Planning Commission
Preliminary Plan & Final Plat

Stone Ridge Estates

Litchfield Township

Meeting:	March 1, 2017	**Site Area:**	40.0454 acres
App. No.:	108 & 109-2017-PP & FP	**Sublots:**	13
Applicant:	Stone Ridge Estates LLC	**Zoning:**	R Residential
Owner:	Celia Kruggel, Trustee	**Utilities:**	Septic systems and water wells
Engineer:	Cunningham & Associates	**School Dist.:**	Buckeye Local
Parcel No.:	024-04D-11-009	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on the south side of Stone Road between Avon Lake and Vandemark Roads (see location map). The proposal includes 13 single family frontage sublots that will be served by on-site septic systems and central water.

Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R Residential & I Industrial	Storage barn, electric substation, warehouse/ distribution, agriculture, single-family homes Stone Road
East	R Residential	Single family homes, agriculture Stone Road
South	R Residential	Agriculture
West	R Residential	Single-family homes Stone Road

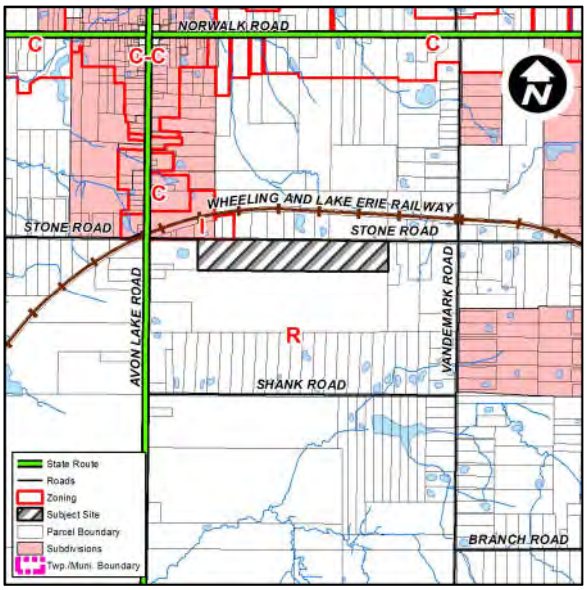
Proposal: The applicant proposes the following:

- 13 sublots.
- Septic systems and water wells.

History: The Concept Plan for the subdivision was held on December 21, 2016.

Site Conditions: The site is gently rolling and drains from east to west (see attached GIS map and Preliminary Plan). [1] The site has been previously used for agriculture.

Access: All 13 sublots front on Stone Road.

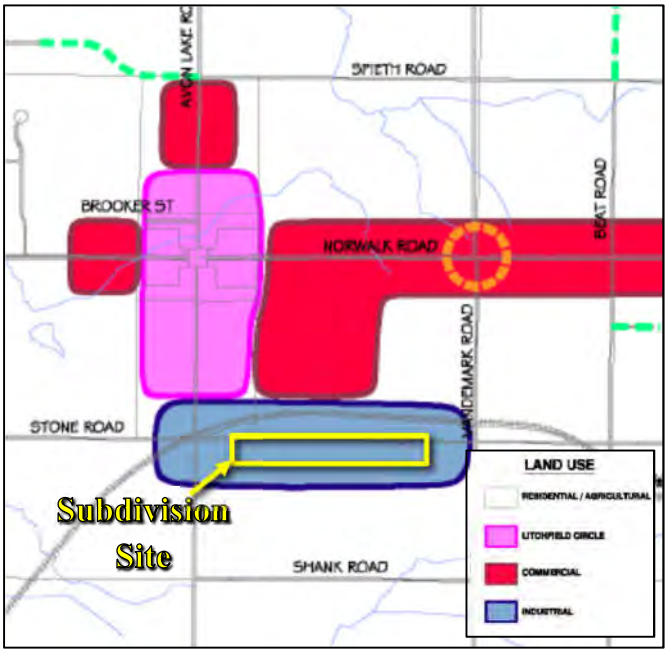


[1] For the purposes of this staff review the following Preliminary Plan document was utilized: Preliminary Plan for Stone Ridge Estates. Cunningham & Associates, Inc. Project No. 16-190. 1/31/2017. 1 Sheet: dated stamped by DPS staff 2/3/2017.

Zoning: The subject property is zoned R Residential and I Industrial. The Litchfield Township Zoning Resolution Section (§) 202 indicates single family dwellings are a permitted use in the R District. The minimum lot size is three acres with a minimum 200 foot lot width which must be maintained to the building line (§ 203).

The Industrial District is intended to encourage "industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, distribution, and sexually oriented business, free from the encroachment of residential, retail, and institutional uses" (§ 306.01).

Comprehensive Plan: The proposed subdivision is consistent with the 2006 Litchfield Township Comprehensive Plan (Plan) recommendation of maintaining the three acre minimum lot size. According to the Plan, following this recommendation achieves the two Plan goals of preserving the rural character and maintaining control of the population density. The subdivision proposal however, is not consistent with Plan's recommendation to locate appropriate areas for industrial use. The Plan's [Future] Land Use Plan or map calls for the entire proposed subdivision site to be utilized for industrial use (see Land Use Plan excerpt to the right).



2006 Litchfield Twp. Comp. Plan Land Use Plan excerpt.

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Rural Lorain County Water Authority (RLCWA), James Truesdell, 2/14/2017. *This location is within RLCWA's service area and there is adequate domestic water available for the proposed 13 lots of this development. ... RLCWA will install individual service laterals to each lot from our existing main along the north side of the road. ... The Developer or the individual property owners will need to purchase a water tap for each lot before any service can be provided. ....*

Highway Engineer, Andy Conrad, 2/10/2017. *APPROVED.*

Tax Maps, Beth Mika, 2/10/2017.
Preliminary Plan: *APPROVED.*
Final Plat: *CONDITIONAL APPROVAL.*

1. *The property is currently in the name of Celia M. Kruggel, Trustee. It must be transferred to Stone Ridge Estates, LLC, before the plat can file.*
2. *We have previously reviewed this plat and requested that the surveyor make a minor addition and reference the "Litchfield Center Plat SE" on the northwest side, where Small Lot 26 is shown.*

Litchfield Township Zoning, Eric Noderer, 2/8/2017. *APPROVED. Sublots comply with the Litchfield Township Zoning Resolution as buildable residential lots.*

Sanitary Engineer, Jeremy Sinko, 2/7/2017. *We do not have any utilities at this location.*

Health Department, Steve Mazak, 2/7/2017. *Our office has yet to conduct the Site Evaluations for the lots proposed in this subdivision. The developers should contact our office, as soon as all soil testing has been completed, to arrange individual Site Evaluations for each lot in the subdivision. Once these evaluations have been completed, and approved, the Health Commissioner will be able to sign the final plat Mylar.*

Columbia Gas Transmission/TransCanada (CG/TC), Russ Johnson, 2/7/2017. *APPROVED.* CG/TC does not have facilities impacted by this development.

Soil and Water Conservation District, Jim Deiter, 2/7/2017. *No additional comments.*

Jim Deiter, 11/30/2016.

- *There is not a signi cant potential for contaminating ground water resources in this area. However, this does not mean ground water contamination is not possible and it certainly does not alleviate the developer or future landowners of any responsibility they may have with the contamination of underlying ground water resources.*
- *No jurisdictional wetlands are indicated on the National Wetland Inventor Maps. However, it is recommended the owner or developer hire a private consultant in order to make the determination regarding the existence or non-existence of jurisdictional wetlands on the property.*
- *Ohio Edison easement on Lots 2 and 3 needs to be located and easements clearly marked prior to any construction.*
- *A natural waterway crosses Lot 7. Surface water drainage patterns must be maintained.*
- *It is likely that subsurface drain tile exist on this site. Drainage tile need to be maintained and repaired if damaged during construction. The existing drain tile should not be used as on outlet for the house roof water.*
- *The primary soil types are Mahoning silt loam. This soil has a seasonal high water table and is slow to drain. When the site is cleared, erosion control practices must be in place.*
- *Homes with basements will need to plan for seasonal high water table. Footer tile will be required to maintain basement stability.*

Ohio Department of Transportation (ODOT), Jared Feller**,** 2/6/2017. *Since the subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Staff Comments: This staff report presents staff comments and recommendations for both the Preliminary Plan and the Final Plat. The Planning Commission must vote on each item separately. Final Plat comments are presented assuming that the Preliminary Plan is approved.

PRELIMINARY PLAN

1. The following required data/information was not provided on or with the Revised Preliminary Plan (Subdivision Regulation section references are included):
   a. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office (USACE) regarding the proposed subdivision, and shall submit such correspondence to the Medina County PC as a condition of Preliminary Plan approval. § 404(C)(2)d.3. ***Submit USACE correspondence or documentation from a licensed wetland professional indicating why said correspondence is not necessary.***
   b. The Developers Notice of Intent to obtain an Ohio EPA stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI if applicable.***
2. The developer does not intend to utilize a homeowners association.
3. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
4. The proposed subdivision conforms with the Litchfield Township Zoning Resolution per § 404(C)(4)b.1.
5. The Health Department **HAS NOT** determined the proposed lot(s) are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply per § 404(C)(4)b.2.
6. The Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4)b.3.

FINAL PLAT

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included): [2]
   a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the original mylar.***
   b. The required building setback lines accurately shown with dimensions. § 404(D)(2)f.8. ***Add the required setback line with dimensions.***
   c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Add the surveyor signature on each sheet of the plat.***
   d. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
   e. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***

[2] For the purposes of this staff review the following Final Plat document was utilized: Stone Ridge Estates: Creating Sublots 1 through 13…. Cunningham & Associates, Inc. Project No. 16-190. 3 Sheets: dated stamped by DPS staff 2/3/2017.

f. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department…. Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner. § 404(D)(2)g.3. ***Provide the signature of the Health Commissioner.***

g. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide the signature of the Highway Engineer.***

2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
3. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval per § 404(D)(5)b.3.
4. The Final Plat appears to be in conformity with the Litchfield Township Zoning Resolution per § 404(D)(5)b.4.
5. … [T]he Medina County Health Department **HAS NOT** determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems and has conditionally approved the plat as proposed, provided no changes are made and subject to conditions or limitations of note per § 404(D)(5)b.5.
6. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided per § 404(D)(5)b.7.

Recommendation: Staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Stone Ridge Estates subject to the following:

1. The above listed data/information must be provided on or with the corrected Preliminary Plan.
2. Satisfy the Tax Map comments listed above.
3. Demonstrate that the Health Department has determined the proposed lots are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply.

Staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Stone Ridge Estates subject to the following:

1. The above listed data/information must be provided on or with a corrected Final Plat.
2. All outstanding Planning Commission approval conditions for the Preliminary Plan must be satisfied prior to the Director signing the Final Plat.
3. Demonstrate that the Health Department has determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems and has conditionally approved the plat as proposed.

Attachments: GIS map
Preliminary Plan
Final Plat

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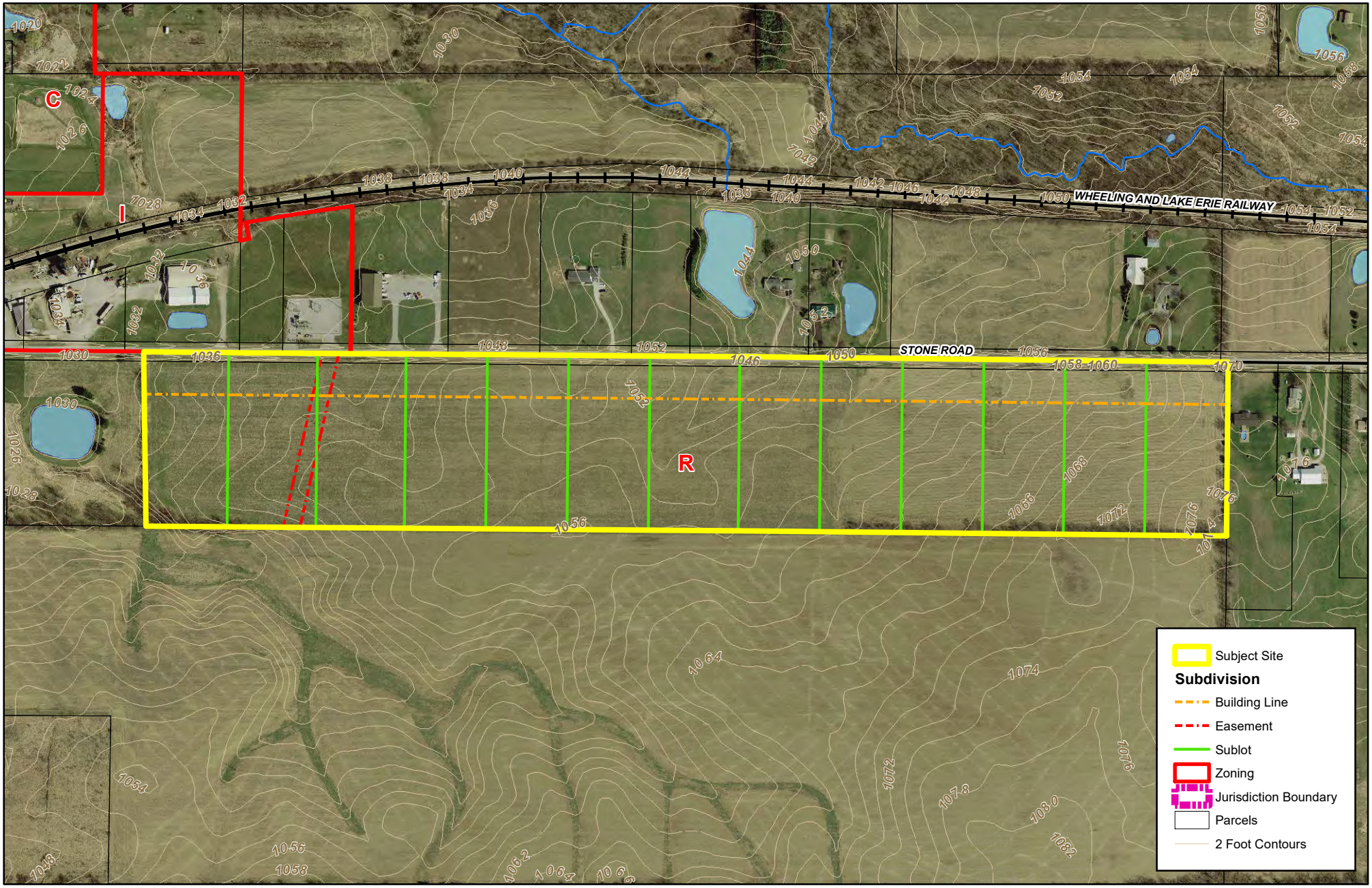


Prepared by:

Department of Planning Services

124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

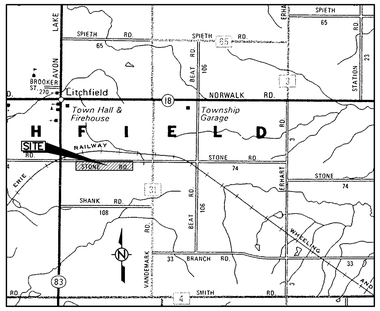
Visit us on the web at www.planning.co.medina.oh.us

Stone Ridge Estates
Preliminary & Final Plat
App. No. 008 & 9-2017-PPFP
Litchfield Township

Meeting Date: 3/1/2017
Zoning: R Residential
Sublots: 13
Area: 40.0 acres

1 inch = 400 feet

0 60 120 240 360 480 600 Feet



LOCATION MAP

DEVELOPER: STONE RIDGE ESTATES, LLC.
748 NORTH COURT STREET
MEDINA, OHIO 44256
TELEPHONE: (330) 725-4214

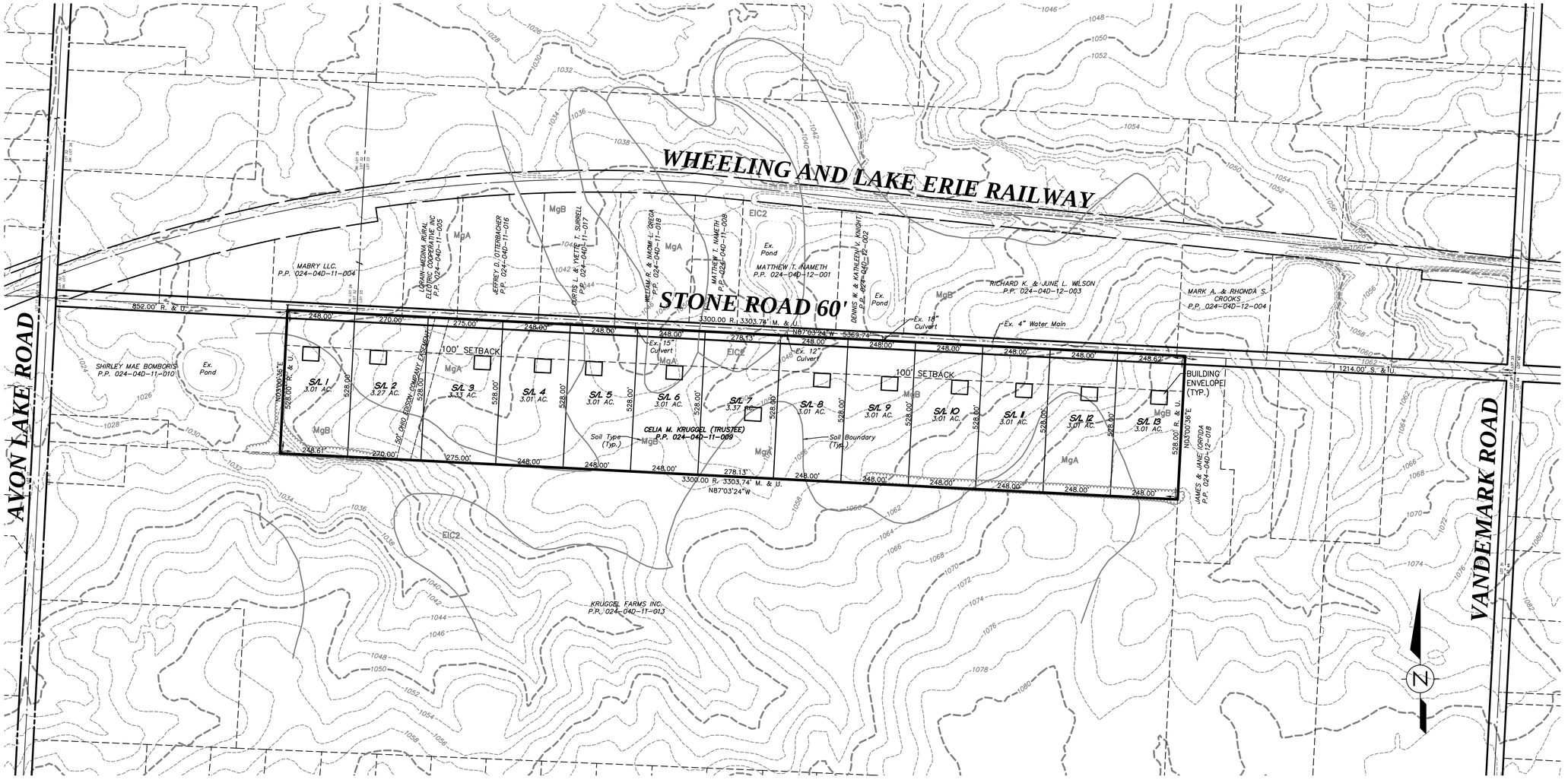
PRELIMINARY PLAN
FOR
STONE RIDGE ESTATES

BEING PART OF LITCHFIELD TOWNSHIP LOT 31
IN THE COUNTY OF MEDINA
AND STATE OF OHIO

SITE DATA

SITE AREA	40.05 ACRES
PERMANENT PARCEL NUMBER	024–04D–11–009
ZONING	RESIDENTIAL DISTRICT
PROPOSED SINGLE FAMILY LOTS	13
MINIMUM LOT AREA	3.0 ACRES
MINIMUM LOT FRONTAGE	200 FEET
MINIMUM FRONT SETBACK	100 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	15 FEET

NOTES:
1. SURVEY COMPLETED JANUARY, 2017.
2. SITE IS LOCATED IN THE LAKE ERIE WATERSHED.



DRAWN BY:	TEM
DATE:	1/31/17
CHECKED BY:	
DATE:	
PROJECT No.	16-190
ACAD FILE No.	M:\...\16190-ST1.dwg
SCALE: PLAN-	1"=200'
PROFILE-Horz.	
Vert.	
SHEET NO.	1 / 1

SHEET TITLE: PRELIMINARY PLAN

STONE RIDGE ESTATES
TOWNSHIP OF LITCHFIELD LOCATED IN COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-3980

DATE	DESCRIPTION:	INT.

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STONE RIDGE ESTATES

CREATING SUBLOTS 1 THROUGH 13 INCLUSIVE BEING PART OF LITCHFIELD TOWNSHIP LOT 31 IN THE COUNTY OF MEDINA & STATE OF OHIO

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

STATE OF OHIO
ROBERT A. DAMON 6083
REGISTERED PROFESSIONAL SURVEYOR

ROBERT A. DAMON, REGISTERED SURVEYOR NO. 6083 _____ DATE

CUNNINGHAM & ASSOCIATES INC. Civil Engineers & Surveyors
Medina, Ohio

ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS THAT LEE T. SKIDMORE, MEMBER AND ROBERT C. SKIDMORE, MEMBER, OWNERS OF THE ABOVE DESCRIBED LAND, DO HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION OF THE SAME TO BE OUR FREE ACT AND DEED. WE CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THIS SUBDIVISION.

STONE RIDGE ESTATES, LLC

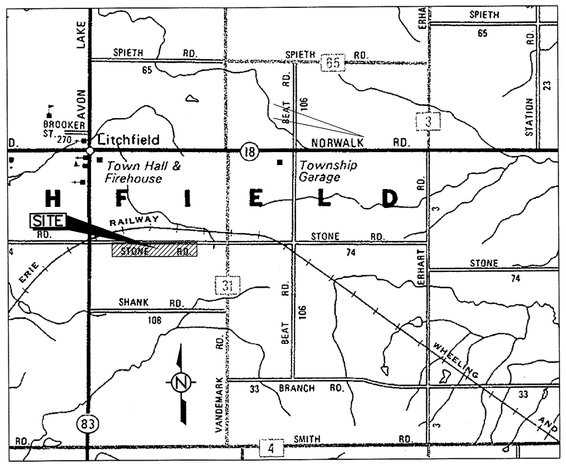
_____ _____
LEE T. SKIDMORE, MEMBER DATE

_____
ROBERT C. SKIDMORE, MEMBER

COUNTY OF MEDINA)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED LEE T. SKIDMORE, MEMBER AND ROBERT C. SKIDMORE, MEMBER, ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LOCATION MAP

ACREAGE

SUBLOTS (13) 40.0454 AC.

APPROVALS:

THE TOWNSHIP TRUSTEES OF LITCHFIELD TOWNSHIP ON THIS ____ DAY OF _____, 20___ HEREBY CERTIFY THIS PLAT MEETS ALL THE REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____ _____
CHAIRMAN, TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.

_____
DIRECTOR

THE MEDINA COUNTY HEALTH DEPARTMENT HAS DETERMINED THROUGH SITE EVALUATIONS THAT THE PROPOSED LOTS FOR THIS SUBDIVISION ARE CAPABLE OF SUPPORTING THE INSTALLATION OF NON-DISCHARGING SEWAGE SYSTEMS AND HEREBY CONDITIONALLY APPROVES THIS PLAT AS PROPOSED. ANY CHANGES FROM THE SUBMITTED PROPOSAL ARE NOT INCLUDED IN THIS APPROVAL. IF NOTED, THE FOLLOWING CONDITIONS AND/OR LIMITATIONS SHALL APPLY TO THIS SUBDIVISION:

_____
_____
_____

_____ _____
HEALTH COMMISSIONER DATE

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

_____ _____
MEDINA COUNTY ENGINEER DATE

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 20____.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 20____.

_____
MEDINA COUNTY AUDITOR

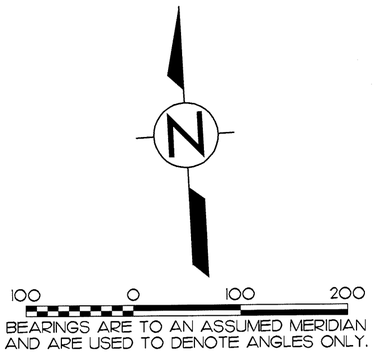
RECEIVED AND RECORDED THIS _____ DAY OF _____, 20____.

AT _____ A.M./P.M.

RECORDED IN PLAT DOCUMENT NO. _____

FEE: $_____

_____
MEDINA COUNTY RECORDER



BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

LEGEND:

- ○ 5/8" REBAR FD. & USED AS NOTED
- ⊗ R.R. SPIKE FD. & USED AS NOTED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET

REFERENCE:

MEDINA COUNTY ENGINEER'S SURVEY RECORDS
BK. 1, PG. 250A
BK. 6, PG. 147
BK. 18, PG. 97B
BK. 49, PG. 91

S.R. 83 S.H. 853 AVON LAKE ROAD 60'

LOT 17 LOT 18

LOT 17

LOT 31

LOT 32 SM. LOT 28

SM. LOT 28 LOT 32 LOT 33

WHEELING AND LAKE ERIE RAILWAY

T.H. 74

STONE ROAD 60'

N87°03'24"W 5369.74' S. & M.
3300.00 R. 3303.74' M. & U.

852.00' R. & U. 248.00' 270.00' 275.00' 248.00' 248.00' 248.00' 278.13'

@ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00'

90°04'00" R. & U.

LOT 31

SHIRLEY MAE BOMBORIS
OR-66, PG. 227
10/21/80

N03°00'36"E 528.00' R. & U.

S/L 1
3.0098 AC.

S/L 2
3.2727 AC.

50' OHIO EDISON COMPANY EASEMENT
OR-54, PG. 439

S/L 3
3.3333 AC.

S/L 4
3.0061 AC.

S/L 5
3.0060 AC.

S/L 6
3.0061 AC.

S/L 7
3.3712 AC.

528.00' N02°56'36"E

248.61' 270.00' 275.00' 248.00' 248.00' 248.00' 278.13'

3300.00 R. 3303.74' M. & U.
N87°03'24"W

KRUGGEL FARMS, INC.
DEED VOL. 8, PG. 422
5/23/79

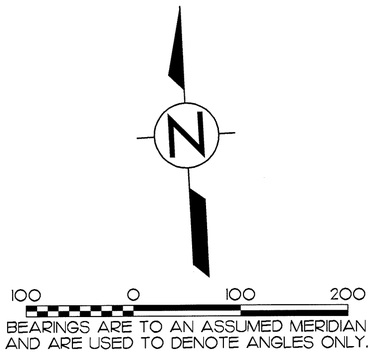
3

PART OF S/L 8

SEE SHEET

STATE OF OHIO
ROBERT A. DAMON
6083
REGISTERED PROFESSIONAL SURVEYOR

STONE RIDGE ESTATES
PROJECT NO. 16-190 SHEET 2 OF 3



BEARINGS ARE TO AN ASSUMED MERIDIAN
AND ARE USED TO DENOTE ANGLES ONLY.

LEGEND:

- ○ 5/8" REBAR FD. & USED AS NOTED
- ⊗ R.R. SPIKE FD. & USED AS NOTED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET

REFERENCE:

MEDINA COUNTY ENGINEER'S SURVEY RECORDS
BK. 1, PG. 250A
BK. 6, PG. 147
BK. 18, PG. 97B
BK. 49, PG. 91

T.H. 74 STONE ROAD 60'

N87°03'24"W 5369.74' S. & M.
3300.00 R. 3303.74' M. & U.

248.00' 248.00' 248.00' 248.00' 248.00' 248.00' 248.61'

150.00' R.
150.15' M.

1214.00' S. & U.

@ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00' @ 30.00'

@ 23.76'
90°04'00" R. & U.

LOT 33 LOT 45

LOT 31 LOT 44

60'

SEE SHEET 2

PART OF S/L 7

528.00' N02°56'36"E

S/L 8
3.0061 AC.

S/L 9
3.0061 AC.

S/L 10
3.0060 AC.

S/L 11
3.0061 AC.

S/L 12
3.0061 AC.

S/L 13
3.0098 AC.

528.00' R. & U. N03°00'36"E

JAMES & JANE IORFIDA
OR-393, PG. 504
8/05/87

248.00' 248.00' 248.00' 248.00' 248.00' 248.00'

3300.00 R. 3303.74' M. & U.
N87°03'24"W

KRUGGEL FARMS, INC.
DEED VOL. 8, PG. 422
5/23/79

C.H. 31 VANDEMARK ROAD

LOT 31 LOT 44

STATE OF OHIO
ROBERT A. DAMON
6083
REGISTERED PROFESSIONAL SURVEYOR

STONE RIDGE ESTATES
PROJECT NO. 16-190 SHEET 3 OF 3