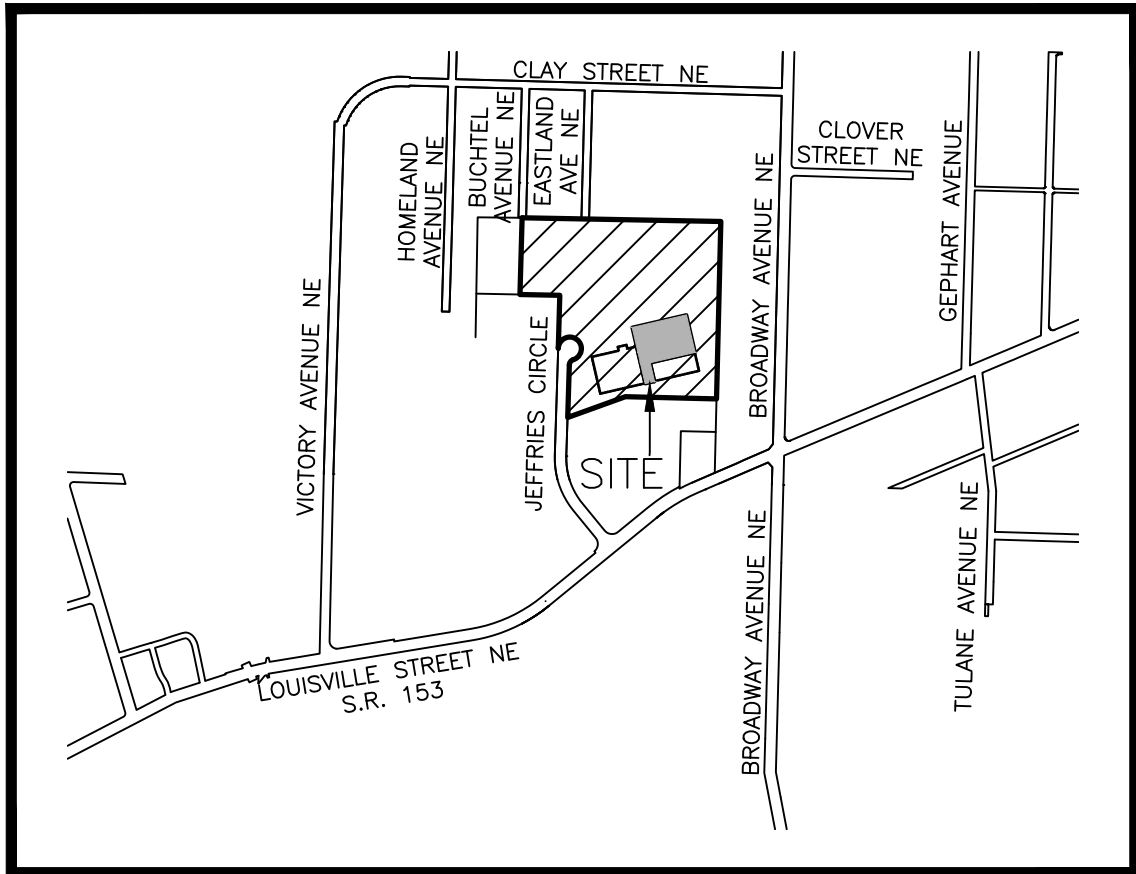


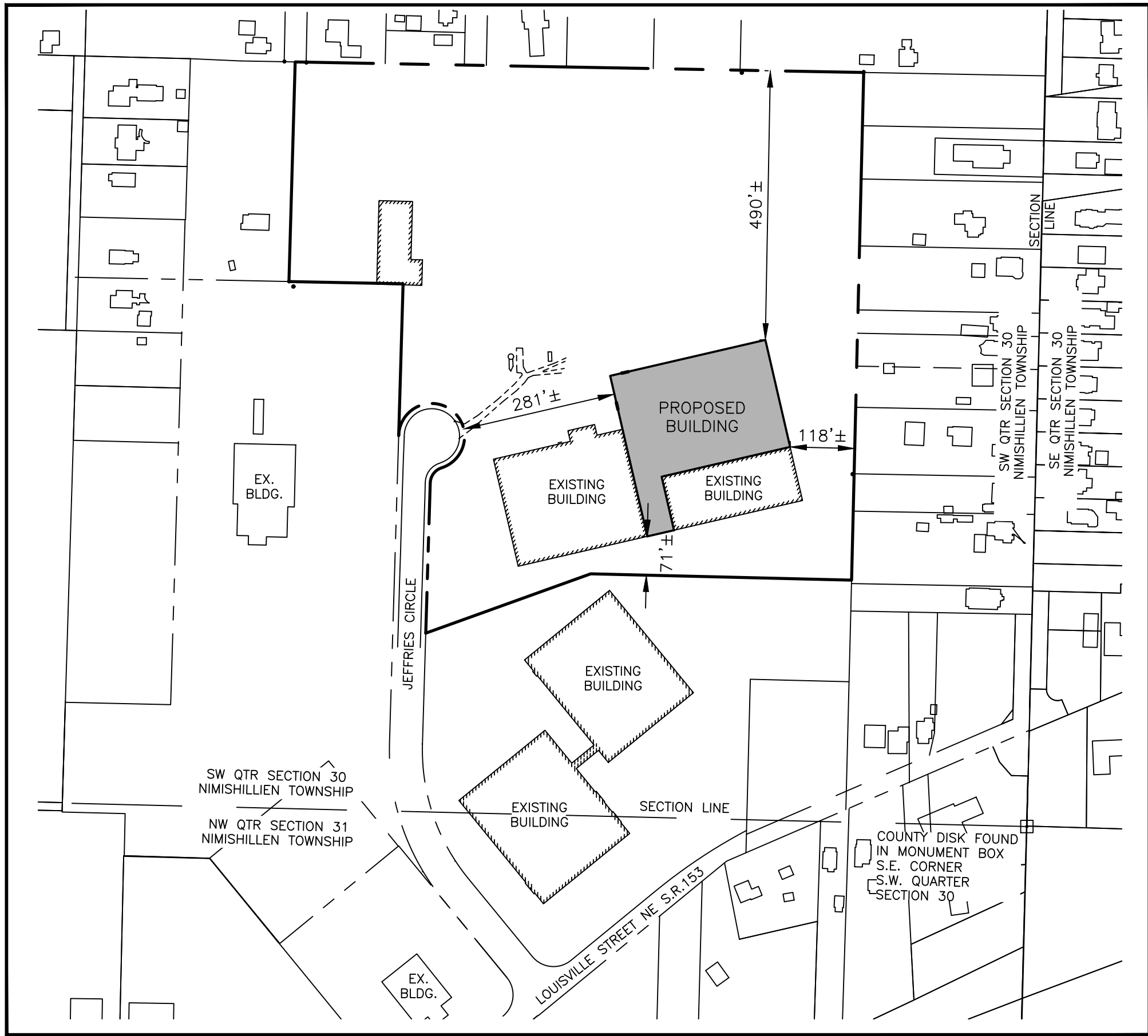
SITE IMPROVEMENT PLANS FOR GROFFRE INVESTMENTS BUILDING ADDITION

3969 JEFFRIES CIRCLE
STARK COUNTY, OHIO
PARCEL #3309035
SW QUARTER SECTION 30
NIMISHILLEN TOWNSHIP
TRACT 19, RANGE 7
SEPTEMBER 2026



LOCATION MAP
NOT TO SCALE

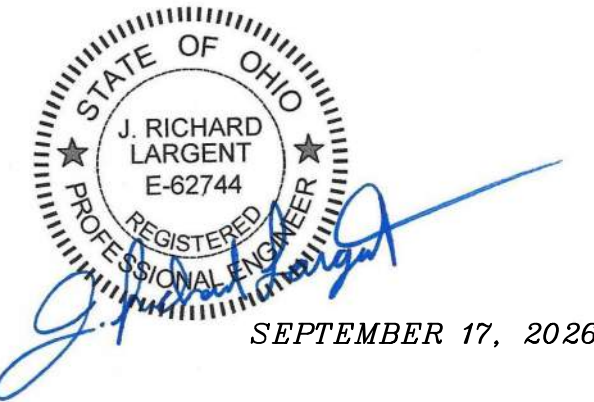
OWNER:
GROFFRE INVESTMENTS
5211 LOUISVILLE STREET
LOUISVILLE, OHIO 44641



OVERALL SITE MAP
1" = 200'

LEGEND

	R/W	RIGHT OF WAY
	P	PROPERTY LINE
	C	CENTERLINE DRIVE/ROAD
	B	BASELINE
	D	DRAINAGE DITCH/SWALE
	X	EXISTING FENCE
	T	EXISTING UNDERGROUND TELEPHONE
	G	EXISTING GAS LINE
	E	EXISTING UNDERGROUND ELECTRIC
	STM	EXISTING STORM SEWER
	SAN	EXISTING SANITARY SEWER
	W	EXISTING WATERLINE
	OH	EXISTING ABOVEGROUND ELECTRIC
		EXISTING GUARDRAIL
	X	PROPOSED FENCE
	T	PROPOSED UNDERGROUND TELEPHONE
	G	PROPOSED GAS LINE
	E	PROPOSED UNDERGROUND ELECTRIC
	STM	PROPOSED STORM SEWER
	SAN	PROPOSED SANITARY SEWER
	W	PROPOSED WATERLINE
	OHE	PROPOSED OVERHEAD ELECTRIC
		PROPOSED GUARDRAIL
		EDGE OF BRUSH/TREES
		RAILROAD TRACKS
		EXISTING SANITARY/STORM SEWER MANHOLE
		UTILITY POLE WITH GUY
		LIGHT POLE
		EXISTING FIRE HYDRANT
		PROPOSED/RELOCATED FIRE HYDRANT
		EXISTING WATER VALVE
		EXISTING GAS VALVE
		EXISTING CATCH BASIN
		PROPOSED CATCH BASIN
		PROPOSED SANITARY/STORM MANHOLE
		PROPOSED SANITARY/STORM CLEAN OUT
		PROPOSED STORM DOWNSPOUT
		PROPOSED WATER VALVE
		RELOCATED VALVE (EXISTING)
		PROPOSED GAS VALVE
		EXISTING CATCH BASIN/MANHOLE TO BE REMOVED AND REPLACED
		EXISTING STREET SIGN
		PROPOSED STREET SIGN
		MAILBOX
		MONUMENT BOX
		CONTROL POINT
		GAS MARKER
		SOIL BORING
		ELECTRIC METER/JUNCTION BOX
		GAS METER
		WELL HEAD
	x 1208.75	EXISTING SPOT ELEVATION
	x 1208.75	PROPOSED SPOT ELEVATION
		FLOW LINE
		TREE
		TREE TO BE REMOVED/REPLACED



HETTLER · LARGENT
Civil & Construction Consultants

1225 North Main Street | Suite A | North Canton, OH 44720
PH: (330) 966-1776 | MOBILE: (330) 388-2521
rlargent@hettlerlargenteng.com | www.hettlerlargenteng.com

SURVEYING SERVICES BY

TERRA LOGIC, INC.
2418 STATE STREET NW
UNIONTOWN, OH 44685
(330) 324-9999

INDEX OF SHEETS

TITLE SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE PLAN	C-3

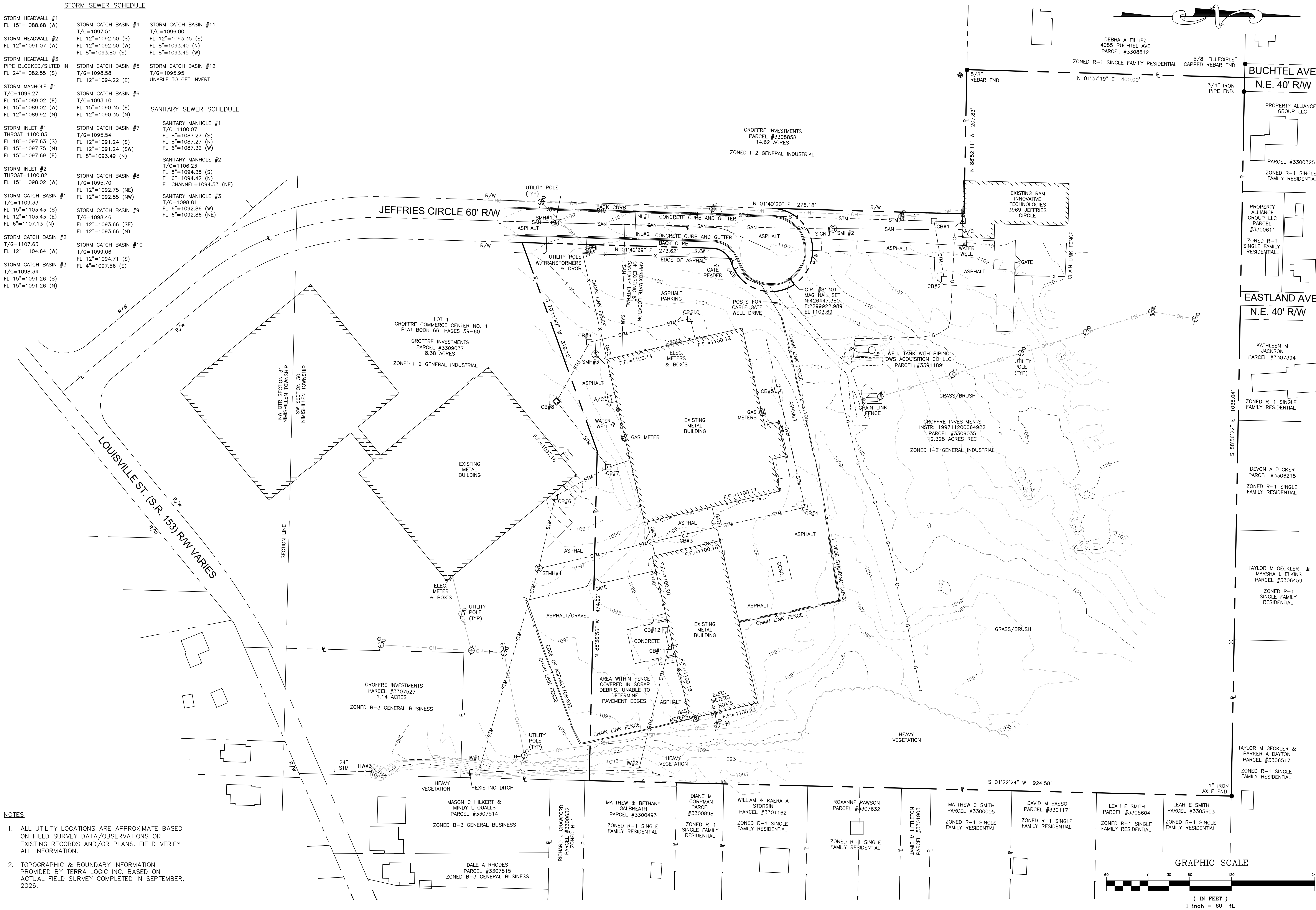
CALL 2 WORKING DAYS
BEFORE YOU DIG
1-800-362-2764
OHIO811, 8-1-1
OHIO UTILITIES PROTECTION SERVICE
(CONTACT NON-MEMBERS DIRECTLY)

STORM SEWER SCHEDULE

STORM HEADWALL #1 FL 15"=1088.68 (W)	STORM CATCH BASIN #4 T/G=1097.51 FL 12"=1092.50 (S) FL 12"=1091.07 (W) FL 8"=1093.80 (S)	STORM CATCH BASIN #11 T/G=1096.00 FL 12"=1093.35 (E) FL 8"=1093.40 (N) FL 8"=1093.45 (W)
STORM HEADWALL #2 FL 12"=1091.07 (W)	STORM CATCH BASIN #5 T/G=1098.58 FL 12"=1094.22 (E)	STORM CATCH BASIN #12 T/G=1095.95 UNABLE TO GET INVERT
STORM HEADWALL #3 PIPE BLOCKED/SILTED IN FL 24"=1082.55 (S)	STORM CATCH BASIN #6 T/G=1093.10 FL 15"=1089.02 (E) FL 15"=1089.02 (W) FL 12"=1089.92 (N)	
STORM MANHOLE #1 T/C=1096.27 FL 15"=1089.02 (E) FL 15"=1089.02 (W) FL 12"=1089.92 (N)	STORM CATCH BASIN #7 T/G=1095.54 FL 12"=1091.24 (S) FL 12"=1091.24 (SW) FL 8"=1093.49 (N)	SANITARY MANHOLE #1 T/C=1100.07 FL 8"=1087.27 (S) FL 8"=1087.27 (N) FL 6"=1087.32 (W)
STORM INLET #1 THROAT=1100.83 FL 18"=1097.63 (S) FL 15"=1097.75 (N) FL 15"=1097.69 (E)	STORM CATCH BASIN #8 T/G=1095.70 FL 12"=1092.75 (NE) FL 12"=1092.85 (NW)	SANITARY MANHOLE #2 T/C=1106.23 FL 8"=1094.35 (S) FL 6"=1094.42 (N) FL CHANNEL=1094.53 (NE)
STORM INLET #2 THROAT=1100.82 FL 15"=1098.02 (W)	STORM CATCH BASIN #9 T/G=1098.46 FL 12"=1093.66 (SE) FL 12"=1093.66 (N)	SANITARY MANHOLE #3 T/C=1098.81 FL 6"=1092.86 (W) FL 6"=1092.86 (NE)
STORM CATCH BASIN #1 T/G=1109.33 FL 15"=1103.43 (S) FL 12"=1103.43 (E) FL 6"=1107.13 (N)	STORM CATCH BASIN #10 T/G=1099.06 FL 12"=1094.71 (S) FL 4"=1097.56 (E)	
STORM CATCH BASIN #2 T/G=1107.63 FL 12"=1104.64 (W)		
STORM CATCH BASIN #3 T/G=1098.34 FL 15"=1091.26 (S) FL 15"=1091.26 (N)		

SANITARY SEWER SCHEDULE

SANITARY MANHOLE #1 T/C=1100.07 FL 8"=1087.27 (S) FL 8"=1087.27 (N) FL 6"=1087.32 (W)	SANITARY MANHOLE #2 T/C=1106.23 FL 8"=1094.35 (S) FL 6"=1094.42 (N) FL CHANNEL=1094.53 (NE)
SANITARY MANHOLE #3 T/C=1098.81 FL 6"=1092.86 (W) FL 6"=1092.86 (NE)	



NOTES

- ALL UTILITY LOCATIONS ARE APPROXIMATE BASED ON FIELD SURVEY DATA/OBSERVATIONS OR EXISTING RECORDS AND/OR PLANS. FIELD VERIFY ALL INFORMATION.
- TOPOGRAPHIC & BOUNDARY INFORMATION PROVIDED BY TERRA LOGIC INC. BASED ON ACTUAL FIELD SURVEY COMPLETED IN SEPTEMBER, 2026.

C - 2

NO	DATE	DESCRIPTION	BY

EXISTING CONDITIONS PLAN

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BUILDING ADDITION
GROFFRE INVESTMENTS
PARCEL # 3309035
3969 JEFFRIES CIRCLE, LOUISVILLE
NIMSHILLEN TOWNSHIP
STARK COUNTY, OHIO

SEPTEMBER 16 2026 2:45PM

