Revised Preliminary Plan

Viola Rose Estates

Liverpool Township

Meeting:	July 3, 2024	**Site Area:**	37 acres
App. No.:	040-2024 RPP	**Sublots:**	16 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 Preliminary Plan proposed 16 sublots averaging one dwelling unit per 2.21 acres located in Liverpool Township. The temporary cul-de-sac to the west is the only revision to the plan approved in October 2022.

Recommendation: APPROVE WITH MODIFICATIONS

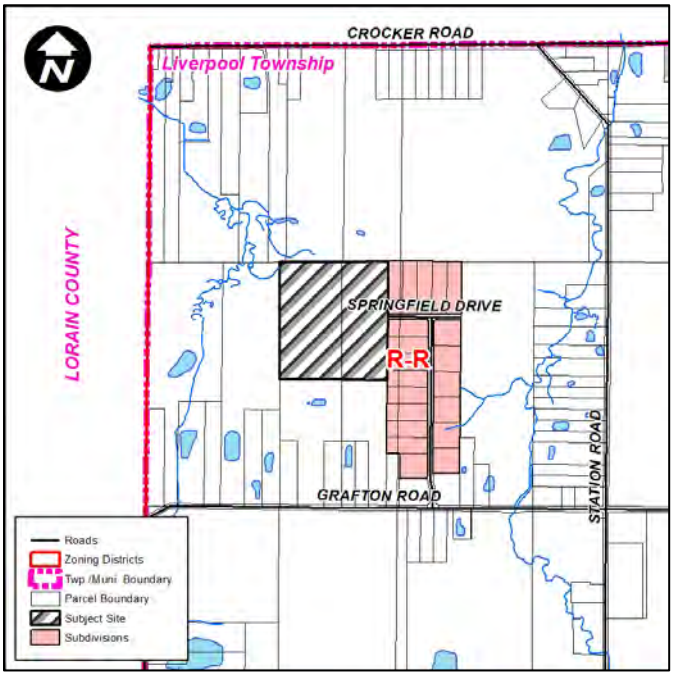
ADJACENT ZONING/LAND USE

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: 16 sublots for single-family residences; a temporary cul-de-sac to the west; central water and on-site septic systems; and two stormwater basins.

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

As drawn, the lots in this development meet the requirements of the Liverpool Twp Zoning Resolution for homes being serviced with water but not sewer as outlined in Sec 301.3 of said resolution.

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.

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

Per the Land Agent, we are not impacted.

Eric Hange, Soil and Water Conservation District
ehange@medinaco.org
330.722.9315

Comments from 2022 Concept Plan:

1. *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.*
2. *Trumbull silty clay loam makes up the soil type around the drainage pattern through the construction site. This soil indicates hydric soil presence.*
3. *Lots 1 and 2, 14, 15, and 16 have construction taking place in Trumbull soils.*
4. *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 on this site.*
5. *Due to lack of grade change, efficiency of water across the property may be limited.*
6. *Drainage and grade must be maintained throughout all phases of construction as to not impede the natural flow of water across the property.*
7. *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.*
8. *The 150 ft. setback from building to the existing plugged well should be kept.*
9. *This site is currently agriculture field with possible existing subsurface drainage tile.*
10. *Our office would suggest green infrastructure such as pervious surfaces and the planting of native trees and shrubs for water and nutrient uptake assistance.*
11. *Ensure township setbacks and zoning requirements are followed throughout all phases of construction.*

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

Comments from the October 2022 Preliminary Plan: The Viola Rose Estates Preliminary Plan will be utilizing on-site sewage treatment systems and public water. As this is the case, the developers will need to conduct a soil test and a site evaluation, with this office, for each proposed lot. In addition, the developers may need to add additional information to site evaluations for lots that have steep topography, perennial streams and waterways, or limited building areas: 1. A realistic footprint for a home (using proposed deed restrictions) and a driveway. 2. Show an appropriate layout area, in approved soils, for a soil-based system and its replacement area. Mound-type sewage systems cannot be sited on slopes greater than 10% and the siting of mounds in heavily wooded lots is also discouraged.

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.

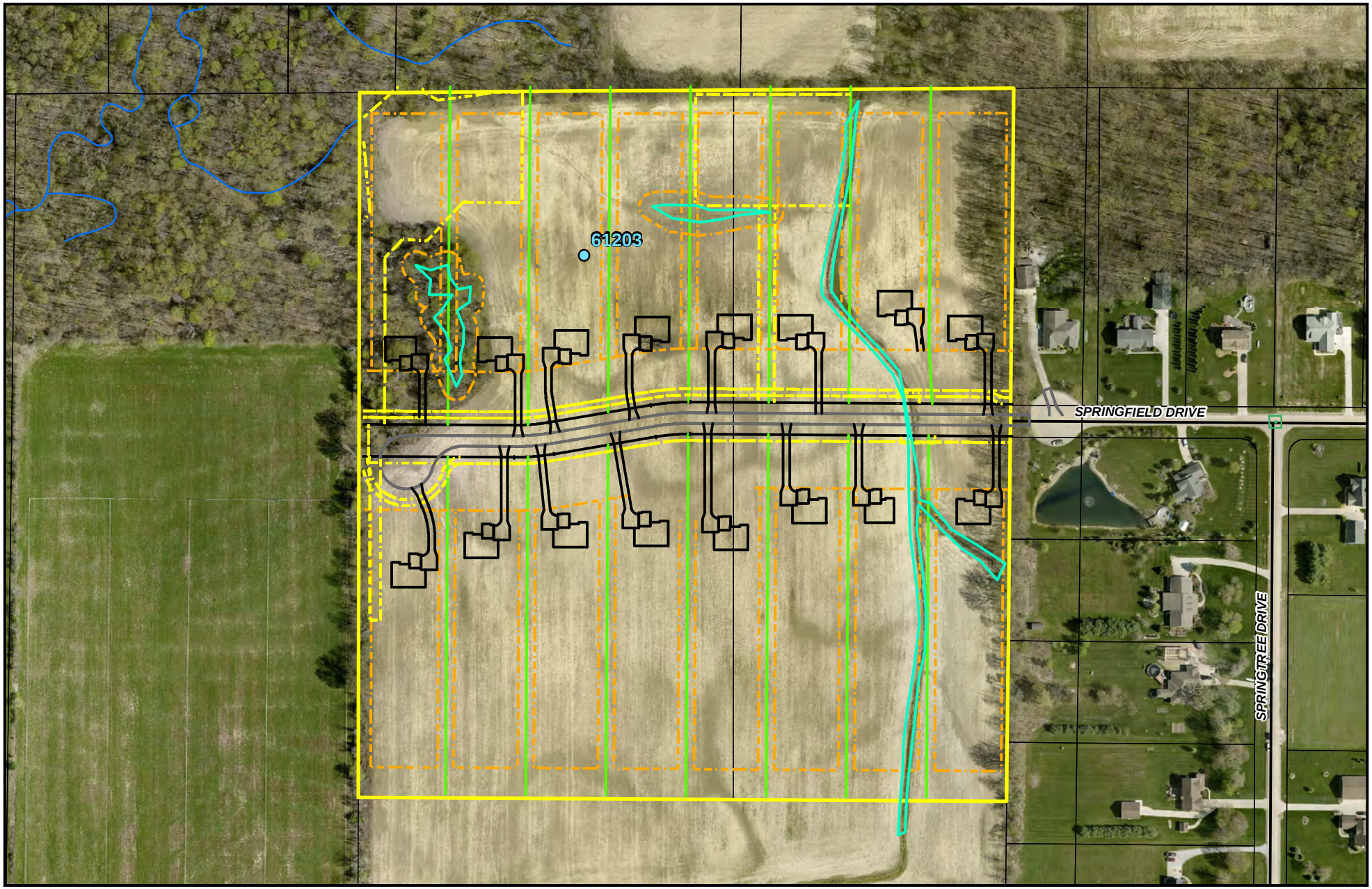
Erik Malinoski, County Engineer Department: CONDITIONAL APPROVAL
emalinoski@medinaco.org
330-764-8879

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. Comments from the Applicant
    a. Our wetlands consultant, Erik Flickinger, informed staff that the missing pages 4-6 in the Nationwide Pre-Construction Notification (PCN) application are instructions on how to complete the form, and page 3 will show the applicant's signature and date.
    b. United States Corps of Engineers (USACE) Nationwide Permit based on the letter and supporting documents received on June 26, 2024.
    c. I have attached a copy of the Stormwater General Permit that we received for your records.
    d. I will provide you with an updated Watershed Boundary insert.
2. The applicant has submitted the following documents.
    a. Pre-Construction Notification (PCN) Nationwide Permit #29 Review.
    b. Approval of the Ohio EPA National Pollutant Discharge Elimination System (NPDES) – Construction Site Stormwater General Permit – OH000006
    c. USACE Nationwide Permit Pre-Construction Notification (PCN)
3. The applicant intends to submit the Final Plat for consideration at the August 2024 Planning Commission meeting.
4. On the survey, Item 1 in the General Development Notes indicates, "Any impact or filling of wetlands or streams in this development is regulated by the United States Army Corps of Engineers and/or Ohio EPA. Individual homeowners/builders will be responsible for obtaining approval from the USACE and Ohio EPA for any such impacts." Please remove the second sentence from this note because the developer is responsible for obtaining the USACE and/or Ohio EPA permits.
5. Documentation from the Ohio Department of Natural Resources indicates that the well located close to Sublots 4 and 5 has been plugged and abandoned.
6. Word documents of Homeowner's Association documents, if applicable, must be submitted for review and approval of the Township and the Prosecutor's Office with the Preliminary Plan application.
7. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404(B) of the Subdivision Regulations:
    a. (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.
8. The Revised Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Township Zoning Resolution per §404(C)(4)b.1.
9. The Medina County Health Department needs to determine the proposed lot(s) are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply. §404(C)(4)b.2.
10. The Medina County Highway Engineer has determined the Revised Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings per §404(C)(4)b.3.

Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission Approve with Modifications the Viola Rose Estate Revised Plan pending submission of the required data/information and satisfying all regulatory agency comments in October 2022 and the July 2024 staff reports.



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

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

Viola Rose Estates
Revised Preliminary Plan
App. 040-2024-RPP
Liverpool Township

Meeting Date: 7/3/2024
Zoning: R-R
Sublots: 16
Area: 37 acres

1 inch = 250 feet

0 35 70 140 210 280 350

Feet

DEVELOPER:

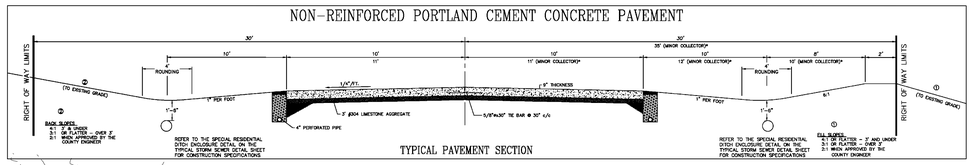
VALLEY INVESTMENT 2 LTD
1724 LESTER ROAD
VALLEY CITY, OHIO 44280
CONTACT: TOM MASON
CELL: 216-905-1446
EMAIL: tommasonbuilders@gmail.com

PROPERTY OWNER:

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

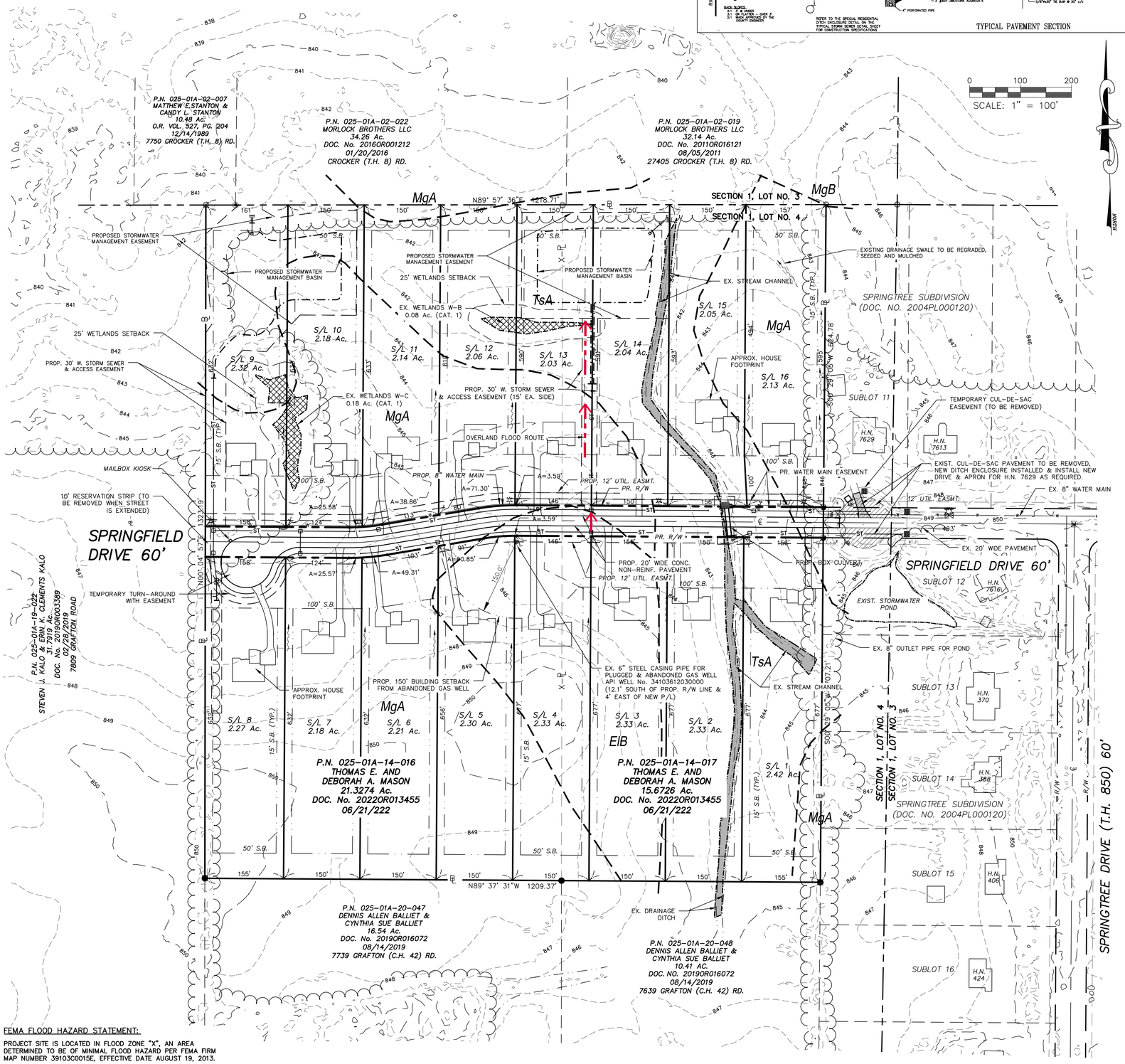
ENGINEER / SURVEYOR:

ROLLING & HOCEVAR, INC.
257 SOUTH COURT STREET SUITE 6
MEDINA, OHIO 44256
(330)-723-1828
CONTACT: ANDREW G. PLANET, P.S. No. 7802



TYPICAL PAVEMENT SECTION

VICINITY MAP



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 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:	16
LAND IN DEDICATED R/W:	1.68 Ac.
REQUIRED OPEN SPACE:	N.A.
AREA IN SUBLOTS:	35.36 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

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. INDIVIDUAL HOMEOWNER/BUILDERS WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE U.S.A.C.E. & OHIO EPA FOR ANY SUCH IMPACTS.

(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.)

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

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%)

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

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.

REVISIONS

REV #	DESCRIPTION:	DATE:
1	UPDATED W/ WETLANDS DELINEATION / ADDRESSED P.C. STAFF COMMENTS	05/31/24

REVISED PRELIMINARY PLAN for

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.

SHEET TITLE

PROJECT TITLE

PLAN PREPARED BY:

CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 6
MEDINA, OHIO 44256
PHONE: (330)723-6828
FAX: (330)723-6837

ROLLING & HOCEVAR, INC
A Gee Worldwide Design Affiliate

STAMP OF SURVEYOR/ENGINEER:

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

SHEET NO. 1 / 1