Preliminary Plan

Sainato Estates

Granger Township

Meeting:	July 3, 2024	**Sublots:**	3 Sublots
App. No.:	041-2024 PP	**Zoning:**	R-1 Residential District and C-1 Commercial District
Applicant:	David Sainato		
Engineer:	Rolling & Hocevar, Inc.	**Utilities:**	On-site Septic and Central Water
Parcels:	005-07C-30-005	**School:**	Highland Local
Site Area:	30.2109 acres	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 30.2109-acre site is located west of Ridge Road (SR 94) and south of Granger Road including two zoning districts. The applicant proposes three sublots ranging between 4.28 and 15.09 acres, 4.36 acres of open space, and one private street leading to a permanent cul-de-sac.

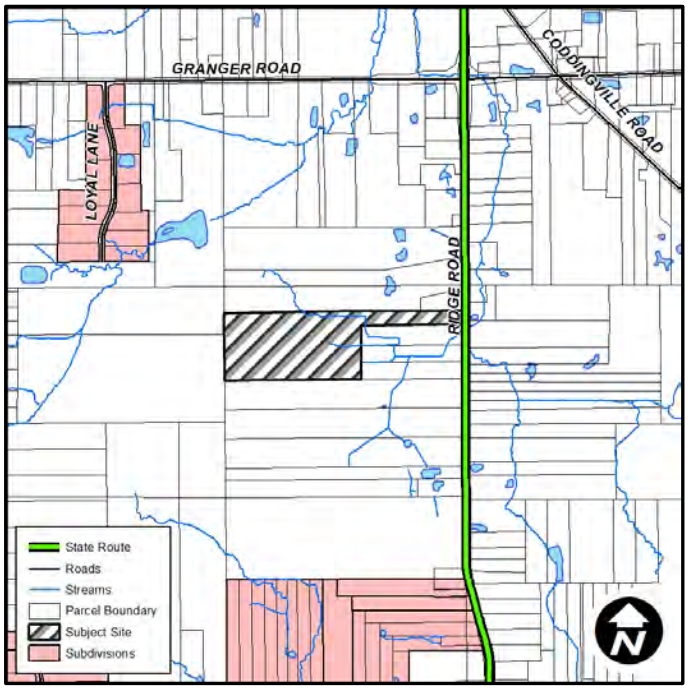
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Rural Residential/ C-1 Commercial	Residential/Deciduous Forest
East	R-1 Rural Residential/ C-1 Commercial	Ridge Road/Residential
South	R-1 Rural Residential/ C-1 Commercial	Residential/Deciduous Forest
West	R-1 Rural Residential	Cropland

Proposal: The applicant proposes three sublots for single-family homes with 4.36 acres of open space to be served by a private street. Two stormwater basins with water quality abilities will treat the stormwater run-off from the private street.

Access: Access to the site is proposed at SR 94 leading to a private street that terminates in a permanent cul-de-sac.

Site Conditions: Most of the planned site is deciduous forest including two existing wetlands.



Granger Township Zoning Resolution: The western and majority portion of the site is zoned R-1 Rural Residential District, and the eastern portion of the site with access on SR 94 is zoned C-1 Commercial District. The purpose of the R-1 Residential District "is to manage low-density residential development that will preserve the rural residential character of Granger Township." The minimum lot size is two acres and the minimum required frontage is 175 feet.

The purpose of the C-1 Local Commercial District "is to provide for retail and service businesses serving the daily needs of Township residents for goods and services. C-1 Districts are strategically located to provide accessibility to Township residents. Uses in this district shall be compatible with surrounding residential uses in order to minimize impacts on surrounding neighborhoods and are intended to be limited in scale."

Agency Comments: *Italicized text* indicates agency comments.

Randal Davis: APPROVAL
Granger Township Zoning Inspector
zoning@grangertwp.org
330.239.3611 x102

Please confirm ODOT and engineering specifications for placement and construction of the private street meets Medina County and state route requirements.

Granger Fire Inspector
Granger Township Fire Department
grangerfireinspections@gmail.com
330.239.2111

Comments from 2024 Concept Plan
Based upon the distance from Ridge Road, in addition to the length of the private drives, and the fact that there is a water main already running the length of it for water supply to the residences, we are requesting that at least one (1) hydrant be placed somewhere in the cul-de-sac to provide a water supply in the unfortunate event of a fire.

Jarod Feller
Ohio Department of Transportation (ODOT)
jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Sainato Preliminary Plan. This section of SR 94 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. Since a single access point is proposed for the three lots shown, the State Highway Access Management Manual requirements would be met.

ODOT previously issued a temporary construction driveway permit for this location. The property owner will need to submit a new permit application for the permanent driveway. A common access driveway permit application should be submitted for this situation. ODOT District 3 allows a driveway width of up to 24 feet for common access driveways. The ODOT permit for the permanent driveway will need to be issued before any work related to the permanent driveway occurs within SR 94 right-of-way.

Catherine Auckerman
Highland Local School District
auckerman@highlandschools.org
330-239-1901

Comments from 2024 Concept Plan
The subdivision is in the Highland School District.

Lilian Gonzalez
TC Energy
us_crossings@tcenergy.com
800-562-8931

Comments from 2024 Concept Plan
TC Energy doesn't have any facilities impacted by this proposed project.

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

Public water is available to service the proposed subdivision. The developer has a few options for the water installation. The developer can install a master meter with an 8" private water main & a service connection to each residence. The developer may install sub-meters in accordance to Ohio EPA regulations. Or the developer can install three (3) water taps with three (3) individual meters. Each curb box is to be located 1' off the Right of Way Line on SR 94 with the meter 3' – 5' behind the curb box. Each property owner would be responsible for the maintenance of their individual service connection. If the three (3) service connections are chosen, the developer may install a 6" fire line. The fire line would require a meter and a minimum monthly water charge billable to the HOA. A public sanitary sewer is not available to service this subdivision.

Erik Malinoski: CONDITIONAL APPROVAL
Medina County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. *ODOT approval is required for access to S.R. 94 and frontage/roadway improvements.*
2. *Maintain existing watersheds.*
3. *Show USPS mailbox kiosk location.*
4. *Show any applicable Granger Township riparian and wetland setbacks.*
5. *Street design to meet private street standards as specified in the Engineering Code.*

David Wos: CONDITIONAL APPROVAL
Medina County Health Department
dwos@medinahealth.org
330-723-9523

The proposed lots will require soils and site evaluation with this office to determine feasible on-lot sewage treatment systems. Public Water is available at Ridge Road.

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

Comments from 2024 Concept Plan

1. *Fitchville silt loam makes up the majority of the soil structure for the home construction area. Fitchville has a seasonal high-water table, and the foundations/footers should have adequate water drainage ability.*
2. *Existing ravine wetlands should be maintained as vegetative cover to help infiltrate stormwater runoff and lessen the impacts of flooding downstream and erosion potential. On sublot 1, culvert under the driveway should be sized to adequately accept the flow from uphill to not overtop the driveway.*
3. *Existing delineated wetlands are regulated by the US Army Corps of Engineers and/or Ohio EPA and any actions to manipulate them require their involvement.*
4. *Watersheds must be maintained throughout all phases of construction.*
5. *Sediment and erosion control practices must be in place to limit the impacts to water bodies.*
6. *Tree removal should be limited to the immediate construction area. This will enhance and preserve the rural aspect of the lots.*
7. *Ensure there is a plan in place for the proposed water quality basin to determine the responsible party for maintenance required to keep them operating properly.*

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. *Viola Rose Estates Subdivision 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 recording.*
5. *Please contact one of the 2 people below 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.*

Nikki Roche	*nikki.l.roche@usps.gov*	*216-443-4024*
Bob Schaefer	*robert.d.schaefer@usps.gov*	*216-443-4598*

6. *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 reviews by Planning Services Department.*

Christian Putzier
Ohio Edison
cputzier@firstenergycorp.com
440.326.3208

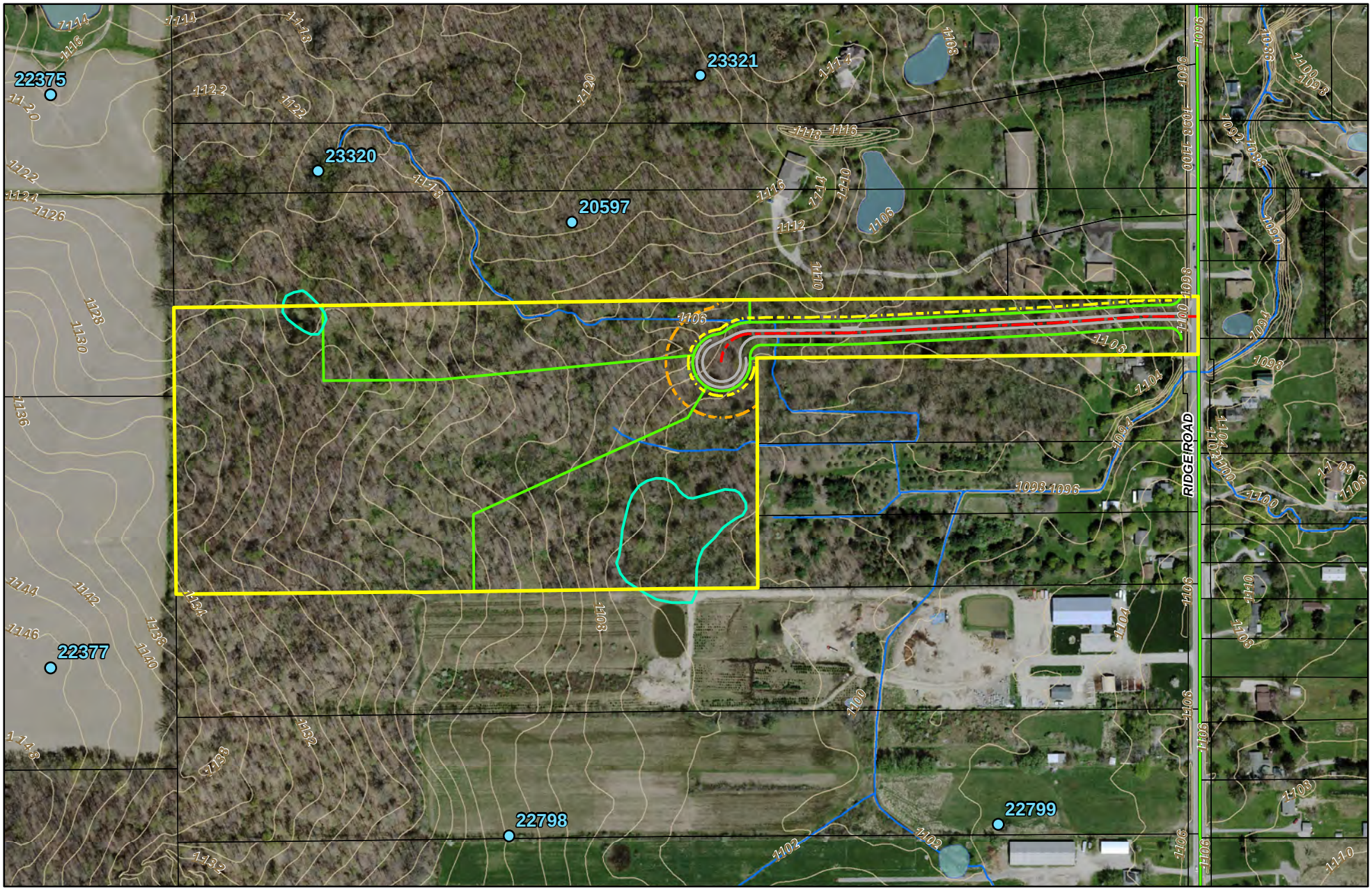
Comments from 2024 Concept Plan
Ohio Edison has facilities in area and will serve when final plans are approved.

Department of Planning Services Staff Comments:

1. The applicant submitted the following documents.
    a. Declaration of Covenants, Conditions, Easements, and Restrictions of the Sainato Estates Homeowners' Association, Inc. Staff submitted this document to the Medina County Prosecutor's Office.
    b. Bylaws and Codes of Regulations of Sainato Estates Homeowners' Association, Inc. Staff submitted this document to the Medina County Prosecutor's Office.
    c. Letter addressed to the US Army Corps of Engineers notifying their office of intentions to develop the subdivision.
2. Staff recommend filing the common access easement with the final plat to ensure that addresses will be assigned in accordance with the requirements of the Tax Maps Department.
3. The Plan Notes indicate, "Wetlands shown on this map were derived from the U.S. Fish and Wildlife Service's national wetlands inventory website actual delineations will be determined by a wetlands consultant." The applicant is required to submit the Ohio EPA National Pollutant Discharge Elimination System (NPDES) – Construction Site Stormwater General Permit and the USACE Nationwide Permit Pre-Construction Notification (PCN).

4. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404(C) of the Subdivision Regulations:
    a. (2)c.1. All land within a proposed subdivision shall be designated as either a "Block for Future Development," "Open Space Block," or "Sublot."
    b. (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
    c. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
5. Section 404.C(4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and conforms to the Township Zoning Resolution. The Township indicated the Preliminary Plan is conditionally approved.
6. Section 404C.(4).b.2. The Medina County Sanitary Engineer has determined the subdivision will be adequately serviced by central water. The Medina County Health Department needs to determine the proposed lot(s) are suitable for on-site wastewater systems.
7. (4)b.3. The Medina County Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings.

Recommendation: The Department of Planning Services staff recommend that the Medina County Planning Commission **Approve with Modifications** the Sainato Court Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments.



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

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

Sainato Estates Subdivision
Preliminary Plan
App. 041-2024-PP
Granger Township

Meeting Date:7/3/2024
Zoning: R-1 Residential
Sublots: 3
Area: 30.21 acres

1 inch = 350 feet

0 50 100 200 300 400 500 Feet

PROJECT DESCRIPTION:

THIS PROJECT IS SITUATED IN THE TOWNSHIP OF GRANGER AND CONTAINS 30.21 ACRES OF LAND WHICH IS ZONED R-1 RESIDENTIAL DISTRICT. THE SITE IS MOSTLY WOODED WITH MATURE TREES AND CONTAINS SOME WETLANDS AS SHOWN ON THIS MAP.
THE SUBDIVISION WILL CREATE (3) RESIDENTIAL LOTS WHICH WILL SERVED BY CENTRAL WATER AND HAVE ON-SITE SEWAGE TREATMENT SYSTEMS, THE TREATMENT SYSTEMS WILL NEED TO SEEK APPROVAL FROM THE MEDINA COUNTY HEALTH DEPARTMENT. A PRIVATE ASPHALT STREET WILL CONNECT THE RESIDENTIAL LOTS TO THE PUBLIC RIGHT-OF-WAY OF RIDGE ROAD AND A STORMWATER BASIN WITH WATER QUALITY ABILITIES WILL TREAT THE STORMWATER RUN-OFF FROM THE PRIVATE ROADWAY.

PROPOSED SITE DATA:

TOTAL OVERALL LAND AREA: 30.21 ACRES
LAND IN SUBLOTS (3): 25.71 ACRES
LAND IN BLOCKS: 4.36 ACRES.
LAND IN DEDICATED R/W: 0.14 ACRES
AVG. LOT SIZE: 8.57 ACRES
CENTRAL WATER (M.C.S.E.)
ON-SITE SEWAGE TREATMENT (PERMITS THROUGH MEDINA COUNTY HEALTH DEPARTMENT)
SITE IS LOCATED WITHIN THE ROCKY RIVER WATERSHED WHICH FLOWS INTO LAKE ERIE.
CURRENT LAND USE: VACANT

ZONING DATA:

ZONED: R-1 RESIDENTIAL DISTRICT

MNIIMUM LOT SIZE .....2 ACRES
MINIMUM LOT FRONTAGE .....175'
MINIMUM FRONTAGE ON CUL-DE-SAC BULB .....88'
MINIMUM FRONT YARD DEPTH .....70'
MINIMUM SIDE YARD DEPTH .....15'
MINIMUM REAR YARD DEPTH .....30'.

LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY (PUBLIC)
- W — W — WATER MAIN
- ST — ST — STORM SEWER
- UGE — UGE — UNDERGROUND ELECTRIC
- CATV — CATV — UNDERGROUND CABLE (COMM.)
- G — G — GAS MAIN
- TREELINE
- WETLANDS
- RIVERINE WETLANDS
- PROPOSED RESIDENCE
- EXISTING BUILDING

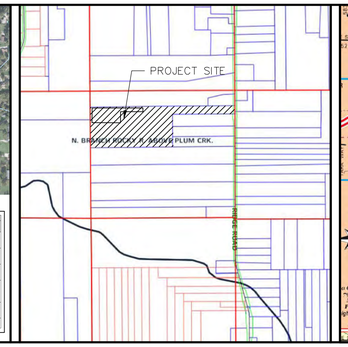
PLAN NOTES:

1. PROJECT BOUNDARY IS APPROXIMATE AND USED FOR CONCEPTUAL PURPOSES ONLY. FINAL BOUNDARY AND PROPOSED SUBLOT AREAS WILL BE BASED ON ACTUAL FIELD SURVEY AND CALCULATIONS.
2. PARTIAL TOPOGRAPHIC SURVEY ALONG PROPOSED ROADWAY LIMITS WAS COMPLETED BY ROLLLING & HOCEVAR, INC. AND SUPPLEMENTED WITH OHIO GEOGRAPHICALLY REFERENCED INFORMATION (OGRIP).
3. WETLANDS SHOWN ON THIS MAP WERE DERIVED FROM THE U.S. FISH AND WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WEBSITE. ACTUAL DELINEATIONS WILL BE DETERMINED BY A WETLANDS CONSULTANT.
4. PROPOSED RESIDENCE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE PER INDIVIDUAL LOT IMPROVEMENT PLAN.

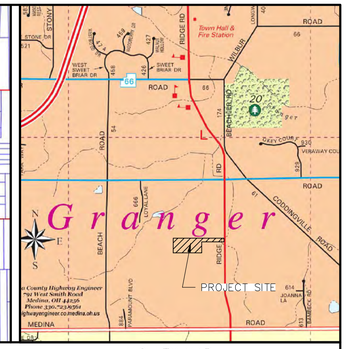
PROJECT SITE CONTAINS THE FOLLOWNG SOIL TYPES:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FcA	Fitchville silt loam, 0 to 2 percent slopes	20.3	61.9%
RsB	Rittman silt loam, 2 to 6 percent slopes	4.3	13.1%
RsB2	Rittman silt loam, 2 to 6 percent slopes, eroded	1.2	3.6%
St	Sebring silt loam, till substratum, 0 to 2 percent slopes	7.0	21.2%
WsB	Wadsworth silt loam, 2 to 6 percent slopes	0.1	0.2%
Totals for Area of Interest		32.9	100.0%

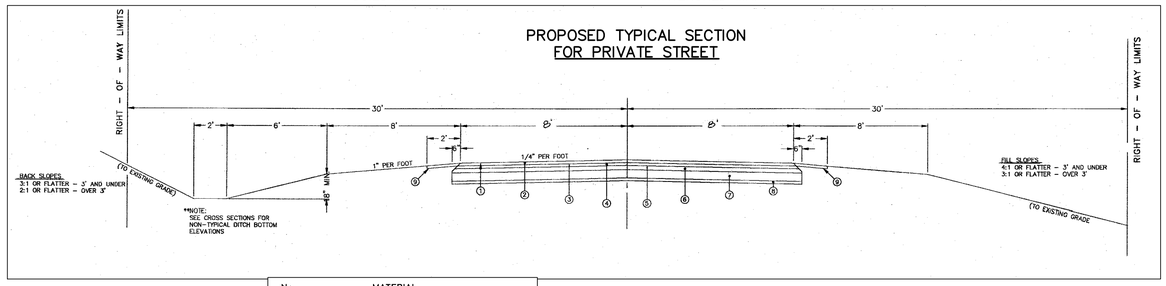
SOILS MAP



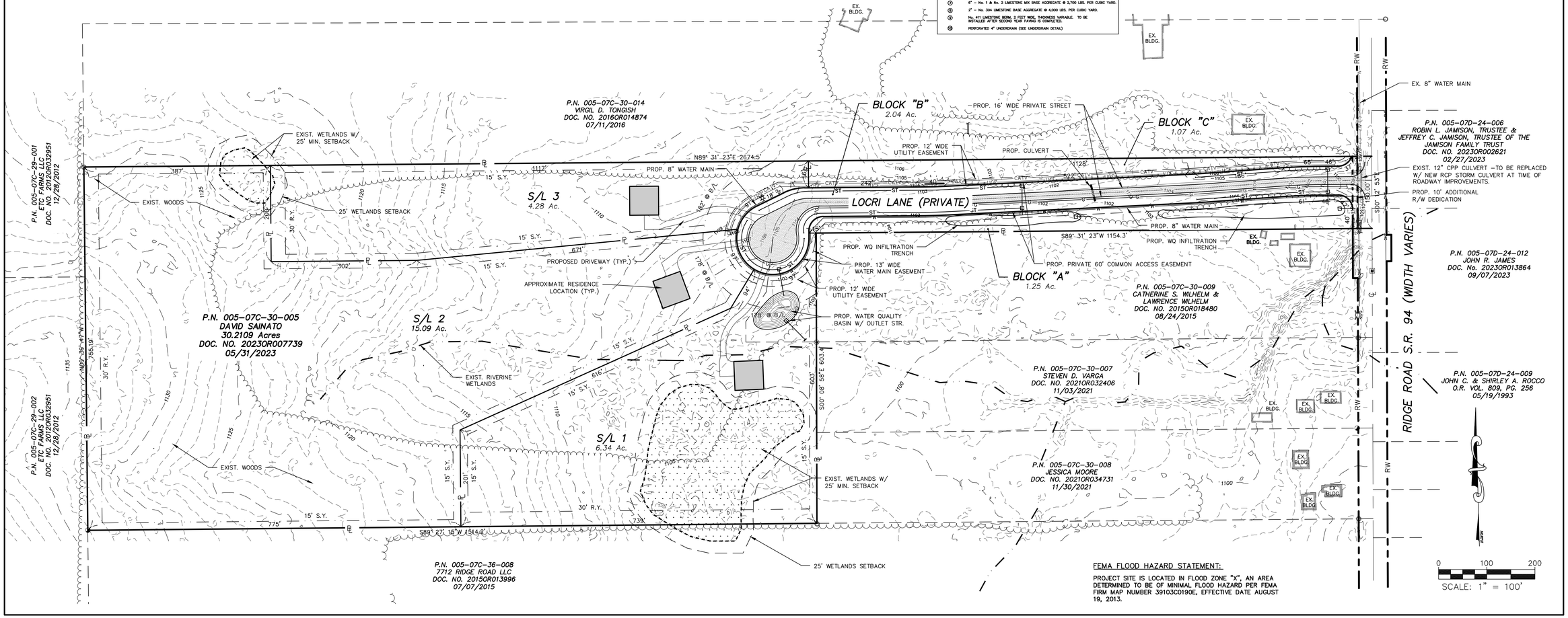
WATERSHED MAP



VICINITY MAP



No.	MATERIAL
①	ITEM 408 SEAL COAT WITH No. 8 LIMESTONE COVER.
②	2" — 405 BITUMINOUS COLD MIX WITH CMS-2 (SECOND YEAR) * ITEM 408 PRIME COAT AS NEEDED PRIOR TO PAVING.
③	ITEM 408 SEAL COAT WITH NO. 8 LIMESTONE COVER.
④	2" — 405 BITUMINOUS COLD MIX WITH CMS-2 (FIRST YEAR)
⑤	ITEM 408 PRIME COAT WITH NO. 8 LIMESTONE COVER.
⑥	3" — No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
⑦	6" — No. 1 & No. 2 LIMESTONE MIX BASE AGGREGATE @ 5,700 LBS. PER CUBIC YARD.
⑧	2" — No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
⑨	No. 411 LIMESTONE BERM, 2 FEET WIDE, THICKNESS VARIABLE. TO BE INSTALLED AFTER SECOND YEAR PAVING IS COMPLETED.
⑩	PERFORATED 4" UNDERDRAIN (SEE UNDERDRAIN DETAIL)



FEMA FLOOD HAZARD STATEMENT:

PROJECT SITE IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD PER FEMA FIRM MAP NUMBER 39103C0190E, EFFECTIVE DATE AUGUST 19, 2013.

PROPERTY OWNER & DEVELOPER:

DAVID SAINATO
4420 WINDFALL ROAD
MEDINA, OHIO 44256
CELL: 2216-562-7901
EMAIL: DSainato987@gmail.com

ENGINEER / SURVEYOR:

ROLLING & HOCEVAR, INC.
780 E. SMITH ROAD SUITE B
MEDINA, OHIO 44256
(330)-723-1828
CONTACT: ANDREW G. PLANET, P.S. No. 7802
EMAIL: aplanet@rh-inc.com

REVISIONS
REV. # | DESCRIPTION | DATE

PRELIMINARY PLAN for

SAINATO ESTATES SUBDIVISION

SITUATED IN GRANGER TOWNSHIP, LOT NO. 15
COUNTY OF MEDINA & STATE OF OHIO
4674 RIDGE ROAD

SHEET TITLE
PROJECT TITLE

CIVIL ENGINEERING & SURVEYING
780 E. SMITH ROAD SUITE B
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)725-6637

PLAN PREPARED BY:
ROLLING & HOCEVAR INC
A Geo Technical Group Alliance

STAMP OF SURVEYOR/ENGINEER:

DATE: 05/31/2024
DRAWN BY: DAP
CHECKED BY: AGP
PROJECT NO. 32.253

SHEET NO. 1 / 1