

NORWOOD LAKE DITCH PETITION

PRELIMINARY REPORT

Public Hearing Date June 17, 2024

Problem

History

Affected Population

Proposed Project

Benefit Conferred by Construction of the Improvement

Summary

Appendices

Appendix A - Location Maps

Appendix B - Resolution 2024-087 with Petition for Construction of a Single County Drainage Improvement (R.C.6131.04)

Appendix C - Cost Estimate

Appendix D - Photograph showing location of storm sewers east of Beechwood Drive.

Problem Statement

During a Northfield Center Township Trustees meeting, held Monday October 19, 2023, at the new Township Administration Building & Fire Station, approximately 20 to 25 residents, including the president of the local Homeowners Association, met to discuss Norwood Lake concerns.

The Township Administration described recent efforts to re-establish the outfall of storm water from the lake and into the ODOT owned roadside storm drains along the north side of State Route 82. The existing storm sewer system is partially within existing township road right of way (Cherry Lane and Beechwood Drive) and partially located on privately owned property. The township noted that they had been successful in getting the Spitzer Auto Group to clear a massive root ball that had developed on lands owned by Spitzer but also noted that closer to the lake more of the line is plugged with roots. The township does not have legal authority to perform work of this nature on private property. A secondary problem that the township noted was that the two existing roads Cherry Lane and Beechwood Drive are in need of reconstruction but without a proper drainage outlet any improvements may be short lived. The Township has petitioned the County to address these issues using the Ohio Revised Code Section 6131 Ditch Petition process.

The other issue discussed was the lake's water quality for fishing, boating (kayaking), and swimming purposes. Algae blooms and possibly overfertilizing of the adjacent school's athletic fields may be causing high levels of nutrients to enter the lake were discussed but neither of these items can be resolved through the Petition Ditch process.

The trustees are more concerned with restoring/rehabilitating/replacing the existing infrastructure and encumbering the storm sewer with a permanent easement which would give the community the legal right to enter the property to perform maintenance on an as needed basis.

Following the meeting and weighing options the Township Trustees submitted a Ditch Petition to the Summit County Clerk of Council seeking to create a Petition Ditch project to provide an outlet from Norwood Lake to the Ohio Department of Transportation's storm sewer along State Route 82 benefiting all property owners

that drain stormwater runoff to Norwood Lake. The work will include creating a permanent drainage easement that will give the County legal authority to enter the otherwise private property to maintain the storm sewer.

History

Norwood Lake is a man-made lake that has existed since prior to 1950. Located in Northfield Center Township of Summit County, north of State Route 82 and east of Olde Eight Road aka County Road 16, the body of water is south of Beechwood Drive and west of Cherry Lane. See Exhibit A.

Prior to being developed in the early 1950's, the area was a part of the Northfield Peat Humus Supply Company, where the material was mined for commercial sale. In 1950, the area was platted for individual residential lots surrounding Norwood Lake and was developed as a residential area with approximately 78 single-family homes being built around the lake as part of the Northfield Homes Sub-Division. The lake was included in the Norwood Estates Homeowners Association, Inc. as a separate lot.

There does not appear to be a single primary stream filling the lake but a reported five storm sewer pipes outlet into the lake (See Appendix A-3). There is not a defined spillway, or stream exiting the lake. Previous investigations indicate that there is an existing storm sewer outlet east of Beechwood Drive that appears to cross Parcels 4002167 (Wolfe), 4001456 (Noonyunz, LLC), 4001382 (Adams), and 4004471 (Spitzer A-Team, L.P.). See Exhibit B. The existing pipe is noted as an 18-inch Vitrified Sewer Pipe for over 400 feet, followed by approximately 150 feet of 24-inch Vitrified Sewer Pipe. West of Beechwood Drive the existing outlet is assumed to lie within the right of way of Cherry Lane to the 90-degree curve on Cherry Lane. West of the curve and extending to the lake, the following parcels may be involved, 4002506 (Hester), 4002507 (Lake Pointe Inc.), 4000762 (Sutton), and 4001384 (Miller). See Exhibit C. The size, location, and type of pipe from the lake to the first inlet on Cherry Lane will be determined during the initial inspection of the sewer system.



Norwood Lake Ditch Petition Study Area

EXHIBIT A

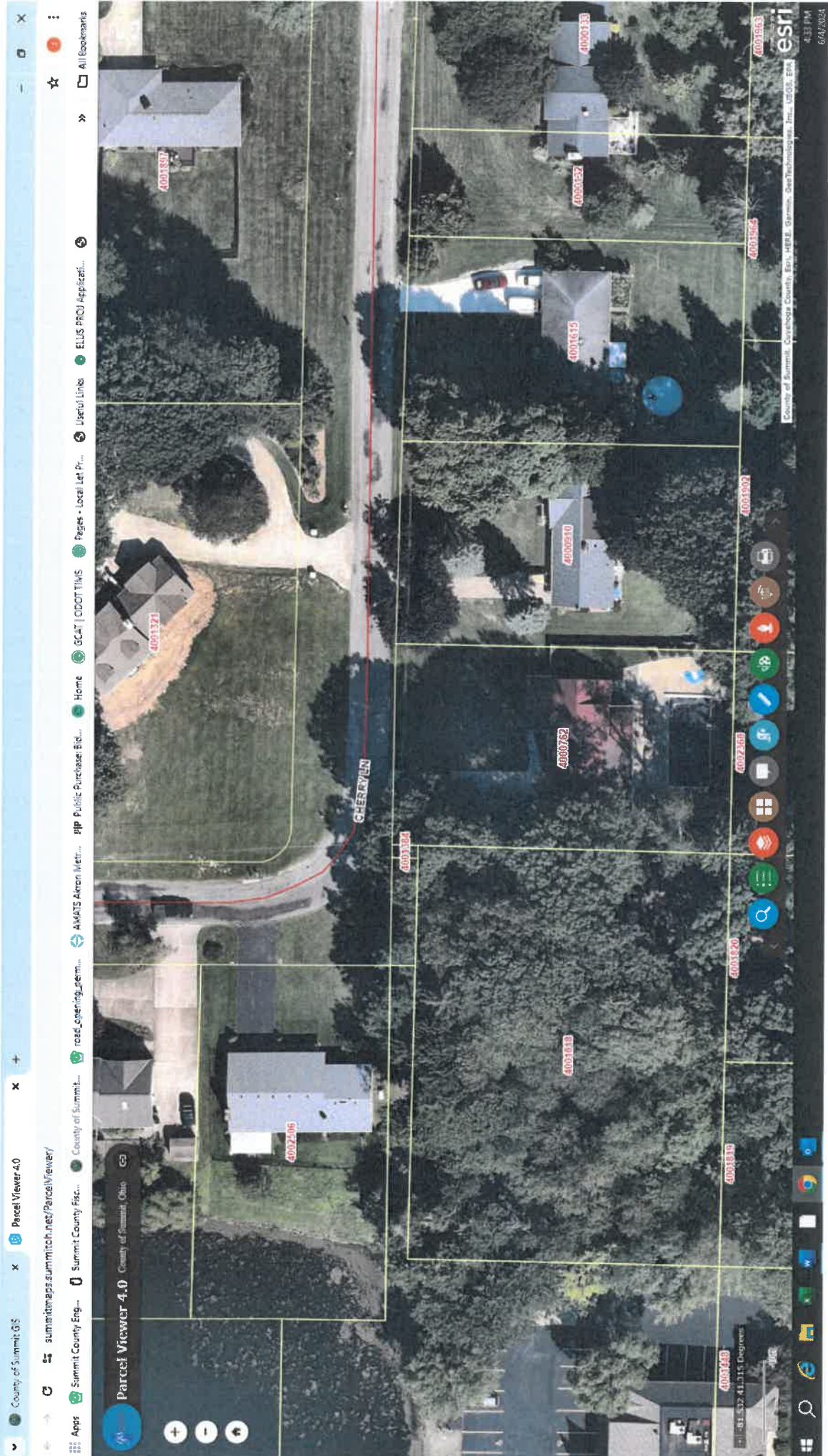


EXHIBIT C

Affected Population

All properties draining to Norwood Lake benefit from having a properly functioning outlet from the lake and into the ODOT owned storm sewer system. There appears to be four areas draining into the storm sewer along the north side of State Route 82. As shown in Appendix A-2 the 50.7-acre area surrounding Norwood Lake drains into the lake. To the north and west is an additional 20.6 acres that initially drains to the pond between Toth Drive and Beechwood Drive. Norwood Lake is down gradient from this pond and most likely has a subterranean connection to Norwood Lake. A third area of approximately 37-acres between Cherry Lane and Beechwood Drive drains to State Route 82. The fourth area is north of Beechwood Drive and Forestwood Drive. This fourth area may or may not be in the area benefiting from the proposed improvements. This area will have to be further studied in the field to determine if it should be included in the project.

Proposed Project

The proposed project is a study to determine:

- which properties contribute stormwater to Norwood Lake and would benefit from having a properly functioning outlet pipe;
- which properties do not drain their stormwater to the lake;
- what is the proper size of pipe that will be required;
- at what point in the storm sewer along State Route 82 can we properly connect the new outlet pipe to the existing state-owned system;
- how much additional right of way will be required to construct the system;
- what will be the estimated design and construction cost of the proposed system.

At the completion of this study a second Public Hearing (as required by Ohio Revised Code section 6131) will be held and the results of the study will be reported to the Summit County Council for a determination of whether the project should go forward or not.

The proposed project would have multiple efforts. The project would define a corridor for a proposed easement at least 30 feet wide that would permit the County to easily access any drainage solution for future maintenance, repair, or

replacement. At the current time it is illegal for the government to enter onto any of the private properties to make improvements.

As noted above, a second effort would be to determine the proper size of outlet pipe to permit the lake to properly drain. The 18-inch storm sewer, constructed nearly 70 years ago, will be evaluated to ensure that the pipe size is adequate to handle the needs of the lake outlet.

The condition of the existing storm sewer requires total replacement of the facility. The existing vitrified pipe permits incursions of plant roots seeking nutrients to enter the joints creating a mass that eventually causes the pipe to plug. A new pipe, possibly installed on a different alignment may provide a less costly solution.

Benefit Conferred by Construction of the Improvement

The lack of an adequate drainage system impacts the Township's ability to dewater the roadway base which in turn causes premature failure of the pavement of both Cherry Lane and Beechwood Drive. Surface waters from Beechwood Drive, Cherry Lane, and parts of Forestwood Drive and Leonard Avenue and Vesta Avenue all drain directly into Norwood Lake. Water from portions of Old Route Eight, Toth Drive and the western end of Beechwood Drive drain into a pond west of the Norwood Lake area and eventually feeds underground to the larger lake. Water from the northern edge of the study area (Timberlane Drive), may drain north or east away from the lake. This will be investigated. When saturated the soils, have reduced compressive strengths resulting in a weaker roadway surface thus causing the pavements to fail sooner than expected. This results in higher pavement maintenance costs for the public. By providing an improved drainage system, the pavement will last longer and provide a more stable surface.

The length of Beechwood Drive and Cherry Lane is approximately one mile in length. The reconstruction of a similar county highway in 2023 was bid at \$1.48 million per mile for a 2-lane facility with fewer drive approaches. The benefit/cost ratio for this improvement is approximately \$1.48 million/ \$483,900 or over 3.

Summary

Assuming a worst-case scenario, the total replacement of the existing 18-inch storm sewer outlet with a new 24-inch storm sewer, a planning level cost

estimate for all the environmental, design, right of way, and construction work was developed as \$483,900 and is provided in Appendix C.

If it is possible to connect into the storm sewer at the intersection of Beechwood Drive and State Route 82, Right of Way and Right of Way Design costs and Clearing and Grubbing cost and construction costs would be reduced.

APPENDIX A

LOCATION MAPS

Appendix A-1

Portion of the Drainage Basin with a Localized Ridge Line Shown

Appendix A-2

Project Vicinity Showing Three Catchment Areas Draining Toward SR 82.

Appendix A-3

Hand Drawn Schematic Depicting Four Conduits Draining into the Lake and One Conduit Draining Out of The Lake. Note the conduit at the northern edge of the lake identifies water entering the lake from “Backyard of Forestwood”.

Appendix A-4

Photograph showing location of storm sewers east of Beechwood Drive.

USGS StreamStats *Tools for a changing world*

SELECT A STATE / REGION >

Ohio

Search for a place

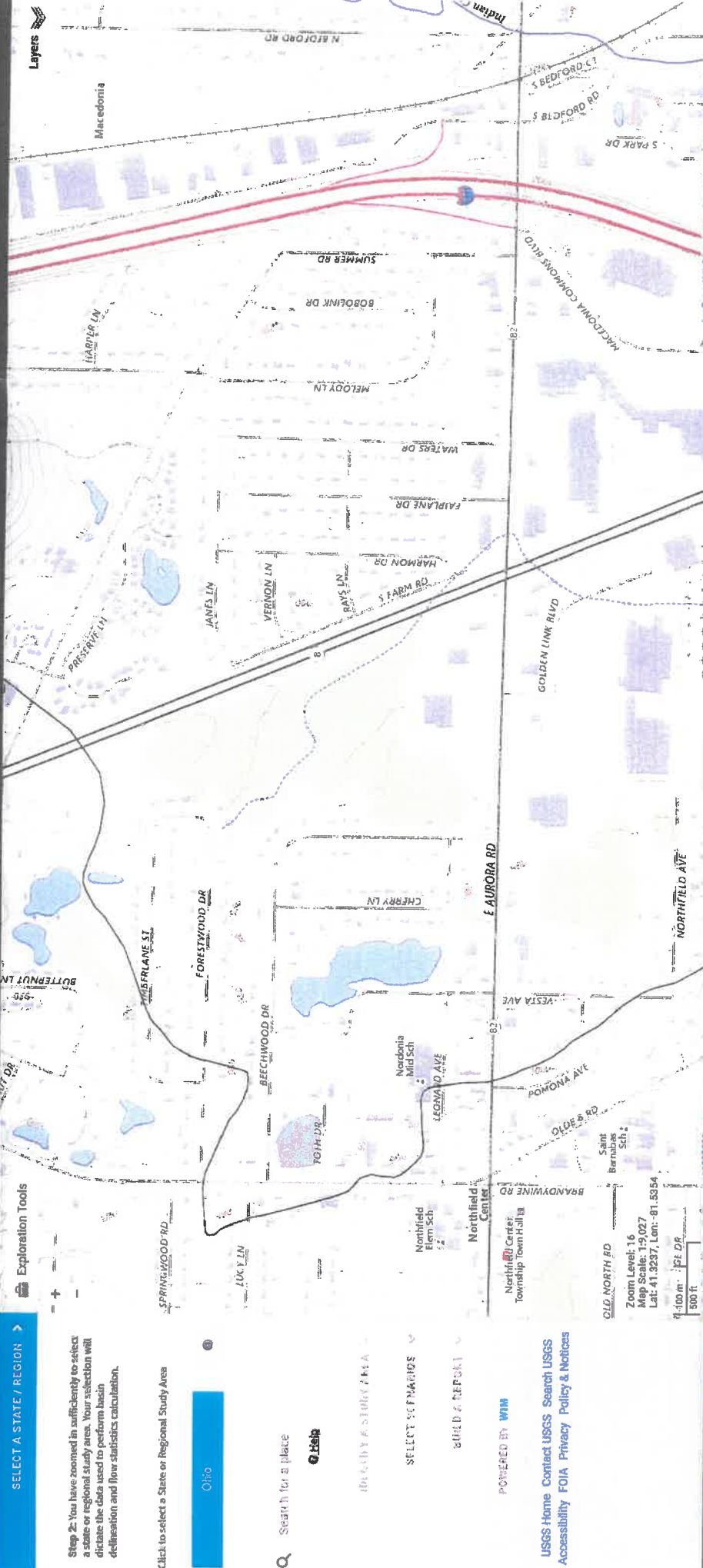
Study & Report

SELECT SCENARIOS

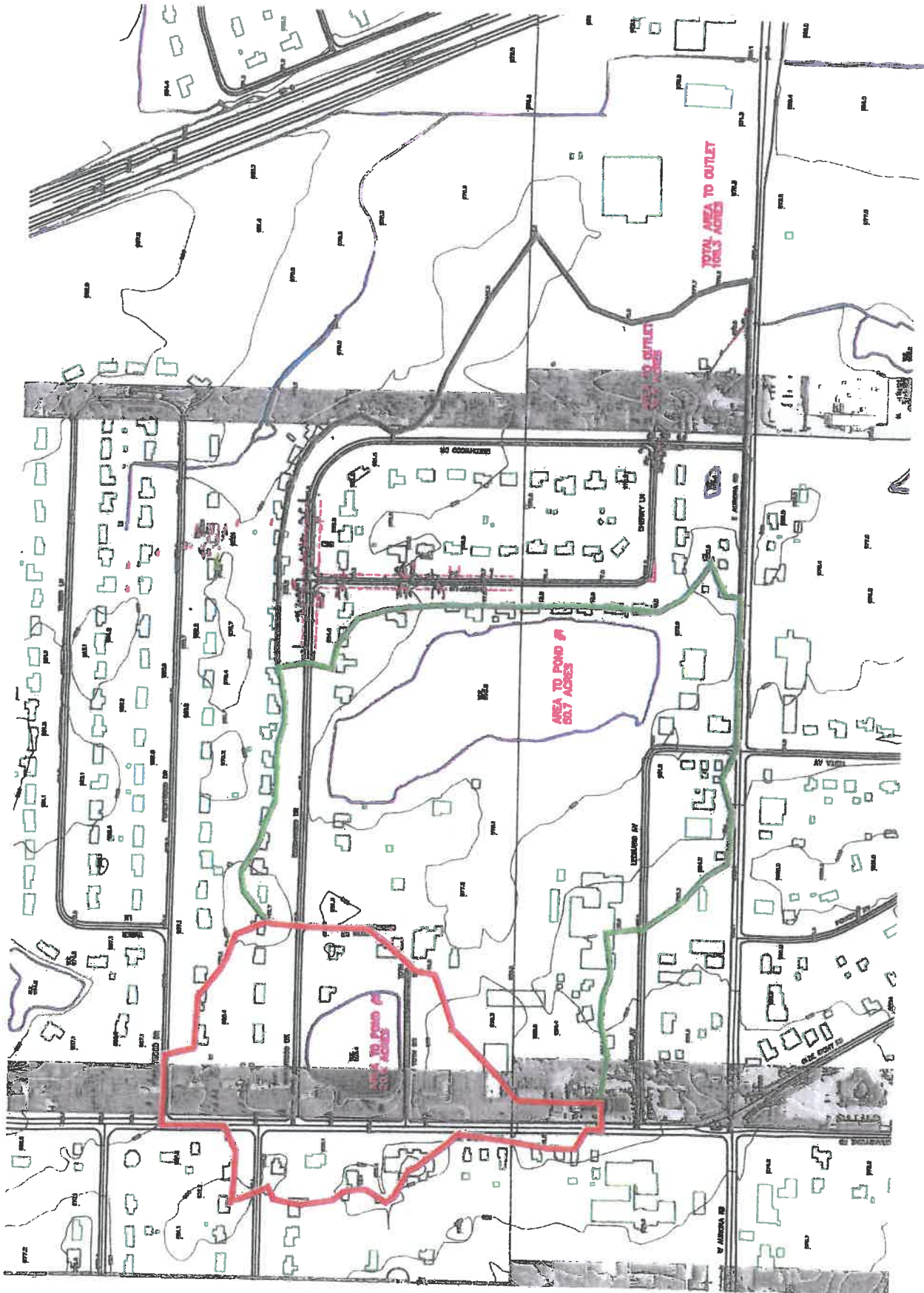
SCHEDULE REPORT

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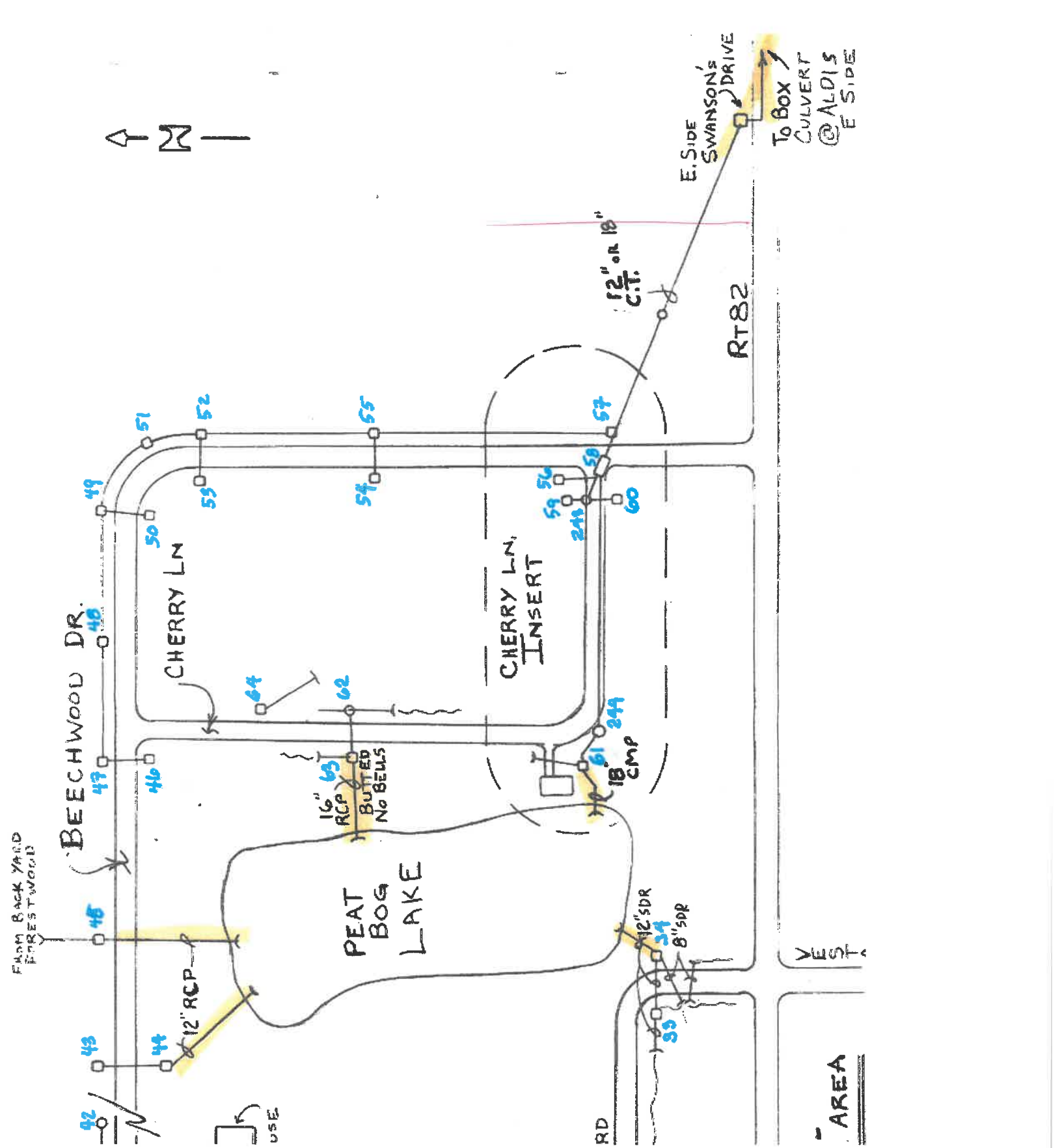


APPENDIX A-1



G:\CDM14021 Beedwood-Cherry Lane\14021 BMDwg_5/25/2017 9:40:13 AM

APPENDIX A-2



APPENDIX A-3



APPENDIX A-4

APPENDIX B
RESOLUTION 2024-087
WITH PETITION FOR CONSTRUCTION OF A SINGLE
COUNTY DRAINAGE IMPROVEMENT
(R.C.6131.04)

PETITION FOR CONSTRUCTION OF SINGLE COUNTY
DRAINAGE IMPROVEMENT [R.C. 6131.04]

Name of Project: Norwood Development Drainage Restoration Project

TO THE COUNCIL, COUNTY OF SUMMIT, OHIO:

The undersigned hereby petitions your honorable body for the following improvements:

Nature of the work:

Reconstruct using proper engineering of the water drainage system exiting Norwood Lake through the Norwood development to the connection with drainage infrastructure in the Route 82 right of way. This work will entail securing easements where the existing drainage infrastructure is or will require relocating it.

Course and Termini:

The following is the approximate course and termini of said proposed improvement, to wit:

Beginning at the southerly end of Norwood Lake (parcel number 4002539) the current drainage system runs in an easterly direction along Cherry Lane. It then crosses Beechwood running across private property in a south easterly direction and terminates into a box culvert on the northern side of Route 82 right of way.

The Petitioners state that the construction of this improvement is necessary as the current drainage system has had a serious impact on the road condition of Beechwood Drive and Cherry Lane. It is further necessary to the public welfare and safety of the community by correcting an existing flooding and back up situation on multiple private properties.

A list of names addresses and parcel numbers, where known, of all owners of land which the petitioners claim will be benefitted or damaged by construction of the proposed improvements is attached as Exhibit A.

All costs of engineering, construction, and future maintenance will be assessed to the benefiting parcels of land, except as ordered under an appeal filed in accordance with section 6131.31 of the Revised Code."

Service of notice of the filing of this Petition shall be obtained by mailing notices and publications as provided in Section 6137.07 of the Ohio Revised Code.

Petitioners:

Richard A. Patz 8484 Olde Eight Road, Northfield Center Township, Ohio 44067

Russell F. Mazzola 8484 Olde Eight Road, Northfield Center Township, Ohio 44067

Richard H. Reville 8484 Olde Eight Road, Northfield Center Township, Ohio 44067

Exhibit A

**Names, Addresses and Parcel
Numbers**

Parcel #	Name	Street address	City, State, Zipcode
4001573	Gerald Papile	231 Beechwood Dr.	Northfield, OH 44067
4001469	95 East Aurora LLC	PO Box 41187	Brecksville, OH 44141
4000245	Northfield Properties Inc	9425 Olde 8 Rd #2	Northfield, OH 44067
4000728	Corinne Hupe	8170 Cherry Lane	Northfield, OH 44067
4001584	Lothar Parketney	15 Beechwood Dr.	Northfield, OH 44067
4001838	April Lynn Nelli	313 Beechwood Dr.	Northfield, OH 44067
4001830	Cheryl Kozak	233 Timberlane Dr.	Northfield, OH 44067
4001279	Judy Pate Sheilds	334 Beechwood Dr.	Northfield, OH 44067
4000779	Aaron Urbanawiz	315 Timberlane Dr.	Northfield, OH 44067
4000813	Kenneth Oprzadek	291 Timberlane Dr.	Northfield, OH 44067
4000239	Kevin Isbell	198 Timberlane Dr.	Northfield, OH 44067
4001529	Sunhee Won	49 Forestwood Dr.	Northfield, OH 44067
4000932	Timothy Toth	83 Forestwood Dr.	Northfield, OH 44067
4000989	Judy Stone	9489 Olde 8 Rd.	Northfield, OH 44067
4000677	John Hagenhofer	110 Forestwood Dr.	Northfield, OH 44067
4001790	Wei Huang	274 Beechwood Dr.	Northfield, OH 44067
4002140	Michael Carnahan	171 Forestwood Dr.	Northfield, OH 44067
4001253	Judith Delaney	8120 Cherry Lane	Northfield, OH 44067
4001927	George Norsic	213 Beechwood Dr.	Northfield, OH 44067
4000449	James David Farquer	8149 Beechwood Dr.	Northfield, OH 44067
4000169	Jackie Lynn Smith	93 Beechwood Dr.	Northfield, OH 44067
4001599	Leonard Pavell, Trustee	9550 Olde 8 Rd.	Northfield, OH 44067
4000537	Richard Forsyth, Trustee	133 Timberlane Dr.	Northfield, OH 44067
4002379	Leonard Yappel	314 Beechwood Dr.	Northfield, OH 44067
4000428	Stanley Cooper, Trustee	119 Forestwood Dr.	Northfield, OH 44067
4001246	Daniel Jaworski, Jr.	8150 Cherry Lane	Northfield, OH 44067
4000696	Geronimo Diaz	9476 Olde 8 Rd.	Northfield, OH 44067
4002465	Carlo Colombo, 111	40 Leonard Ave.	Northfield, OH 44067
4002885	DiPaola LLC	9415 Olde 8 Rd.	Northfield, OH 44067
4000582	Rachelle Ann Bertolone	203 Timberlane Dr.	Northfield, OH 44067
4002198	Jonathon DiPenti	253 Timberlane Dr.	Northfield, OH 44067
4000192	105 East Aurora Road LLC	105 E. Aurora Rd.	Northfield, OH 44067
4000865	Dorothy Rice	112 Beechwood Dr.	Northfield, OH 44067
4002015	Frank Speno	76 Forestwood Dr.	Northfield, OH 44067
4002240	Darryl Sampar	121 Beechwood Dr.	Northfield, OH 44067
4000919	Christopher Leib	170 Beechwood Dr.	Northfield, OH 44067
4002174	Amy Jaramillo Chapman	345 Beechwood Dr.	Northfield, OH 44067
4000191	105 East Aurora Road LLC	105 E. Aurora Rd.	Northfield, OH 44067
4001301	Devin Pomiecko	263 Beechwood Dr.	Northfield, OH 44067
4000803	Christine Wearsch, Trustee	253 E. Aurora Rd.	Northfield, OH 44067
4000682	Carl Nemec	61 Beechwood Dr.	Northfield, OH 44067
4004469	Christopher Kontur, Trustee	9410 Olde 8 Rd.	Northfield, OH 44067
4001250	Corey Pitts	8090 Cherry Lane	Northfield, OH 44067
4000435	Melody Lowry	293 Beechwood Dr.	Northfield, OH 44067
4002024	Carol Waldron	223 Forestwood Dr.	Northfield, OH 44067
4000753	Daniel Grgat, Trustee	191 Beechwood Dr.	Northfield, OH 44067

4002245 William Brantsch	64 Beechwood Dr.	Northfield, OH 44067
4001321 Carl Leonardi	8089 Cherry Lane	Northfield, OH 44067
4002307 Annette Fredericks	248 Timberlane Dr.	Northfield, OH 44067
4001516 Eric Eisner	148 Froestwood Dr.	Northfield, OH 44067
4004471 TEAM Spitzer	150 E. Bridge St.	Elyria, OH 44035
4002201 Ronald Toth	105 Timberlane Dr.	Northfield, OH 44067
4004503 Brian McCavish	102 Beechwood Dr.	Northfield, OH 44067
4001343 Melvin Seigneur, Trustee	213 Timberlane Dr.	Northfield, OH 44067
4001615 Laura Davis	8050 Cherry Lane	Northfield, OH 44067
4000376 Rose Tiffe	273 Beechwood Dr.	Northfield, OH 44067
4000991 Jason Taraba	258 forestwood Dr.	Northfield, OH 44067
4001476 Richard & Eleanore Neubert	9555 Olde 8 Rd.	Northfield, OH 44067
4000189 Helen Boliantz	73 Beechwood Dr.	Northfield, OH 44067
4000837 Joseph Hustosky	8169 Cherry Lane	Northfield, OH 44067
4000299 Anthony Ferritto	163 Timberlane Dr.	Northfield, OH 44067
4001798 Greg Plazek	133 Forestwood Dr.	Northfield, OH 44067
4002368 Marvin Wright	201 E. Aurora Rd.	Northfield, OH 44067
4001222 Scot Linton, Trustee	269 Timberlane Dr.	Northfield, OH 44067
4002165 Mary Zimmerman	304 Beechwood Dr.	Northfield, OH 44067
4002121 Kevin Madzia	190 Beechwood Dr.	Northfield, OH 44067
4003817 John Novakovich	25 Forestwood Dr.	Northfield, OH 44067
4001978 James Patrick Kelley	145 Forestwood Dr.	Northfield, OH 44067
4001514 BCR Management LLC	41 Leonard Ave.	Northfield, OH 44067
4001360 Ryan David Erben	220 Forestwood Dr.	Northfield, OH 44067
4001232 Basil Lovano, Trustee	148 Timberlane Dr.	Northfield, OH 44067
4002621 Michael Charles Tata	37 Beechwood Dr.	Northfield, OH 44067
4001929 Daniel Chorba	241 Beechwood Dr.	Northfield, OH 44067
4001433 Colleen Lauber	9532 Olde 8 Rd.	Northfield, OH 44067
4002019 Bruce Bontempo	183 Forestwood Dr.	Northfield, OH 44067
4000681 Randy Nagy	141 Beechwood Dr.	Northfield, OH 44067
4000910 Richard James Condow III	8060 Cherry Lane	Northfield, OH 44067
4002284 David Allen Buchleitner, Trustee	243 Timberlane Dr.	Northfield, OH 44067
4001530 Denise Armstrong	113 Timberlane Dr.	Northfield, OH 44067
4000835 Kathleen Harnocz	93 Forestwood Dr.	Northfield, OH 44067
4001242 Robert Wachtl, Jr.	40 Beechwood Dr.	Northfield, OH 44067
4001406 Timothy McNulty	201 Beechwood Dr.	Northfield, OH 44067
4002228 Robert Vajda, Jr.	9434 Olde 8 Rd.	Northfield, OH 44067
4000454 Alexander Hustosky	8139 Cherry Lane	Northfield, OH 44067
4002177 Joseph Terrano	96 Forestwood Dr.	Northfield, OH 44067
4001820 William Roberts	191 E. Aurora Rd.	Northfield, OH 44067
4000133 Susan Lee Begue	8040 Cherry Lane	Northfield, OH 44067
4000927 Frank Pomiecko	325 Beechwood Dr.	Northfield, OH 44067
4001344 Fernando Concepcion	8119 Cherry Lane	Northfield, OH 44067
4002197 John Toth	PO Box 670365	Northfield, OH 44067
4001743 Richard Nyce, Trustee	128 Timberlane Dr.	Northfield, OH 44067
4000217 Dennis Patron	183 Timberlane Dr.	Northfield, OH 44067
4002151 Maynes Roofing	33 E. Aurora Rd.	Northfield, OH 44067

4002317 John McClendon	61 Forestwood Dr.	Northfield, OH 44067
4001888 Mary Ksenyak, Trustee	188 Timberlane Dr.	Northfield, OH 44067
4002019 Brian Szczesniak	176 Forestwood Dr.	Northfield, OH 44067
4000417 Wanetta Duber	212 Beechwood Dr.	Northfield, OH 44067
4000470 Edward Gabler	219 Beechwood Dr.	Northfield, OH 44067
4001247 Terence Wascovich, Trustee	156 Beechwood Dr.	Northfield, OH 44067
4000442 Andrew Martin, Jr.	107 Forestwood Dr.	Northfield, OH 44067
4001816 Margaret Stright	218 Timberlane Dr.	Northfield, OH 44067
4000846 Gregory Suman	268 Timberlane Dr.	Northfield, OH 44067
4001630 Antoinette Pinkowski, Trustee	56 Forestwood Dr.	Northfield, OH 44067
4001264 Christie Henderson	131 Beechwood Dr.	Northfield, OH 44067
4001388 Erik Bertel	246 Forestwood Dr.	Northfield, OH 44067
4000180 Kouros Davarpanah	193 Timberlane Dr.	Northfield, OH 44067
4000284 Ryan Keegan	208 Beechwood Dr.	Northfield, OH 44067
4000901 Michael Dostal, Jr.	164 Forestwood Dr.	Northfield, OH 44067
4000576 Vesta One LLC	8051 Vesta Ave. Suite 3	Northfield, OH 44067
4000403 Nicole Machnicki	168 Timberlane Dr.	Northfield, OH 44067
4002229 Roger Vale	8109 Cherry Lane	Northfield, OH 44067
4000290 Anna Bylina	181 Beechwood Dr.	Northfield, OH 44067
4001857 Maria Linville	294 Beechwood Dr.	Northfield, OH 44067
4001544 Richard Hrdlicka	225 Beechwood Dr.	Northfield, OH 44067
4002026 Germaine Polensek	324 Beechwood Dr.	Northfield, OH 44067
4001251 Howard Collins	8100 Cherry Lane	Northfield, OH 44067
4001245 James Skoczen	8140 Cherry Lane	Northfield, OH 44067
4000338 Jeffrey Bardoun	9517 Olde 8 Rd.	Northfield, OH 44067
4001241 Kevin Adkins	208 Timberlane Dr.	Northfield, OH 44067
4002293 Dane Wilson	257 Forestwood Dr.	Northfield, OH 44067
4002355 Charles Dobrzeniecki	8159 Cherry Lane	Northfield, OH 44067
4001650 Terrence Yoder	103 Beechwood Dr.	Northfield, OH 44067
4001520 Helen Novakovich	35 Forestwood Dr.	Northfield, OH 44067
4001897 Loretta Lightner	8159 Cherry Lane	Northfield, OH 44067
4001889 David Schrembeck, Trustee	114 Timberlane Dr.	Northfield, OH 44067
4004411 Jeanette Fortman	348 Beechwood Dr.	Northfield, OH 44067
4000813 Monica Henderson	297 Timberlane Dr.	Northfield, OH 44067
4002739 Jeffrey Gabor	36 Timberlane Dr.	Northfield, OH 44067
4001435 Michele Carruozzo, Trustee	9492 Olde 8 Rd.	Northfield, OH 44067
4002860 David Way, Trustee	53 Leonard Ave.	Northfield, OH 44067
4000640 George Golias, Jr.	223 Timberlane Dr.	Northfield, OH 44067
4000951 Dale Krusoe, Trustee	9538 Olde 8 Rd.	Northfield, OH 44067
4002244 Geraldine Virl	325 Timeberlane Rd.	Northfield, OH 44067
4001342 Edward Waszkowski	151 Beechwood Dr.	Northfield, OH 44067
4002384 Veronica DePaulo	157 Froestwood Dr.	Northfield, OH 44067
4001647 Andrew Hart II	264 Beechwood Dr.	Northfield, OH 44067
4001868 Judith Laguardia	238 Timberlane Dr.	Northfield, OH 44067
4001249 Brett Salkin, Trustee	8130 Cherry Lane	Northfield, OH 44067
4001735 Anthony Foschia	288 Timberland Dr.	Northfield, OH 44067
4000600 David Miller	207 Beechwood Dr.	Northfield, OH 44067

4001809 Jody Wozniak	199 Froestwood Dr.	Northfield, OH 44067
4000989 Lynn Hopton, Trustee	12 Forestwood Dr.	Northfield, OH 44067
4001296 Nicholas Pilcher	143 Timberlane Dr.	Northfield, OH 44067
4000963 Amy Longley	153 Timberlane Dr.	Northfield, OH 44067
4000105 Daniel Kanar	204 Forestwood Dr.	Northfield, OH 44067
4000064 Scott Chapman	9428 Olde 8 Rd.	Northfield, OH 44067
4000175 Board of Education	9370 Olde 8 Rd.	Northfield, OH 44067
4001587 Annette Davis Kramp	244 Beechwood Dr.	Northfield, OH 44067
4002744 Jeffrey Zamecnik	9422 Olde 8 Rd.	Northfield, OH 44067
4000233 Vincent Sidoti	86 Forestwood Dr.	Northfield, OH 44067
4000422 Sean Gearing	8129 Cherry Lane	Northfield, OH 44067
4000973 Daniel Joseph Chorba	253 Beechwood Dr.	Northfield, OH 44067
4001973 Robert Wagner	335 Beechwood Dr.	Northfield, OH 44067
4002506 Lydia Hester	8080 Cherry Lane	Northfield, OH 44067
4002027 Peter Malaska	180 Beechwood Dr.	Northfield, OH 44067
4002142 Jason Skala	173 Timberlane Dr.	Northfield, OH 44067
4002240 Erich Schnabel	111 Beechwood Dr.	Northfield, OH 44067
4000228 Eric Kub	47 Beechwood Dr.	Northfield, OH 44067
4000788 Edward Janosek	228 Timberlane Dr.	Northfield, OH 44067
4002167 Michael Wolfe	363 Beechwood Dr.	Northfield, OH 44067
4001398 C & B LLC	192 Forestwood Dr.	Northfield, OH 44067
4002241 Paula Sears	8099 Cherry Lane	Northfield, OH 44067
4002357 Gregory Measor	260 Timberlane Dr.	Northfield, OH 44067
4000701 Daniel Krieger	303 Beechwood Dr.	Northfield, OH 44067
4000391 Gail Edwards	120 Forestwood Dr.	Northfield, OH 44067
4000281 Jeff Bender	9504 Olde 8 Rd.	Northfield, OH 44067
4001323 Gregory Reyna	283 Beechwood Dr.	Northfield, OH 44067
4002380 James Honsberger	22 Leonard Ave.	Northfield, OH 44067
4002604 JasonErdley	283 Timberlane Dr.	Northfield, OH 44067
4001255 Paul Kijimski, Sr.	8110 Cherry Lane	Northfield, OH 44067
4002215 Cynthia Cebula	204 Beechwood Dr.	Northfield, OH 44067
4000325 William McGreevy	161 Beechwood Dr.	Northfield, OH 44067
4002269 David Jeffrey, Trustee	284 Beechwood Dr.	Northfield, OH 44067
4000762 James Sutton	8070 Cherry Lane	Northfield, OH 44067
4001313 Helen Elaine Mattern	305 Timberlane Dr.	Northfield, OH 44067
4000921 Stephen Robert Benes	123 Timberlane Dr.	Northfield, OH 44067
4001512 James Woodman	158 Timberlane Dr.	Northfield, OH 44067
4000736 Carol Hrach	178 Timberlane Dr.	Northfield, OH 44067
4001315 Charles Matusz	278 Timberlane Dr.	Northfield, OH 44067
4000333 Davidson Real Estate	9365 Olde 8 Rd.	Northfield, OH 44067
4002461 CSL Ohio Systems LLC	54 Leonard Ave.	Northfield, OH 44067
4004453 Joseph Bosze, Trustee	58 E. Aurora Rd.	Northfield, OH 44067
4004188 81 E. Aurora LLC	81 E. Aurora Rd.	Northfield, OH 44067
4002545 Center Point Building LLC	115 E. Aurora Rd.	Northfield, OH 44067
4000882 K&M Crow Properties LLC	123 E. Aurora Rd.	Northfield, OH 44067
4000881 Carucci & Associates LLC	127 E. Aurora Rd.	Northfield, OH 44067
4000575 Nhan Truong	141 E. Aurora Rd.	Northfield, OH 44067

4002580 BJH Investments IV LLC	147 E. Aurora Rd.	Northfield, OH 44067
4001448 Lake Point Inc.	161 E. Aurora Rd.	Northfield, OH 44067
4001902 Deborah Lee	209 E. Aurora Rd.	Northfield, OH 44067
4001455 Noon Yunz LLC	263 E. Aurora Rd.	Northfield, OH 44067
4001381 James Adams	269 E. Aurora Rd.	Northfield, OH 44067
4000717 Luke Spears	355 Beechwood Dr.	Northfield, OH 44067
4002483 Michael Wujnovich	8160 Cherry Lane	Northfield, OH 44067
4002512 Board of Education	73 Leonard Ave.	Northfield, OH 44067
4002540 Jacqueline Cooper, Trustee	143 Leonard Ave.	Northfield, OH 44067
4002197 John Toth	60 Toth Dr.	Northfield, OH 44067
4000463 Olde 8 Partners LLC	9447 Olde 8 Rd.	Northfield, OH 44067
4002883 Northfield Management Inc.	9429 Olde 8 Rd.	Northfield, OH 44067
4000066 Akron Summit Co. Public Library	9458 Olde 8 Rd.	Northfield, OH 44067
4002746 Terrence Kordiac	72 Beechwood Dr.	Northfield, OH 44067
4001243 David Harris	15 Lucy Lane	Northfield, OH 44067
4000932 Tomothy Toth	83 Forestwood Dr.	Northfield, OH 44067
4002140 Michael Carnahan	171 Forestwood Dr.	Northfield, OH 44067
4002190 Howard Anthony III	209 Forestwood Dr.	Northfield, OH 44067
4000110 William Sykes, Jr.	247 Forestwood Dr.	Northfield, OH 44067
4002169 John Jeakle, Trustee	235 Forestwood Dr.	Northfield, OH 44067
4000190 Thomas Bolan	234 Forestwood Dr.	Northfield, OH 44067
4001481 Jason Taraba	258 Forestwood Dr.	Northfield, OH 44067
4001495 Board of Education	9390 Olde 8 Rd.	Northfield, OH 44067
4001639 Ronald Baxter, Trustee	9400 Olde 8 Rd.	Northfield, OH 44067
4002447 BCR Management LLC	45 Leonard Ave.	Northfield, OH 44067
4000890 LDS Properties LLC	19 Leonard Ave.	Northfield, OH 44067
4000126 Bedfor Floral Shoppe	9377 Olde 8 Rd.	Northfield, OH 44067
4000125 Bedfor Floral Shoppe	9377 Olde 8 Rd.	Northfield, OH 44067
4002659 HQ Farr Co. LLC	9391 Olde 8 Rd.	Northfield, OH 44067
4001746 Lawrence Homolak	9399 Olde 8 Rd.	Northfield, OH 44067
4000244 Alan Horenchak	9407 Olde 8 Rd.	Northfield, OH 44067

APPENDIX C

COST ESTIMATES

Item	Quantity	Unit	Unit Cost	Total Cost
Utility Coordination				
Utility Coordination	1,200	L.F.	\$15	\$18,000
Total				\$18,000
Preliminary Engineering				
Environmental Engineering	Lump	Lump	\$25,000	\$25,000
Surveying	Lump	Lump	\$40,000	\$40,000
Mapping	Lump	Lump	\$20,000	\$20,000
Hydraulic Design	Lump	Lump	\$10,000	\$10,000
Total				\$95,000
Final Engineering				
Right of Way Design	Lump	Lump	\$25,000	\$25,000
Storm Sewer Design	Lump	Lump	\$40,000	\$40,000
Total				\$65,000
Right of Way				
Title Searches	7	Each	\$400	\$2,800
Appraisals	7	Each	\$1200	\$8,400
Appraisal Reviews	7	Each	\$600	\$4,200
Negotiations	7	Each	\$1,200	\$8,400
Closings	7	Each	\$300	\$2,100
Land Value	0.5	Acre	\$50,000	\$25,000
Total				\$50,900
Construction, Testing & Inspection				
Clearing & Grubbing	Lump	Lump	\$20,000	\$20,000
Pipe Removed	1,140	L.F.	\$30	\$34,200
Conduit – 24” Type C	1,140	L.F.	\$50	\$57,000
Manholes	5	Each	\$3,500	\$17,500
Mobilization	Lump	Lump	\$40,000	\$40,000
Maintenance of Traffic	Lump	Lump	\$25,000	\$25,000
Seeding & Mulching	2,500	Sq. Yd.	\$1	\$2,500
Contingency – 30%				\$58,800
Total				\$255,900
GRAND TOTALS				\$483,900

Assumptions:

1. All existing conduits need to be increased in size to 24” to handle the drainage area.
2. The storm sewer will follow the existing alignment and require additional easements.
3. If it is possible to connect into the storm sewer at the intersection of Beechwood and State Route 82, Right of Way and Right of Way Design costs and Clearing and Grubbing cost would be reduced.

SECRET



EXHIBIT D