Revised PP Ext-Revised PP-Resubmitted Final Plat

Viola Rose Estates

Liverpool Township

Meeting:	November 6, 2024	**Site Area:**	37 acres
App. No.:	040-2024 RPP	**Sublots:**	12 Sublots
Applicant:	Valley Investments 2 LTD	**Zoning:**	R-R Rural Residential District
Surveyor:	Rolling and Hocevar	**Utilities:**	Central Water & On-site Septic
Developer:	Valley Investments 2 LTD		
Parcels:	025-01A-14-016 & -017	**School Dist.:**	Buckeye Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 37-acre site is located west of Station Road, south of Crocker Road and north of Grafton Road. The Revised Preliminary Plan and resubmitted Final Plat proposes 12 sublots ranging from 2.03 acres to 2.42 acres located in Liverpool Township. The Planning Commission approved with modifications a revised Preliminary Plan in July 2024 and a Final Plat in August 2024. In September/October 2024, the Health Department indicated some sublots were not approved for household sewage treatment system (HSTS). As a result, the applicant has revised the subdivision and submitted applications for a Preliminary Plan Extension, Revised Preliminary Plan, and Resubmitted Final Plat. Agency and staff comments in this staff report apply to all applications.

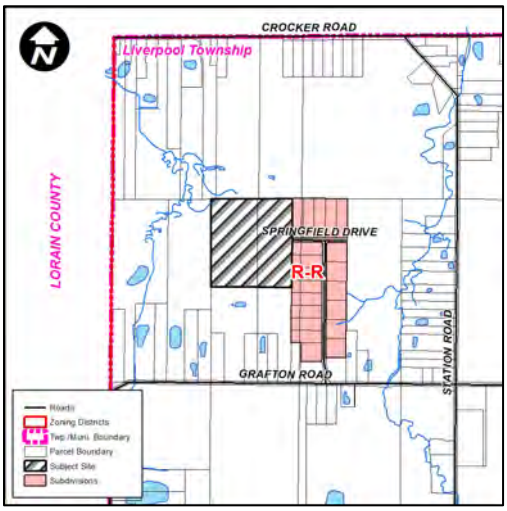
Recommendation - Preliminary Plan Extension: APPROVE
Recommendation - Revised Preliminary Plan: APPROVE WITH MODIFICATIONS
Recommendation - Resubmitted Final Plat: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential District	Deciduous Forest/Cropland
East	R-R Rural Residential District	Subdivision/Cropland
South	R-R Rural Residential District	Residential
West	R-R Rural Residential District	Residential/Cropland

Proposal: The applicant proposes the following on the 37-acre site: 12 sublots for single-family residences; a temporary cul-de-sac to the west; central water and on-site septic systems; and two stormwater basins.

The Revised Preliminary Plan and Resubmitted Final Plat have changed Sublots 2, 3, 4, and 5 to Block A for Future Development because the Health Department indicated there is currently no suitable soil for the installation of a HSTS in the 9.17 acres.



Access: Access to the site is provided by Grafton Road leading to the existing Spring Tree Drive and Springfield Drive. The subdivision is connecting to and extending an existing stub street, Springfield Drive.

Site Conditions: The majority of the planned site includes open fields used for agriculture.

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.

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."

Agency Comments: *Italicized text* indicates agency comments.

Dave Boettner, Liverpool Township Zoning Inspector: APPROVAL
dboettner@liverpooltwp.org
330.483.3102

Chris McDaniel, Fire Department
cmcdaniel@valleycityfire.com
330.421.8005

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 mailboxes.*
4. *bench stepping all detention and retention basins or ponds.*

Ben Romine, Medina County Sanitary Engineer (MCSE): APPROVAL
bromine@medinaco.org
330.723.9575

The Medina County Sanitary Engineer (MCSE) has an 8" water main which can be extended as proposed. The water main is to be within an easement. Proposed construction plans are to meet all rules and regulations of the MCSE. The MCSE does not have a sanitary sewer available to service this subdivision. Additionally, the plat can be signed once our utility has been installed or adequate financial guarantees have been met.

Nancy P. Babcock, TC Energy
us_crossings@tcenergy.com
800.562.8931

Per the Land Agent, we are not impacted.

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

1. *Soil types remain the same as the July 2022 soil conditions report from our office.*
    - *Trumbull silty clay loam makes up the soil type around the drainage pattern through the construction site. This soil indicates hydric soil presence.*
    - *This site is made up of Trumbull, Ellsworth, and Mahoning soils. Slow permeability and seasonal wetness are limitations for these soils. Mahoning silt loam with a slope of 0-2% may have hydric soil components.*
    - *Trumbull silty clay loam makes up the soil type around the drainage pattern through the construction site. This soil indicates hydric soil presence.*
    - *Lots 1 and 2, 14, 15, and 16 have construction taking place in Trumbull soils.*
    - *Any plans on impacting wetlands are regulated by the United States Army Corps of Engineers and/or Ohio EPA. They must be involved in any plan to mitigate wetlands.*
    - *Due to lack of grade change, efficiency of water across the property may be limited.*
    - *Drainage and grade must be maintained throughout all phases of construction as to not impede the natural flow of water across the property.*
    - *A plan should be set to determine who is responsible for maintenance of retention basin. Maintenance should include controlling invasive plants, removing sediment build-up, and spillway maintenance.*
    - *The 150 ft. setback from building to the existing plugged well should be kept.*
    - *This site is currently agriculture field with possible existing subsurface drainage tile.*
    - *Our office would suggest green infrastructure such as pervious surfaces and the planting of native trees and shrubs for water and nutrient uptake assistance.*
    - *Ensure township setbacks and zoning requirements are followed throughout all phases of construction.*
2. *Existing drainage patterns and watersheds must be maintained in their natural direction during all phases of construction.*
3. *Wetlands that are identified on this parcel are regulated by the US Army Corps of Engineers and/or Ohio EPA and should be consulted prior to any work taking place in those boundaries.*
4. *There should be a plan for operation and maintenance for the stormwater management basins within this parcel.*
5. *Sediment and erosion control BMPs should be in place along wetland boundaries and existing stream channels.*
6. *This site is currently agriculture field with possible existing subsurface drainage tile.*

Staff comment: SWCD included a letter with a recommendation and soil maps that are attached to this report.

Nathan McConoughey, Medina County Health Department
nmcconoughey@medinahealth.org
330.723.9688

October 8, 2024: *The Medina County Health Department received soil information and conducted site reviews to determine the feasibility of utilizing household sewage treatment system (HSTS) to treat sewage generated from residences on the proposed parcels. Preliminary approval has been granted for S/L 1, S/L 2, S/L 4, S/L 7, S/L 8, and S/L 12. Due to the limited suitable area for the installation of a HSTS more information is needed regarding the placement of the HSTS and proposed structures on S/L 3, S/L 5, S/L 6, S/L 9, S/L 10, and S/L 11. MCHD has informed the owner of this situation and is awaiting the submittal of design plans for these proposed parcels in question. There is currently no suitable soil for the installation of HSTS in the 9.17-acre area labeled "BLOCK "A" FUTURE DEVELOPMENT."*

October 30, 2024: *Three parcels look alright, but I had some questions about the other three. We are pretty confident that something will work on the remaining 3 lots, but there will be restrictions on the number of possible bedrooms and locations of the sewage treatment systems for the 6 lots we had to revisit.*

Staff comment: In summary, nine out of twelve sublots have been approved by the Health Department for HSTS. The Health Department has indicated that something may work on the remaining three lots with restrictions as mentioned in the October 30 comments.

Medina County Tax Maps
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.*

Jared Feller, ODOT
Jared.feller@dot.ohio.gov
419.207.7058

Since Viola Rose Estates does not have direct access to a state roadway, ODOT has no objections regarding the Revised Preliminary Plan.

Christian Putzier, First Energy
cputzier@firstenergycorp.com
440-326-3208

Comment from 2022 Preliminary Plan: Ohio Edison has facilities in place to extend for Viola Rose Estates.

Erik Malinoski, County Engineer Department: CONDITIONAL APPROVAL
emalinoski@medinaco.org
330-764-8879

1. Drainage maintenance fund required.
2. Maintain existing watersheds.
3. Subdivision grading plan to accept and accommodate outflows of existing stormwater basin on sublot 12 of the Springtree Subdivision.
4. Low opening elevations to be provided on lots adjacent to existing drainage ditch.

Department of Planning Services Staff Comments:

1. The Revised Preliminary Plan and the Resubmitted Final Plat propose a 9.17-acre Block A for Future Development on the south side of Springfield Drive. This Block was created because the Health Department determined there is currently no suitable soil for the installation of a HSTS, and it is currently an unbuildable area. In addition, the Health Department confirmed they will not approve this acreage as a Block for Future Development.

   Article III Section 301, Definitions, of the Subdivision Regulations define a Block as a term used to describe parcels created in major subdivisions that are not to be used as buildable lots or reserved for future development. Article IV Section 404(C)2c, Major Subdivisions, of the Subdivision Regulation continues, "Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of 'Open Space' shall be further designated as 'Open Space.' Blocks intended for future development shall be designated 'For Future Development.'"

   Article VI Section 601(E), Suitability of the Land for Development, of the Subdivision Regulations states, "The Planning Commission may find areas within a subdivision subject to hazards and may restrict development so as not to increase danger to health, life, and property to aggravate the flood hazards." The Planning Commission may consider a variety of factors including flooding and poor soil conditions.

Staff recommend that the Block for Future Development proposed in the Revised Preliminary Plan and Resubmitted Final Plat be changed to an Open Space Block because it aligns with the Subdivision Regulations as previously mentioned. The Medina County Soil and Water Conservation District has provided a letter and soil maps with further evidence that supports the Open Space Block. If the applicant receives approval in the future to install an HSTS resulting in the area or a portion of the area to be designated as buildable, the applicant may submit a Replat Application for Review requesting to change the Open Space Block to sublots and/or Block for Future Development.

2. The applicant submitted the following documents with the Revised Preliminary Plan in July 2024.
   a. USACE Nationwide Permit Pre-Construction Notification (PCN).
   b. Pre-Construction Notification (PCN) Nationwide Permit #29 Review.
   c. Approval of the Ohio EPA National Pollutant Discharge Elimination System (NPDES) – Construction Site Stormwater General Permit – OH000006.
3. The Declaration of Covenants, Conditions, and Restrictions has been sent to the Prosecutor's Office for review.
4. Documentation from the Ohio Department of Natural Resources indicates that the well located on the south side of Springfield Drive has been plugged and abandoned.
5. The following data/information was not provided on or with the Revised Preliminary Plan submittal as outlined in Article IV Section 404(B) of the Subdivision Regulations:
6. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
   a. (2)d. An original mylar of the Final Plat.
   b. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   c. (2)f.17. 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.
   d. (2)g.1. 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.
   e. (2)g.3. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department stating, "The Medina County Health Department had 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 approve 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." Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner. Staff comment: The applicant is required to complete soil and site evaluations for household sewage treatment systems for all sublots prior to final plat approval.
   f. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.

g. (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**
h. (2)h. Protective covenants, conditions and restrictions, if any, shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. Said covenants, conditions and restrictions shall include:
    i. Agreements and provisions for any community association, homeowners association or owner's association with provisions for membership and responsibility.
    ii. Agreements and provisions for the construction, administration and maintenance of all common property and/or common facilities, including all common property and common elements of property titled to individual property owners.
i. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
j. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions.
k. (5)b.4. The proposed subdivision appears to be in conformity with the Liverpool Township Zoning Resolution.
l. (5)b.5. The 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 subject to conditions or limitations of note.
m. (5)b.6. The Medina County Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
n. (5)b.7. 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.

Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **Approve with Modifications** the Viola Rose Estates Preliminary Plan Extension, Revised Preliminary Plan and Resubmitted Final Plat pending submission of the required data/information and satisfying all regulatory agency comments in the October 2022, July 2024, August 2024, and November 2024 staff reports.

Attachments: Medina County Soil and Water Conservation District Letter and Maps

DEVELOPER:

VALLEY INVESTMENT 2 LTD
1724 LESTER ROAD
VALLEY CITY, OHIO 44280
CONTACT: TOM MASON
CELL: 216-905-1446
EMAIL: tommasonbuilders@gmail.com

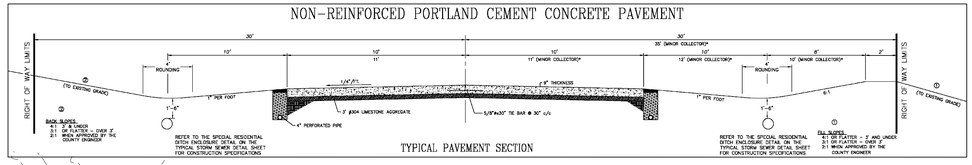
PROPERTY OWNER:

THOMAS E. AND DEBORAH A. MASON
1724 LESTER ROAD
VALLEY CITY, OHIO 44280

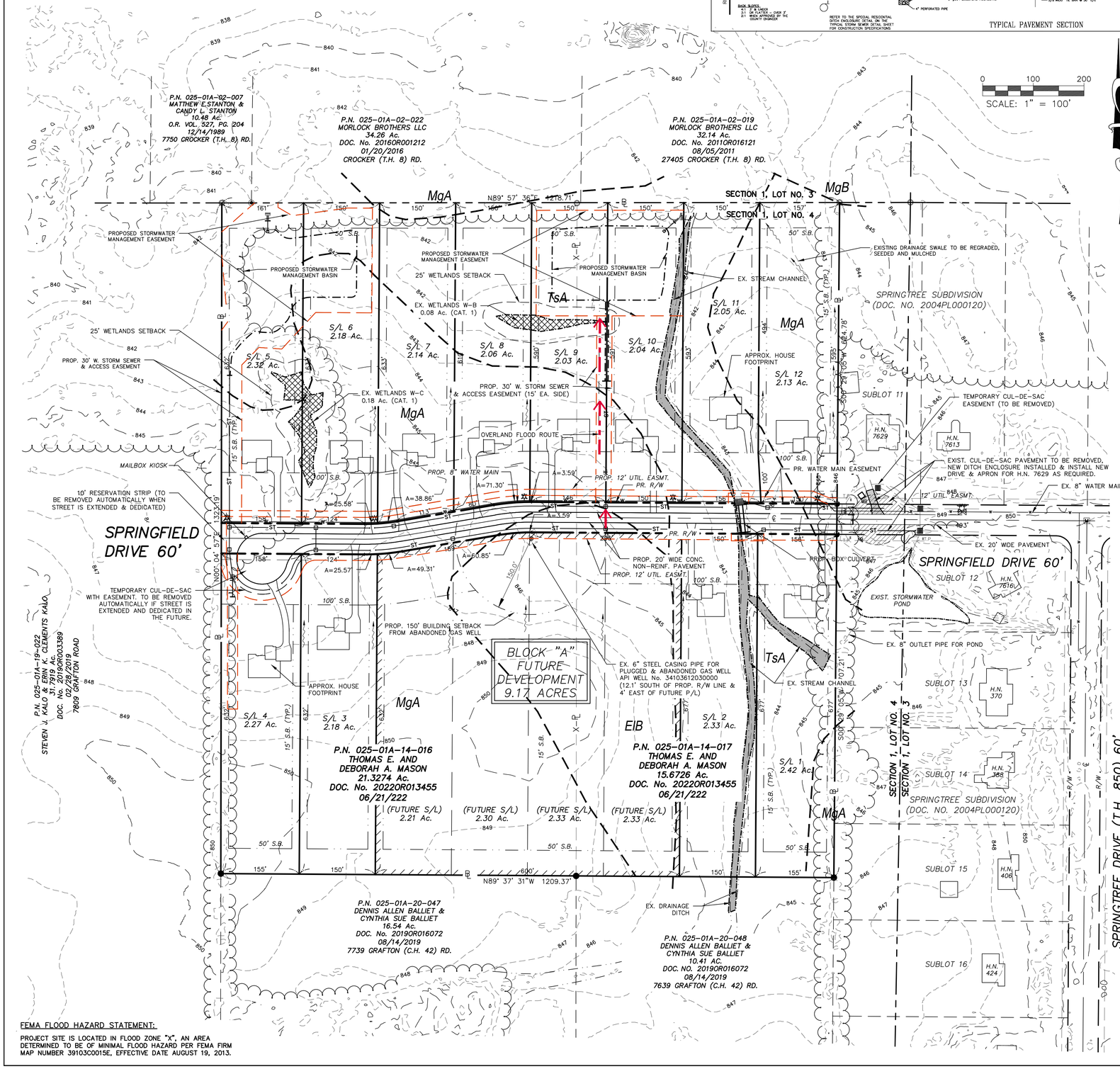
ENGINEER / SURVEYOR:

ROLLING & HOCEVAR, INC.
780 EAST SMITH ROAD, SUITE B
MEDINA, OHIO 44256
(330)-723-1828
CONTACT: ANDREW G. PLANET, P.S. No. 7802

NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT



TYPICAL PAVEMENT SECTION



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 39103C0015E, EFFECTIVE DATE AUGUST 19, 2013.

PROJECT DESCRIPTION:

THIS PROJECT, SITUATED IN THE TOWNSHIP OF LIVERPOOL, WILL BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION CONTAINING 37.00 ACRES OF LAND. ACCESS ROAD WILL BE AN EXTENSION OF SPRINGFIELD DRIVE WHICH CONNECTS TO SPRINGTREE DRIVE ON THE NORTH SIDE OF GRAFTON ROAD. THIS DEVELOPMENT WILL HAVE 16 POTENTIAL RESIDENTIAL LOTS SERVED BY CENTRAL WATER FROM THE MEDINA COUNTY SANITARY ENGINEERS DEPARTMENT AND A STORMWATER MANAGEMENT BASIN TO CONTROL STORMWATER RUN-OFF AND PROVIDE WATER QUALITY TREATMENT FOR DISCHARGED WATERS. ALL LOTS WILL REQUIRE ON-SITE SEWAGE TREATMENT SYSTEMS THAT WILL NEED APPROVED FROM MEDINA COUNTY HEALTH DEPARTMENT.

PROPOSED SITE DATA:

TOTAL OVERALL LAND AREA:	37.00 Ac.
PROPOSED No. OF LOTS:	12 [4 FUTURE LOTS]
LAND IN DEDICATED R/W:	1.68 Ac.
REQUIRED OPEN SPACE:	N.A.
AREA IN SUBLOTS:	26.19 Ac.
LAND IN BLOCK "A" (FUTURE LOT DEVELOPMENT)	9.17 Ac.

AVG. LOT SIZE: 150' x 632'

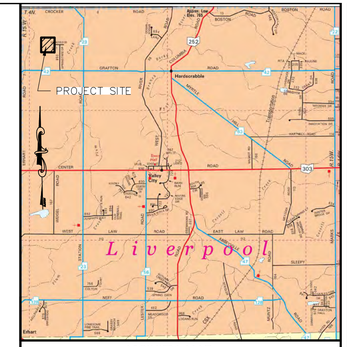
NET DENSITY: 1 DWELLING UNITS PER 2.21 ACRE

CENTRAL WATER (M.C.S.E.)

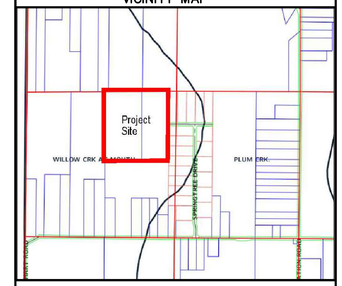
ON-SITE SEWAGE TREATMENT (PERMITS THROUGH MEDINA COUNTY HEALTH DEPARTMENT)

SITE IS LOCATED WITHIN THE WILLOW CREEK WATERSHED WHICH FLOWS INTO THE BLACK RIVER THEN OUT TO LAKE ERIE.

CURRENT LAND USE: AGRICULTURAL



VICINITY MAP



WATERSHED MAP

GENERAL DEVELOPMENT NOTES:

(1.) ANY IMPACT OR FILLING OF ANY WETLANDS OR STREAMS IN THIS DEVELOPMENT IS REGULATED BY THE UNITED STATE ARMY CORPS OF ENGINEER AND/OR OHIO EPA.

(2.) INDIVIDUAL LOT IMPROVEMENT PLANS SHALL BE SUBMITTED TO MEDINA COUNTY ENGINEER'S OFFICE FOR APPROVAL. SUCH PLANS SHALL PROVIDE PROPER SEDIMENT AND EROSION CONTROL MEASURES TO ADEQUATELY HANDLE ALL STORMWATER RUN-OFF.

(3.) INDIVIDUAL LOT CONSTRUCTION AND GRADING OF THE PROPERTY SHALL NOT AFFECT THE NATURAL DRAINAGE PATTERNS; WATERSHEDS MUST BE MAINTAINED DURING THE CONSTRUCTION PHASE.

(4.) IF ANY FIELD DRAINAGE TILES ARE IMPACTED AT THE TIME OF SITE CONSTRUCTION AND/OR INDIVIDUAL HOME CONSTRUCTIONS, SUCH TILES SHALL BE REALIGNED AND DISCHARGED INTO NEARBY DRAINAGE WAYS OR FUTURE SIDE YARD DRAINAGE SWALES.

(5.) FUTURE HOUSE LOCATIONS SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY DIFFER FROM FUTURE LOT IMPROVEMENT PLANS.

R-R RESIDENTIAL

Section 301.3 Lot Requirements

A. Minimum Lot Area – Exclusive of road right-of-ways.

1. Single family dwellings
   a. with both central water and sewer – one (1) acre
   b. with on-site water or central water and on-site septic – two (2) acres

(Recommended 10/09/2014. Adopted 11/18/2014.)

B. Minimum Lot Frontage Width Continuous to Building Line

1. Single family dwellings
   a. with both central water and sewer – 120 feet
   b. with on-site water or central water and on-site septic – 150 feet

(Recommended 10/09/2014. Adopted 11/18/2014.)

3. Major Subdivisions – When new streets are developed, the minimum lot frontage for single family dwellings fronting on the bulb portion of a cul-de-sac shall be:
   a. with both central water and sewer – 60 feet
   b. with on-site water or central water and on-site septic – 75 feet

(Recommended 10/09/2014. Adopted 11/18/2014.)

(Amendment – Sec. 301.3(B)(3) added. Recommended: 07/11/1991. Adopted 08/06/1991.)
(Amendment to Section 301.3(B) –Recommended 04/05/2001. Adopted 05/01/2001.)

C. Minimum Lot Width at Building Line

1. Single-family dwelling
   a. with both central water and sewer – 120 feet
   b. with on-site water or central water and on-site septic – 150 feet

(Recommended 10/09/2014. Adopted 11/18/2014.)

D. The above lot requirements shall not apply if the Medina County Health Department shall require more land to satisfactorily dispose of sewage effluent. The amount so required shall be the required lot area.

Section 301.4 Yard Requirements

A. Minimum Setback from Right-of-Way Line – one hundred (100) feet, except as provided in Section 301.4(G).
B. Minimum Side Yard Setback from Property Line – fifteen (15) feet
   (Recommended 10/06/2011. Adopted 11/15/2011.)
C. Minimum Rear Yard Setback from Property Line – fifty (50) feet
   (Recommended 10/06/2011. Adopted 11/15/2011.)
E. In all cases, the right-of-way shall be assumed to be at least thirty (30) feet from the centerline of the street.
F. Accessory buildings shall meet all yard requirements except the minimum rear yard requirement is twenty (20) feet. For lots less than two (2) acres, the total square footage of all accessory buildings shall not exceed 2.25% of the total square footage of the lot.
   (Recommended 10/06/2011. Adopted 11/15/2011.)
   (Recommended 10/09/2014. Adopted 11/18/2014.)
   (Recommended 8/05/2021. Adopted 9/15/2021.)

WETLANDS NOTE:

THE WETLANDS & STREAM DELINEATION SHOWN ON THIS PLAN WAS DERIVED FROM A STUDY PREPARED ON JUNE, 2023; FURTHERMORE, THE IMPACT SUMMARY REPORT PROVIDED BELOW WAS DERIVED FROM THE PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) PREPARED ON MARCH 29, 2024, ALL PROVIDED BY:

FLICKINGER GEOSERICES GROUP, LTD.
171 GRANGER ROAD, UNIT 155
MEDINA, OHIO 44256
CONTACT: ERIK FLICKINGER
DATE OF REPORT: JUNE 23, 2023

PJD REPORT SUMMARY OF IMPACTS & AVOIDANCE OF WETLANDS/STREAMS:

TOTAL AREA PRESENT: 0.79 Ac.
TOTAL WETLANDS/STREAM FILLED: 0.02 Ac.
TOTAL WETLANDS/STREAM AVOIDED: 0.77 Ac. (97.45%)

LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY (PUBLIC)
- W / W WATER MAIN
- ST / ST STORM SEWER
- TREELINE
- POND
- STORM INLET BASIN
- STORM MANHOLE
- FIRE HYDRANT
- SWALE FLOW
- SOIL TYPE LINE
- MgB SOIL TYPE
- WETLANDS
- STREAM
- OVERLAND FLOW ROUTE

OHIO EPA NPDES NOI PERMIT:

FACILITY NAME: VIOLA ROSE ESTATES SUBDIVISION
OHIO EPA FACILITY PERMIT NUMBER: 3GC14391*AG
PERMIT EFFECTIVE DATE: JULY 18, 2023
PERMIT EXPIRATION DATE: APRIL 22, 2028

REV #	DESCRIPTION:	DATE:
1	UPDATED W/ WETLANDS DELINEATION / ADDRESSED P.C. STAFF COMMENTS	05/31/24
2	UPDATED WITH REVISED TEMP. CUL-DE-SAC & WATERSHED MAP	06/27/24
3	REVISED TO 12 SUBLOTS WITH BLOCK "A" – FUTURE DEVELOPMENT	09/30/24

REVISIONS

SHEET TITLE: REIVSED PRELIMINARY PLAN for

PROJECT TITLE:

VIOLA ROSE ESTATES SUBDIVISION

SITUATED IN LIVERPOOL TOWNSHIP, ORIGINAL LOT NO. 4, SECTION 1
COUNTY OF MEDINA & STATE OF OHIO
FOR VALLEY INVESTMENT 2 LTD.

PLAN PREPARED BY:

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

ROLLING & HOCEVAR, INC
A CIVIL ENGINEERING & SURVEYING COMPANY

STAMP OF SURVEYOR/ENGINEER:

STATE OF OHIO
ANDREW G. PLANET
E-055529
REGISTERED PROFESSIONAL ENGINEER
09/30/2024

PLAN DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.
09/06/22	DAP	AGP	32.092

SHEET NO. 1 / 1

VIOLA ROSE ESTATES SUBDIVISION

CREATING SUBLOTS Nos. 1 THRU 12, INCLUSIVE AND BLOCK "A"

SITUATED IN THE TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL LIVERPOOL TOWNSHIP LOT No. 4, SECTION No. 1

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
ANDREW G. PLANET S-7802
REGISTERED PROFESSIONAL SURVEYOR

ANDREW G. PLANET — REG. OHIO SURVEYOR NO. S-7802

ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS

780 E. SMITH ROAD SUITE B – MEDINA, OHIO 44256
PHONE: (330) 723-1828 FAX: (330) 723-6637

ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE OUR FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND GRANT EASEMENTS AS PROVIDED HEREIN. WE CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THIS SUBDIVISION.

THOMAS E. MASON — WITNESS

DEBORAH A. MASON — WITNESS

STATE OF OHIO

s.s.

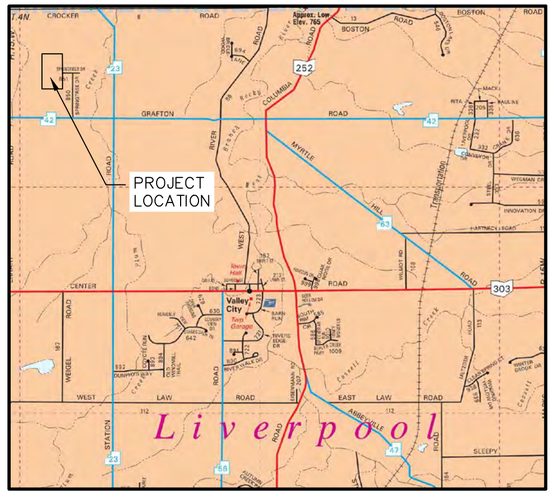
_____ COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARS THE ABOUT NAMED _____ AND _____ HUSBAND AND WIFE, WHO ACKNOWLEDGE THE MAKING OF THE FOREGOING INSTRUMENT AND SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT _____, OHIO THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

VIOLA ROSE ESTATES SUBDIVISION IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON _____, 2024 IN DOC. No. _____.

P.N.: 32,092



LOCATION MAP

ACREAGE SUMMARY

LAND IN 12 SUBLOTS:	26.1430	ACRES
LAND IN BLOCKS:	9.1797	ACRES
LAND IN DED. R.–O.–W:	1.6773	ACRES
SUBDIVISION TOTAL AREA:	37.0000	ACRES

ALL CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

DATE — MEDINA COUNTY SANITARY ENGINEER

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:

DATE — MEDINA COUNTY HEALTH COMMISSIONER

APPROVALS

THE TOWNSHIP TRUSTEES OF LIVERPOOL TOWNSHIP ON THIS _____ DAY OF _____, 2024 HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN TRUSTEES — TRUSTEE — TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 2024.

DIRECTOR OF PLANNING SERVICES

THE MEDINA COUNTY COMMISSIONERS ON THIS ___DAY OF _____2024 HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES. COMMISSIONERS — COMMISSIONER — COMMISSIONER

CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN APPROVED AND 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 _____, 2024.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ____DAY OF _____, 2024.

MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED THIS ___ DAY OF _____, 2024.

AT _____ A.M./P.M. IN DOCUMENT No. _____.

FEE $_____

MEDINA COUNTY RECORDER

SEE SHEET 5 FOR CONTINUANCE

SEE SHEET 3 FOR CONTINUANCE

SUBLOT 11
2.0494 Ac.

SUBLOT 12
2.1305 Ac.

SUBLOT 2
2.3320 Ac.

SUBLOT 1
2.4154 Ac.

N03° 07' 56"W 100.19'

156.13'

150.00'

N89° 37' 31"W 602.48'

30.00'

30.00'

150.00'

156.01'

SEE PLAT NOTE 1.

SEE PLAT NOTE 2.

SEE PLAT NOTE 2.

12' WIDE UTILITY EASEMENT

100' MIN. BUILDING SETBACK

STORM SEWER EASEMENT

EXISTING STREAM CHANNEL

S00° 22' 29"W 677.21'

S00° 22' 29"W 677.21'

677.21'

S00° 29' 05"W 707.21'

150.00'

154.71'

R~H

DENNIS ALLEN BALLIETT &
CYNTHIA SUE BALLIET
DOC. No. 2023R001226
01/27/2023

LOT No. 4, SEC. No. 1
LOT No. 3, SEC. No. 1

S/L 11

S/L 10

S/L 9

S/L 8

S/L 12

S/L 13

S/L 14

S/L 15

SPRINGTREE SUBDIVISION
DOC. No. 2004PL000120
10/27/2004

EX. 12' UTILITY / COMMUNICATION EASEMENT (DOC. 2004PL000120)

SPRINGFIELD DRIVE (T.H. 851) 60'

EX. R/W

EX. ℄

N89° 37' 31"W 493.08'

EX. R/W

EX. 12' UTILITY / COMMUNICATION EASEMENT (DOC. 2004PL000120)

EX. R/W

EX. ℄

EX. R/W

SPRINGTREE DRIVE (T.H. 850) 60'

0 60 120

SCALE: 1" = 60'

NOTE: BEARINGS ARE BASED ON THE EXISTING CENTERLINE OF SPRINGFIELD DRIVE DETERMINED TO BE N 89°37'31" W, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

NORTH

LEGEND

- ◕ – 5/8" IRON PIN FOUND & USED W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND & USED
- ○ – 5/8" IRON PIN FOUND & USED (NO CAP)
- ◉ – IRON PIPE FOUND & USED
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

ACCESS EASEMENT FOR UTILITY EASEMENT AND WATER LINE EASEMENT

10' RESERVATION STRIP

REFER TO SHEET 6 FOR EASEMENT LABELS

PLAT NOTES:

1. EXISTING 10' RESERVATION STRIP PER PLAT DOC. No. 2004PL000120. TO BE RESCINDED AUTOMATICALLY UPON DEDICATION AND EXTENSION OF SPRINGFIELD DRIVE AS SHOWN BY THIS RECORD PLAT.

2. EX. TEMPORARY CUL–DE–SAC EASEMENT PER PLAT DOC. 2004PL000120. TO BE RESCINDED AUTOMATICALLY UPON DEDICATION AND EXTENSION OF SPRINGFIELD DRIVE AS SHOWN BY THIS RECORD PLAT.

REFERENCED SURVEY DOCUMENTS:

MEDINA COUNTY RECORDER'S

PLAT DOC. No. 2004PL000120
DEEDS AS NOTED

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

14–119, 22–118a, 25–93a, 36–182, 40–170, 41–12, 52–81–1

STATE OF OHIO
ANDREW G. PLANET
S–7802
REGISTERED PROFESSIONAL SURVEYOR

SEE SHEET 4 FOR CONTINUANCE

SUBLOT 5
2.3190 Ac.

SUBLOT 6
2.1806 Ac.

SUBLOT 7
2.1425 Ac.

SUBLOT 8
2.0593 Ac.

SUBLOT 9
2.0349 Ac.

SUBLOT 10
2.0386 Ac.

SUBLOT 11
2.0494 Ac.

12' WIDE UTILITY EASEMENT

13' WIDE WATER MAIN EASEMENT

158.18' | 124.44' | C10 | C9 | 113.16' | 80.29' | C6 | 146.41' | C5 | 150.00' | 156.13'

10' RESERVATION STRIP. –SEE PLAT NOTE 3.

30.00'
80.92'
30.00'
L1
N89° 37' 31"W 282.63'
157.88' | 124.44' | C8 | C7 | 193.45' | C4 | C2 | S80° 23' 46"W 193.45' | C1 | C3 | L2 | N89° 37' 31"W 602.48' | 296.41' | 150.00'

SPRINGFIELD DRIVE (T.H. 851) 60'

12' WIDE UTILITY EASEMENT

C11

C12

70.0'

100.0'

TEMPORARY CUL–DE–SAC EASEMENT – SEE PLAT NOTE 4.

150.0'

100' MIN. BUILDING SETBACK

100' MIN. BUILDING SETBACK

EXIST. WELL HEAD PLUGGED & ABANDONED PER ODNR WELL SUMMARY. API WELL No. 34103612030000 SEE GAS WELL NOTE.

STEVEN J. KALO &
ERIN K. CLEMENTS KALO
DOC. No. 2019OR003389
02/28/2019

12.5'

N00° 04' 57"E 1323.19'

STORM SEWER & DRAINAGE EASEMENT (SEE SHT. 3)

20.0'

631.59'

S00° 22' 29"W 631.58'

S00° 22' 29"W 632.34'

S00° 22' 29"W 677.21'

SUBLOT 4
2.2658 Ac.

SUBLOT 3
2.1750 Ac.

BLOCK "A"
(FUTURE DEVELOPMENT)
9.1797 Ac.

SUBLOT 2
2.3320 Ac.

THOMAS E. MASON &
DEBORAH A. MASON
21.3274 Ac.
DOC. No. 2022OR013455
06/21/2022

THOMAS E. MASON &
DEBORAH A. MASON
15.6726 Ac.
DOC. No. 2022OR013455
06/21/2022

R~H

154.66' | 150.00' | 600.00' N89° 37' 31"W 1209.37' | 150

SEE SHEET 2 FOR CONTINUANCE

0 60 120
SCALE: 1" = 60'

NOTE: BEARINGS ARE BASED ON THE EXISTING CENTERLINE OF SPRINGFIELD DRIVE DETERMINED TO BE N 89°37'31" W, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

LEGEND

- ◪ – 5/8" IRON PIN FOUND & USED W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND & USED
- ○ – 5/8" IRON PIN FOUND & USED (NO CAP)
- ◉ – IRON PIPE FOUND & USED
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

ACCESS EASEMENT FOR UTILITY EASEMENT AND WATER LINE EASEMENT

10' RESERVATION STRIP

REFER TO SHEET 6 FOR EASEMENT LABELS

PLAT NOTES:

3. 10' RESERVATION STRIP TO MEDINA COUNTY COMMISSIONERS, TO BE RESCINDED UPON STREET EXTENSION AND DEDICATION.

4. TEMPORARY CUL–DE–SAC EASEMENT TO MEDINA COUNTY COMMISSIONERS, TO BE RESCINDED UPON STREET EXTENSION AND DEDICATION.

REFERENCED SURVEY DOCUMENTS:

MEDINA COUNTY RECORDER'S

PLAT DOC. No. 2004PL000120
DEEDS AS NOTED

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

14–119, 22–118a, 25–93a, 36–182,
40–170, 41–12, 52–81–1

DENNIS ALLEN BALLIETT &
CYNTHIA SUE BALLIET
DOC. No. 2023R001226
01/27/2023

GAS WELL NOTE:

THE GAS WELL LOCATION SHOWN ON THIS RECORD PLAT IS BASED ON ACTUAL FIELD LOCATION. PER LIVERPOOL TOWNSHIP ZONING REGULATION SECTION 217A(5.) NO RESIDENCE OR OCCUPIED BUILDING SHALL BE ERECTED WITHIN ONE HUNDRED (150) FEET FROM ANY OIL OR GAS WELL, STORAGE TANKS, AND/OR SEPARATOR UNITS, ABANDONED OR NOT ABANDONED.

STATE OF OHIO
ANDREW G. PLANET
S–7802
REGISTERED PROFESSIONAL SURVEYOR

VIOLA ROSE ESTATES SUBDIVISION
SHEET 3 of 7

MATTHEW E. STANTON & CANDY L. STANTON
O.R. VOL. 527, PG. 204
12/14/1989

MORLOCK BROTHERS LLC
DOC. No. 20160R001212
01/20/2016

MORLOCK BROTHERS LLC
DOC. No. 20110R016121
08/05/2011

THOMAS E. MASON & DEBORAH A. MASON
15.6726 Ac.
DOC. No. 20220R013455
06/21/2022

THOMAS E. MASON & DEBORAH A. MASON
21.3274 Ac.
DOC. No. 20220R013455
06/21/2022

STEVEN J. KALO & ERIN K. CLEMENTS KALO
DOC. No. 20190R003389
02/28/2019

LOT No. 1, SEC. 1
LOT No. 4, SEC. 1

N89° 57' 36"E 1218.71'

161.41' | 150.00' | 150.00' | 150.00' | 150.00' | 150.00'

N00° 04' 57"E 1323.19'

631.59'

N00° 22' 29"E 632.75'

N00° 22' 29"E 632.95'

N00° 22' 29"E 609.72'

N00° 22' 29"E 590.40'

N00° 22' 29"E 591.47'

N00° 22' 29"E 592.56'

STORMWATER MANAGEMENT BASIN EASEMENT – SEE SHEET 7 FOR BOUNDARY DETAIL.

EXISTING WETLANDS

SUBLOT 5
2.3190 Ac.

SUBLOT 6
2.1806 Ac.

SUBLOT 7
2.1425 Ac.

SUBLOT 8
2.0593 Ac.

SUBLOT 9
2.0349 Ac.

SUBLOT 10
2.0386 Ac.

SUBLOT 11
2.0494 Ac.

EXISTING STREAM CHANNEL

30' WIDE STORM SEWER, DRAINAGE & ACCESS EASEMENT – SEE SHEET 7 FOR DETAIL.

40' WIDE STORM SEWER, DRAINAGE & ACCESS EASEMENT – SEE SHEET 7 FOR DETAIL.

100' MIN. BUILDING SETBACK

13' WIDE WATER MAIN EASEMENT

12' WIDE UTILITY EASEMENT

40.0'

SPRINGFIELD DRIVE (T.H. 851) 60'

158.18' | 124.44' | 80.29' | 113.16' | 146.41' | 150.00' | 156.

C10 C9 C6 C5 C1 C3 C2 C4 C8 C7 C11

N89° 37' 31"W 602.48'

S80° 23' 46"W 193.45'

L1 L2

10' RESERVATION STRIP. –SEE PLAT NOTE 3.

30.00' | 80.92' | 30.00'

N89° 37' 31"W 282.63'

157.88' | 124.44' | 193.45' | 296.41' | 150.

12' WIDE UTILITY EASEMENT

BLOCK "A"
(FUTURE DEVELOPMENT)
9.1797 Ac.

SUBLOT 2
2.3320 Ac.

SUBLOT 4
2.2658 Ac.

SUBLOT 3
2.1750 Ac.

SEE SHEET 3 FOR CONTINUANCE

SEE SHEET 5 FOR CONTINUANCE

0 60 120
SCALE: 1" = 60'

NOTE: BEARINGS ARE BASED ON THE EXISTING CENTERLINE OF SPRINGFIELD DRIVE DETERMINED TO BE N 89°37'31" W, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

NORTH

LEGEND

- – 5/8" IRON PIN FOUND & USED W/CAP
- – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- – MONUMENT BOX W/ IRON PIN SET
- – MONUMENT BOX W/ IRON PIN FOUND & USED
- – 5/8" IRON PIN FOUND & USED (NO CAP)
- – IRON PIPE FOUND & USED
- – RAILROAD SPIKE FOUND
- – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

ACCESS EASEMENT FOR UTILITY EASEMENT AND WATER LINE EASEMENT

10' RESERVATION STRIP

REFER TO SHEET 6 FOR EASEMENT LABELS

PLAT NOTES:

3. 10' RESERVATION STRIP TO MEDINA COUNTY COMMISSIONERS, TO BE RESCINDED UPON STREET EXTENSION AND DEDICATION.

REFERENCED SURVEY DOCUMENTS:

MEDINA COUNTY RECORDER'S

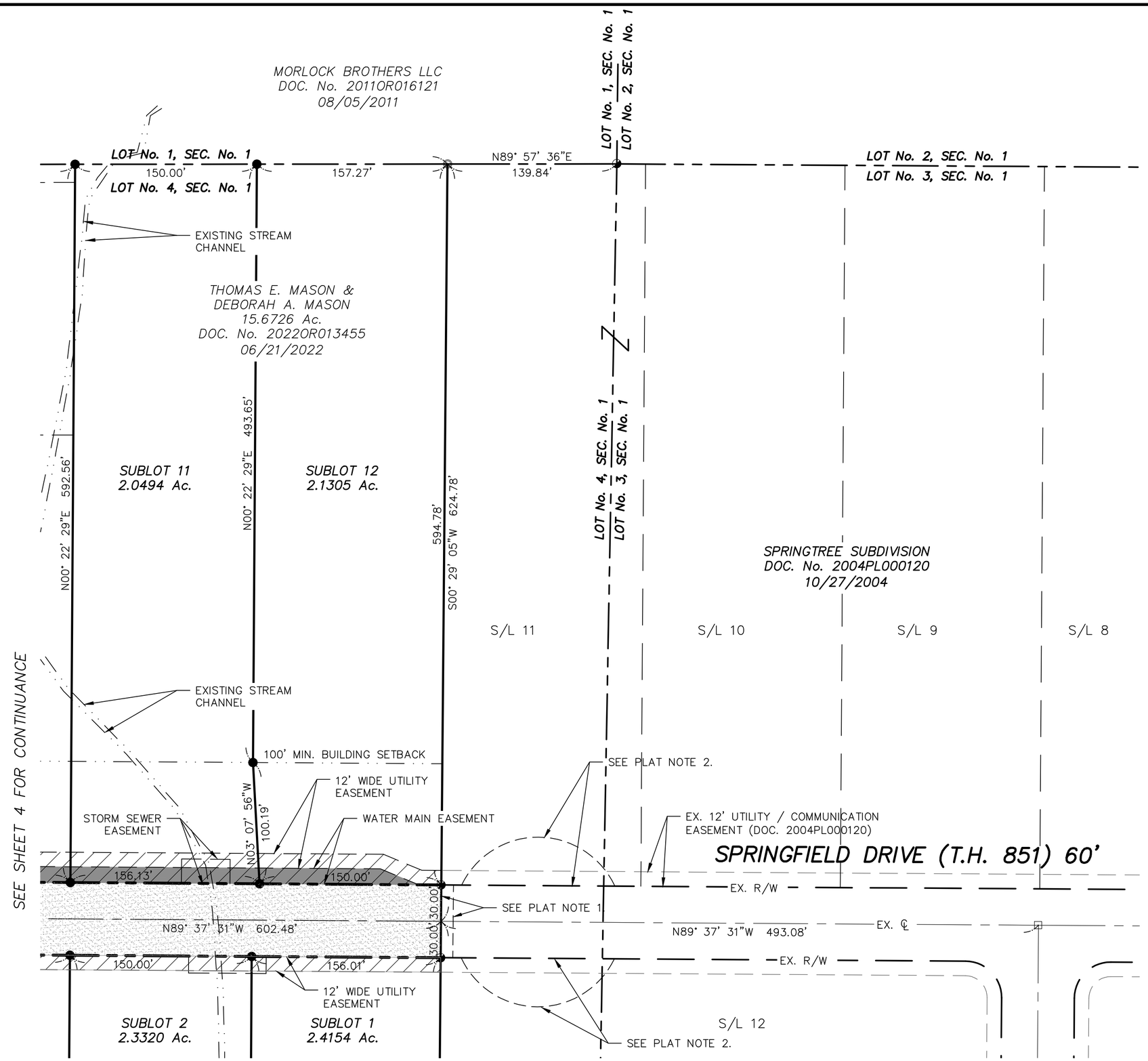
PLAT DOC. No. 2004PL000120
DEEDS AS NOTED

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

14–119, 22–118a, 25–93a, 36–182, 40–170, 41–12, 52–81–1

STATE OF OHIO
ANDREW G. PLANET
S–7802
REGISTERED PROFESSIONAL SURVEYOR

VIOLA ROSE ESTATES SUBDIVISION
SHEET 4 of 7



NORTH

0 60 120

SCALE: 1" = 60'

NOTE: BEARINGS ARE BASED ON THE EXISTING CENTERLINE OF SPRINGFIELD DRIVE DETERMINED TO BE N 89°37'31" W, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

LEGEND

- ◪ – 5/8" IRON PIN FOUND & USED W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND & USED
- ○ – 5/8" IRON PIN FOUND & USED (NO CAP)
- ◉ – IRON PIPE FOUND & USED
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED

- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT
- ACCESS EASEMENT FOR UTILITY EASEMENT AND WATER LINE EASEMENT
- 10' RESERVATION STRIP

REFER TO SHEET 6 FOR EASEMENT LABELS

REFERENCED SURVEY DOCUMENTS:

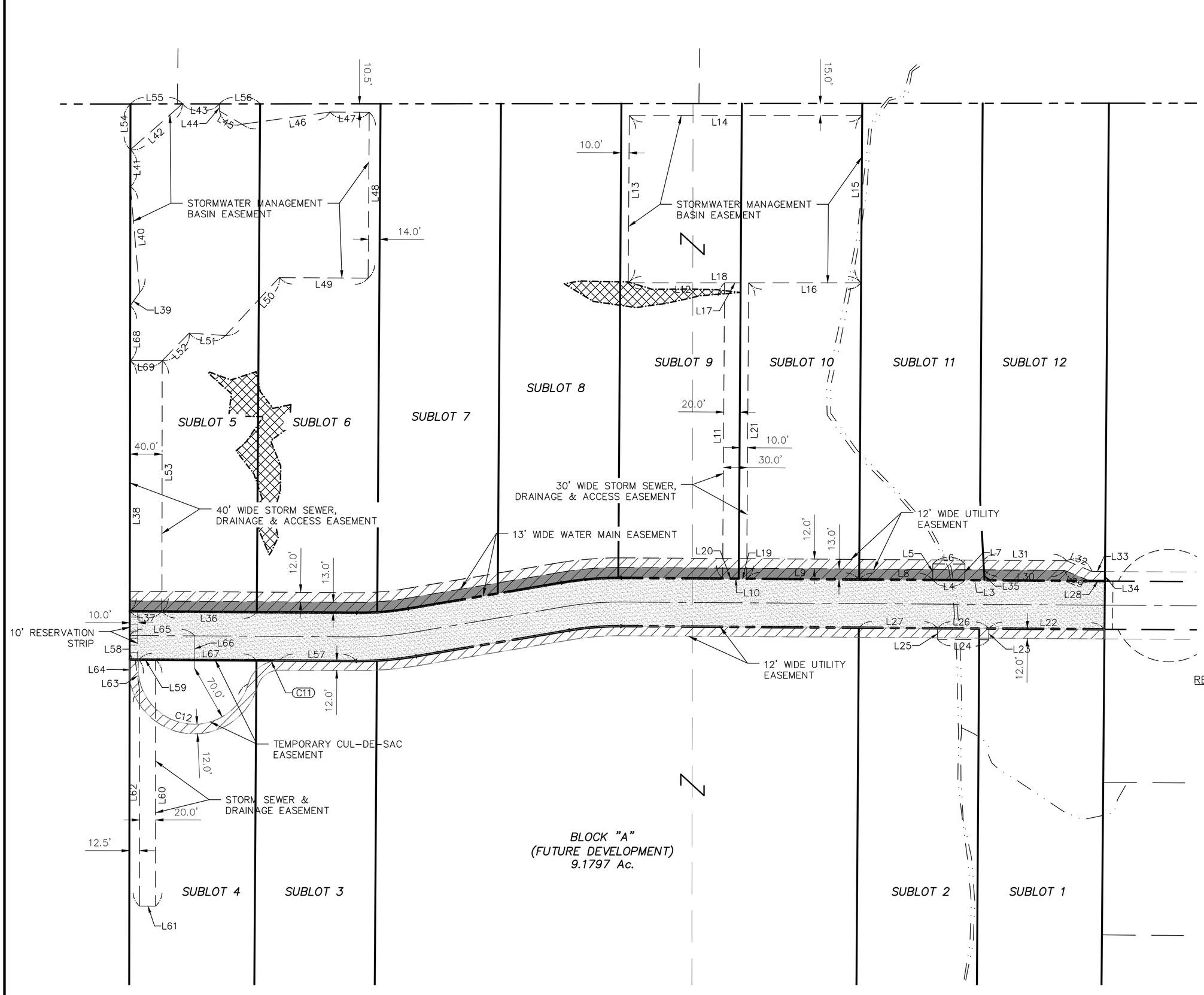
MEDINA COUNTY RECORDER'S

PLAT DOC. No. 2004PL000120
DEEDS AS NOTED

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

14–119, 22–118a, 25–93a, 36–182, 40–170, 41–12, 52–81–1

STATE OF OHIO
ANDREW G. PLANET
S–7802
REGISTERED PROFESSIONAL SURVEYOR



REFERENCED SURVEY DOCUMENTS:

MEDINA COUNTY RECORDER'S

PLAT DOC. No. 2004PL000120
DEEDS AS NOTED

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

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40–170, 41–12, 52–81–1

STATE OF OHIO
ANDREW G. PLANET
S–7802
REGISTERED PROFESSIONAL SURVEYOR

Parcel Line Table		
Line #	Length	Direction
L1	40.00'	S00° 22' 29"W
L2	42.22'	S00° 22' 29"W

Parcel Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	69.66'	400.00'	009° 58' 42"	S85° 23' 08"W	69.57'	34.92'
C2	69.66'	400.00'	009° 58' 42"	N85° 23' 08"E	69.57'	34.92'
C3	3.59'	370.00'	000° 33' 20"	S89° 54' 11"E	3.59'	1.79'
C4	60.85'	370.00'	009° 25' 23"	N85° 06' 28"E	60.78'	30.49'
C5	3.59'	430.00'	000° 28' 41"	N89° 51' 52"W	3.59'	1.79'
C6	71.30'	430.00'	009° 30' 02"	S85° 08' 47"W	71.22'	35.73'
C7	49.32'	430.00'	006° 34' 16"	N83° 40' 54"E	49.29'	24.68'
C8	25.57'	430.00'	003° 24' 26"	N88° 40' 16"E	25.57'	12.79'
C9	38.86'	370.00'	006° 01' 04"	N83° 24' 18"E	38.84'	19.45'
C10	25.58'	370.00'	003° 57' 38"	N88° 23' 40"E	25.57'	12.79'

Easement Line Table		
Line #	Length	Direction
L3	24.48'	N89° 37' 31"W
L4	40.00'	N89° 37' 31"W
L5	20.00'	N00° 22' 29"E
L6	40.00'	S89° 37' 31"E
L7	20.00'	S00° 22' 29"W
L8	91.65'	S89° 37' 31"E
L9	140.00'	S89° 37' 31"E
L10	30.00'	N89° 37' 31"W
L11	368.05'	N00° 22' 29"E
L12	290.01'	N90° 00' 00"W
L13	208.19'	N00° 22' 29"E
L14	290.01'	N89° 57' 36"E
L15	208.39'	S00° 22' 29"W
L16	140.00'	N90° 00' 00"E
L17	30.00'	N90° 00' 00"W
L18	290.01'	N90° 00' 00"W
L19	10.00'	N89° 37' 31"W
L20	20.00'	N89° 37' 31"W
L21	368.25'	S00° 22' 29"W
L22	144.01'	S89° 37' 31"E
L23	14.00'	S00° 22' 29"W

Easement Line Table		
Line #	Length	Direction
L24	64.00'	N89° 37' 31"W
L25	14.00'	N00° 22' 29"E
L26	64.00'	S89° 37' 31"E
L27	98.00'	S89° 37' 31"E
L28	18.60'	N89° 37' 31"W
L29	34.36'	N67° 23' 36"W
L30	100.40'	N89° 37' 31"W
L31	103.49'	S89° 37' 31"E
L32	34.36'	S67° 23' 36"E
L33	16.26'	S89° 37' 31"E
L34	12.00'	S00° 29' 05"W
L35	13.02'	N03° 07' 56"W
L36	118.18'	N89° 37' 31"W
L37	40.00'	N89° 37' 31"W
L38	312.18'	N00° 04' 57"E
L39	20.40'	N35° 41' 30"E
L40	132.34'	N05° 03' 56"W
L41	45.78'	N00° 04' 57"E
L42	86.22'	N48° 33' 56"E
L43	46.29'	N89° 57' 36"E

Easement Line Table		
Line #	Length	Direction
L44	8.95'	S00° 02' 24"E
L45	32.56'	S59° 46' 09"E
L46	110.51'	N82° 05' 27"E
L47	48.90'	S89° 37' 31"E
L48	206.48'	S00° 22' 29"W
L49	110.79'	N89° 37' 31"W
L50	98.38'	S42° 50' 18"W
L51	45.23'	N86° 04' 42"W
L52	48.04'	S44° 27' 18"W
L53	312.38'	S00° 04' 57"W
L54	57.01'	N00° 04' 57"E
L55	64.56'	N89° 57' 36"E
L56	50.56'	N89° 57' 36"E
L57	95.88'	N89° 37' 31"W
L58	6.77'	S89° 37' 31"E
L59	25.40'	S89° 37' 31"E
L60	306.72'	S00° 00' 00"E
L61	20.00'	N89° 55' 03"W
L62	270.00'	N00° 00' 00"E
L63	37.25'	N08° 19' 55"W

Easement Line Table		
Line #	Length	Direction
L64	25.70'	S00° 04' 57"W
L65	80.92'	S89° 37' 31"E
L66	40.00'	S00° 22' 29"W
L67	146.55'	S89° 37' 31"E
L68	68.24'	N00° 04' 57"E
L69	40.00'	N89° 55' 03"W

Easement Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C11	51.78'	40.00'	074° 10' 24"	S53° 17' 17"W	48.24'	30.24'
C12	210.61'	70.00'	172° 23' 12"	S77° 36' 19"E	139.69'	1052.04'

REFERENCED SURVEY DOCUMENTS:

MEDINA COUNTY RECORDER'S

PLAT DOC. No. 2004PL000120
DEEDS AS NOTED

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

14-119, 22-118a, 25-93a, 36-182,
40-170, 41-12, 52-81-1

STATE OF OHIO
ANDREW G. PLANET
S-7802
REGISTERED PROFESSIONAL SURVEYOR

Medina County Soil & Water Conservation District

6090 Wedgewood Road, Medina Ohio 44256
330.722.9322 medinaswcd.org

October 29th, 2024

Medina County Planning Commission,

The purpose for this letter is to express the concerns with the Viola Rose Estates Revised Preliminary Plan. In the revised preliminary plan submitted in September of 2024, our office would like to make it noted that soil classifications for the area of 'Block "A" Future Development' may not be suited for dwellings with basements or septic systems.

Ellsworth silt loam with 2-6% slopes (ElB), Mahoning silt loam with 0-2% slopes (MgA) and Trumbull silty clay with 0-2% slopes (TsA) all have a very low to moderately low Ksat of 0.0 to 0.14 inches/hour. This indicates a slow permeability rate and seasonal wetness. The soil types on this site may not be conducive for septic absorption fields. TsA has poorly drained soils and may include hydric soil qualities. Trumbull (TsA) soils may remain saturated for extended periods of time and has the potential to cause ponding issues if not managed effectively. This information is based on a site search from Web Soil Survey.

To avoid ongoing issues in the future, it may be advantageous to exclude Block "A" from future development. The area may be better suited as an open space without being parceled off for individual homes. Although the area does appear to be a high point on the parcel, the estimated soil types are not ideal for septic systems or basements.

I've included a soil map with limiting factors for the soil types within this site in PDF form:

I appreciate you taking the time to consider these notes. Should you have any additional questions, feel free to reach out.

Jim Smith
District Technician, MCSWCD
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Map Scale: 1:2,780 if printed on A landscape (11" x 8.5") sheet.

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Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Medina County, Ohio
Survey Area Data: Version 24, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 21, 2023—Jun 18, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ElB	Ellsworth silt loam, 2 to 6 percent slopes	3.7	12.5%
MgA	Mahoning silt loam, 0 to 2 percent slopes	15.1	50.6%
TsA	Trumbull silty clay loam, 0 to 2 percent slopes	11.0	36.9%
Totals for Area of Interest		**29.9**	**100.0%**