Preliminary Plan

Hickory Hollow Estates

Liverpool Township

Meeting:	June 2, 2021	**Site Area:**	24.01 acres
App. No.:	048-2021-PP	**Sublots:**	20 Sublots
Applicant:	Shannondoah LLC	**Zoning:**	R-R Rural Residential District CDZ Controlled Density Zoning, Overlay District
Surveyor:	Cunningham and Associates		
Developer:	Shannondoah LLC		
Parcels:	025-01D-01-026 025-01D-06-046	**Utilities:**	Central Water and Sewer
		School Dist.:	Buckeye Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 24.01-acre site is located south of Center Road, east of Columbia Road and west of Metzger Road. The Concept Plan proposes 20 sublots between .39 and 1.24 acres located Liverpool Township.

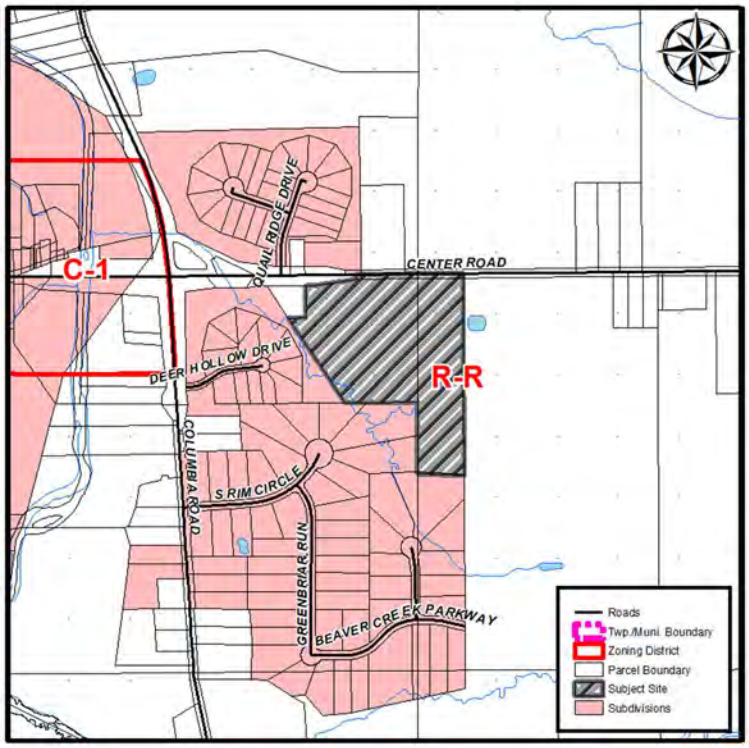
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential District	Cemetery Subdivision
East	R-R Rural Residential District	Open Field Residential with accessory buildings
South	R-R Rural Residential District	Subdivision
West	R-R Rural Residential District	Subdivision

Proposal: The applicant proposes the following on the 24-acre site:

- 20 Sublots;
- Two private streets leading to two cul-d-sacs;
- 9.63 acres of open space;
- Central sewer and water; and the
- Net density is .83 lots/acre.

Access: Access to the site is provided by Center Road (SR 303) connecting to Private Street A and Private Street B leading to two cul-d-sacs.



Site Conditions: The majority of the planned site includes open fields with trees outlining some of the parcel boundary. One gas well is located on Sublot 19.

Liverpool Township Zoning Resolution: According to the Liverpool Township Zoning Resolution, the purpose of R-R Rural Residential district is to provide for rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township. Where central sewer and water are available, it is the intention of this district to provide for low density residential development at a density of one (1) acre per dwelling unit. To ensure that existing and planned sewer and water facilities are most efficiently utilized, the one (1) acre per dwelling unit density will not be permitted outside the planned service areas as indicated in the Liverpool Township Development Policy Plan.

The Controlled Density Zoning (CDZ) Overlay District regulations are promulgated to promote the preservation and protection of the rural atmosphere of the Township while providing for anticipated residential development. To accomplish that purpose CDZ encourages the permanent preservation of relatively large tracts of land (consisting of, but not limited to, open natural areas, woodlands, greenway systems, wildlife habitats, flood plains, agricultural lands, wetlands, and waterways) of the Rural Residential District. These provisions and requirements are established as alternatives to a number of the residential lot requirements found elsewhere in the Resolution. Reductions permitted in these requirements are in exchange for the permanent preservation of open space and other natural features that can benefit not only the residents of the development but the general population of the Township. CDZ is structured to be consistent with the principles and intentions of the Liverpool Township Development Policy Plan and the Liverpool Township Zoning Resolution. Under no circumstances will its implementation supersede any relevant provisions in either document.

The proposed subdivision appears to comply with Liverpool Township Zoning Regulations.

Liverpool Township Development Policy Plan: The proposed subdivision is consistent with the 2015 Liverpool Township Development Policy Plan's Goal 2 which seeks to "promote the rural atmosphere of the Township while providing for balanced growth."

The proposed subdivision appears to comply with the 2015 Liverpool Township Development Plan.

Agency Comments: *Italicized text* indicates agency comments.

Dave Boettner, Valley City Zoning Inspector: CONDITIONAL APPROVAL
330.483.3102
dboettner@liverpooltwp.org

From Concept Plan: Plan meets all requirements of a CDZ development as found in Liverpool Twp Zoning Resolution. Applicant must still get approval from BZA after Site Plan Review as described in Section 216 of the Zoning Resolution.

Chris McDaniel, Valley City Fire Inspector
330.421.8005
cmcdaniel@valleycityfire.com

1. *300' maximum hydrant spacing with a 5" storz connection in all hydrants*
2. *100' cul-de-sacs from curb to curb*
3. *Uniform address placement on houses or mail boxes*
4. *Bench stepping al detention and retention basins or ponds*

Jeremy Sinko, Medina County Sanitary Engineer (MCSE): APPROVED
330.764.8331
jsinko@medinaco.org

The extension of the proposed 8" sanitary sewer and 12" water main along Center Road (SR 303) to the eastern property line of the subdivision will be required.

Detailed Engineering Plans at the time of construction must meet the current Rules and Regulations for water and sanitary sewer per the Sanitary Engineers Office.

Matt Martin, Medina County Highway Engineer's Office: CONDITIONAL APPROVAL
330.723.9561
mmartin@medinaco.org

1. *ODOT approval required for SR 303 access and work within state right-of way.*
2. *Maintain existing watersheds.*
3. *Provide/show overland flood routes on construction drawings.*
4. *Provide/maintain outlet path for existing Gunkelman Pond located east of Sublot 2.*
5. *Roadway to meet private street standards as described in the Engineering Code (thickness.)*
6. *Low opening elevations to be provided for sublots adjacent to stormwater management basins and upstream from Street A culvert crossing.*

Jared Feller, ODOT
Transportation Manager
419.207.7058
jared.feller@dot.ohio.gov

ODOT District 3 has no objections regarding the Concept Plan for the Hickory Hollow subdivision. This section of SR 303 is considered a Category 3 access facility and the preferred minimum driveway spacing is 495 feet (55 MPH). ODOT's State Highway Access Management Manual states that one direct private access will be permitted per parcel or contiguous parcels under common ownership and no additional access will be provided for the splitting or dividing of existing parcels currently under common ownership. The property owner/developer will need to submit a permit application to ODOT District 3 for the proposed access point. An ODOT permit is needed before any work can be done within the SR 303 right-of-way.

Steve Mazak, Medina County Health Department
smazak@medinahealth.org
330.723.9523 x715

Mike Martin, Medina County Tax Maps
mamartin@medinaco.org
330.722.9798

1. *It is recommended that the final plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Hickory Hollow has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers from final plat.*
4. *Road names will need to be checked with Tax Map Office for approval before signatures.*
5. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Department comments from previous Planning Department reviews.*

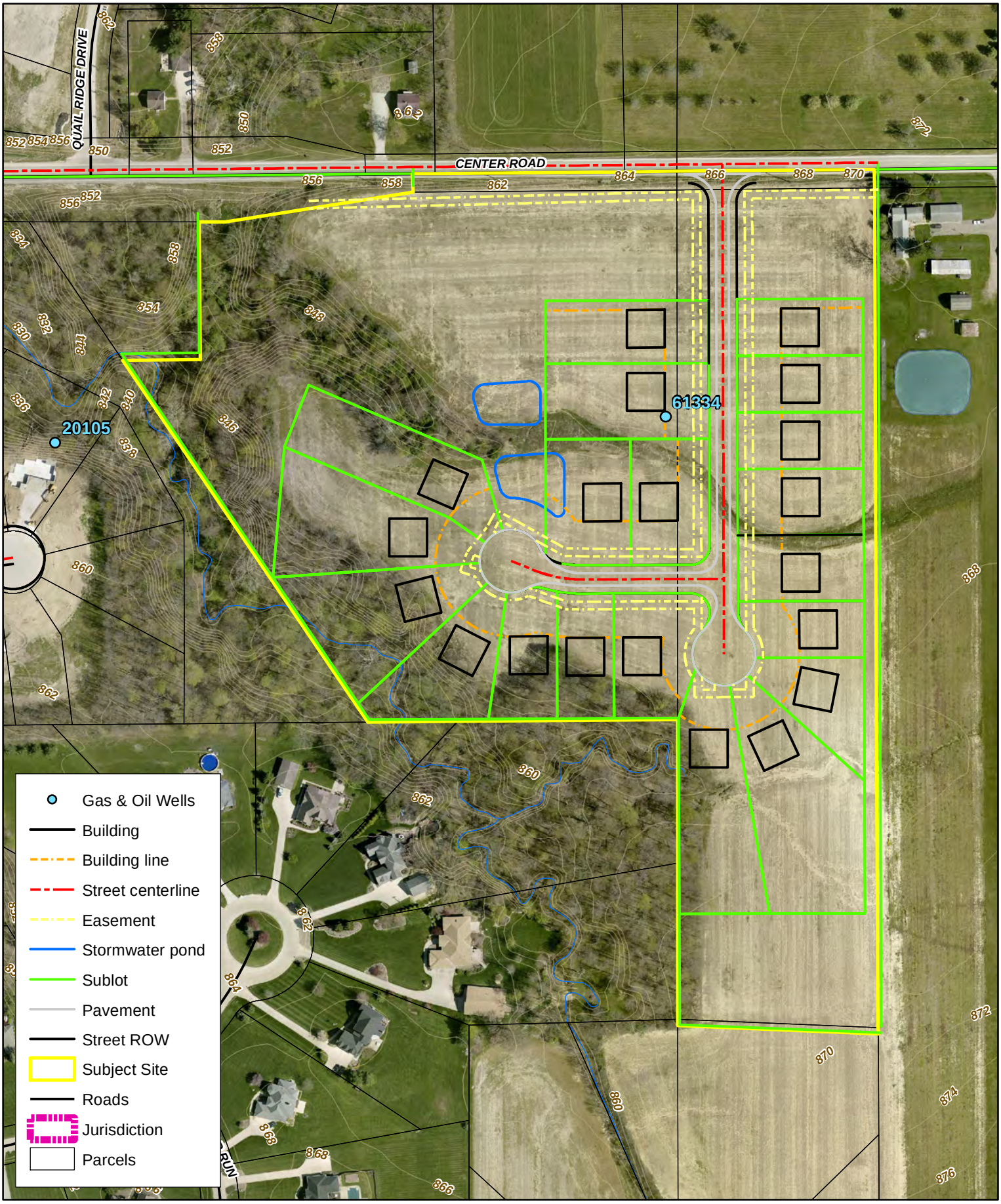
Department of Planning Services (DPS) Comments:

1. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section (§) C of the Subdivision Regulations:
   a. § (1)c. A draft of the proposed covenants and/or deed restrictions in Word format, if applicable. At a minimum, applicant shall submit a descriptive paragraph indicating the intent of the covenants and restrictions concerning perpetual ownership, maintenance, and/or construction of common lands and/or facilities.
   b. § (2)b9. Oil and/or gas wells, storage tanks and separator units; including the distances of these facilities from existing or proposed property lines, existing or proposed streets and existing or proposed habitable buildings. If oil/gas wells have been abandoned and plugged, documentation of such from ODNR must be submitted. There appears to be a gas or oil well located on Sublot 19. According to the well summary information from the ODNR site, the well was permitted at one time but never drilled.
   c. § (2)c9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
   d. § (2)d7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

Recommendation: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Serenity Court subdivision subject to the following:

1. Satisfy all agency comments listed in the staff report above.
2. Submit the required data/information as listed above.
3. Satisfy all DPS comments listed in the staff report above.

The applicant shall provide all requested documentation and corrections prior to Final Plat submission.



Medina County Ohio

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Hickory Hollow Estates
Preliminary Plan
App. No.: 048-2021-PP
Liverpool Township

Meeting Date: 6/2/2021
Zoning: RR-CDZ
Area: 24.00 acres
Sublots: 20

1:2,400

0 30 60 120 180 240 Feet

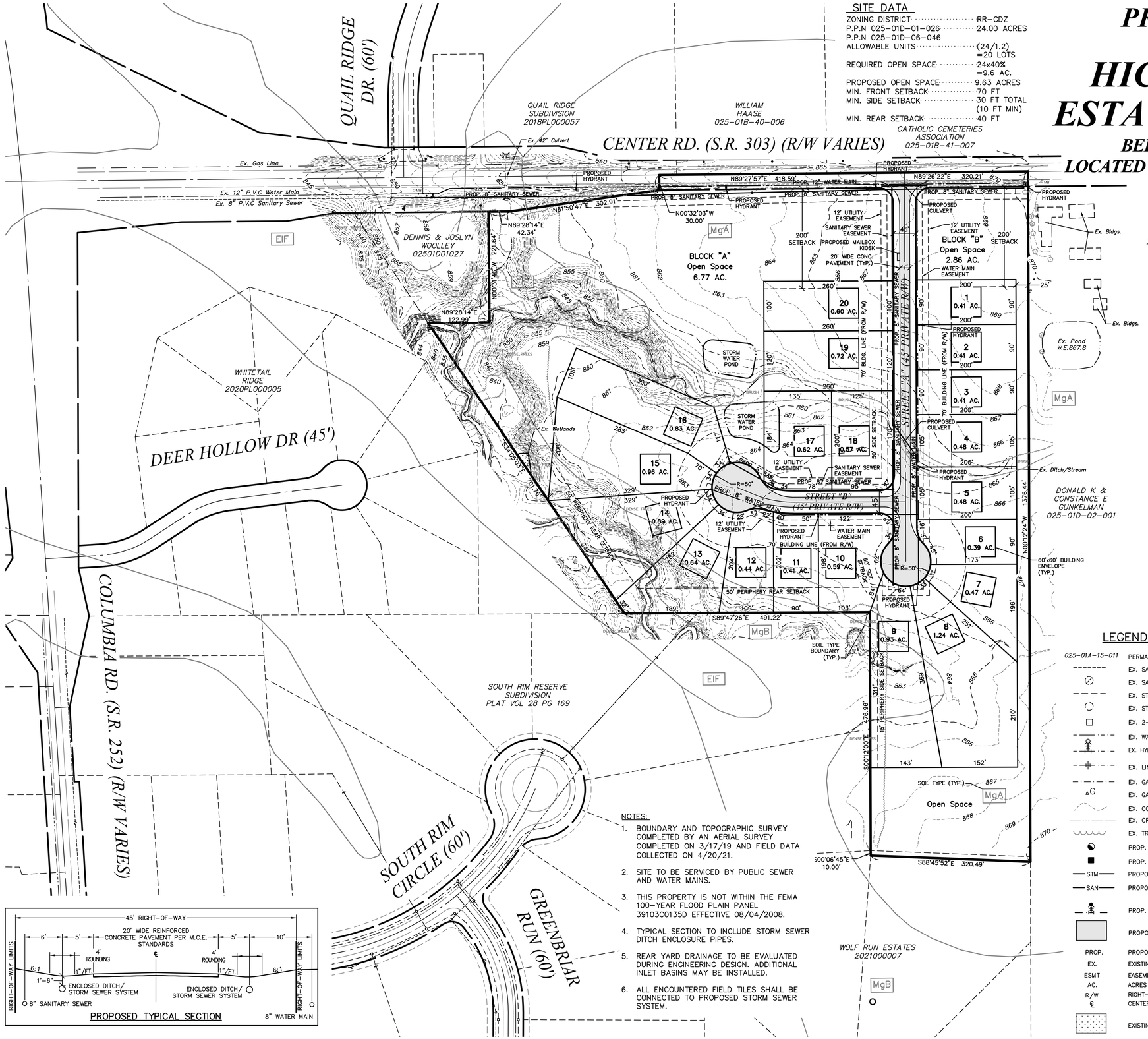
PRELIMINARY PLAN
FOR
HICKORY HOLLOW ESTATES SUBDIVISION

BEING PART OF SECTION 1, LOT 2
LOCATED IN THE TOWNSHIP OF LIVERPOOL IN
THE COUNTY OF MEDINA
AND STATE OF OHIO

DEVELOPER: SHANNONDOAH LLC.
BRYAN WEBER, PRESIDENT
P.O. BOX 473
VALLEY CITY, OH 44280
TELEPHONE: (216) 973-7523

SITE DATA

ZONING DISTRICT	RR-CDZ
P.P.N 025-01D-01-026	24.00 ACRES
P.P.N 025-01D-06-046	
ALLOWABLE UNITS	(24/1.2) =20 LOTS
REQUIRED OPEN SPACE	24x40% =9.6 AC.
PROPOSED OPEN SPACE	9.63 ACRES
MIN. FRONT SETBACK	70 FT
MIN. SIDE SETBACK	30 FT TOTAL (10 FT MIN)
MIN. REAR SETBACK	40 FT



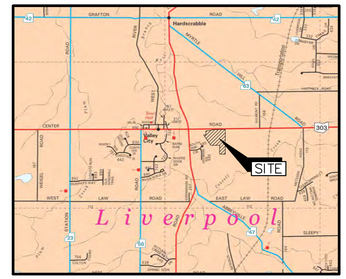
PROPOSED TYPICAL SECTION

NOTES:

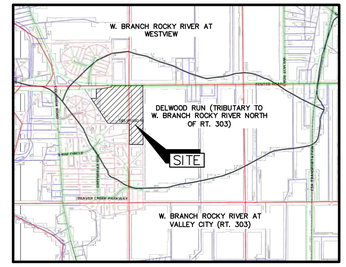
1. BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY AN AERIAL SURVEY COMPLETED ON 3/17/19 AND FIELD DATA COLLECTED ON 4/20/21.
2. SITE TO BE SERVICED BY PUBLIC SEWER AND WATER MAINS.
3. THIS PROPERTY IS NOT WITHIN THE FEMA 100-YEAR FLOOD PLAIN PANEL 39103C0135D EFFECTIVE 08/04/2008.
4. TYPICAL SECTION TO INCLUDE STORM SEWER DITCH ENCLOSURE PIPES.
5. REAR YARD DRAINAGE TO BE EVALUATED DURING ENGINEERING DESIGN. ADDITIONAL INLET BASINS MAY BE INSTALLED.
6. ALL ENCOUNTERED FIELD TILES SHALL BE CONNECTED TO PROPOSED STORM SEWER SYSTEM.

LEGEND

025-01A-15-011	PERMANENT PARCEL NUMBER
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. STORM SEWER
	EX. STORM MANHOLE
	EX. 2-2-B INLET BASIN
	EX. WATER MAIN
	EX. HYDRANT ASSEMBLY
	EX. LINE VALVE
	EX. GAS LINE
G	EX. GAS LINE MARKER
	EX. CONTOUR
	EX. CREEK
	EX. TREE LINE
	PROP. SANITARY MANHOLE
	PROP. INLET BASIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED STORM SEWER
	PROP. HYDRANT
	PROPOSED PAVEMENT
PROP.	PROPOSED
EX.	EXISTING
ESMT	EASEMENT
AC.	ACRES
R/W	RIGHT-OF-WAY
℄	CENTERLINE
	EXISTING WETLANDS



LOCATION MAP

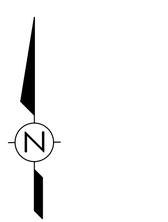


WATERSHED MAP

THIS SITE CONTAINS TO FOLLOWING SOIL TYPES:

EIF – ELLSWORTH SILT LOAM, 25 TO 70 PERCENT SLOPES
MgA – MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES
MgB – MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES

SITE IS LOCATED IN THE DELWOOD RUN (TRIBUTARY TO WEST BRANCH ROCKY RIVER NORTH OF RT. 303) WATERSHED



REVISIONS

DATE:	DESCRIPTION:	INT.

HICKORY HOLLOW ESTATES SUBDIVISION
LOCATED IN TOWNSHIP OF LIVERPOOL COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330.725.5980

SHEET TITLE: **PRELIMINARY PLAN**

DRAWN BY:	TEM
DATE:	4/28/21
CHECKED BY:	
DATE:	
PROJECT No.	20-202
ACAD FILE No.	M:\20-202\20202-SP
SCALE: PLAN-	1"=100'
PROFILE-Horz.	
Vert.	
SHEET NO.	1 / 1

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