

**PRELIMINARY REPORT
SPRINGFIELD LAKE OUTLET
COUNTY DITCH No. 45
PETITIONED DRAINAGE IMPROVEMENT PROJECT**

**ISSUED: MAY 27, 2025
FOR FIRST HEARING JUNE 2, 2025**

**PREPARED BY:
DAVID L. KOONTZ, P.E., S.I.
ALAN BRUBAKER, P.E., P.S.
SUMMIT COUNTY ENGINEER**

INTRODUCTION

In accordance with Ohio Revised Code (ORC) 6131, The Springfield Township Board of Trustees filed a petition with Summit County for the improvement of Springfield Lake Outlet (County Ditch No. 45), as shown on Attachment A. ORC 6131 provides a process through which the County may make improvements to a stormwater ditch or drain and assess the owners of property benefiting from the improvement for the cost of the improvement and the perpetual maintenance thereof in accordance with the benefits conferred thereby. ORC 6131.09 provides that the County Engineer shall file a preliminary report at the time of the first hearing of the petition by the County. The purpose of this document is to satisfy this requirement.

BACKGROUND

Springfield Lake Outlet provides a discharge route from Springfield Lake to the Little Cuyahoga River. The portion that is County Ditch No. 45 in Springfield Township runs a distance of approximately 5,400 feet from the outlet structure to the corporation limit of the City of Akron. This channel segment was improved in 1938 and an easement 33 feet wide was established over the waterway.

THE PROBLEM

There was no maintenance assessment or other means established to provide funding for maintenance of the channel. As a result, the channel capacity has become significantly reduced as the channel has become obstructed with fallen trees, sand bars and other debris.

DESCRIPTION OF PROPOSED IMPROVEMENT

Upon expansion of the Surface Water Management District in 2022, it was determined to proceed with a number of projects to improve water quality, reduce erosion and mitigate flooding. One project was a focused study of the subject waterway as shown on the map of the overall drainage area attached as Appendix A. Upon completion of that study with recommendations, the Springfield Township Trustees petitioned Summit County for the Springfield Lake Outlet to be improved in the method prescribed by ORC 6131.

The proposed improvement will involve the following:

1. Remove debris and encroachments along the stream
2. Reconstruct or modify the existing stream at strategic locations to achieve the following goals:
 - a. restore channel capacity
 - b. reduce flooding
 - c. mitigate erosion
 - d. improve water quality.
3. Install access driveways to provide for perpetual maintenance of the waterway.

The project will provide a direct benefit to 41 properties abutting the improvement, as listed in Appendix B.

The design of the improvements has required the services of professional engineering firm DLZ. The project will also require the acquisition of temporary and permanent

construction and stormwater easements. The easements will be acquired via an easement plat in conformance with ORC 6131.

OPINION OF PROBABLE COST

DLZ's Opinion of Probable Construction Cost for the project was estimated to be \$900,000.00, dated January 13, 2025, attached as Appendix C.

The above costs are estimated construction costs. The cost of the preliminary study was paid by the Summit County Surface Water Management District, and the cost of survey, final design, administration and inspection services performed by the County Engineer's Office has also been paid by the SWMD, so these costs are not included in the above costs. The payment of compensation and damages for the easements to be acquired are being determined by a professional right-of-way appraisal firm.

The cost to maintain the in-stream improvements will be paid for by the revenues collected by the SWMD.

The Engineer will obtain the necessary permits from the US Army Corps of Engineers, Ohio EPA, Summit County Floodplain Manager, and Springfield Township Zoning Official. SCE has provided notice of this project to the Director of the Ohio Department of Natural Resources and Summit Soil and Water Conservation District and the Director of the Ohio Department of Transportation.

OPINION OF FEASIBILITY OF PROJECT

The proposed facilities will be designed and constructed in a manner to be adequate for acceptance for perpetual maintenance as a part of a public maintained facility as provided for in the ORC 6131 petition process. There are no known obstacles to the implementation of this project. The project is feasible.

OPINION OF COST VS BENEFIT

The Project will provide a direct benefit to twenty-three (23) commercial properties, seventeen (17) residential lots and one (1) open-space conservation parcel. These properties have a combined value of over \$5,000,000.

The SWMD has paid for the preliminary engineering and final design and the SWMD will fund the project construction through a combination of funding provided by Summit County Council and SWMD revenue. There will be no construction assessments to property owners, as all are within the SWMD. There will be no maintenance assessments to property owners for the new in-stream stabilization measures or spot erosion repairs.

It is the opinion of the engineer that the benefit of the improvement will exceed the cost. The value of the protected properties exceeds \$5,000,000 and the total project cost is approximately \$1,400,000.

FACTORS APPARENT TO THE ENGINEER:

1. This improvement is necessary to restore the functionality of the drainage course as shown on Appendix A.
2. The project will help to reduce risk of flooding on 17 residential and 23 commercial properties along the watercourse. By providing an adequate outlet channel for Springfield Lake, it will mitigate flooding risks for all properties near the lake in Springfield Township and the Village of Lakemore.
3. This improvement will reduce the stream velocity and/or include measures to thereby reducing the erosion of the stream bed and stream banks, to the benefit of 17 residential and 23 commercial properties.
4. This reduction in erosion will reduce the frequency of tree falls as well as the amount of maintenance required.
5. This improvement will construct access drives to provide access to the improved stream.
6. This improvement will create permanent stream maintenance easements (about 60 foot wide) that will facilitate permanent maintenance by the County Engineer. The easements will encompass the stream and an unobstructed access lane to the stream improvements.
7. Best management practices for temporary and permanent erosion controls will be employed before, during and after construction.

Respectfully submitted:

Alan Brubaker, P.E., P.S.
Summit County Engineer

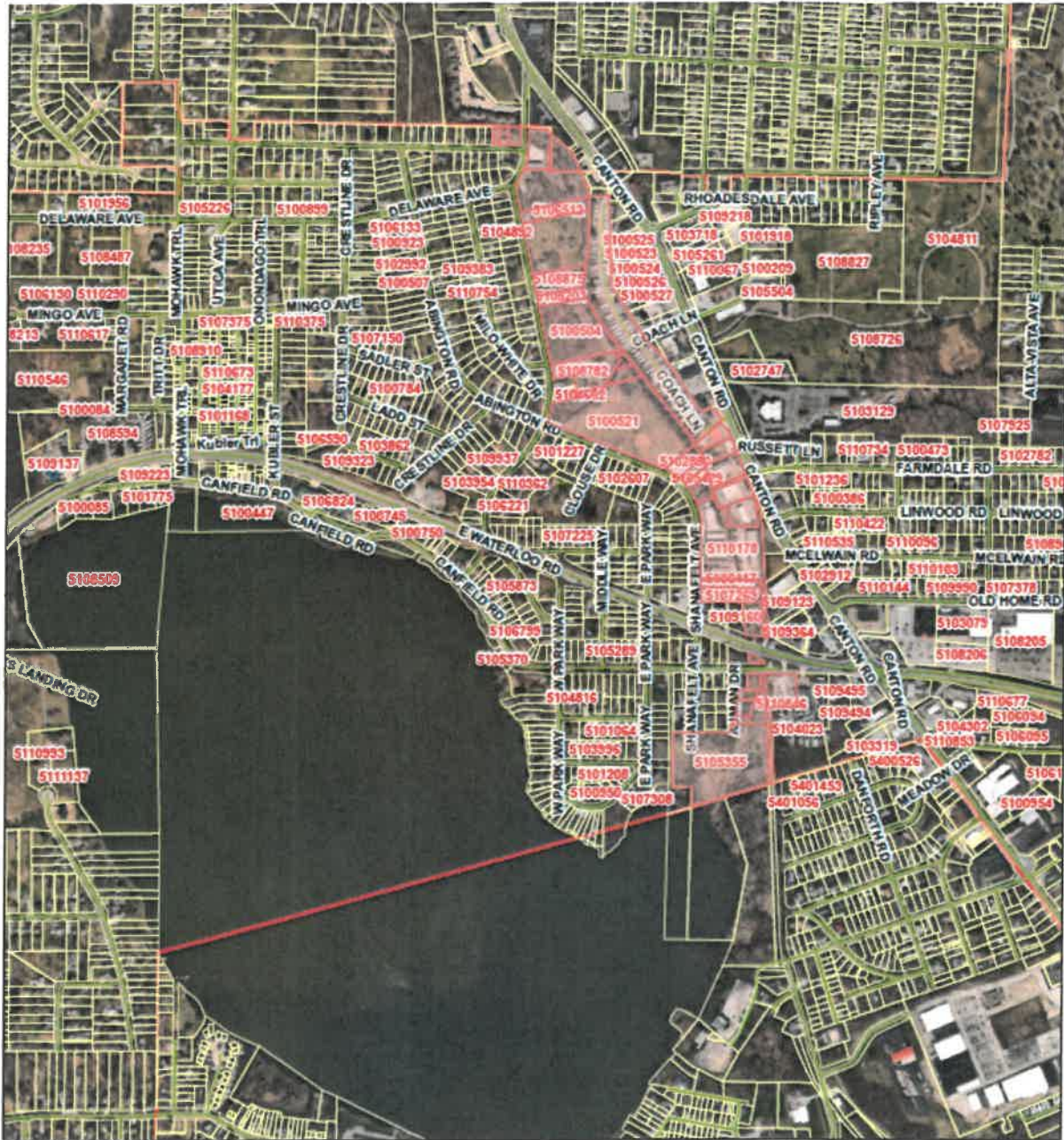


David L. Koontz, P.E.
Engineering Project Manager/SWMD Coordinator

Attachment A: Map of the Project Area
Attachment B: List of Benefitting Property Owners
Attachment C: Opinion of Probable Construction Cost (1/13/2025)

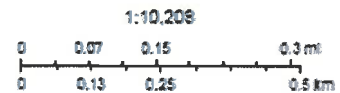
Preliminary Report Attachment A

SPRINGFIELD LAKE OUTLET MAP OF PROJECT AREA



10/4/2024, 1:41:08 PM

- Parcels
- Jurisdictions
- Properties benefitted by or damaged by construction of the proposed improvements



Parcel Viewer by County of Summit
Disclaimer: Users of this map accept all risk; not intended to serve as professional advice.

SPRINGFIELD LAKE OUTLET DRAINAGE IMPROVEMENT PETITION EXHIBIT A

REF NO	PARCEL ID	PARCEL ADDRESS	CITY/TOWNSHIP	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE	PARCEL AREA (AC)
1	5105355	AUMAN DR	SPRINGFIELD TOWNSHIP	BOARD OF TRUSTEES FOR SPRINGFIELD	2459 CANFIELD RD	AKRON	OH	44312	6.183
2	5105358	WATERLOO RD	SPRINGFIELD TOWNSHIP	BOARD OF TRUSTEES FOR SPRINGFIELD	2459 CANFIELD RD	AKRON	OH	44312	0.4581
3	5103651	AUMAN DR	SPRINGFIELD TOWNSHIP	MCHOOD RODNEY A	1365 AUMAN DR	AKRON	OH	44312	0.1189
4	5100091	1365 AUMAN DR	SPRINGFIELD TOWNSHIP	BOLYARD TAMMY S	1365 AUMAN DR	AKRON	OH	44312	0.2593
5	5108493	1357 AUMAN DR	SPRINGFIELD TOWNSHIP	MCHOOD RODNEY A	1357 AUMAN DR	AKRON	OH	44312	0.1929
6	5105356	CANFIELD RD	SPRINGFIELD TOWNSHIP	BOARD OF TRUSTEES FOR SPRINGFIELD	2459 CANFIELD RD	AKRON	OH	44312	0.2264
7	5105350	CANFIELD RD	SPRINGFIELD TOWNSHIP	BOARD OF TRUSTEES FOR SPRINGFIELD	2459 CANFIELD RD	AKRON	OH	44312	0.0755
8	5110846	CANFIELD RD	SPRINGFIELD TOWNSHIP	OHIO EDISON CO	PO BOX 4747	OAKBROOK	IL	60522-4747	1.402
9	5109154	E WATERLOO RD	SPRINGFIELD TOWNSHIP	HENRY DANIEL W	2755 E WATERLOO RD	AKRON	OH	44312	0.1056
10	5110178	1259- 1273 SHANAFELT AVE	SPRINGFIELD TOWNSHIP	STORAGEZONE ENTERPRISES LLC	C/O SROA PENINSULA 2751 S DIXIE HWY STE 450	WEST PALM BEACH	FL	33405	4.41
11	5109141	2755 E WATERLOO RD	SPRINGFIELD TOWNSHIP	HENRY DANIEL W	2755 E WATERLOO RD	AKRON	OH	44312	0.6338
12	5107269	1293 SHANAFELT AVE	SPRINGFIELD TOWNSHIP	HENRY DANIEL	2755 E WATERLOO RD	AKRON	OH	44312	0.9106
13	5106416	1283 SHANAFELT AVE	SPRINGFIELD TOWNSHIP	LANHAM JAMES E	2899 ELLET AVE	AKRON	OH	44312	0.4183
14	5106417	SHANAFELT AVE	SPRINGFIELD TOWNSHIP	LANHAM JAMES E	2899 ELLET AVE	AKRON	OH	44312	0.0976
15	5111063	1114 CANTON RD	SPRINGFIELD TOWNSHIP	SZ CANTON ROAD LLC	C/O SROA PENINSULA 2751 S DIXIE HWY STE 450	WEST PALM BEACH	FL	33405	0.7737
16	5110796	1116 CANTON RD	SPRINGFIELD TOWNSHIP	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD	MO	65801-9167	0.7068
17	5103735	1253 ABINGTON RD	SPRINGFIELD TOWNSHIP	CUMMINGS WILLIAM TRUSTEE	PO BOX 175	BATH	OH	44210	0.391
18	5109983	CANTON RD	SPRINGFIELD TOWNSHIP	HANNAH G STEPHEN & MARY K	1100 CANTON RD	AKRON	OH	44312	0.1248
19	5108991	1100 CANTON RD	SPRINGFIELD TOWNSHIP	HANNAH G STEPHEN & MARY K	1100 CANTON RD	AKRON	OH	44312	0.8251
20	5105429	1225 ABINGTON RD	SPRINGFIELD TOWNSHIP	SWAIN LOGAN	1225 ABINGTON RD	AKRON	OH	44312	0.2025
21	5107489	1221 ABINGTON RD	SPRINGFIELD TOWNSHIP	WINCH BRENDON LEE	234 WESTGATE AVE	WADSWORTH	OH	44281	0.2397
22	5107528	1078 CANTON RD	SPRINGFIELD TOWNSHIP	WARNER MARK S	1078 CANTON RD	AKRON	OH	44312	0.519
23	5102890	1213 ABINGTON RD	SPRINGFIELD TOWNSHIP	POWELL BOBBIE J	1213 ABINGTON RD	AKRON	OH	44312	0.5416
24	5105136	1058 CANTON RD	SPRINGFIELD TOWNSHIP	PRICE DOUGLAS M II	11018 SAGEBRUSH AVE	UNIONTOWN	OH	44885	0.47
25	5100521	ABINGTON RD	SPRINGFIELD TOWNSHIP	BELACIC FRANK J III	954 CANTON RD	AKRON	OH	44312	7.353
26	5100531	954 CANTON RD	SPRINGFIELD TOWNSHIP	FRANKS MOBILE HOMES PARK LLC	954 CANTON RD	AKRON	OH	44312	7.23
27	5100510	CANTON RD	SPRINGFIELD TOWNSHIP	BELACIC FRANK J III	954 CANTON RD	AKRON	OH	44312	0.4055
28	5100511	CANTON RD	SPRINGFIELD TOWNSHIP	BELACIC FRANK J III	954 CANTON RD	AKRON	OH	44312	0.1655
29	5108782	973 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	SAMPLE MOLLY E	973 SHADYBROOK DR	AKRON	OH	44312	1.623
30	5100512	SHADYBROOK (REAR) DR	SPRINGFIELD TOWNSHIP	BELACIC MICHAEL	954 CANTON RD	AKRON	OH	44312	0.027
31	5100504	SHADYBROOK DR	SPRINGFIELD TOWNSHIP	BELACIC FRANK J III	954 CANTON RD	AKRON	OH	44312	3.5
32	5108201	905& 1/2 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	HOUSEGATE LLC	881 PECKHAM ST	AKRON	OH	44320	0.5459
33	5108875	905 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	HUFF LENA M	905 SHADYBROOK DR	AKRON	OH	44312	1.077
34	5108874	895 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	GIBSON JESSE	895 SHADYBROOK DR	AKRON	OH	44312	3.277
35	5106512	873 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	GOVIA MARY LOU	873 SHADYBROOK DR	AKRON	OH	44312	1.035
36	5111102	849 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	WEINSCHEK DANIEL	849 SHADYBROOK DR	AKRON	OH	44312	2.409
37	6763493	SHADYBROOK DR	AKRON	THEO LEI EBENEZER BAPTIST CHURCH	849 SHADYBROOK DR	AKRON	OH	44312	0.654
38	5111101	825 SHADYBROOK DR	SPRINGFIELD TOWNSHIP	THEO LEI EBENEZER BAPTIST CHURCH	849 SHADYBROOK DR	AKRON	OH	44312	0.9097
39	5103940	2495 HILLSTOCK AVE	SPRINGFIELD TOWNSHIP	JARVIS SAMANTHA	2495 HILLSTOCK AVE	AKRON	OH	44312	0.2507
40	5103941	2495 HILLSTOCK AVE	SPRINGFIELD TOWNSHIP	JARVIS SAMANTHA	2495 HILLSTOCK AVE	AKRON	OH	44312	0.1377
41	5103939	2495 HILLSTOCK AVE	SPRINGFIELD TOWNSHIP	JARVIS SAMANTHA	2495 HILLSTOCK AVE	AKRON	OH	44312	0.1377

Preliminary Report Attachment C



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Springfield Lake No. 1
Outlet Structure & Channel Study
Task B – Preliminary Plan

APPENDIX R – Class IV Estimate OPCC

COUNTY OF SUMMIT

Springfield Lake No. 1, Springfield Twp, Springfield Lake Outlet Structure Channel Study
Preliminary Estimate of Probable Construction Cost
January 13, 2025

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
201	Clearing and Grubbing	LUMP	1	\$150,000.00	\$150,000
202	Fence Removed	FT	50	\$10.00	\$500
202	Debris Removed, As Per Plan	LUMP	1	\$30,000.00	\$30,000
203	Excavation (Driveways)	CU YD	600	\$30.00	\$18,000
203	Excavation (Channel)	CU YD	833	\$40.00	\$33,333
203	Embankment (Channel fill)	CU YD	111	\$20.00	\$2,222
203	Granular Material, Type E, (#57 Limestone) As Per Plan	CU YD	141	\$65.00	\$9,166
204	Subgrade Compaction, As Per Plan	SQ YD	3,600	\$3.00	\$10,800
204	Geotextile Fabric	SQ YD	3,500	\$3.50	\$12,250
304	Aggregate Base, As Per Plan	CU YD	281	\$65.00	\$18,278
601	Dumped Rock Fill, Type B (Rock Toe Protection)	CU YD	500	\$145.00	\$72,500
601	Dumped Rock Fill, Type B (Rock Bank Stabilization)	CU YD	50	\$125.00	\$6,250
607	Fence, Type CLT, As Per Plan	FT	50	\$100.00	\$5,000
611	Pipe Removed and Replaced, 24" and Under	FT	50	\$250.00	\$12,500
614	Maintaining Traffic	LUMP	1	\$5,000.00	\$5,000
619	Field Office, Type B	MONTH	6	\$2,500.00	\$15,000
623	Construction Layout Stakes and Surveying	LUMP	1	\$30,000.00	\$30,000
624	Mobilization, As Per Plan	LUMP	1	\$32,400.00	\$32,400
638	Watermain Removal and Replacement	FT	60	\$250.00	\$15,000
659	Topsoil	CU YD	125	\$55.00	\$6,875
659	Seeding and Mulching	SQ YD	2,200	\$3.00	\$6,600
690	Grass Pavers	SQ FT	9,600	\$15.00	\$144,000
832	Storm Water Pollution Prevention Plan	LUMP	1	\$15,000.00	\$15,000
832	Erosion Control	Each	1	\$30,000.00	\$30,000
	30% DESIGN CONTINGENCY				\$204,203
Total Project Base Cost Estimate					\$884,878
					USE \$900,000