

**PRELIMINARY REPORT
COVENTRY TOWNSHIP
HINMAN DITCH (DITCH NO. 52) IMPROVEMENTS
PETITIONED DRAINAGE IMPROVEMENT PROJECT**

**ISSUED: OCTOBER 2, 2025
FOR FIRST HEARING OCTOBER 6, 2025**

**PREPARED BY:
CHARLES HAUBER, PE, PS
ALAN BRUBAKER, PE, PS
SUMMIT COUNTY ENGINEER**

INTRODUCTION

In accordance with Ohio Revised Code (ORC) 6131, The Coventry Township Board of Trustees filed a petition with Summit County for the improvement of Hinman Ditch (County Ditch No. 52), 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

Hinman Ditch begins near the northeast corner of the Penguin Condominium, flows west, north of Penguin Ave and Naomi St to a culvert under I-277 and then discharges into Brewster Creek. Hinman Ditch collects the runoff from the Coventry Crossing Subdivision and the area between Swartz Road and I-277. Hinman Ditch was established in 1911 and reconstructed in the 1930's. A 60-foot wide easement is established over the ditch.

THE PROBLEM

There was no maintenance assessment or other means established to provide funding for maintenance of Hinman Ditch. As a result, the channel capacity has become significantly reduced due to sedimentation and debris. The basin providing stormwater management for Coventry Crossing has not been maintained and was constructed with a smaller volume and depth as shown on the original construction plans. As a result, the basin does not retain the designed stormwater volume for the 25-year and less frequent storm events.

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 Figure A, Project Area. Upon completion of that study with recommendations, the Coventry Township Trustees petitioned Summit County for Hinman Ditch 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. Clean the existing culvert under Glenmount Drive (CH 149)
3. 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.
4. Reconstruction (enlargement) of the Coventry Crossing basin and replacement of the existing outlet structure.

5. Replace the existing culvert or install a new secondary overflow culvert, parallel to the existing culvert, where I-277 crosses Hinman Ditch. Cost will be paid by ODOT.

The project will provide a direct benefit to 13 properties abutting the improvement, as listed in Figure B, Benefited Properties and shown on Figure C Property Map. The existing 100-year flood limits are shown on Figure D. The estimated proposed 100-year flood limits, after construction of the project, are shown on Figure E.

The design of the improvements has required the services of professional engineering firm Environmental Design Group (EDG). 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

EDG's Preliminary Opinion of Probable Construction Cost of the project, for work within the Surface Water Management District (SWMD), Coventry Twp, is estimated to be \$283,251 dated July 14, 2025, attached as Figure F.

The above costs are estimated construction costs, excluding the proposed culvert(s) under I-277 and the reconstruction of the Coventry Crossing Basin. 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, within the Surface Water Management District (Coventry Township) will be paid for by the revenues collected by the SWMD.

Cost to construct improvements outside of the Surface Water Management District; Interstate 277, Coventry Crossing (City of Akron), and within the road-of-way, will be paid by the property owner or through assessments.

The Engineer will obtain the necessary permits from the US Army Corps of Engineers, Ohio EPA and the Summit County Floodplain Manager. SCE will provide 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. The project is feasible. A resident objected to the project as noted in the August 6, 2025 Akron.com article.

<https://www.akron.com/articles/hinman-ditch-project-proposed-in-coventry/>

OPINION OF COST VS BENEFIT

The Project will provide a direct benefit to nine single family residential properties, one apartment building, seven condominium buildings and one open-space parcel.

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, within Coventry Township. There will be no maintenance assessments to property owners, within Coventry Township, 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 is \$5,069,610. Total preliminary project construction cost are listed in the table below.

Hinman Ditch & Proposed Basin (Coventry Twp-SWMD)	\$283,251
Coventry Crossing Basin	\$396,620
ODOT I-277 Culvert	\$2,000,000

FACTORS APPARENT TO THE ENGINEER:

1. This improvement is necessary to restore the functionality of the drainage course as shown on Figure A.
2. The Project will provide a direct benefit to nine single family residential properties, one apartment building, eight condominium buildings and one open-space parcel. This improvement will improve the channel cross section, reduce flooding, reduce sediment deposition and increase the capacity of the channel benefitting the adjoining properties.
3. This reduction in sedimentation and increase flow capacity will reduce the amount of maintenance required.
4. This improvement will construct access drives to provide access to the improved stream.
5. This improvement will create permanent stream maintenance easements (width to be determined) that will facilitate permanent maintenance by the County Engineer. The easements will encompass the stream and an unobstructed access lane to the stream improvements.

6. 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

Charles Hauber, P.E., P.S.
Engineering Project Manager

Figure A: Project Area
Figure B: Benefitted Properties
Figure C: Property Map
Figure D: Existing 100-year Flood Limits
Figure E: Proposed 100-year Flood Limits
Figure F: Opinion of Probable Construction Cost

FIGURE A-PROJECT AREA

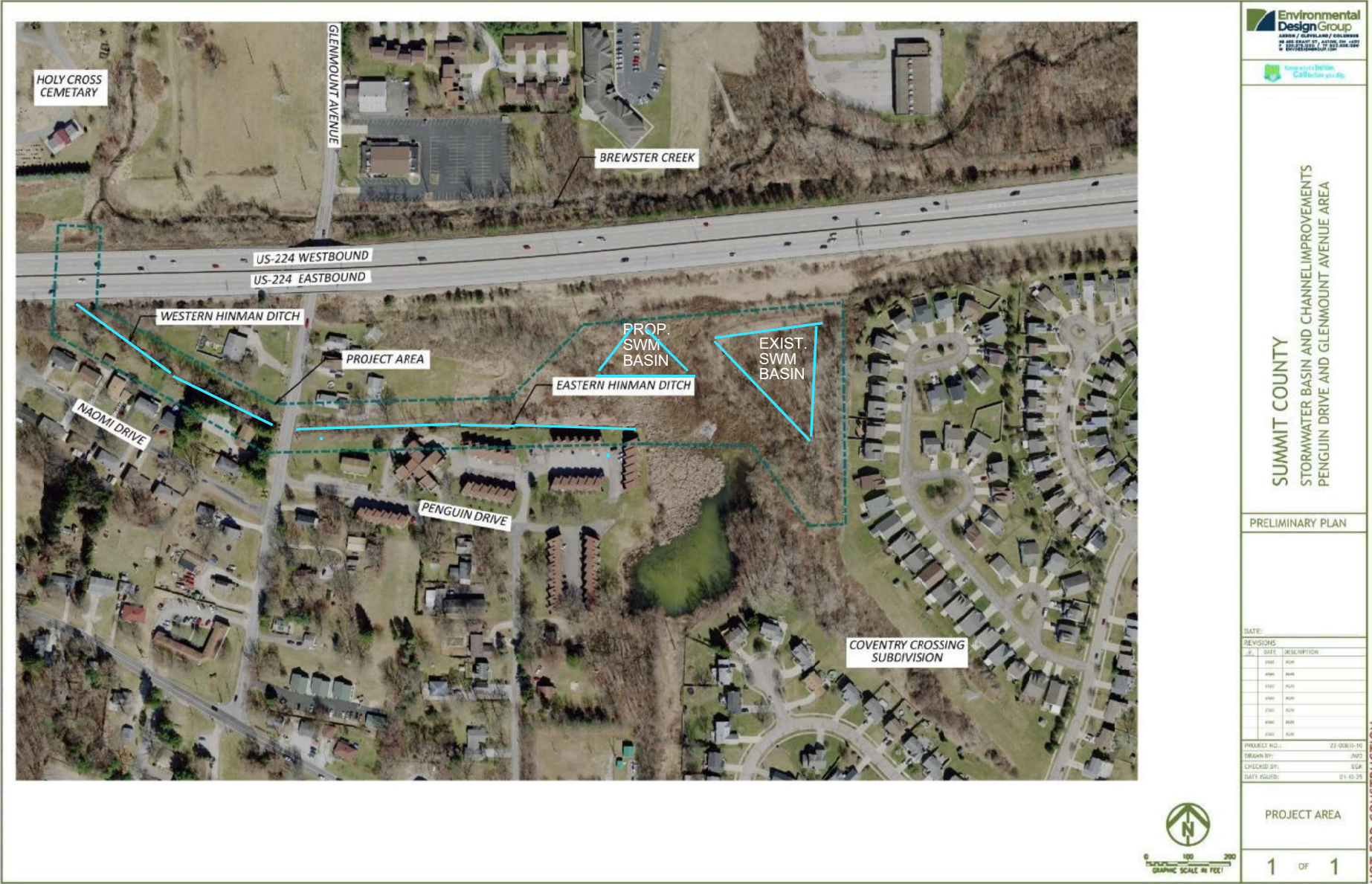
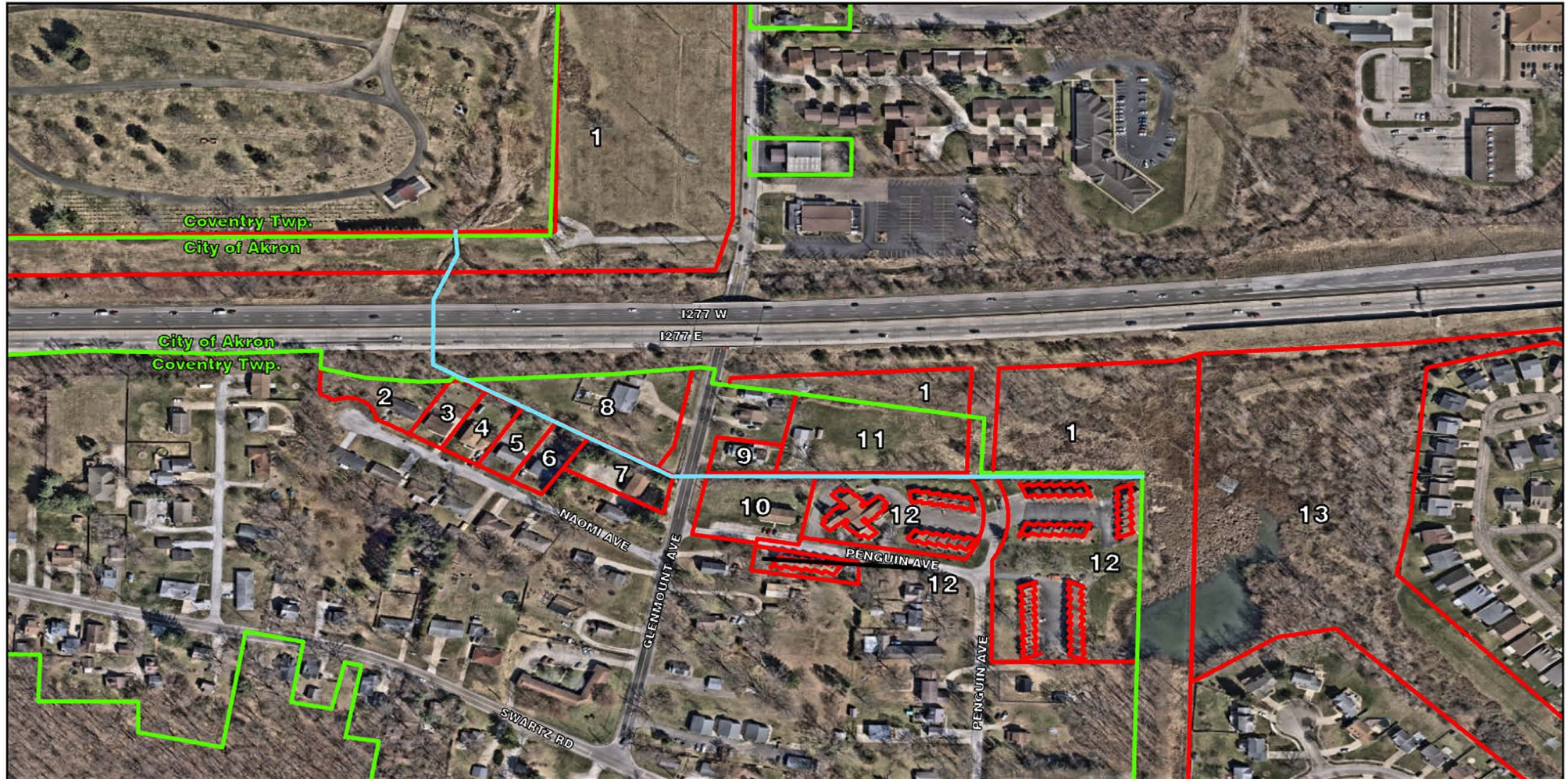


FIGURE B - Benefitted Properties

REF NO	PARCEL ID	PARCEL ADDRESS	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE
1	7300631	1940 GLENMOUNT AVE	OHIO EDISON CO	PO BOX 4747	OAKBROOK	IL	60522
2	1904310	225 NAOMI ST	WHITE LAMONTE	225 NAOMI ST	AKRON	OH	44319
3	1904005	235 NAOMI ST	ROYCES PIECES LLC	235 NAOMI STREET	AKRON	OH	44319
4	1905208	241 NAOMI ST	JOHNSON ALICIA A	241 NAOMI ST	AKRON	OH	44319
5	1900061	249 NAOMI ST	ALBERT ELEANOR M	249 NAOMI ST	AKRON	OH	44319
6	1900906	255 NAOMI ST	CORRIERE ANTONIO M	255 NAOMI ST	AKRON	OH	44319
7	1906626	2134 GLENMOUNT AVE	PRAZER BRENT R	2134 -2138 GLENMOUNT AVE	AKRON	OH	44319
8	1904133	2100 GLENMOUNT AVE	PUGH BRYAN D	2100 GLENMOUNT AVE	AKRON	OH	44319
9	1905412	2121 GLENMOUNT AVE	PUGH LEONA M TRUSTEE	2121 GLENMOUNT AVE	AKRON	OH	44319
10	1903098	2139 GLENMOUNT AVE	HILTY JAMES	4401 OLDE ROXBURY DR	MATTHEWS	NC	28105
11	1905411	2121 1/2 GLENMOUNT AVE	PUGH LEONA M TRUSTEE	2121 GLENMOUNT AVE	AKRON	OH	44319
12	1910426	PENGUIN AVE	PENGUIN CONDOMINIUMS	2747 CRAWFIS BLVD STE 208	AKRON	OH	44333
13	7300601	CANTERBURY CIR	COVENTRY CROSSING COMMUNITY ASSOCIATION	PO BOX 26368	AKRON	OH	44319

FIGURE C-Property Map



Hinman Ditch
(County Ditch No. 52)
Summit County
Ohio

Legend

- ▬ Adjacent Parcels
- ▬ Jurisdictions
- ▬ County Ditches

0 0.03 0.05 0.1 Miles

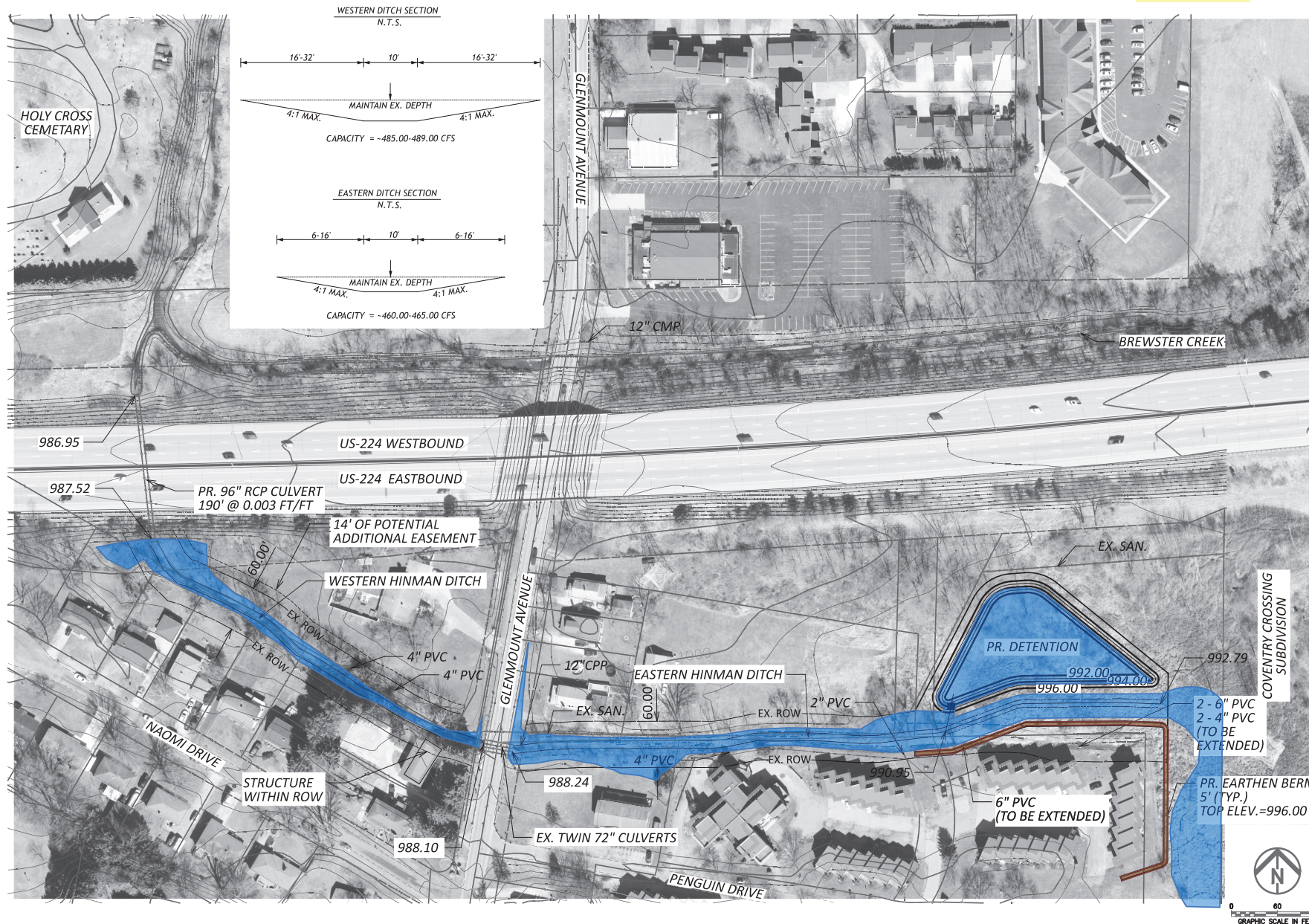


Note:
Parcel areas 1 and 13 continue past map extent.

FIGURE D



Figure E



SUMMIT COUNTY
STORMWATER BASIN AND CHANNEL IMPROVEMENTS
PENGUIN DRIVE AND GLENMOUNT AVENUE AREA

CONCEPT PLANNING

DATE: _____

REVISIONS	
#	DESCRIPTION

PROJECT NO.: 22-00830-10
DRAWN BY: JNO
CHECKED BY: KP
DATE ISSUED: 09-27-24

CONCEPT 4

To Summit County:

The undersigned proposes to furnish all labor, materials, and equipment for and construct the following improvement and all other work incidental thereto, including any and all work and materials that may be necessary to connect the work done with the adjoining work/existing conditions, in a proper and workmanlike manner, and according to the plans and profiles on file, and upon the terms and conditions of the specifications and form of contract bound herewith and all local, state, and federal rules and regulations of the County, and under the direction and to the satisfaction of the Summit County Engineer, at the following unit rates, to-wit:

PLEASE TYPE OR USE BLACK INK

REF. NO.	ODOT CSM ITEM #	ITEM - DESCRIPTION	ESTIMATED QUANTITY AND UNIT		(MUST BE COMPLETED) UNIT PRICE IN FIGURES	TOTAL ITEM COST (QUANTITY x UNIT PRICE)
Drainage						
1	201	Site Clearing and Grubbing	1	LS		\$ 10,000.00
2	202	Temporary Access Removed	1	LS		\$ 5,000.00
3	202	Sediment Removed, As Per Plan	1	LS		\$ 10,000.00
4	203	Embankment (Basin)	200	CY	\$ 23.00	\$ 4,600.00
5	203	Excavation (Basin)	1,200	CY	\$ 28.00	\$ 33,600.00
6	209	Linear Grading (Hinman Ditch)	0.31	MILE	\$ 150,000.00	\$ 46,500.00
7	611	Outlet Structure	1.00	EA	\$ 7,500.00	\$ 7,500.00
8	611	24" Conduit Type C	40.00	FT	\$ 250.00	\$ 10,000.00
9	601	RCP Type B, Outlet Protection	10.00	CY	\$ 320.00	\$ 3,200.00
10	623	Construction Layout Staking	1	LS		\$ 5,000.00
11	624	Mobilization/Demobilization	1	LS		\$ 10,000.00
12	659	Seeding Mulching	10,000	SY	\$ 3.50	\$ 35,000.00
13	832	Storm Water Pollution Prevention Plan	1	LS		\$ 10,000.00
14	832	Temporary Erosion and Sediment Control	1	LS		\$ 10,000.00
15	Special	Temporary Access Roads	1	LS		\$ 15,000.00
UNOFFICIAL CONSTRUCTION COST:						\$ 215,400.00
		15% Contingency				\$ 32,310.00
		Engineering				\$ 32,310.00
		Permitting				\$ 3,231.00
Engineer's Opinion of Costruction Cost:						\$ 283,251.00

To Summit County:

The undersigned proposes to furnish all labor, materials, and equipment for and construct the following improvement and all other work incidental thereto, including any and all work and materials that may be necessary to connect the work done with the adjoining work/existing conditions, in a proper and workmanlike manner, and according to the plans and profiles on file, and upon the terms and conditions of the specifications and form of contract bound herewith and all local, state, and federal rules and regulations of the County, and under the direction and to the satisfaction of the Summit County Engineer, at the following unit rates, to-wit:

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REF. NO.	ODOT CSM ITEM #	ITEM - DESCRIPTION	ESTIMATED QUANTITY AND UNIT		(MUST BE COMPLETED) UNIT PRICE IN FIGURES	TOTAL ITEM COST (QUANTITY x UNIT PRICE)
Drainage						
1	201	Site Clearing and Grubbing	1	LS		\$ 15,000.00
2	202	Sediment Removed, As Per Plan	1	LS		\$ 20,000.00
3	202	Drainage Structure Removed	1	LS		\$ 10,000.00
4	203	Embankment (Basin)	1,000	CY	\$ 23.00	\$ 23,000.00
5	203	Excavation (Basin)	3,800	CY	\$ 28.00	\$ 106,400.00
6	611	Outlet Structures	1.00	EA	\$ 7,500.00	\$ 7,500.00
7	611	24" Conduit Type C	50.00	FT	\$ 250.00	\$ 12,500.00
8	601	RCP Type B, Outlet Protection	20.00	CY	\$ 320.00	\$ 6,400.00
9	623	Construction Layout Staking	1	LS		\$ 5,000.00
10	624	Mobilization/Demobilization	1	LS		\$ 10,000.00
11	659	Seeding Mulching	15,000	SY	\$ 3.50	\$ 52,500.00
12	832	Storm Water Pollution Prevention Plan	1	LS		\$ 5,000.00
13	832	Temporary Erosion and Sediment Control	1	LS		\$ 10,000.00
UNOFFICIAL CONSTRUCTION COST:						\$ 283,300.00
		15% Contingency				\$ 42,495.00
		Engineering				\$ 42,495.00
		Permitting				\$ 28,330.00
Engineer's Opinion of Costruction Cost:						\$ 396,620.00

The undersigned proposes to furnish all labor, materials, and equipment for and construct the following improvement and all other work incidental thereto, including any and all work and materials that may be necessary to connect the work done with the adjoining work/existing conditions, in a proper and workmanlike manner, and according to the plans and profiles on file, and upon the terms and conditions of the specifications and form of contract bound herewith and all local, state, and federal rules and regulations of the County, and under the direction and to the satisfaction of the Summit County Engineer, at the following unit rates, to-wit:

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Drainage						
1	201	Site Clearing and Grubbing	1	LS		\$ 5,000.00
2	202	Temporary Access Removed	1	LS		\$ 5,000.00
3	202	Sediment Removed, As Per Plan	1	LS		\$ 2,500.00
4	253	Pavement Repair	25.00	SY	\$ 220.00	\$ 5,500.00
5	Special	Jack and Bore Pits - Shoring and Restoration	1.00	LS		\$ 300,000.00
6	Special	84" Conduit Type A	1.00	LS		\$ 1,100,000.00
7	611	Full Height Headwalls	2.00	EA	\$ 25,000.00	\$ 50,000.00
8	601	RCP Type B, Outlet Protection	30.00	CY	\$ 320.00	\$ 9,600.00
9	614	Maintaining Traffic	1.00	LS		\$ 5,000.00
10	623	Construction Layout Staking	1	LS		\$ 15,000.00
11	624	Mobilization/Demobilization	1	LS		\$ 25,000.00
12	659	Seeding Mulching	5,000	SY	\$ 3.50	\$ 17,500.00
13	832	Storm Water Pollution Prevention Plan	1	LS		\$ 10,000.00
14	832	Temporary Erosion and Sediment Control	1	LS		\$ 30,000.00
14	Special	Water Control Plan	1	LS		\$ 25,000.00
15	Special	Temporary Access Roads	1	LS		\$ 35,000.00
UNOFFICIAL CONSTRUCTION COST:						\$ 1,640,100.00
		15% Contingency				\$ 246,015.00
		Engineering				\$ 65,000.00
		Permitting				\$ 40,000.00
Engineer's Opinion of Costruction Cost:						\$ 1,991,115.00