I have reviewed the site improvement plans for Highfields Event Center - 1936 Georgetown Road dated 04/29/15. Upon review I have the following comments:

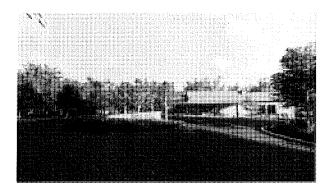
- The fire hydrant and fire department connection (FDC) must be installed in an approved location.
- The following areas must be designated as fire lanes:
 - o Access drive along the front entry circle
 - O Access drive in front of the fire hydrant
 - Access drive in front of the FDC
- The fire lane areas must be identified with approved signage. Curbs in fire lane areas must be painted red in color.
- The fire hydrants must be furnished with nozzle threads complying with City of Hudson specifications.
- The FDC must meet City of Hudson specifications.
- The FDC riser pipe must be painted red in color and identified with the building address 1936.
- The following equipment must be protected from vehicle impact in an approved manner (6" curb with setback or bollards):
 - o On-site fire hydrant
 - o FDC
 - o Natural gas meter
 - o Ground mounted electrical transformer (If provided)
 - Generator (If provided)

Please contact me with any questions.

Company

Company Overview

Company Overview



Highfields Venue, located on 20 acres in the southern region of Hudson, Ohio is poised to become a premier event venue serving social and corporate clients of Hudson and surrounding communities within a forty mile radius. The brand new venue will offer indoor & outdoor event space for upscale social celebrations, corporate entertaining, and community gatherings. Normal hours of operation will be Monday-Friday 9-5pm. Event bookings will be scheduled on weekdays 8:00am-10pm and Weekends 10:00am-12:00am. Modern rustic elements will be incorporated throughout the property with the use of an open floor plan and exposed natural architectural elements. The color scheme will be muted with large windows bringing in the outdoors. This style has an informal elegance and compliments the surrounding natural setting of the property. Extensive landscaping will be integral to creating a distinctive destination and bucolic backdrop for social and corporate events.

The indoor 6000 sqft. indoor facility will provide seating for 250, a catering kitchen, restrooms, and an auxiliary room for small group (4-6 people) relaxation and privacy. A large patio plaza just outside the event hall will provide additional space for larger groups or tented outdoor events. All exterior sound equipment and live performances will be located north of the hall in order to minimize impact to residential neighbors which are more than 2000 ft from the amphitheater.

The North Lawn will be carved out to create an amphitheater which accommodates less than 300 seated onlookers for formal or casual ceremonies, concerts, or receptions. Providing an on site ceremony setting achieves a high level of convenience for guests as well a second outdoor "room" for events with multiple activities or groups.



Water Resources Delineation Report

20.6 Acres, Norton Road Hudson, Ohio

October 2012





Water Resources Delineation Report

20.6 Acres, Norton Road, Hudson, Ohio

October 2012

Prepared for: KGK Gardening & Design Corp.

219 North Main Street Hudson, Ohio 44236

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Executive Summary

The 20.6-acre site is located north of Norton Road in Hudson, Summit County, Ohio. A water resources delineation was performed by Todd Crandall on October 9, 2012.

The study area contains successional woods, mowed fields, emergent wetlands, scrub/shrub wetlands, and forested wetlands. A map showing the location and size of the water resources identified on the property is shown in Appendix A. A map showing general plant communities found on the site is in Appendix B. Three wetlands totaling 2.075 acres are found within the study area (Table 1). There is an intermittent stream with a length of 858 feet on the site. There is also an ephemeral stream with a length of 234 linear feet (Table 2).

Table 1. Wetlands Delineated on the Site

Wetlands	Туре	Connectivity to Waters of the U.S. ¹	Area (Acres)	
А	Emergent, scrub/shrub, forested	Non-isolated	0.974	
В	emergent, forested	Non-isolated	0.557	
С	emergent, forested	Non-isolated	0.544	
Total			2.075	

The final determination of a wetlands' connectivity to Waters of the U.S. is made by the U.S. Army Corps of Engineers.

Table 2. Drainageways Delineated on the Site

Stream	Туре	Length (Linear Feet)	Average Bankfull Width (feet) 4	
1	Ephemeral	234		
2 Intermittent		858	6	
Total		1,092		

Introduction

Study Area Description and Location

The 20.6-acre site is located in Hudson, Summit County, Ohio (Appendix C). The property is bounded on the south by Norton Road (Appendix D).

The property contains successional woods, mowed fields, emergent wetlands, scrub/shrub wetlands, and forested wetlands. An electric transmission line is located in the northern part of the site and a smaller electric transmission line traverses the site from north to south.

Two small streams are found on the site. Stream 2 flows south off the site, eventually entering Powers Brook. Powers Brook flows into Mud Brook, a tributary to the Cuyahoga River. The Cuyahoga River has a watershed area of 809 square miles and debouches into Lake Erie at Cleveland.

Secondary Source Information

The property is shown on the Hudson Quadrangle of the United States Geological Survey (USGS) maps (Appendix F). Elevations range from approximately 1,100 to 1,120 feet across the site.

The National Wetlands Inventory (NWI) map (Hudson Quadrangle) is in Appendix G. There are no NWI-wetlands mapped on the site.

A map from the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey showing the soil types located on and adjacent to the site is found in Appendix H. Table 3 provides a list of soil types mapped for the site.

Table 3. Soil Types Mapped for the Site

Map Unit	Soil Description		
EIB	Ellsworth silt loam, 2 to 6 percent slopes		
MgA	Mahoning silt loam, 0 to 2 percent slopes		
MgB	Mahoning silt loam, 2 to 6 percent slopes		

¹Non-hydric soil with hydric inclusions

Species identifications were based on Braun (1989) and Newcomb (1977). Lichvar and Kortesz (2009) was used to assign indicator statuses to each identified species. Plants with an indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC) were considered to be indicative of wetlands conditions. Plants with an indicator status of facultative upland (FACU) or upland (UPL) were considered to be indicative of upland conditions. Plants that could only be identified to genus were sometimes assigned an indicator status based on the professional judgment of Davey Resource Group. These plants were classified as wetlands indicator species (WIS) or upland indicator species (UIS). See Appendix I for a more detailed explanation of wetlands vegetation indicator statuses.

Survey flags were placed at necessary points around each wetland to accurately depict the wetland upland boundary. The location of each flag was surveyed using a GeoXH[™] Trimble[®] GeoExplorer[®] 6000 series Dual-frequency Global Navigation Satellite System or GNSS (GPS, GLONASS, SBAS [WAAS]) receiver and antenna with Everest[™] multipath rejection technology and Floodlight technology with 220 channels, running professional TerraSync[™] software capable of decimeter (10–75cm) accuracy after differential correction.

Trimble[®] GPS Pathfinder[®] Office software was used for postprocessing the GNSS field collected data incorporating Trimble[®] DeltaPhase[™] differential correction technology using GPS data collected from an appropriate base station. The corrected GPS latitude-longitude positions were exported into a compatible coordinate system as an AutoCAD[®] drawing interchange file (DXF). The vegetation, soils, and wetlands maps included in this report were prepared using AutoCAD Map[®] 2012 software.

Wetlands that are hydrologically connected to other traditional navigable waters of the United States are considered non-isolated and fall under the federal jurisdiction of the U.S. Army Corps of Engineers (USACE). All hydrologically isolated wetlands that lack connectivity to other surface waters are regulated by Ohio Environmental Protection Agency (EPA).

Results

1

Vegetation

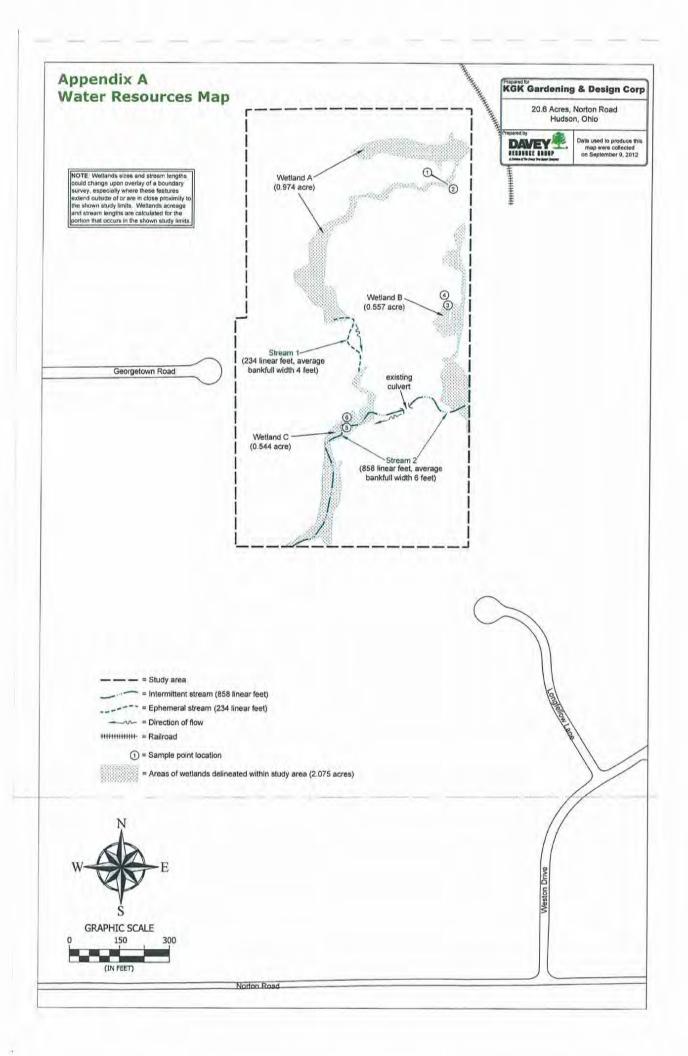
A map showing the locations of vegetative communities present on the property is in Appendix B. The site contains successional woods, mowed fields, emergent wetlands, scrub/shrub wetlands, and forested wetlands. Photographs showing water resources identified on the site are included in Appendix J.

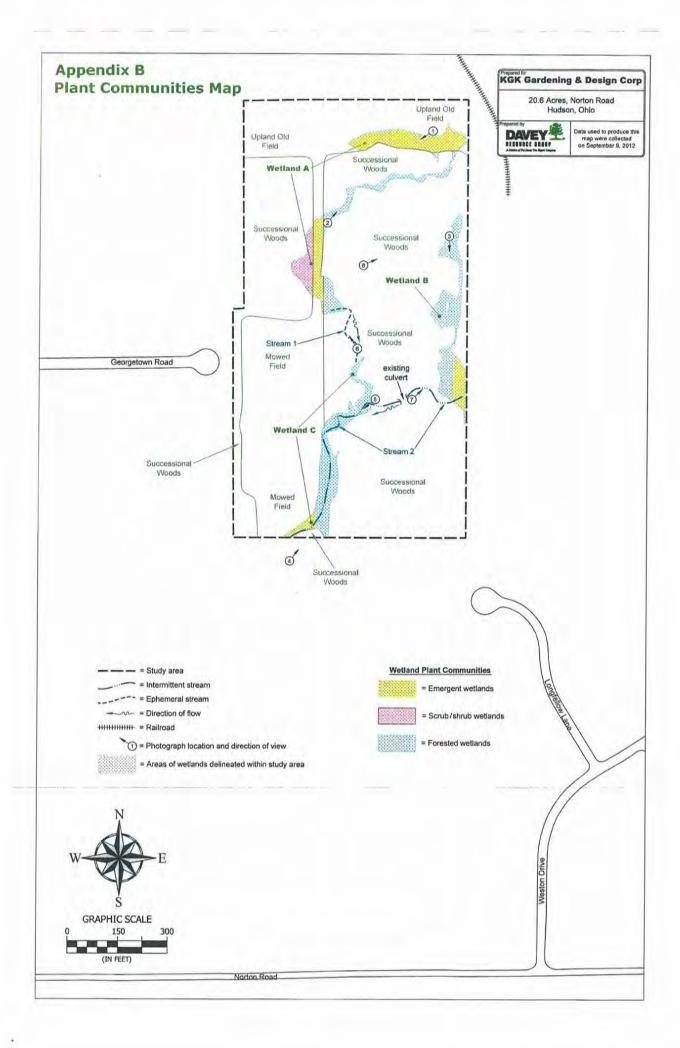
Emergent Wetlands. Portions of all three wetlands are emergent. Portions of Wetlands A and C are emergent and dominated by *Phalaris arundinacea* (reed canary grass, FACW). A portion of Wetland B is emergent and dominated by *Phragmites australis* (common reed, FACW).

Forested Wetlands. Portions of all three wetlands are forested. Common species found in these areas include Acer rubrum (red maple, FAC), Cinna arundinacea (wood reed, FACW), Fraxinus pennsylvanica (green ash, FACW), Glyceria striata (fowl manna grass, OBL), Lindera benzoin (spicebush, FACW), Quercus palustris (pin oak, FACW), and Ulmus americana (American elm, FACW).

Mowed Fields. The southwest portion of the site is a mowed field dominated by upland grasses. This appears to be an old tree farm. There are numerous small- and medium-sized planted trees within the mowed field.

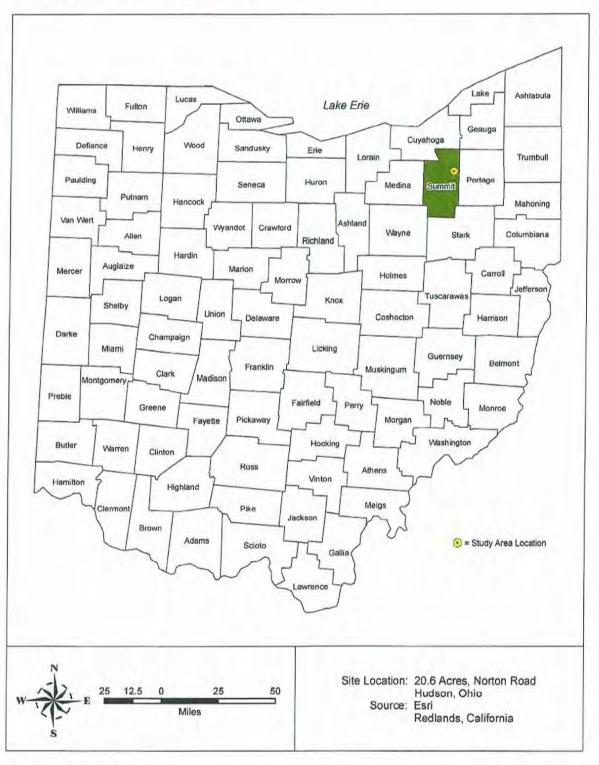
Scrub/Shrub Wetlands. A small part of Wetland A is a scrub/shrub wetland. This area contains Comus amomum (silky dogwood, FACW) and Lindera benzoin (spicebush, FACW).



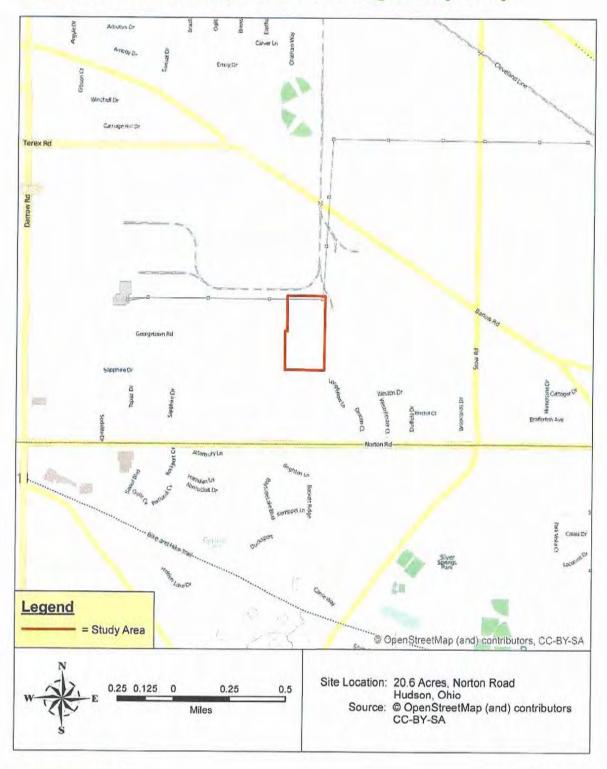


	2	

Appendix C Location of Summit County on Ohio County Map



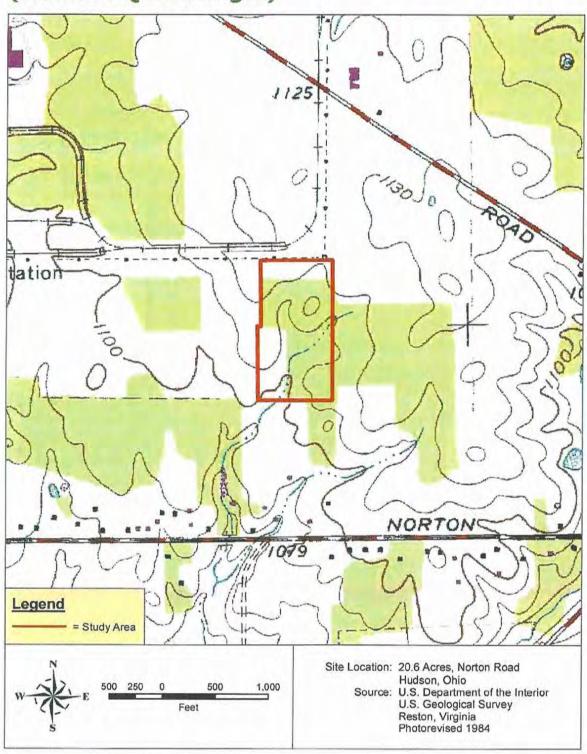
Appendix D Location of Study Area on Highway Map



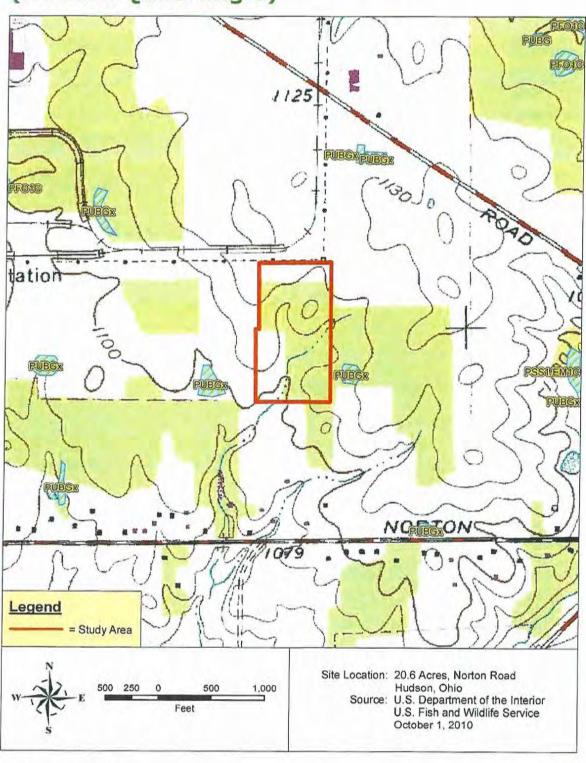
Appendix E Location of Study Area on Aerial Photograph



Appendix F Location of Study Area on USGS 7.5-Minute Topographic Map (Hudson Quadrangle)



Appendix G Location of Study Area on National Wetlands Inventory Map (Hudson Quadrangle)



Appendix H Location of Study Area on Summit County Soil Survey Map



Appendix I Definition of Wetlands Vegetation Indicator Status (from Lichvar and Kartesz, 2009)

Obligate Wetlands (OBL). Almost always is a hydrophyte, rarely in uplands.

Facultative Wetlands (FACW). Usually is a hydrophyte but occasionally found in uplands.

Facultative (FAC). Commonly occurs as either a hydrophyte or non-hydrophyte.

Facultative Upland (FACU). Occasionally is a hydrophyte but usually occurs in uplands.

Obligate Upland (UPL). Rarely is a hydrophyte, almost always in uplands.

Species for which little or no information was available to base an indicator status were assigned a no indicator (NI) status. An asterisk (*) after the indicator status indicates that the indicator status was based on limited ecological information.

The wetlands indicator categories should not be equated to degrees of wetness. Many obligate wetlands species occur in permanently or semi-permanently flooded wetlands, but a number of obligates also occur, and some are restricted to wetlands that are only temporarily or seasonally flooded. The facultative upland species include a diverse collection of plants that range from weedy species adapted to exist in a number of environmentally stressful or disturbed sites (including wetlands), to species in which a portion of the gene pool (an ecotype) always occurs in wetlands. Both the weedy and ecotype representatives of the facultative upland category occur in seasonally and semi-permanently flooded wetlands.

Davey Resource Group has added two additional indicators for situations when plants can only be identified to genus. A Wetlands Indicator Species (WIS) is a plant that is most likely obligate wetlands, facultative wetlands, or facultative. An Upland Indicator Species (UIS) is a plant that is most likely indicative of upland or facultative upland conditions. These additional indicators are used when species identification is not possible. A variety of factors are part of the UIS and WIS assignments. Indicator statuses of all locally occurring members of the genus in question are considered, as are the health and size of the population and the indicator status of nearby plants.

Appendix J Photographs of Site



Photograph 1 (10-9-12) The northern portion of Wetland A is emergent.



Photograph 2 (10-9-12) Much of Wetland A is forested.



Photograph 5 (10-9-12) Wetland C surrounds Stream 2, an intermittent stream.



Photograph 6 (10-9-12) This is a view of Stream 1, a small ephemeral stream. It is surrounded by successional woods.

Appendix K Vegetation, Hydrology, and Soils Data Sheets

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Investigator(s): Todd Crandall Section, Township, Range Landform (hillslope, terrace, etc.): Undulating Local relief (concave, convex Subregion (LRR or MLRA): LRR R Lat.: Local Map Unit Name: Mahoning silt loam	200000
Landform (hillslope, terrace, etc.): Undulating Local relief (concave, convex Subregion (LRR or MLRA): LRR R Lat.: Local Map Unit Name: Mahoning silt loam	2000/27
Landform (hillslope, terrace, etc.): Undulating Local relief (concave, convex Subregion (LRR or MLRA): LRR R Lat.: Local Map Unit Name: Mahoning silt loam	2000/27
Subregion (LRR or MLRA): LRR R Lat.: Local Map Unit Name: Mahoning silt loam	0.0 70 1
Soil Map Unit Name: Mahoning silt loam	M
	NWI classification:
Are climatic/hydrologic conditions on the site typical for this time of year? Yes No O	
Ara Vacatation Call	(If no, explain in Remarks.) al Circumstances" present? Yes No No
Ale Norm	F
Summary of Findings - Attach site map showing sampling point location	, explain any answers in Remarks.)
Hydrophytic Vegetation Present? Yes O NO	ms, transects, important reatures, etc
Hydric Soil Present? Yes No Is the Sampled Area	· 0
Wetland Hydrology Present? Yes No No within a Wetland?	Yes
Remarks: (Explain alternative procedures here or in a separate report.)	
Hydrology	
Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of 2 required)
Surface Water (A1) ✓ Water-Stained Leaves (B9)	
High Water Table (A2) Aquatic Fauna (B13)	✓ Drainage Patterns (B10) Moss Trim Lines (B16)
Saturation (A3) Mari Deposits (B15)	Dry Season Water Table (C2)
Water Marks (B1) Hydrogen Sulfide Odor (C1)	Crayfish Burrows (C8)
Sediment Deposits (B2) Oxidized Rhizospheres along Living Roots (C3)	Saturation Visible on Aerial Imagery (C9)
Drift deposits (B3) Presence of Reduced Iron (C4)	Stunted or Stressed Plants (D1)
Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6) Iron Deposits (B5)	Geomorphic Position (D2)
Injundation Visible on Aerial Imagen (P2)	Shallow Aquitard (D3)
Other (Explain in Remarks) Sparsely Vegetated Concave Surface (B8)	✓ Microtopographic Relief (D4)✓ FAC-neutral Test (D5)
	I ACTIEURALIESE (D5)
Field Observations:	
Surface Water Present? Yes No Depth (inches):	
Water Table Present? Yes ○ No ● Depth (inches):	
Saturation Present? (Includes capillary fringe) Yes No Depth (Inches): Wetland Hydr	ology Present? Yes 💿 No 🔾
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if avail Remarks:	able:

US Army Corps of Engineers

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	,,,

Sampling Point: 01

Depth	ATTENNESS (1977)	Matrix		L07717770000000000000000000000000000000	Re	dox Featu	res		absence of indicators.)
(inches)	Color (moist)	%	Color (ı	moist)	%	Type 1	Loc2	Texture Remarks
0-4	10YR	3/2	-						Loam
4-12	10YR	4/1	85%	10YR	5/6	15%	C	М	Silt Loam
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e: C=Con	centration. D=	=Depletior	ı. RM=Redi	iced Matrix, C	5=Covere	d or Coated	Sand Grai	ins ² Locat	tion: Pt=Pore Lining, M=Matrix
lric Soil 1	Indicators:		***************************************						Indicators for Problematic Hydric Soils: 3
Histosol (A1) pedon (A2)			☐ Polyva MLRA	ilue Belov 149B)	v Surface (S	88) (LRR R,		2 cm Muck (A10) (LRR K, L, MLRA 149B)
Black Hist				☐ Thin D	ark Surfa	ce (S9) (LF	RR R, MLRA	1498)	Coast Prairie Redox (A16) (LRR K, L, R)
Hydrogen	Sulfide (A4)					lineral (F1)	LRR K, L)		5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
Stratified	Layers (A5)			amendana,	Gleyed N	Matrix (F2)			Dark Surface (S7) (LRR K, L, M)
	Below Dark Su		1)	(Processing)	ed Matrix				Polyvalue Below Surface (S8) (LRR K, L)
Thick Darl	k Surface (A12	2)		personal		face (F6)			Thin Dark Surface (S9) (LRR K, L)
Sandy Mu	ck Mineral (S1	.)		processing		Surface (F7)			☐ Iron-Manganese Masses (F12) (LRR K, L, R)
Sandy Gle	yed Matrix (S4	4)		Redox	Depressi	ons (F8)			Piedmont Floodplain Soils (F19) (MLRA 149B)
Sandy Red									☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) ☐ Red Parent Material (F21)
	fatrix (S6)								Very Shallow Dark Surface (TF12)
Dark Surfa	ace (S7) (LRR	R, MLRA	149B)						Other (Explain in Remarks)
licators of	hydrophytic v	egetation	and wetlan	d hydrology m	ust be pr	esent, unle	ss disturbe	d or probler	matic.
	yer (if obser	rved):							-
Type: Depth (inch	nes):		****		***************************************		***************************************	***************************************	Hydric Soil Present? Yes No
narks:	***************************************	Personal	7,000	930000000000000000000000000000000000000			***************************************		163 0 110 0

85 10 5 0 0	Cover 85.0% 10.0% 5.0% 0.0% 0.0%	FACU FACU FACU	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: O (A) Total Number of Dominant Species Across All Strata: 3 (B)
85 10 5 0	85.0% 10.0% 5.0% 0.0% 0.0%	FACU FACU	That are OBL, FACW, or FAC: 0 (A) Total Number of Dominant
10 5 0	10.0% 5.0% 0.0%	FACU	Total Number of Dominant
5 0 0	5.0% 0.0% 0.0%		
0	0.0%	FACU	Species Across All Strata: 3 (B)
00	0.0%	***************************************	1
0	***************************************		Percent of dominant Species
	A 000		That Are OBL, FACW, or FAC: 0.0% (A/
0	0.0%		
ZZIKOWOODOWOW OO	***************************************		Prevalence Index worksheet:
100 =	= Total Cover		Total % Cover of: Multiply by:
10	✓ 50.0%	FACU	OBL species
10	✓ 50.0%	FACU	FACW species $0 \times 2 = 0$
0	0.0%		FAC species $0 \times 3 = 0$
0	0.0%	***************************************	FACU species <u>120</u> x 4 = <u>480</u>
0	0.0%		UPL species $0 \times 5 = 0$
0	0.0%		Column Totals: <u>120</u> (A) <u>480</u> (B
0.	0.0%		Prevalence Index = B/A = 4.000
20 =	Total Cover		
-1 100000000000000000000000000000000000			Hydrophytic Vegetation Indicators:
0	0.0%		Rapid Test for Hydrophytic Vegetation
0 [0.0%		Dominance Test is > 50%
0 [0.0%		Prevalence Index is ≤3.0 ¹
<u>o</u> [0.0%		Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
0	0.0%		Problematic Hydrophytic Vegetation ¹ (Explain)
0 [0.0%		(Expans)
<u>o</u> _ [0.0%		1 Indicators of hydric soil and wetland hydrology mus
0 [0.0%	-	be present, unless disturbed or problematic.
0	0.0%		Definitions of Vegetation Strata:
0	0.0%		Tree - Woody plants, 3 in. (7.6 cm) or more in diameter
0 [0.0%	CONTROL DE LA CO	at breast height (DBH), regardless of height.
0 [0.0%		
0 =	Total Cover		Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall
0	0.0%		Herb - All herbaceous (non-woody) plants, regardless
0 [0.0%		size, and woody plants less than 3.28 ft tall.
0	0.0%		
0	0.0%		Woody vine - All woody vines greater than 3.28 ft in height.
0 =	****************	l '	
-	rotal Cover		
			Hydrophytic
			Vegetation Present? Yes ○ No ●
	10 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10	10

^{*}Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: 20.6 Acres, Nortor	Road, Hudson, O	hio City/C	County: Hudson, Summit	t County	Sampling Date: 09-Oct-12
Applicant/Owner: KGK Gardenin	ig & Design Corp.		St	tate: Ohio	Sampling Point: 03
Investigator(s): Todd Crandall	P-049-14 0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	Ça	ction, Township, Range	Terror Control of the	- Marie (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (1994) (
Landform (hillslope, terrace, et	C.): Undulating	NO CONTRACTOR OF THE PROPERTY	relief (concave, convex,	***************************************	R.
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Soil Map Unit Name: Mahoning	10000000000000000000000000000000000000	Lat:	Lor	ng.: NWI classif	Datum:ication:
Are climatic/hydrologic conditi	ons on the site t	vnical for this time of year?	Yes No	/76 ma	
Are Vegetation , Soil		·		(If no, explain in	
Are Vegetation , Soil	-	potency		al Circumstances" p	
,	」 , or Hydro - Attach site		(=: ::====;	explain any answers.	ers in Remarks.) important features, etc
Hydrophytic Vegetation Preser		No O		,	important reactives, etc
Hydric Soil Present?	Yes 💿	No O	Is the Sampled Area		
Wetland Hydrology Present?	Yes 💿	No O	within a Wetland?	Yes 🖲 No 🔾	
Remarks: (Explain alternative Forested wetland (Wetland B) Hydrology					
Wetland Hydrology Indicators:					
Primary Indicators (minimum	of one required:	check all that apply)		party.	rs (minimum of 2 required)
Surface Water (A1)		₩ Water-Stained Leaves (89)	The second secon	☐ Surface Soil Cra ☐ Drainage Patte	, ,
☐ High Water Table (A2)		Aquatic Fauna (B13)		Moss Trim Line	
Saturation (A3)		Marl Deposits (B15)		☐ Dry Season Wa	· ·
☐ Water Marks (B1)		Hydrogen Sulfide Odor (C1)		✓ Crayfish Burrov	
Sediment Deposits (B2)		Oxidized Rhizospheres alon	Living Roots (C3)	Saturation Visit	le on Aerial Imagery (C9)
Drift deposits (83)		Presence of Reduced Iron (C4)		ssed Plants (D1)
☐ Algal Mat or Crust (B4)☐ Iron Deposits (B5)		Recent Iron Reduction in Ti	led Soils (C6)	Geomorphic Po	sition (D2)
Inundation Visible on Aerial Im	200m / (D 7)	Thin Muck Surface (C7)		Shallow Aquitar	
Sparsely Vegetated Concave Sc		Other (Explain in Remarks)		✓ Microtopograph	
				✓ FAC-neutral Tes	st (D5)
Field Observations:					
Surface Water Present? Yes	S ○ No ⑨	Depth (inches):			
Water Table Present? Yes	O No 💿	Depth (inches):			
Saturation Present?	O No 💿	Depth (inches):	Wetland Hydr	ology Present?	Yes No
(melades capitally tritide)					
Describe Recorded Data (stream	i gauge, monito	ring well, aerial photos, previo	ous inspections), if avail-	able:	
Remarks:					
					1

US Army Corps of Engineers

Sampling Point: 03

Depth	.p (20	Matrix	ore acpair	necaca to a		dox Featu			absence of indicators.)	
(inches)	Color ((moist)	%	Color (r		%	Type 1	Loc2	Texture Remarks	
0-8	10YR	4/2							Silt Loam	
8-14	2.5Y	5/2	90%	10YR	5/6	10%	C	М	Silt Loam	
***************************************	***************************************		***************************************	***************************************						
		Vicepointen augusta anno	***************************************		594765599e0394ee4444	h ://::////////////////////////////////	*		V	******
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•	***************************************	***************************************	**************************************			72/23070104/04/04/04/04				
1 Type: C=Conc	entration. D	=Denletion	i. RM=Redu	red Matrix C	S#Covere	d or Coate	d Sand Gra	ins 21 ocat	tion: PL=Pore Lining, M=Matrix	***************************************
Hydric Soil Ir	ndicators:	_ cpicaoi				, , , , , , , , , , , , , , , , , , , 		************************	Indicators for Problematic Hydric Soils: 3	
Thick Dark	edon (A2) (A3) Sulfide (A4) ayers (A5) elow Dark S Surface (A1 k Mineral (S ed Matrix (S	2) 1)	.1)	MLRA Thin D Loamy Loamy Deplet Redox Deplet	149B) Park Surfa Mucky M Gleyed N Red Matrix Dark Sur	face (F6) Surface (F7)	RR R, MLR. LRR K, L)		2 cm Muck (A10) (LRR K, L, MLRA 149B) Coast Prairie Redox (A16) (LRR K, L, R) 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) Dark Surface (S7) (LRR K, L, M) Polyvalue Below Surface (S8) (LRR K, L) Thin Dark Surface (S9) (LRR K, L) Iron-Manganese Masses (F12) (LRR K, L, R) Pledmont Floodplain Soils (F19) (MLRA 149B) Mesic Spodic (TA6) (MLRA 144A, 145, 149B) Red Parent Material (F21)	
Stripped Ma	atrix (S6) ce (S7) (LRR	R, MLRA	149B)						Very Shallow Dark Surface (TF12) Other (Explain in Remarks)	
³ Indicators of h			and wetland	l hydrology m	ust be pr	esent, unle	ess disturbe	d or problen	matic.	***************************************
Restrictive Lay Type:	er (if obse	erved):								
Depth (inche	es):					0.000			Hydric Soil Present? Yes No	
Remarks:		***************************************			***************************************				(6)	***************************************

% Cover 20 30 40 0	e Ri		Indicator Status FACU FACU FACU	Numb That a	er of Dominar ore OBL, FACM	nt Species V, or FAC:	:	1	(A
30 40 0	\mathbf{V}	33.3% 44.4%	FACU	That a	re OBL, FACV	, or FAC:	ī	11	(A
40 0 0		44.4%	FACU	Total				<u>+</u>	L L
0		44.4%	** ************************************		Number of Do	minant			•
0		,		Specie					
ACCESSORY NAMED IN	m.			1	s Across All S	trata:	-	5	(8
***************************************	1 1	0.0%	***************************************	Perce	nt of domina	ant Specie	s		
0		0.0%	* *************************************		Are OBL, FA			20.0%	(A
0		0.0%		Dreval	ence Index	warkshoot			
90	= To		*	1				/ bv:	
		بحم شعد		1			***************************************	CERTIFICATION CONTRACTOR	Mes:
THE SECOND COMMON	<u></u>	2023 E220 E240 HONOR PROPERTY AND ADDRESS OF THE PERTY ADDRE	FACU	FACW S	species				
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	<u> </u>	000022200000000	***************************************	1					
1860889888875554	닐_	*************	***************************************	1.					
	Ц-		***************************************	Column	Totals:	150	(A)	580	(
	L.	0.0%	,	Pr	revalence In	dex = B/A	.=	3.867	
50 =	= Tot	tal Cover	'	Hydrop	hytic Veget	ation Indic	ators:		
10	7	100.0%	FACM	R	apid Test for	Hydrophy	rtic Vegeta	ation	
100000001001000000000000000000000000000	П-		177077	_ D	ominance Te	est is > 50	%		
200000000000000000000000000000000000000	$\overline{\Box}$			PI	revalence In	dex is ≤3.	0 1		
30000000000000000	<u> </u>	***************************************	***************************************	☐ M	orphological	Adaptatio	ons ¹ (Pro	vide suppo	ortin
	<u> </u>		A00544450000000000000000000000000000000	da	ata in Remar	ks or on a	separate	sheet)	
arrest transaction	\Box	**********			roblematic H	ydrophyti	c Vegetati	on ¹ (Expl	ain)
***************************************	Π^{-}			1 India	rators of hyr	fric soil an	d wattan	l budanlası	
***************************************	<u></u>	-		be pre	sent, unless	disturbed	or proble	matic.	у ин
SAMPLE STREET,	二 一			Defini	tions of Ve	getation	Strata		
***********	H-								
r	一	Discourance of the Control of the Co		Tree - V	Noody plant	s, 3 in. (7,	6 cm) or i	nore in dia	ame
ALGRESONO CONTRA	H-	***************************************		at breas	st neight (D	3H), regar	dless of h	eight.	
MANUFACTURE CONTRACTOR OF THE PARTY OF THE P	ــا Tot:	*************	[Sapling	/shrub - Wo	ody plants	less than	3 in. DBF	l ar
		ai corei		greater	than 3.28 ft	(1m) tail			
0	旦_	0.0%		Herb - A	All herbaceo	us (non-w	oody) plai	nts, regard	lles
0	\square_{-}	0.0%		size, an	id woody pla	ints less th	nan 3.28 f	t tall.	
0	\square	0.0%		Woody	vine - All wo	odv vines	arester th	nan 3 28 ft	in
<u> </u>	L]_	0.0%		height.		ouy villos	greater ti	1011 J.ZU IL	. 111
0 =	: Tota	al Cover	1						
1 2 2 2	50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50	50	50	90 = Total Cover 50	50	Total % Cover of: OBL species	SO	Total % Cover of: Multiply by:

^{*}Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

T. R. Slope: 0.0 % / 0.0 Datum: NWI classification: no, explain in Remarks.) cumstances" present? Yes No ain any answers in Remarks.) transects, important features, etc No ondary Indicators (minimum of 2 required) Surface Soil Cracks (B6) Drainage Patterns (B10)
Datum: NWI classification: no, explain in Remarks.) cumstances" present? Yes No ain any answers in Remarks.) transects, important features, etc No Surface Soil Cracks (B6) Drainage Patterns (B10)
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Surface Soil Cracks (B6) Drainage Patterns (B10)
Surface Soil Cracks (B6) Drainage Patterns (B10)
Drainage Patterns (B10)
Moss Trim Lines (B16) Dry Season Water Table (C2)
Crayfish Burrows (C8)
Saturation Visible on Aerial Imagery (C9)
Stunted or Stressed Plants (D1)
Geomorphic Position (D2)
Shallow Aquitard (D3)
Microtopographic Relief (D4)
FAC-neutral Test (D5)
Present? Yes ◉ No ◯
y Present? Yes ● No O

US Army Corps of Engineers

Sampling Point: 05

Depth	Matrix				dox Featu			absence of indicators.)	
(inches)	Color (moist)	%	Color	(moist)	%	Type 1	_Loc2	Texture	Remarks
0-7	10YR 4/2							Silt Loam	
7-14	10YR 5/2	85%	10YR	5/6	15%	C	М	Silt Loam	
			***************************************			-			
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ATTENDED AND ADDRESS ASSESSED.		erect generalization and an artist of	p rocess es and a second a second and a second a second and a second a second and a		,	·	·		avoit the special property of the special spec
		on. RM=Redu	ced Matrix, (CS=Covere	d or Coate	d Sand Gra	ins ² Local	tion: PL=Pore Lining, M=Mat	TÍX
dric Soil Indi Histosol (A1)								Indicators for Probler	natic Hydric Soils : 3
Histic Epipedo			MLRA	4 149B)	v Surface (S				RR K, L, MLRA 1498)
Black Histic (A	43)				ce (S9) (L		149B)	Coast Prairie Redox	
Hydrogen Sul			, -		lineral (F1)	LRR K, L)			Peat (S3) (LRR K, L, R)
Stratified Laye	ers (A5)		_		Matrix (F2)			Dark Surface (S7) (I	
Depleted Belo	ow Dark Surface (A	\ 11)		eted Matrix				Polyvalue Below Sur	
Thick Dark Su	ırface (A12)			x Dark Sur	, ,			Thin Dark Surface (S	
Sandy Muck M	Mineral (S1)		Deple	eted Dark S	Surface (F7)			sses (F12) (LRR K, L, R)
Sandy Gleyed	Matrix (S4)		Redo	x Depressi	ons (F8)				Soils (F19) (MLRA 149B)
Sandy Redox	(S5)								(MLRA 144A, 145, 149B)
Stripped Matri	ix (S6)							Red Parent Material	• •
	(S7) (LRR R, MLRA	A 149B)						☐ Very Shallow Dark S	
	Irophytic vegetatio	*	d hydrology	must be pr	esent, unle	ss disturbe	d or proble:	Other (Explain in Reimatic.	marks)
	r (if observed):		***************************************		799666000000000000000000000000000000000		T		
Гуре:	***************************************	Marrie Victoria de La Companya de La	***************************************		***************************************				0 0
Depth (inches):	*						1	Hydric Soil Present?	Yes 🏵 No 🗅
narks:						7000000000		***************************************	7981000
•									

	Dominant —Species?		Sampling Point: 06
	Rel.Strat.	Indicator Status	
100	2 100.0%	FACU	Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)
0	0.0%	* ************************************	That are OBL, FACW, or FAC: (A)
0	0.0%		Total Number of Dominant
0	0.0%	* 1000000000000000000000000000000000000	Species Across All Strata: 3 (B)
0	0.0%	2 1001040 0004111111111111111 11	Percent of dominant Species
0	0.0%	PROSESSON AND ADDRESS OF THE PROPERTY OF THE P	That Are OBL, FACW, or FAC: 33.3% (A
0			Prevalence Index worksheet:
	***************************************	2000	
100 -	· IOGI COVE		
10	✓ 33.3%	FACU	
	✓ 65.7%	FACW	FACW species 20 x 2 = 40
0	0.0%		FAC species $0 \times 3 = 0$
0	0.0%		FACU species $\frac{110}{}$ x 4 = $\frac{440}{}$
	0.0%		UPL species $\frac{0}{x}$ $5 = \frac{0}{x}$
0	0.0%		Column Totals: <u>130</u> (A) <u>480</u> (1
[0.0%		Prevalence Index = $B/A = 3.692$
	Total Cover		
50100000000000000000000000000000000000		I	Hydrophytic Vegetation Indicators:
0	0.0%		Rapid Test for Hydrophytic Vegetation
<u> </u>	0.0%		Dominance Test is > 50%
	0.0%		Prevalence Index is ≤3.0 ¹
	0.0%		Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
	0.0%		Problematic Hydrophytic Vegetation ¹ (Explain)
0	0.0%		Problematic Hydrophytic Vegetation - (Explain)
0	0.0%		1 Indicators of hydric soil and wetland hydrology mus
0	0.0%		be present, unless disturbed or problematic.
0 [0.0%		Definitions of Vegetation Strata:
0	0.0%	***************	
0			Tree - Woody plants, 3 in. (7.6 cm) or more in diamete at breast height (DBH), regardless of height.
	200000000000000000000000000000000000000	***************************************	at broadt height (DDFF), regardless of height.
	- Contraction 100		Sapling/shrub - Woody plants less than 3 in, DBH and greater than 3.28 ft (1m) tall
o [0.00/	1.	Clark Afficiation and a second second
	Second Second	;	Herb - All herbaceous (non-woody) plants, regardless size, and woody plants less than 3.28 ft tall.
	7 *************************************		
	******************************	!	Woody vine - All woody vines greater than 3.28 ft in
***************************************			height.
0 = 1	Total Cover	-	
			Hydrophytic
			Vegetation Present? Yes ○ No No
	0 Cover 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Absolute % Cover 100	Absolute % Cover Status 100

^{*}Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Appendix L References

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Appendix N Davey Resource Group Personnel Profiles

Shawn W. Bruzda is a senior urban forester, biologist, and technical specialist with Davey Resource Group, having served in this capacity for over 10 years. As a biologist with Davey Resource Group, Mr. Bruzda focuses on ecological surveys involving fish and macroinvertebrate identification and data analysis. He is proficient with the Index of Biotic Integrity (IBI), the Modified Index of Well-Being (MIWB), and the Invertebrate Community Index (ICI), all used by Ohio Environmental Protection Agency to set minimum criteria index scores for use designations in water quality standards. He works on large- and small-scale bat survey projects, assisting with mist-net surveys, habitat evaluations, and radio tracking studies to determine foraging patterns; endangered species and habitat studies; invasive species management; secondary source reviews; technical report writing; and water quality studies. Mr. Bruzda has completed training through Ohio Environmental Protection Agency for conducting the following: Headwater Habitat Evaluation Index (HHEI); Qualitative Habitat Evaluation Index (QHEI); Ohio Rapid Assessment Method (ORAM) v.5; and Vegetation Index of Biotic Integrity (VIBI). Proficient with AutoCAD® and ArcGIS™ software, Mr. Bruzda creates maps for a wide variety of natural resource and tree-related projects. Mr. Bruzda is also responsible for safety and fleet vehicle management. He is an International Society of Arboriculture (ISA) Certified Arborist (OH-1342A). Mr. Bruzda is a graduate of Kent State University, having received a Bachelor of Science degree in biological sciences with an emphasis in aquatic ecology.

Ana Burns, M.S.E.S., is a biologist and Coordinator of Ecological Services for Davey's Natural Resource Consulting group. Ms. Burns has 11 years of experience in the natural resources and environmental planning fields and at Davey is responsible for overseeing all ecological surveys and environmental planning studies, as well as the specialized management of ecological and wetlands permitting projects, mitigation bank planning and monitoring projects, and natural resource restoration projects. She is knowledgeable of state and federal stream and wetlands regulations, all aspects of Section 401 and 404 permitting, isolated wetlands regulations, and the federal mitigation rule for compensatory mitigation and its application to mitigation banking. Ms. Burns has managed multiple Section 401 and 404 permitting projects along with numerous natural resource inventories and planning projects. In addition, Ms. Burns has provided assistance with grant writing and managing grant-funded projects. Ms. Burns has coordinated and facilitated public meetings and hearings and has assisted in the development of various planning documents including greenways planning, watershed planning, and urban forestry management plans. In addition to public meetings, Ms. Burns has developed many informational public outreach publications and prepared electronic sources of information for distribution. With a background in urban and rural planning, she is well versed in working with planning commissions, steering committees, and local political groups and has given many presentations at a variety of venues. Ms. Burns is a board member of the Tinkers Creek Watershed Partnership and active in the Ohio Lake Management Society. Ms. Burns graduated from Indiana University with a Bachelor of Science degree in biology and holds a Master of Science degree in environmental science from IU's School of Public and Environmental Affairs.

Ken Christensen is a senior biologist with more than 25 years of experience in the natural resource field. Mr. Christensen is involved in all aspects of wetlands and stream restoration projects, including design, planting, and implementation. He is also involved with the subsequent monitoring of mitigation and restoration projects to ensure that such endeavors reach an expected successful conclusion. Mr. Christensen assists in plant surveys and wetlands delineations and in the field identification of vertebrate populations, especially amphibians, reptiles, and mammals. Proficient with AutoCAD® software, Mr. Christensen is responsible for managing the Global Positioning System (GPS) data collection and AutoCAD® mapping operations for all natural resource studies.

Greg Snowden, M.S., is a biologist with Davey Resource Group. He assists with Section 401 and 404 permitting, wetland and stream monitoring, Ohio Department of Transportation (ODOT) ecological surveys, ecological restoration services, and helps prepare ODOT ecological survey reports, and wetland mitigation reports. He has experience utilizing the Headwater Habitat Evaluation Index (HHEI) and Qualitative Habitat Evaluation Index (QHEI). Prior to joining Davey, Mr. Snowden participated in numerous academic research projects involving plant physiology and ecology. These included the study of the sedge Schoenoplectus americanus (chairmaker's bulrush) and its effects on soil accumulation in tidal salt marshes, and the study and management of the invasive plant species Ailanthus altissima (tree-of-heaven) and Lonicera maackii (Amur honeysuckle). During the summer of 2005, Greg was a research intern at the Royal Botanic Gardens Kew in London, England where he worked to create a virtual online herbarium of type specimens from the plant family Violaceae, and performed morphological research for a taxonomic study of the plant families Salicaceae and Flacourtiaceae. Mr. Snowden graduated from Ohio University's Honors Tutorial College with a Bachelor of Science degree in environmental and plant biology and received a Master of Science degree in biological sciences (ecology, evolution, and the environment) from the University of Notre Dame.