MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

144 North Broadway Street • Suite 113 • Medina, Ohio 44256
Phone: 330-722-9293 • **Toll Free:** 844-722-3800
Website: medinaco.org/planning

MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, JUNE 5, 2024, 6:30 P.M.

Guests:
Dan Petersen, Rolling and Hocevar
Scott Simcic, Hinckley Township

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
Denise Testa, Director

Board President Jeff Brandon called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:
Sally Albrecht
Jeff Brandon
Regi Haire
Chuck Johnson
Pat Ryan
James Uranker

MCPC Alternates:
Cindy Engleman (alternate for Colleen Swedyk)
Adam Esker (alternate for Steve Hambley)
Tom James (alternate for Aaron Harrison)
Matt Sturgeon (alternate for Sue Frey)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the May 1, 2024, minutes.

Board Member Ryan moved to approve the May 1, 2024 minutes as written. Board Member Esker seconded the motion. All members voted AYE and the motion was approved.

III. CORRESPONDENCE

There were no items for Correspondence.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

a. **Appointments to the Community Reinvestment Area Housing Council**

Ms. Testa said that Dennis Matson from Liverpool Township was the CRA appointment for the Planning Commission meeting.

Board Member James moved to approve the CRA appointment of Dennis Matson from Liverpool township. Board Member Haire seconded the motion. All members voted AYE and the motion was approved.

b. **Forest Lake Estates**, Preliminary Plan Extension, Liverpool Township, 026-2024 PP-Ext

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Dan Petersen, Rolling and Hocevar, said he was aware of the required additional information, and he will provide it.

Board Member James questioned one of the comments from the Engineer's Office regarding the building envelope on sublot 26 within the pond area. Mr. Petersen said the delineation from the wetlands consultant on the pond was not correct.

Board Member James moved to approve the staff recommendation of Approval with Modifications for the Forest Lake Estates Preliminary Plan Extension. Board Member Sturgeon seconded the motion. All members voted AYE and the motion was approved.

c. **Sanctuary Court**, Preliminary Plan, Hinckley Township, 031-2024 PP

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member James questioned sublot 7 which appeared to be covered in wetlands

and wanted to know how that was going to be addressed. Hanna Cohan, 303 Development, stated there is a wetland in the driveway location so they would be filling a portion and impact the least amount that is necessary. Board Member Uranker about the depth of the wetland. Ms. Cohan said she was not sure but would find out. Board Member Uranker said this would impact frontage and would be a troublesome sublot and would need to be mitigated. Ms. Cohan said they are working with HCW as their wetland consultant...inaudible.

Board Member Sturgeon moved to approve the staff recommendation of Approval with Modifications for the Sanctuary Court Preliminary Plan. Board Member James seconded the motion. All other members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Planning Director Testa distributed the Valley Ridge Estates Concept Plan located in Liverpool Township, which was reviewed May 15th concept plan. She reminded the Board that this was reviewed at the April concept plan meeting as two different subdivisions next to one another (Meadow Ridge and Valley Ridge). She said that by combining these two subdivisions there will be 88 sublots with 105 acres. She added that the applicant has submitted for consideration a Preliminary Plan for the July meeting. Board Member Esker questioned if they were going to try and connect to Dallas Street. Ms. Testa answered that it was one of the challenges, and based on some of the comments that have been returned to the office it might not be possible.

Board member Esker asked about the owner on West River Road holding out. Ms. Testa said that was still the case. Board Member James said without that second access this subdivision could not be approved as submitted. Ms. Testa said that was correct as they have to have two points of access. She said with the new plan they are creating a new road between Dallas and Bond Streets on a parcel they do not own (with homes) and cutting off access to Dallas and School Streets.

Director Testa let the Board know that there are eight agenda items for the July meeting including six subdivisions and two text amendments.

She said staff is in the process of applying for the Community Development Block Grant (CDBG) which is due next Wednesday, June 12th. Ms. Testa was also in the process of completing the fair housing presentations and said they are still in PY22 for CDBG. She added they have the Brunswick Street project that would be completed within the next couple of months as well as the Lodi pathway leading to the splash pad. She said they currently have 90 Community Housing Improvement Program (CHIP) applications and six Lead Safe Ohio (LSO) applications. Ms. Testa said the state has extended the deadline for the LSO until the end of July with the idea they would springboard LSO from CHIP. Of the 90 applicants they thought some of them would be eligible for the LSO program.

VIII. PUBLIC PARTICIPATION

Board Member Sturgeon discussed the Hazard Mitigation Plan representing the Medina County Emergency Management Agency. Board Member James questioned if this plan would have an effect on flood insurance rates in our community. Board Member Sturgeon said yes, indirectly if they get credit for their community rating system for having the plan which reduces the flood insurance premium in the unincorporated areas, so the city of Medina would have to pursue their own CRS reduction program if they wanted.

IX. OTHER BUSINESS

Board President Brandon welcomed Cindy Engleman to the Planning Commission. She is a Hinckley Township Trustee.

X. ADJOURNMENT

There being no further business to discuss, Chairman Brandon adjourned the meeting at 6:55 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: Valley Ridge Concept Plan Staff Report

Concept Plan

Valley Ridge Estates

Liverpool Township

Meeting:	May 15, 2024	**Site Area:**	105.66 acres
App. No.:	030-2024 CP	**Sublots:**	88 Sublots
Applicant:	B. Weber, Hat Creek Co.	**Zoning:**	R-R Rural Residential District with Controlled Density Overlay District (CDZ)
Engineer:	Davey Resource Group		
Parcels:	025-01A-43-035 025-01A-43-038 025-01A-43-039	**Utilities:**	Central Sewer and Water
		School Dist.:	Buckeye Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 105.66-acre site is located northwest of the intersection of Dallas and School Streets and north of Center Road (SR 303) including two points of access. The applicant proposes 88 sublots between 0.40 and 1.01 acres leading to two permanent cul-de-sacs.

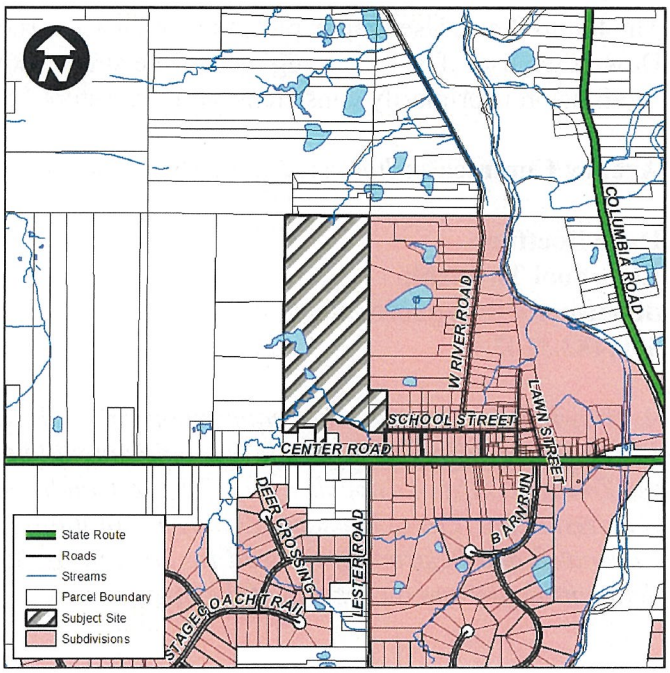
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential District	Single-family residences
East	R-R Rural Residential District	Single-family residences Liverpool Township Offices
South	C-1 Commercial District R-R Rural Residential District	Single-family residences
West	R-R Rural Residential District	Agriculture

Proposal: The applicant proposes 88 sublots for single-family homes with central sewer and water and 61.6 acres of open space. Three stormwater retention ponds will be constructed on the north, central, and southeastern portion of the subdivision.

Access: Access to the site is proposed at the intersection of School and Dallas Streets and Center Road (SR303). The applicant proposes to vacate the Dallas Street right-of-way south of School Street by constructing a guard rail.

Site Conditions: Most of the planned site is used for used for agriculture in open fields. There is a stream in the southwest portion and two wetlands in the central portion of the site. The site includes four oil or gas wells.



Liverpool Township Zoning Resolution: According to the Liverpool Township Zoning Resolution (ZR), 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 ZR indicates the purpose of the Controlled Density Zoning (CDZ) Overlay District is to, "...promote the preservation and protection of the rural atmosphere of the Township while providing for anticipated residential development. To accomplish that purpose Controlled Density Zoning 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." The CDZ should be consistent with the Township Development Policy Plan and the ZR.

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 Future Land Use map depicts the southeast corner of the site where the entrance as Downtown use. The remaining area of the site is shown as Residential use. The proposed subdivision is primarily consistent with the Future Land Use map.

Agency Comments: *Italicized text* indicates agency comments.

Dave Boettner
Liverpool Township
dboettner@liverpooltwp.org
330.483.3102

As drawn, the plan meets the requirements of a CDZ Development as outlined in Sec. 306 of the Liverpool Twp. Zoning Resolution. Applicant will need to provide an application to go before the Zoning Board of Appeals as a CDZ is a Conditionally Approved use of the property (as required in Sec 216 of the same Zoning Resolution). Also required will be a copy of all Deed, Covenants and Restrictions as well [as] a copy of the Homeowners Association documents delineating use and ownership of the open spaces.

Medina County Tax Map Department
taxmaps@medinaco.org
330.722.9777

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Valley Ridge Estates has been added to the reserved subdivision name list.*
3. *Remove existing parcel numbers from final plat.*
4. *Any subdivision with phase numbers or replat number are subject to change at the time of recording.*
5. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
6. *Contact info: email – nikki.l.roche@usps.gov phone – 216-443-4024.*
7. *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 Dept. comments from previous Planning Dept. reviews.*
8. *Please review the comments provided on the face of the concept plan.*

Jarod Feller
ODOT
jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Concept Plan for the Valley Ridge Estates Concept Plan. This section of SR 303 is considered a Category 3 access facility. ODOT's State Highway Access Management Manual states that one direct access will be permitted per parcel or contiguous parcels under common ownership. While the development will have access to School Street, ODOT District 3 acknowledges that two access points will be required due to the size of the proposed development and SR 303 appears to be the only additional location for a second access point. The property owner/developer will need to submit a permit application to ODOT District 3 for the proposed access point along SR 303. An ODOT permit is needed before any work can be done within SR 303 right-of-way. A Traffic Analysis will need to be completed as part of the ODOT permit process for the access point along SR 303.

David Wos
Medina County Health Department
dwos@medinahealth.org
330.723.9523

The proposed lots will utilize the existing sanitary sewer and public water from Center Road (S.R. 303). This office does not require anything further regarding household sewage treatment systems or private water systems.

Ben Romine
Sanitary Engineer's Office
bromine@ohmedinaco.org
330.723.9575

The Medina County Sanitary Engineer (MCSE) has sanitary sewer available to service the proposed subdivision. The sizing and depth of the sanitary sewer should be large enough and deep enough to accommodate the proposed 41 sublots from the proposed subdivision on PPN 025-01A-43-039. The manhole located in front of S/L 71 should be extended to the westernmost point of the property's frontage. The MCSE's existing water mains will need to be upgraded to service the proposed subdivision. These upgrades include replacement of the 6" water main on Center Road (SR 303) with a 12" water main between Dallas Street & Street C and replacement of the 6" water main on Dallas Street with an 8" water main. The water mains on Street A, Street B and Street C are to be sized as 8" water mains. Detailed engineering plans at the time of construction must meet the current Code of Regulations for water and sanitary sewer per the MCSE.

Erik Malinoski
County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. *Dallas Street, School Street and Bond Street will not be able to handle the additional proposed traffic from the subdivision. Significant improvements to all 3 streets will be required including dedication of additional right-of-way, relocation of utilities, and potential street and utility upgrades.*
2. *Strongly recommend seeking a second access point on S.R. 303 or W. River Road.*
3. *The termination of Dallas Street will not be allowed.*
4. *Drainage maintenance fund required.*
5. *ODOT approval required for access onto S.R. 303.*
6. *Maintain existing watersheds.*
7. *Overland flood routes and rear yard drainage conveyance to be addressed with subdivision drawings.*
8. *Density less than 1 House/Acre. Special residential road section required per the Liverpool Township Road Resolution.*
9. *Show existing pond outlet structure.*
10. *Locate sanitary sewer and water main behind ditch enclosure.*
11. *All utilities, manholes, catch basins, utility connections, etc. to be located a minimum 5 feet from edge of pavement.*
12. *Temporary turnaround required for Street B stub to the West.*
13. *Stormwater management easements to be cleared of all trees and brush.*
14. *Label Township riparian setbacks.*

Jim Smith
Medina County Soil and Water Conservation District
jsmith@medinaco.org
330.722.9317

- *This site is made up of Ellsworth silt loam with 2-6% slopes (ElB) with limitations of seasonal wetness, a clayey subsoil, and slow permeability and 25-70% slopes (ElF) with limitations of primarily steep slopes. Mahoning silt loam with 0-2% slopes (MgA) with limitations of seasonal wetness, slow permeability, and a subsoil that is plastic when wet. Fitchville silt loam with 0-2% slopes (FcA) with limitations of seasonal wetness, soil material that is soft and compressible when wet, high potential frost action, and moderately slow permeability. Orrville silt loam with 0-2% slopes (Or) with limitations of flooding and wetness.*
- *Stormwater management areas should have a plan in place identifying who will be responsible for maintaining these stormwater management easements. Maintenance could include mowing, removal of debris/sediment, removal of invasives, dam/spillway maintenance and repairs.*
- *Sublot 30-33 will have an existing wetland beyond the backyard property boundary. It is recommended to maintain a 25 ft setback from the border of the wetland with any fences, sheds, etc.*
- *Any plans to manipulate existing wetlands are regulated by U.S. Army Corps of Engineers and/or Ohio EPA. They should be consulted for input on wetland impacts.*
- *In areas where the grade is in excess of 12% slope, excessive sediment and erosion practices are highly recommended.*
- *Ensure that stormwater basins are sized to accept the capacity of water that may flow into them during large rain events as well as release it in a safe manner downstream to lessen erosion potential and flooding damages.*
- *I would like to recommend the implementation of native vegetation and trees within open spaces. Native species are beneficial to native wildlife and pollinators rather than ornamental or non-native species.*
- *There appears to be an ephemeral stream that runs through the parcel. It is recommended to allow the water course to maintain its direction through parcels 34-38.*
- *Ensure that watersheds and natural overland drainage patterns are maintained: watersheds are not to be broken.*
- *Sublot 43 is situated within an existing drainage pattern. There should be extra considerations for stormwater runoff in place for this lot to allow for safe and adequate over land flow routes. This could be a vegetative swale graded properly to allow water to exit the lot and enter into the open space.*
- *This site had been agriculture production land. There is a possibility of subsurface drainage field tile. Tiles should be identified and either capped off and disposed of or repaired and maintained to not negatively impact lawns or drainage.*
- *Our office would like to suggest green infrastructure considerations such as vegetative overland flow paths for stormwater runoff, bioswales, and curb cuts.*
- *Tree removal should be limited to the immediate construction area. In the ravine, it is recommended to retain as many trees as possible, as they help hold the bank in place from further erosion.*

Department of Planning Services Staff Comments:

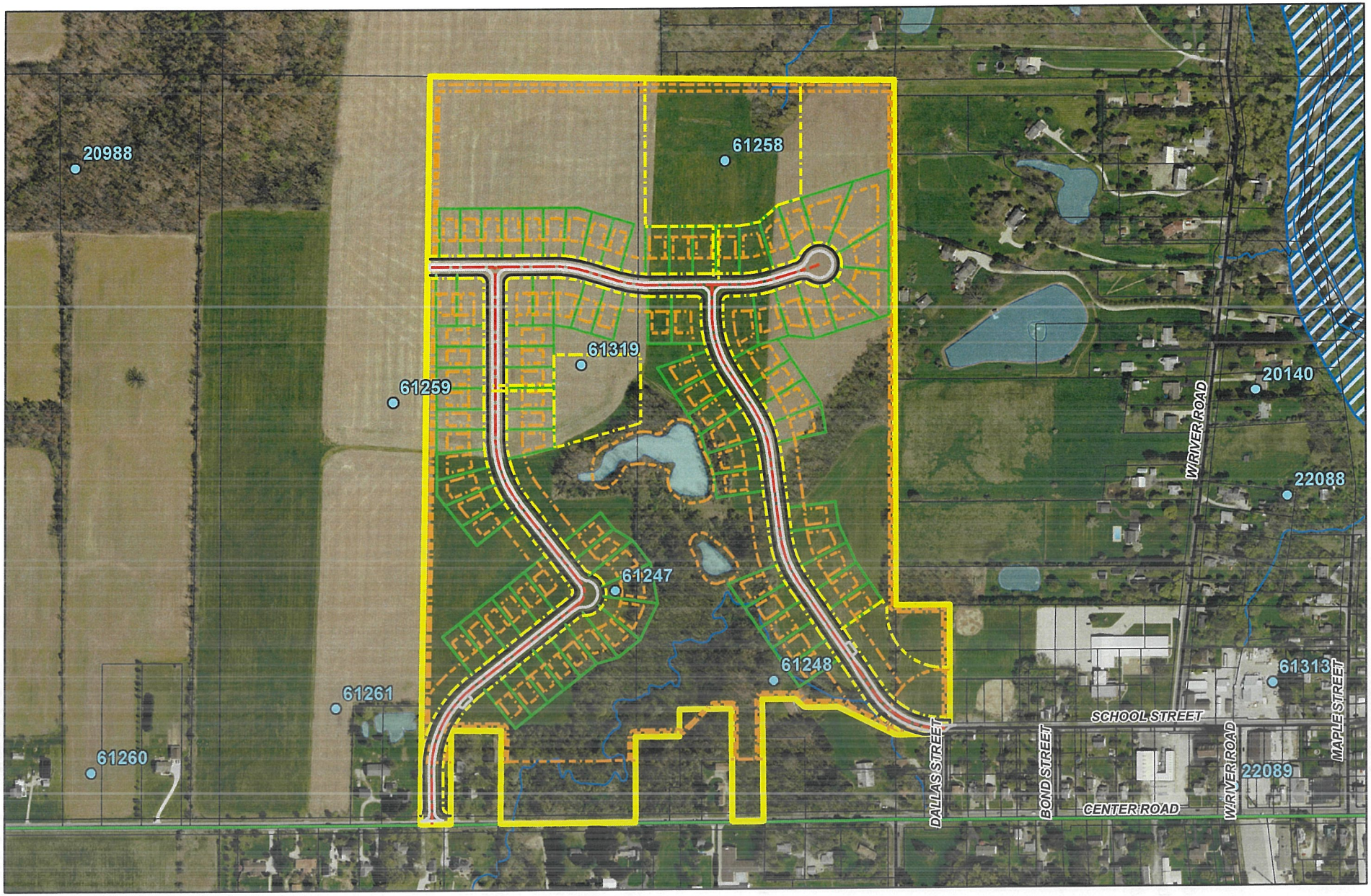
1. Staff recommend the applicant address comments from the County Engineer regarding access including but not limited to Dallas, School, and Bond Streets prior to submitting a Preliminary Plan application.
2. The owners listed in the Site Information on the survey are inaccurate.
3. Staff recommend reviewing Article IV Section 404.C prior to submitting the Preliminary Plan. The following documents are required for submittal with the Preliminary Plan.
   a. Draft of proposed covenants and/or deed restrictions, if applicable.
   b. Correspondence with the US Army Corps of Engineers is required with the Preliminary Plan application and wetlands must be. A completed study to delineate a wetland is required.
   c. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
   d. 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.
   d. Provide Homeowner's Association documents if one is to be utilized.
4. Staff recommend including the following items/information with the Preliminary Plan.
   a. Building setback lines as required by zoning.
   b. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a draft of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. The description shall include:
      i. Agreements and provisions for any community association, homeowner's association or owner's association with provision for association membership and responsibility.
      ii. The construction, administration, and maintenance of all proposed common property, common facilities and common lands.
5. Satisfy regulatory agency comments and provide updates/documents regarding the comments when submitting the Preliminary Plan.

Attendance

Travis Crane, Davey Resource Group
Cindy Gages, Liverpool Township Resident
Cheryl Heinly, Planning Services
Erik Malinoski, County Engineer's Office
David Puch, County Engineer's Office
Ben Romine, Sanitary Engineer's Office
Denise Testa, Planning Services
Bryan Weber, Hat Creek Company

Notes

- Addendums from Sanitary Engineer's Office and Valley City Fire Department were distributed.
- Bryan Weber originally purchased smaller property and Cambridge (co-applicant) purchased the property to the west.
    - Black Walnut trees on property, one of which is 200 years old, and Mr. Weber plans to preserve the old growth timber.
    - There is an agreement with Township to deed two baseball diamonds.
    - Mr. Weber discussed access that has 60 feet off SR 303 to east from Bond and School Street, but it is not on this plan, and it does not eliminate Dallas Street. Both entrances will be on SR 303 and a work around east entrance.
    - Mr. Weber said this plan is a four to five year build out.
    - Mr. Weber stated the farm (Miller) to the west will NOT sell so development is not in future plans.
    - Will have HOA w/conservation easement as this is a Township requirement.
    - Oil wells will be plugged.
    - Army Corp contacted.
- Ben Romine, Sanitary Engineer's office, sanitary sewer should be large enough and deep enough to service the subdivision as a whole.
    - Existing water mains will need upgraded.
    - Low pressure sanitary to the west too deep?
    - Creek with depth look at easement.
- Erik Malinoski, County Engineer's office.
    - Second access should be from SR 303 and will need ODOT approval.
    - County Engineer's office is not in agreement to close Dallas Street.
    - Second access cannot handle additional traffic on School Street.
    - Pond split in two? Mr. Weber answered that they are not bodies of water in middle of property, old overflow, sediment areas that have no water.
    - Temporary turnaround (stub not allowed) to the west going to Miller Farms Custom LLC property.
- Cindy Gages, Liverpool Township resident, concerns
    - Number of homes, traffic on West River Road and School Street.
    - Density is also a concern as pushing traffic to SR 303 with hill is an issue. She also commented regarding the sublots to the north looking smaller. Mr. Weber replied that he will try to prevent those concerns and issues for the residents. He added that he will work with the County Engineer and Township Trustees.
- Denise Testa, Planning Director, commented that they would need a traffic study for West River Road (speed limit)?



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

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Valley Ridge Estates
Concept Plan
App. 030-2024-CP
Liverpool Township

Meeting Date: 5/15/2024
Zoning: R-R Rural Residential
Sublots: 88
Area: 105.66 acres

1 inch = 500 feet

0 70 140 280 420 560 700 Feet

CONCEPT PLAN

FOR

VALLEY RIDGE ESTATES

TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL LIVERPOOL TOWNSHIP
SECTION 12, LOT 2

SITE INFORMATION:

SITE LOCATION: DALLAS STREET, LIVERPOOL TOWNSHIP, OHIO

PARCELS: 025-01A-43-038 56.19 AC THE HAT CREEK COMPANY INC.
025-01A-43-039 49.27 AC THE HAT CREEK COMPANY INC.
025-01A-43-035 0.20 AC BRYAN ZAYAC

SITE AREA: 105.66 AC

CURRENT ZONING DISTRICT: R-R RURAL RESIDENTIAL

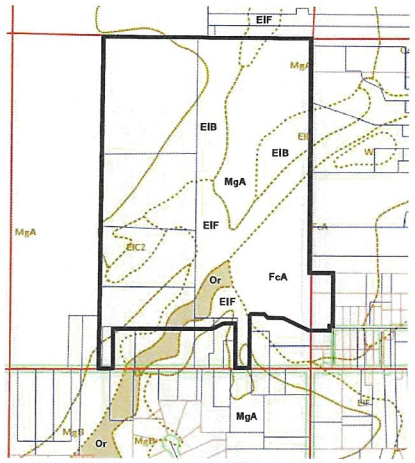
PROPOSED ZONING DISTRICT:
R-R RURAL RESIDENTIAL WITH CDZ CONTROLLED DENSITY OVERLAY
SECTION 306 CONTROLLED DENSITY ZONING (CDZ), OVERLAY DISTRICT

	PER CODE	SHOWN
-MIN. LAND AREA:	15 AC	105.66 AC
-MAX. DENSITY:	105.66 AC/1.2=88 LOTS	88 LOTS (0.83 D.U./AC)
-MIN. REQUIRED OPEN SPACE:	40% (42.3 AC)	58% (61.6 AC)
-MIN. FRONT YARD:	70'	70'
-MIN. SIDE YARD WIDTH:	30' TOTAL,10' MIN. EA.	15'
-MIN. CORNER LOT SIDE YARD:	50'	50'
-MIN. REAR YARD DEPTH:	40'	40'
-MIN. BOUNDARY SETBACK:	15' SIDE, 50' REAR	15' SIDE, 50' REAR
-MIN. SETBACK FROM EX. ROW:	200'	200'
-MIN. PROJECT BUFFER:	25'	25'

TOTAL PROPOSED DWELLING UNITS: 88 DETACHED SINGLE FAMILY DWELLINGS
38 LOTS AT 88'x190'
50 LOTS AT 78'x190'

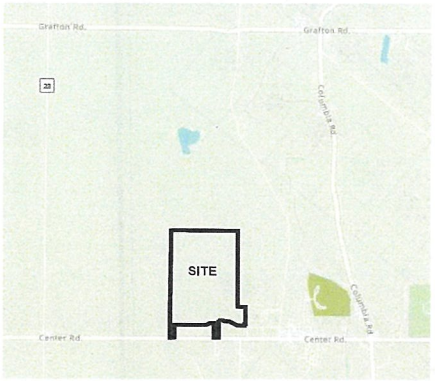
TOTAL PROPOSED LINEAR FEET OF ROAD: 6,030 LF

PROPOSED PUBLIC RIGHT-OF-WAY: 60' WIDE

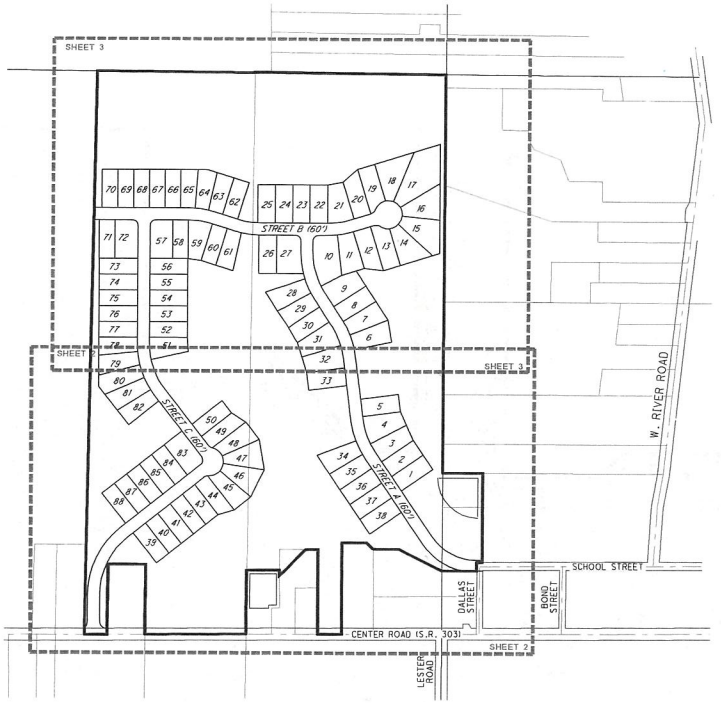


FLOOD PRONE SOILS: Or

SOILS MAP
NO SCALE

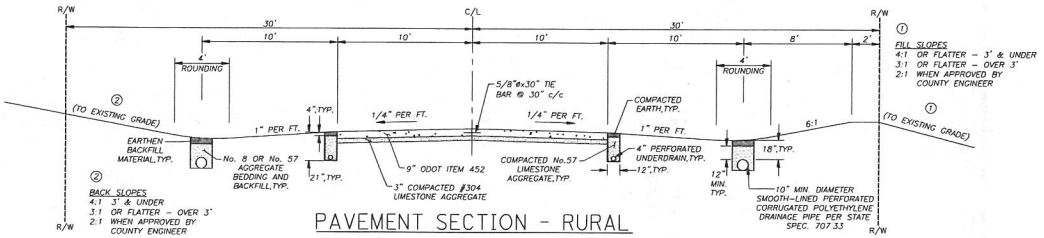


LOCATION MAP
NO SCALE



0 150 300 600
SCALE (IN FEET)
1 inch = 300 ft.

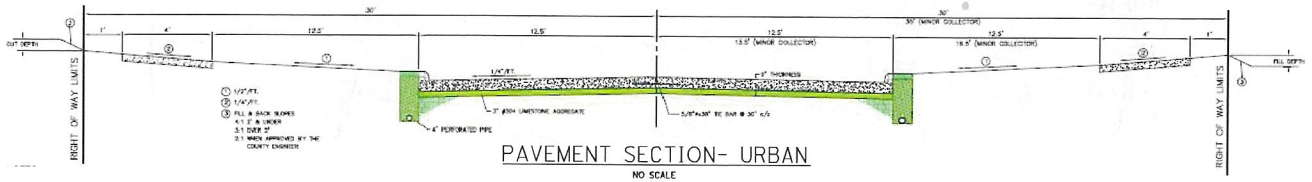
SHEET INDEX:
SHEET 1 TITLE SHEET
SHEET 2 PLAN SHEET
SHEET 3 PLAN SHEET



BACK SLOPES
4:1 3' & UNDER
3:1 OR FLATTER - OVER 3'
2:1 WHEN APPROVED BY COUNTY ENGINEER

FILL SLOPES
4:1 OR FLATTER - 3' & UNDER
3:1 OR FLATTER - OVER 3'
2:1 WHEN APPROVED BY COUNTY ENGINEER

PAVEMENT SECTION - RURAL
NO SCALE



PAVEMENT SECTION- URBAN
NO SCALE

OWNER: 025-01A-43-038
VALLEY CITY DEVELOPMENT GROUP LLC
P.O. BOX 625
VALLEY CITY, OHIO 44280

OWNER: 025-01A-43-039
CAMBRIDGE SERVICES CO LTD LLC
130 W. STREETSBORO STREET
HUDSON, OHIO 44236

DEVELOPER:
THE HAT CREEK COMPANY INC.
P.O. BOX 473
VALLEY CITY, OHIO 44280
BRYAN A. WEBER
216-973-7523

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

DAVEY Resource Group

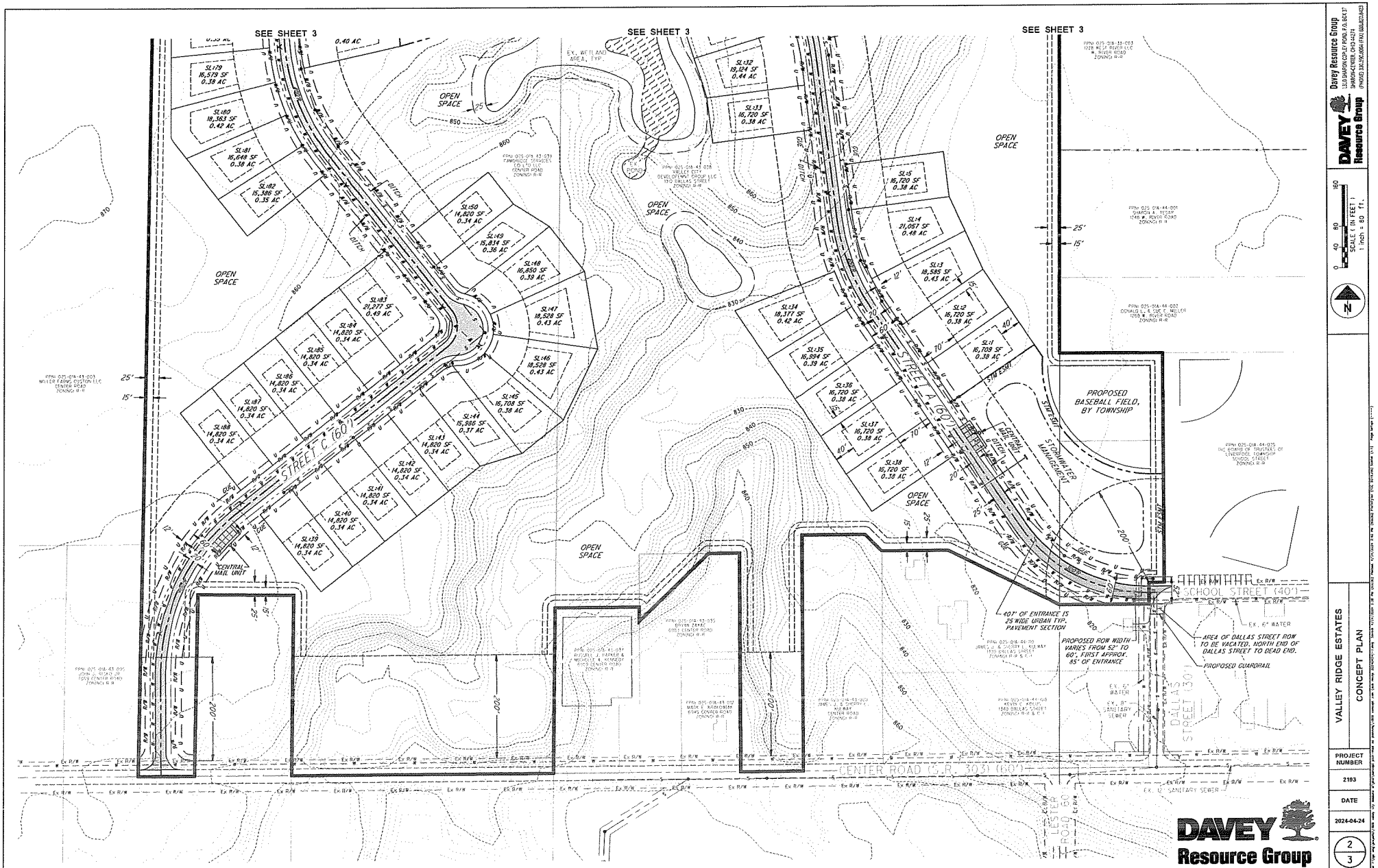
Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE:(330)590-8000 FAX:(888)208-8823

VALLEY RIDGE ESTATES
CONCEPT PLAN

PROJECT NUMBER
2193

DATE
2024-04-24

1 / 3



Davey Resource Group
1383 BARKLEY CIR. | P.O. BOX 37
SHARON CENTER, OH 44274
(PHONE) 330.239.4004 | (FAX) 888.823.2933

VALLEY RIDGE ESTATES

CONCEPT PLAN

PROJECT NUMBER
2193

DATE
2024-04-24

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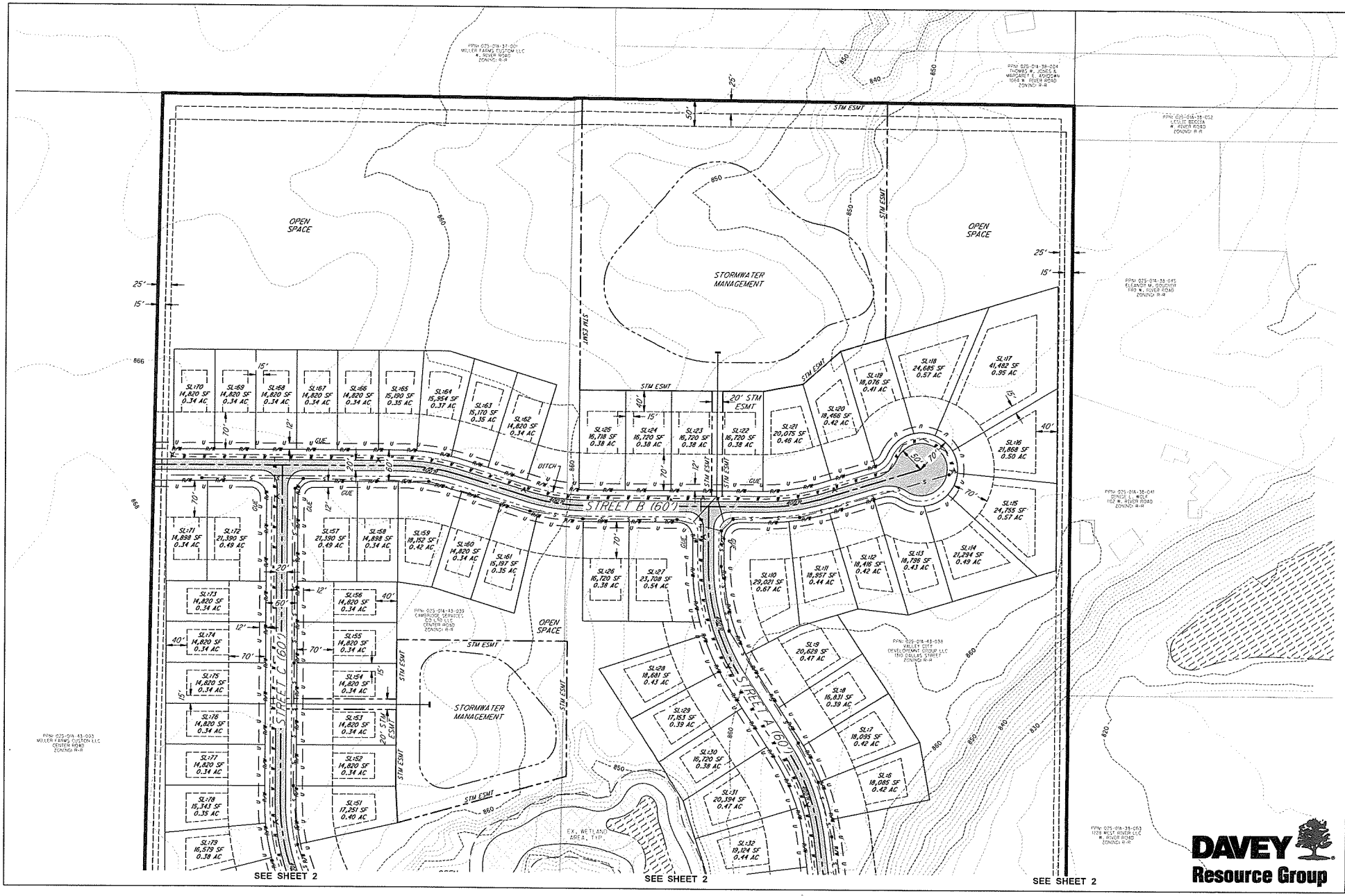

Davey Resource Group
1539 SHERMAN CENTER ROAD, P.O. BOX 37
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DAVEY Resource Group

0 40 80 160
SCALE (IN FEET)
1 inch = 80 ft.

N

VALLEY RIDGE ESTATES
CONCEPT PLAN

PROJECT NUMBER
2193
DATE
2024-04-24
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