

LAND DEVELOPMENT PLAN

FOR
MAC TRAILER REALTY, INC.
PART SOUTHWEST QUARTER, SECTION 14
T-19, R-6

LEXINGTON TOWNSHIP, STARK COUNTY, OHIO

ZONING | BUILDING | COUNTY

ZONING DEPARTMENT
LEXINGTON TOWNSHIP
14555 GASKILL DR NE
ALLIANCE, OH 44601
PH: (330) 823-76-27

STARK COUNTY BUILDING DEPARTMENT
7235 WHIPPLE AVE NW, STE A
CANTON, OH 44720
PH: (330) 451-1770

STARK COUNTY REGIONAL PLANNING COMMISSION
110 CENTRAL PLAZA S SUITE 300
CANTON, OH 44702
PH: (330) 451-7389

ENGINEER | OWNER | SURVEYOR

PROPERTY OWNER
MAC TRAILER REALTY, INC.
14599 COMMERCE ST. NE
ALLIANCE, OH 44601
PH: (800) 785-8454
O.R.I. 199810260076715

SITE ENGINEER
ENGINEERING DIRECT, LLC.
330 N. MAIN STREET
COLUMBIANA, OH 44408
PH: (330) 482-5776

BOUNDARY SURVEY FROM 2012
ROBERT L. AKINS, P.S.
776 N. UNION AVE.
ALLIANCE, OH 44601
PH: (330) 821-4602

SCHEDULE OF DRAWINGS

SHEET NO.

DESCRIPTION

COVER

TITLE SHEET

SURVEY

2012 SURVEY FROM ROBERT L. ADKINS, P.S.

LD-1

PROPOSED DEMO PLAN

LD-2

PROPOSED SITE PLAN

LD-3

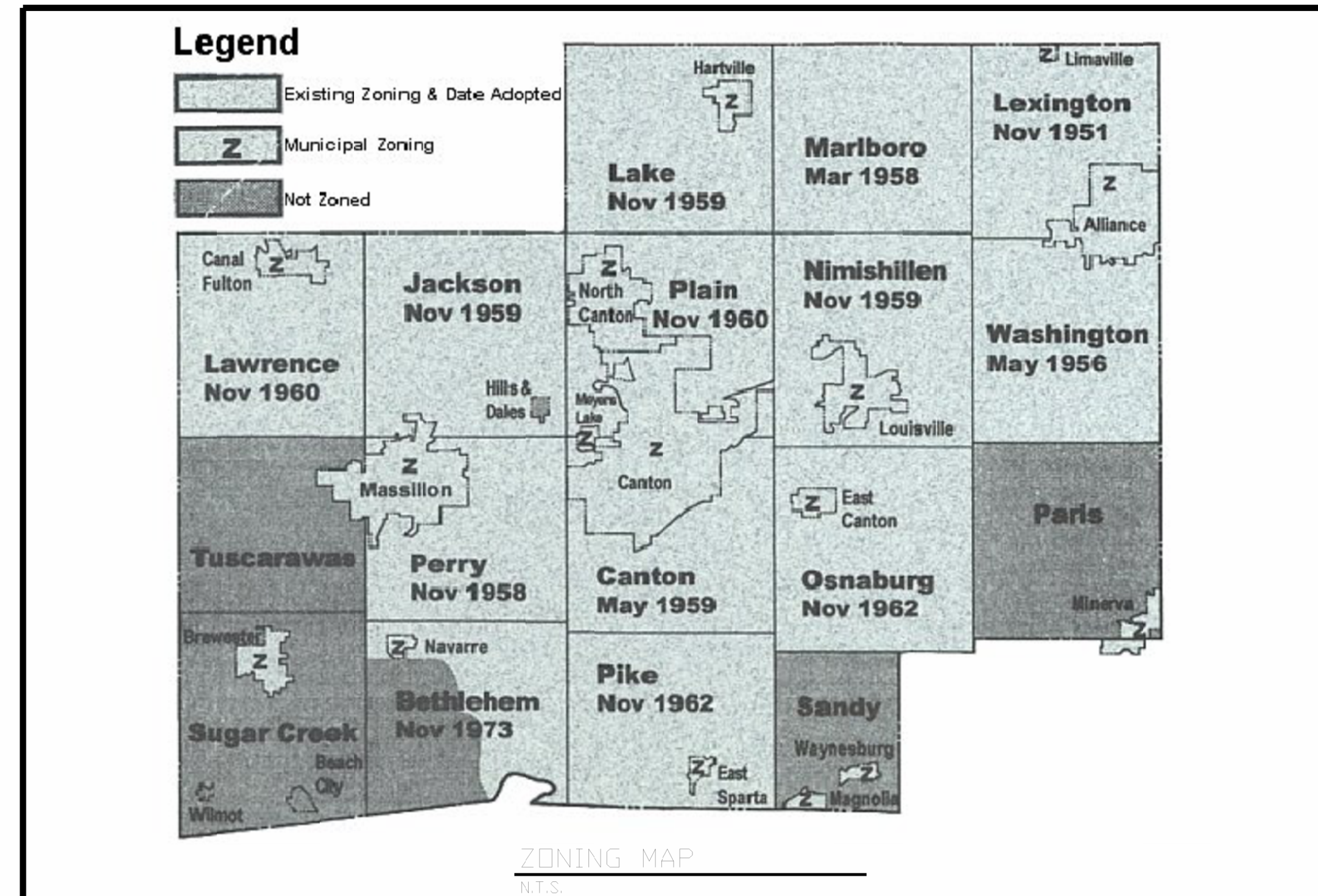
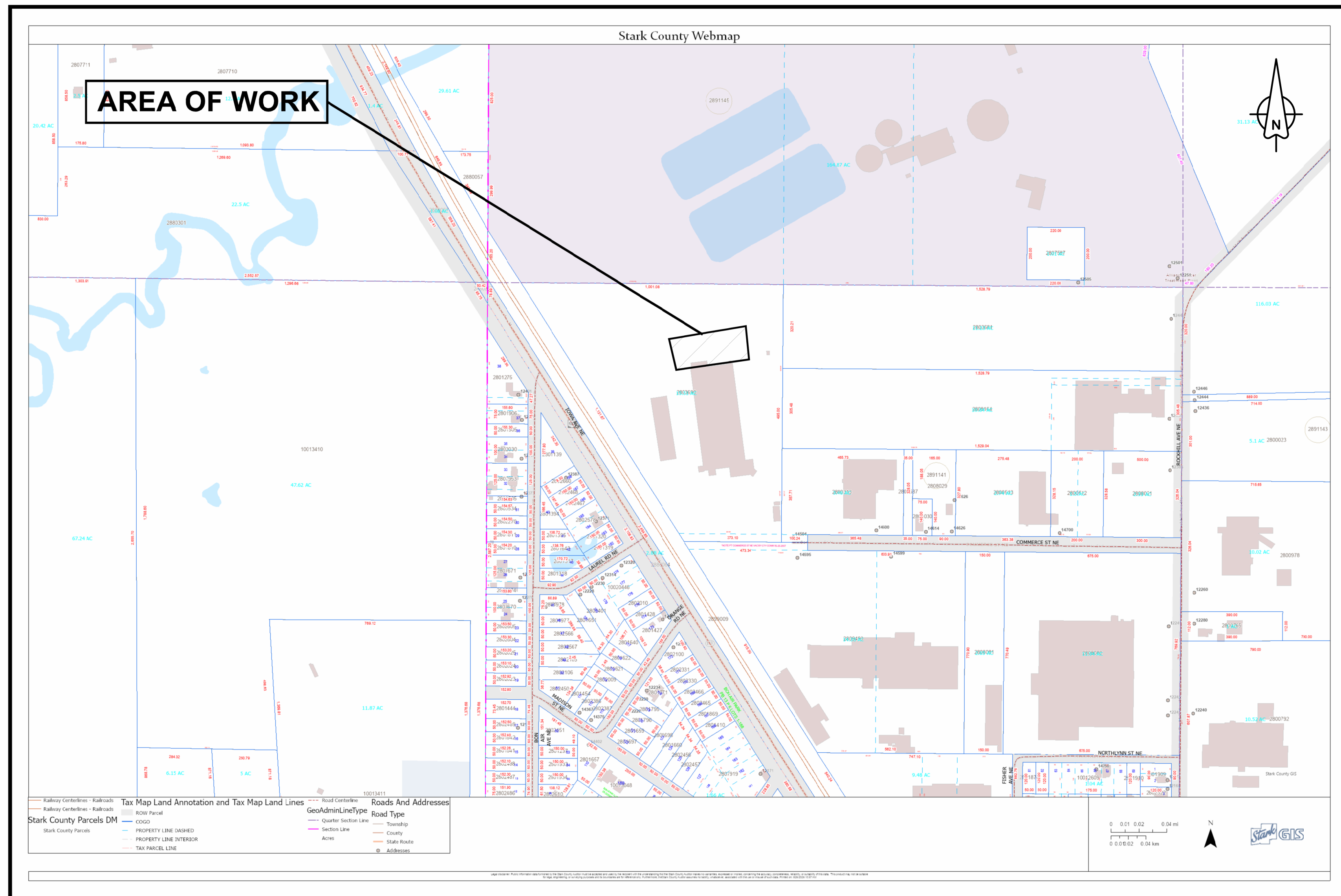
PROPOSED GRADING AND SWPPP PLAN

LD-3.1

PROPOSED ENLARGED GRADING AND SWPPP PLAN

LD-4

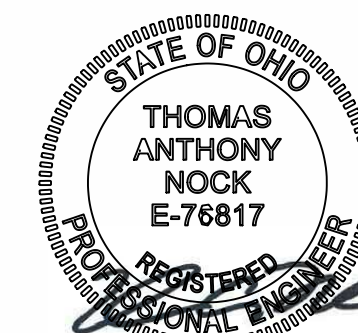
CONSTRUCTION AND SWPPP DETAILS



	ZONING DISTRICT	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT FRONTAGE
REQUIRED	I-2	50'-0"	25'-0"	25'-0"	22,000 SQ. FT.	100'-0"	100'-0"
ACTUAL	I-2	229.82'	232.40'	99.96'	15.51 AC.	391.99'	391.99'



Know what's below.
Call before you dig.

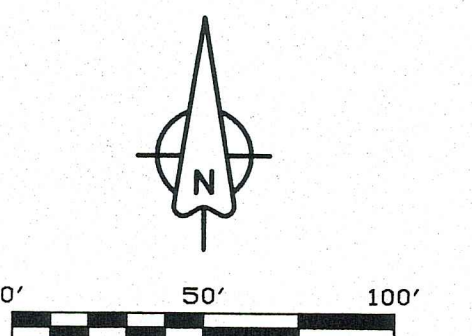


DATE: 8/26/2026

TITLE SHEET	
Project Number	20260708
Date	8.26.2026
Drawn By	NS
Checked By	TN
COVER	
Scale	N.T.S.

TOPOGRAPHICAL SURVEY

FOR
MAC TRAILER REALTY, INC.
PART SOUTHWEST QUARTER, SECTION 14
T-19, R-6
LEXINGTON TOWNSHIP, STARK COUNTY, OHIO



SCALE: 1" = 50'
SEPTEMBER, 2012
REVISED 9/12/2012
ADDED CATCH BASINS ON
SOUTH END OF BUILDING

LEGEND

- | | | | |
|---|----------------------------|---|--------------------------|
| ⊙ | POWER POLE | ⊠ | CATCH BASIN |
| ⊙ | LIGHT POLE | ⊠ | MANHOLE |
| ⊙ | BOLLARD | ⊠ | SANITARY MANHOLE |
| ⊙ | WATER VALVE | ⊠ | CHAINLINK FENCE AS NOTED |
| ⊙ | GAS VALVE | ⊠ | BOARD FENCE AS NOTED |
| ⊙ | FIRE HYDRANT | ⊠ | GUY WIRE |
| ⊙ | EUG. | ⊠ | E.O.P. |
| ⊙ | ELECTRIC GOES UNDER GROUND | ⊠ | CLEAN OUT |
| ⊙ | OVERHEAD ELECTRIC | ⊠ | GAS LINE |

DAMON INDUSTRIES, INC.
O.R.I. 199612280010204
D.V. 4104, PAGE 346

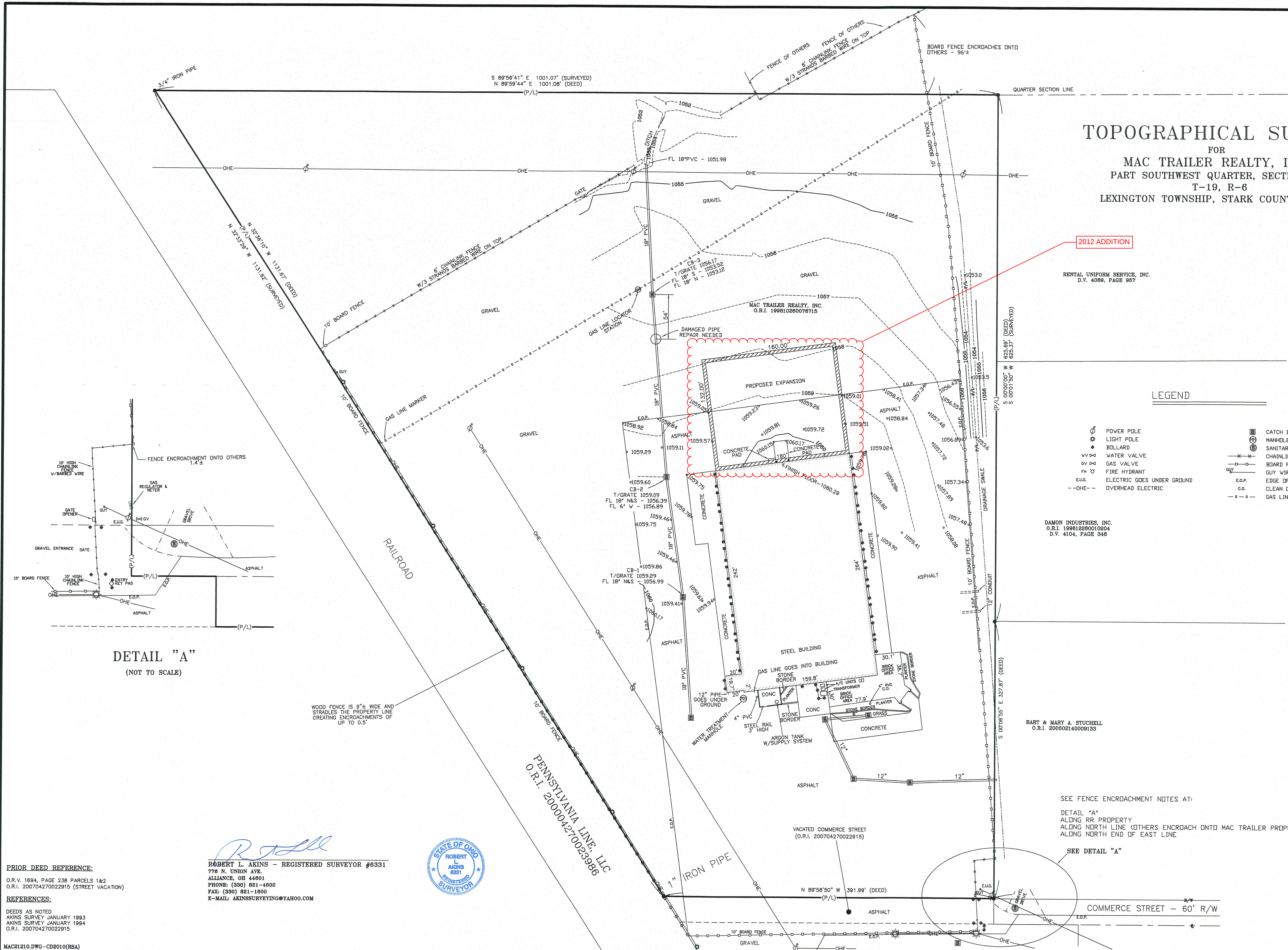
BART & MARY A. STUCHELL
O.R.I. 200502140009133

SEE FENCE ENCROACHMENT NOTES AT:

DETAIL "A"
ALONG RR PROPERTY
ALONG NORTH LINE (OTHERS ENCROACH ONTO MAC TRAILER PROPERTY)
ALONG NORTH END OF EAST LINE

SEE DETAIL "A"

COMMERCE STREET - 60' R/W

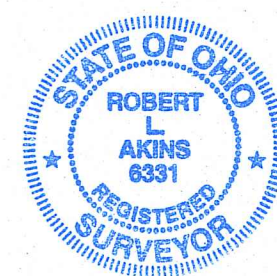


DETAIL "A"
(NOT TO SCALE)

WOOD FENCE IS 9"± WIDE AND
STRADDLES THE PROPERTY LINE
CREATING ENCROACHMENTS OF
UP TO 0.5'

PRIOR DEED REFERENCE:
O.R.V. 1694, PAGE 238 PARCELS 1&2
O.R.I. 200704270022915 (STREET VACATION)
REFERENCES:
DEEDS AS NOTED
AKINS SURVEY JANUARY 1993
AKINS SURVEY JANUARY 1994
O.R.I. 200704270022915

ROBERT L. AKINS - REGISTERED SURVEYOR #6331
776 N. UNION AVE.
ALLIANCE, OH 44601
PHONE: (330) 821-4802
FAX: (330) 821-1600
E-MAIL: AKINSURVEYING@YAHOO.COM



PENNSYLVANIA LINE, LLC
O.R.I. 200004270023986



ph. (330) 482-5776



PLANS PREPARED BY:

[illegible]

MAC TRAILER WAREHOUSE ADDITION
14599 COMMERCE ST. NE
ALLIANCE, OHIO 44601



DESIGN-BUILD CONTRACTOR:



DESIGN - BUILD
(330) 482-4472 • WWW.CTCOPE.COM

PROPOSED SITE DEMO PLAN

Project Number	20260708
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Date 8.26.2026

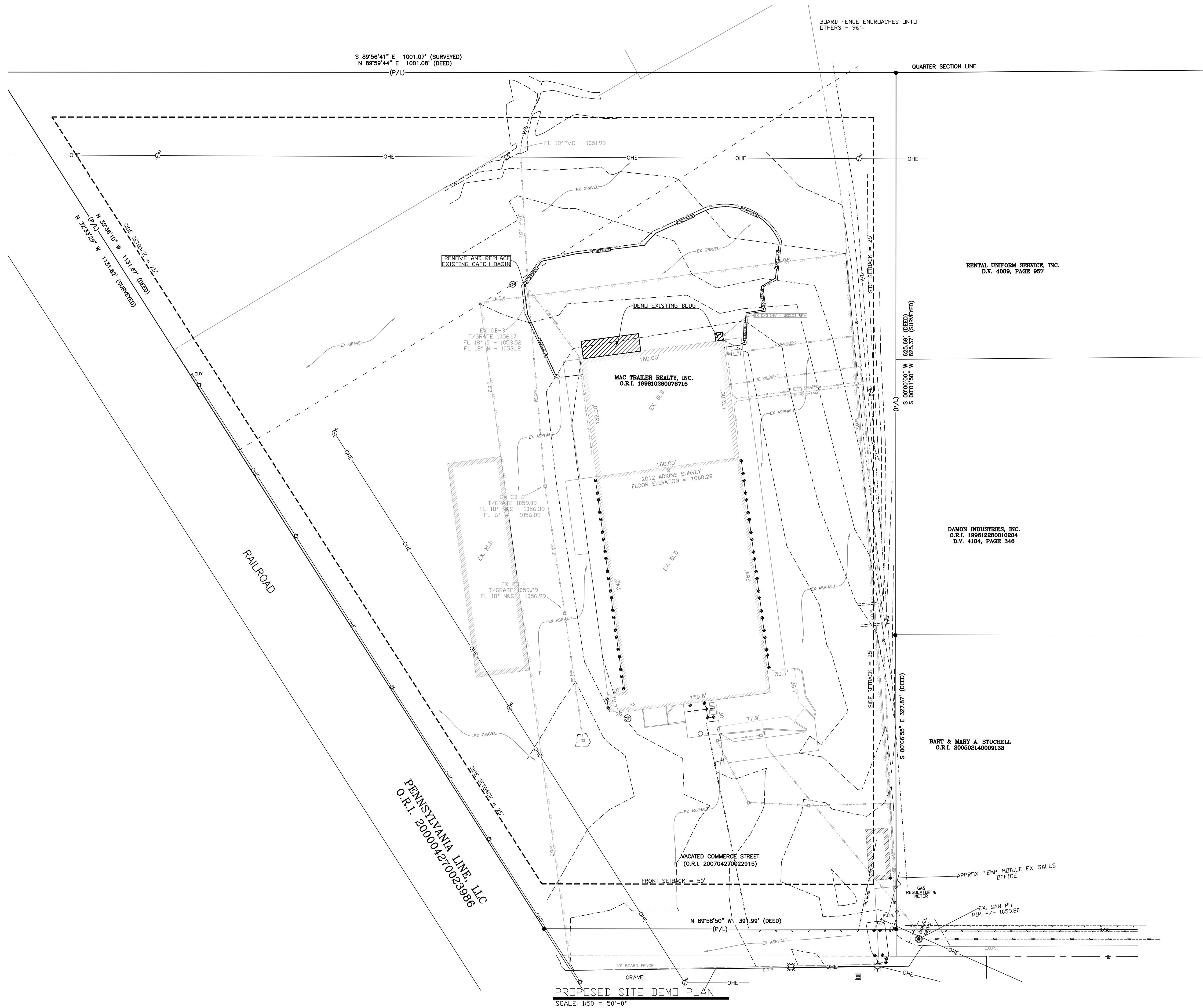
Drawn By NS

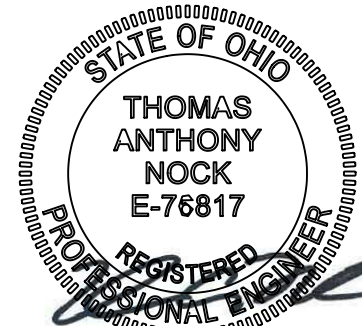
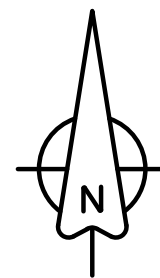
Checked By	TN
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D-1

Scale

" = 50'-0"



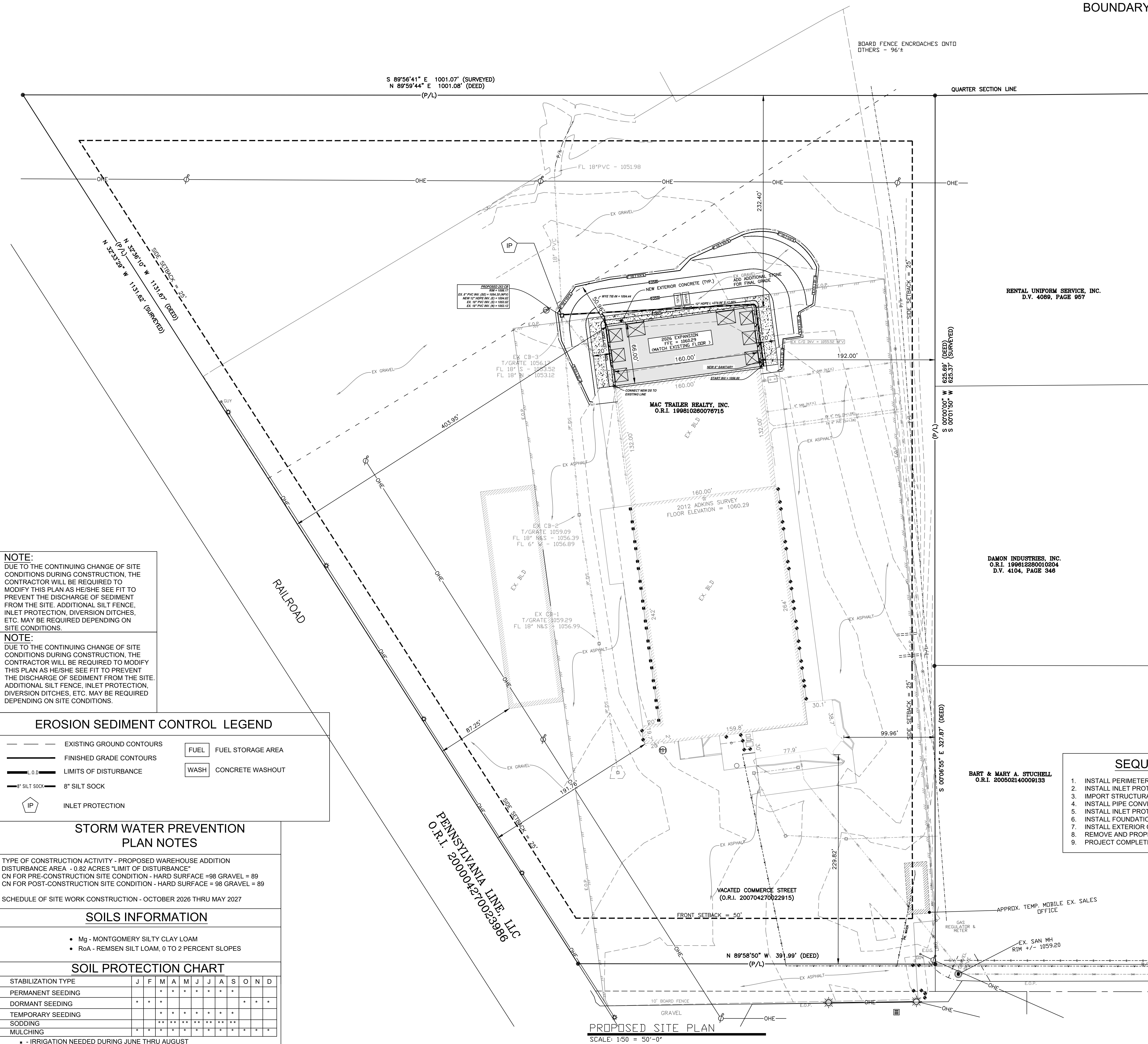


DATE: 8/26/2026



WEBSOIL SURVEY INFO

SCALE: N.T.S.



NOTE:
DUE TO THE CONTINUING CHANGE OF SITE CONDITIONS DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO MODIFY THIS PLAN AS HE/SHE SEE FIT TO PREVENT THE DISCHARGE OF SEDIMENT FROM THE SITE. ADDITIONAL SILT FENCE, INLET PROTECTION, DIVERSION DITCHES, ETC. MAY BE REQUIRED DEPENDING ON SITE CONDITIONS.

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EROSION SEDIMENT CONTROL LEGEND

- EXISTING GROUND CONTOURS
- FINISHED GRADE CONTOURS
- LIMITS OF DISTURBANCE
- 8" SILT SOCK
- 8" SILT SOCK
- INLET PROTECTION
- FUEL STORAGE AREA
- CONCRETE WASHOUT

STORM WATER PREVENTION PLAN NOTES

TYPE OF CONSTRUCTION ACTIVITY - PROPOSED WAREHOUSE ADDITION
DISTURBANCE AREA - 0.82 ACRES "LIMIT OF DISTURBANCE"
CN FOR PRE-CONSTRUCTION SITE CONDITION - HARD SURFACE = 98 GRAVEL = 89
CN FOR POST-CONSTRUCTION SITE CONDITION - HARD SURFACE = 98 GRAVEL = 89

SCHEDULE OF SITE WORK CONSTRUCTION - OCTOBER 2026 THRU MAY 2027

SOILS INFORMATION

- Mg - MONTGOMERY SILTY CLAY LOAM
- RoA - REMSEN SILT LOAM, 0 TO 2 PERCENT SLOPES

SOIL PROTECTION CHART

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING	*	*	*	*	*	*	*	*	*	*	*	*
DORMANT SEEDING	*	*	*	*	*	*	*	*	*	*	*	*
TEMPORARY SEEDING	*	*	*	*	*	*	*	*	*	*	*	*
SODDING	*	*	*	*	*	*	*	*	*	*	*	*
MULCHING	*	*	*	*	*	*	*	*	*	*	*	*

* - IRRIGATION NEEDED DURING JUNE THRU AUGUST
** - IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

SEQUENCE OF MAJOR ACTIVITIES

- INSTALL PERIMETER 8" DIA. SILT SILT OR 18" HT. SILT FENCE PER PLAN.
- INSTALL INLET PROTECTION AS NEEDED AT EXISTING STORM BASINS
- IMPORT STRUCTURAL FILL FOR NEW BUILDING ADD (AS NEEDED).
- INSTALL PIPE CONVEYANCE TO LOCAL EXISTING CATCH BASINS.
- INSTALL INLET PROTECTION ONCE CATCH BASINS ARE INSTALLED.
- INSTALL FOUNDATIONS FOR NEW PEMB ADDITION.
- INSTALL EXTERIOR CONCRETE APRONS AND FINE GRADE STONE TO MET PERIMETER GRADE (AS NEEDED).
- REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION SEDIMENT CONTROLS.
- PROJECT COMPLETION.

MAC TRAILER WAREHOUSE ADDITION
14599 COMMERCE ST. NE
ALLIANCE, OHIO 44601

DESIGN-BUILD CONTRACTOR:

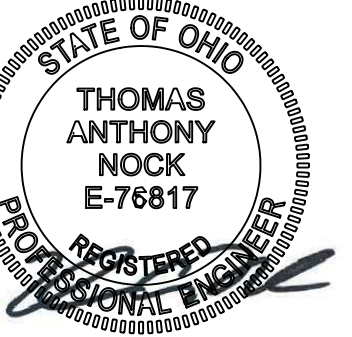


PROPOSED SWPPP & GRADING PLAN

Project Number 20260708
Date 8.26.2026
Drawn By NS
Checked By TN

LD-3

Scale 1" = 50'-0"



**engineering
direct**

ph. (330) 482-5776



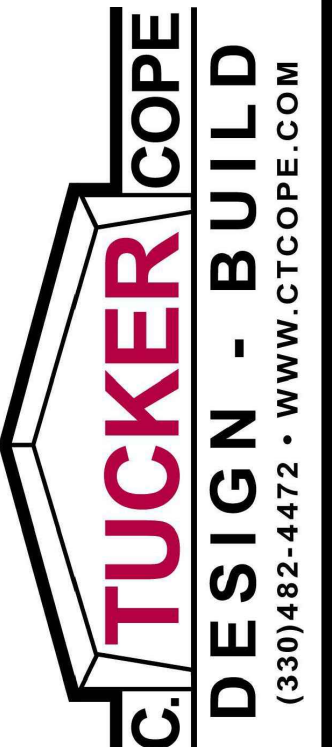
PLANS PREPARED BY:

[illegible]

MAC TRAILER WAREHOUSE ADDITION
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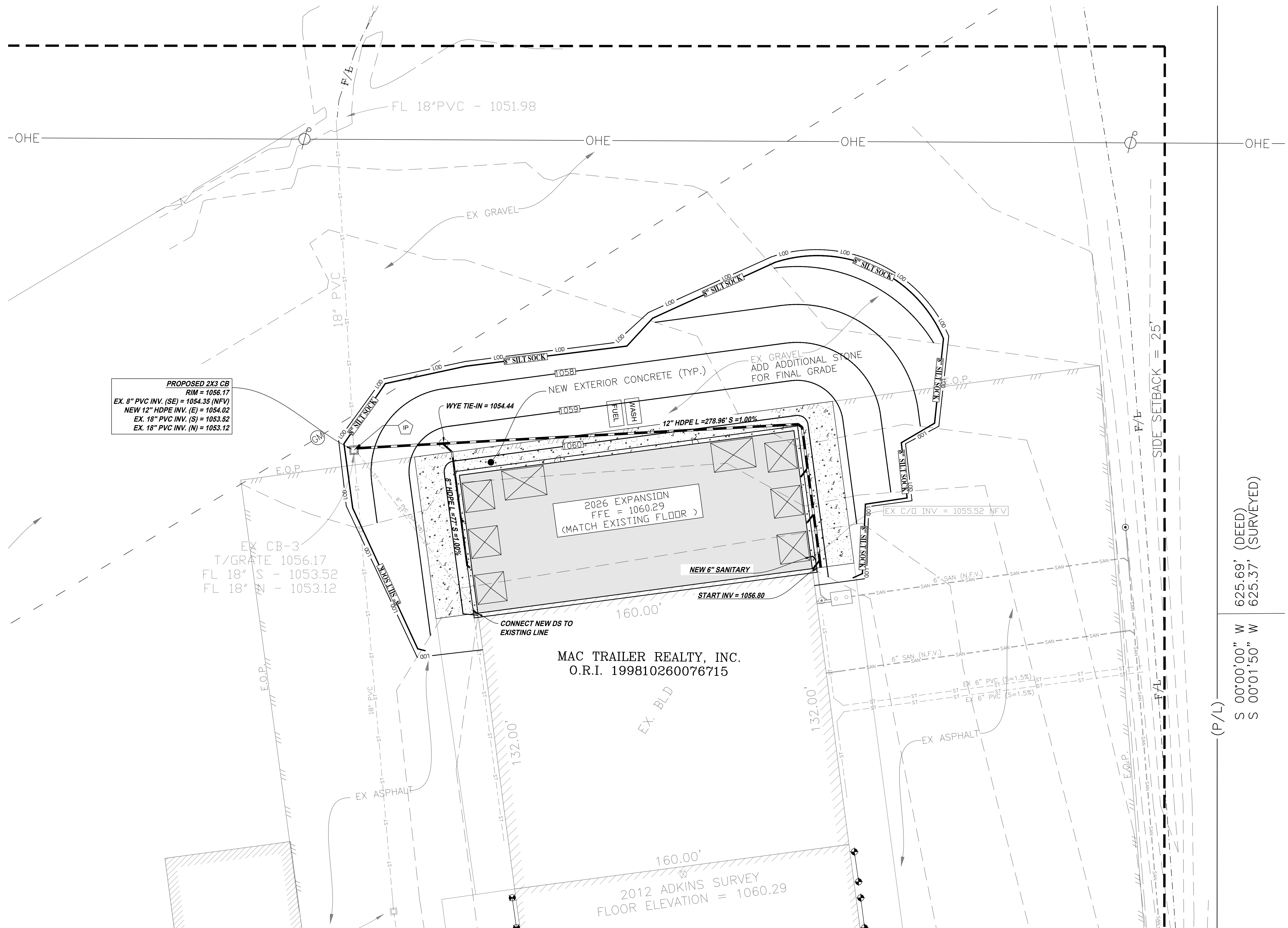
DESIGN-BUILD CONTRACTOR



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LD-3.1

" = 20'-0"



PROPOSED ENLARGED SWPPP & GRADING PLAN
SCALE: 1:20 = 20'-0"

