



Summit County Planning Commission (SCPC)

Thursday, September 25, 2025 - 3:00 p.m.
County of Summit, 470 Grant Street Building
470 Grant Street, 2nd Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|---|-----------------------------|
| A. | Call to Order | Chair Dennis Stoiber |
| B. | Roll Call | Gabriel Durrant |
| C. | Approval of the August 28, 2025, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Kaczmar Subdivision – Concept Plan – Richfield Township** - Located in Richfield Township on the south side of East Boston Road, stretching southward to the Kiowa Road ROW, near the intersection of Chickasaw Road. Applicant proposes to create a new subdivision consisting of three (3) lots (A, B and C) from Parcel No. 4800270 and Parcel No. 4800285, totaling 6.4461 acres. While legally, Lot C has ROW access via Kiowa Road, the portion of Lot C bordering Kiowa Road is a “paper street.” Therefore, staff did not feel that this project met the requirements of Chapter 1103.03 (a)(1) and is requesting that it be reviewed as a Concept Plan for a Major Subdivision.
2. **Canton Road – Zoning Map Amendment – Springfield Township** - Located in Springfield Township along Canton Road, near the border with the City of Akron. The parcels are 5105761 (850 Canton Rd), 5105760 (884 Canton Rd) and 5102263 (Canton Rd). The total area of this proposal is 0.462 Ac. It is currently R-2 Medium Residential District and needs changed to C-2 Community Commercial District.
3. **Driveways – Zoning Text Amendment – Northfield Center Township** - The applicant has proposed to edit to the following items: Chapter 310 “Residential District Regulation,” Section 310.04 C 530 and Chapter 350, “Commercial District Regulations,” Section 350.04 B#1: Nonresidential Uses and B#2: Residential Dwellings.
4. **Copley Land Use Plan Update – Other – Copley Township** - Copley Township is requesting that the Summit County Planning Commission review a draft of the 2026-2036 Copley Township Land Use Plan Update.

Old Business

- | | | |
|---------|----------------------------------|--|
| 5. None | | |
| E. | Report from SCPC Rules Committee | Vice-Chair Jeff Snell |
| F. | Report from Assistant Director | Assistant Director Holly Miller |
| G. | Comments from Public | Chair Dennis Stoiber |
| H. | Comments from Commission Members | Chair Dennis Stoiber |
| I. | Other | |

- 1. Legal Update
- J. Adjournment

Attorney Marvin Evans

Chair Dennis Stoiber



Summit County Planning Commission (SCPC)

Thursday, August 28th, 2025 - 3:00 p.m.
County of Summit, 470 Grant Street Building
470 Grant Street, 2nd Floor, Akron, Ohio

Meeting Agenda

A. Call to Order **Chair Dennis Stoiber**
Chair Dennis Stoiber called to order *Thursday, August 28th, 2025 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call **Gabriel Durrant**

SCPC Member	Present
Bancroft, Richard	X
Dickinson, Erin	X (arrived at 3:02 PM).
Donofrio, John	
Jones-Capers, Halle	
Julien, Kyle	X
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X
Whited, David	X

Reported by *Gabriel Durrant*, we have a quorum for SCPC meeting Thursday, August 28th, 2025 – SCPC monthly meeting at 3:01 p.m.

C. Approval of Thursday, July 31st, 2025, SCPC Minutes

Chair Dennis Stoiber

Approved by Chair Dennis Stoiber without comment

D. Business Items

James J. Taylor

New Business

1. **Farmdale Plat – Concept Plan – Springfield Township** – Located in Springfield Township at the intersection of Farmdale Road and Beechwood Drive. Applicant proposes to subdivide Parcel No. 5111188 into four (4) sublots, totaling 2.873 acres. On May 14, 2025, the applicant had previously subdivided Parcel No. 511188 into five (5) sublots which have yet to be developed. SCPC staff determined that this entire area, comprising of eight (8) currently existing and proposed sublots, totaling 5.334 acres, should be reviewed as a Major Subdivision Concept Plan, as described in the Summit County Subdivision Regulations, Chapter 1103.07(b).

Reported by James J. Taylor: Currently zoned R-2 Residential and surrounded by R-2 in Springfield Township. Applicant has had multiple conversations with advising agencies that are ongoing. As long as applicant follows guidance from agencies, we recommend to APPROVE concept plan.

Questions/Comments from the members for staff:

None

Applicant: AJ Smith – Owner of the property, What J.J. laid out is what it is. Was originally subdivided into 5 lots, but we have an interested buyer on undivided portion, which is why I came back to subdivide. Will be 8 single family residential homes, I don't have a schedule on when they will be built, only one is in the works. I understand the PC's decision to see this as a full development and am working to take the next step and working with the governing bodies. I do not see an issue with complying with regulations and am willing to listen to the next steps. We are further than a concept plan in some areas.

Chair Dennis Stoiber: You have read comments from advising agencies and township?

Applicant: Yes, I've read and provided responses, some of them are preliminary because I don't have a full timeframe, but there is no issue with compliance.

Secretary Jason Segedy: Would all 8 lots have frontage?

Applicant: Yes, one may be a flag lot, but they will all have frontage.

Representation for the Township: (Email from Ted Weisenheimer -Road Superintendent for Springfield Township) The only issue that I'm aware of is the water runoff from the property and that appears to be addressed through the Engineer's office. Springfield Township's Service Department will be reestablishing the roadside ditches on both Beechwood Drive and Farmdale road [sic]. A Road Opening Permit is required for any work in the right of way and when connecting to utilities the road should be bored (vs Open Cut).

County Engineer's Office: Tim Boley – Like any new subdivision we would look at stormwater and traffic. The fact that there was a school there for 90 years, I expect the stormwater will be less of an impact. Issue is where will we take individual roof drains. Driveway spacing is a concern, but we will leave to the township to decide how they want to handle.

Chair Dennis Stoiber: Seems like Township is reestablishing roadside ditches on both side of the streets.

SCEO: Back to open ditch, it should address those concerns. Retention shouldn't be an issue due to decrease in impervious area.

Vice Chair Jeff Snell: Beechwood and Farmdale intersection, will the driveways comply with traffic?

SCEO: They are close to the intersection, may want to have access drives. They are supposed to be 55 feet from intersection, but there are abilities to work around those stipulations.

Applicant: I've had conversations with Springfield Township and the guidelines are to put it as far away from intersection as possible, on either street.

SCEO: I have not heard back from Springfield.

Chair Dennis Stoiber: We're not reviewing the plan now, just asking if this is a reasonable subdivision. Tim, do you know what the classification of the streets are?

SCEO: Local Roads.

Vice Chair Jeff Snell: It's both Springfield and County Engineer's regs.

SCEO: It's township roads, but if they were county highways we would say you can't be that close, but is now up to the township

Vice Chair Jeff Snell: I'd be OK with 150-200 ft. I'm comfortable approving as a concept but applicant will have to work on that.

Summit Soil and Water: Brandon Andreson – Question on Riparian Setback – I investigated that area and it is just a ditch and riparian setback does not apply.

Questions from the Public:

None

Discussion from the members:

None

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Bancroft, Richard		X	X		
Dickinson, Erin			X		
Donofrio, John					
Jones-Capers, Halle					
Julien, Kyle			X		
Reville, Rich			X		
Segedy, Jason	X		X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David			X		

Motion

Member Jason Segedy made a motion to **APPROVE** the **New Item #1 Farmdale Plat – Concept Plan – Springfield Township**, and it was seconded by *Richard Bancroft*, all in favor, 9, oppose 0, **New Item #1 Farmdale Plat – Concept Plan – Springfield Township**, was approved with 0 abstentions.

Old Business

2. **None**

- E. Report from SCPC Rules Committee **Vice-Chair Jeff Snell**
We are working on setting up a meeting
-Denny has to sign a lot of documents, we are working on having staff approval for some of the routine signatures. He is a volunteer and drives down from home for simple signatures, so we would like to delegate to staff.
- F. Report from Assistant Director **Assistant Director Holly Miller**
1. Estates of Bath Phase IIB Performance Bond Release/Acceptance of Maintenance Bond
2. 2026-2036 Copley Township Land Use Plan Update Review
- Complete by Monday, September 15, 2025 at 4 PM.

SCPC Staff James Taylor: Executive summary for Copley Land Use Plan Update Review 2026-2036. We are proposing to place this on Sept 2025 Agenda and opening it up to any SCPC members who would like to read through the update and provide comments. Email comments to J.J. so he can compile for next month's meeting. We have representatives from Copley to answer questions. The front page of the review has a website where document is stored, please provide comments after review.

Legal Counsel Marvin Evans: This is not a Full Comprehensive Plan, more of a discretionary thing, but Copley would like input.

Drake Tracy -Copley Twp: Last plan was updated in 2019, Shawna and other staff have put out surveys to residents and business and created a working group that met monthly for the last 2 years, last meeting will be in Sept or October. Criteria is controlled development and growth while keeping character in the appropriate areas. This is in addition to zoning resolution.

Chair Dennis Stoiber: This document says "In Progress."

Shawna Gfroerer – Copley Twp: Zoning Commission opened public hearing in August and motioned to continue pending SCPC comments. SCPC review in September will not delay our progress. Upon motion of a recommendation of the Zoning Commission, they will forward to Board of Trustees, who will adopt plan for next 10 years.

Chair Dennis Stoiber: "In Progress" does not mean that our recommendations will trigger another round coming back to us.

Shawna Gfroerer – Copley Twp: Correct, we will take comprehensive review and pivot to Zoning Commission.

Chair Dennis Stoiber: Plan is 435 pages, but we have an outline showing parts that are changed, and I hope everyone will review and get comments in to staff. None of us have the same knowledge, resources and background – our job is to ask questions, and they can inform us during the September review.

Vice Chair Jeff Snell: Township has a Comprehensive plan; this is Land Use Plan. Then I went to the Comprehensive Land Use Plan, which is this plan. This is the Comprehensive Plan, going through public input, so this is the Comprehensive plan, but calling it a Land Use Plan.

Shawna Gfroerer – Copley Twp: Zoning Resolution is separate; this is a Comprehensive Land Use Plan – same as Comp Plan.

Legal Counsel Marvin Evans: Nothing here changes regulations, it's descriptive, things that they want to do, but not regulatory. It doesn't impact anyone directly to make them change what they are doing.

Vice Chair Jeff Snell: This is a general plan that we call a comp plan but it doesn't create regulations, just a framework of what you want to do.

Legal Counsel Marvin Evans: It's a lot of descriptions of what's currently there.

Shawna Gfroerer – Copley Twp: ORC says that Zoning Resolution can serve as Land Use Plan, or it can be separate but compatible with Zoning Resolution. Should someone want a map or text amendment, we reference Land Use Plan to see if request is compatible to make a recommendation along with SCPC.

Vice Chair Jeff Snell: And if a lawsuit gets filed, our zoning is consistent with Comprehensive Plan. It's the narrative of what is there and what we hope to be there. When you're a township person you're always into this because it is difficult process but has a lot of value, I will certainly read it.

Legal Counsel Marvin Evans: As far as SCPC role, it is to review, but ORC says if we don't provide comments, township can do what they want. SCPC is an advisory role.

Vice Chair Jeff Snell: With all of the overlays in Copley, it is very helpful to understand the Plan because you have robust zoning.

Drake Tracy -Copley Twp: Original Land Use Plan was similar to County's plan at the time and has been amended for specific areas, but ideology is similar.

Segedy – We get more significant developments from Copley so this is good for us to look at. When would it go to Trustees?

Shawna Gfroerer – Copley Twp – This will be sent to Trustees in Nov, Public Hearings in December and to take effect Jan. 1, 2026. It is a large document, we appreciate SCPC and Staff's time. To summarize, we want plans all in one document instead of spread out.

Chair Dennis Stoiber: Deadline for comments to staff is Sept 15th by 4PM.

G. Comments from Public

Chair Dennis Stoiber

N/A

H. Comments from Commission Members

Chair Dennis Stoiber

N/A

I. Other

1. Legal Update

Attorney Marvin Evans

None

I. Adjournment

Chair Dennis Stoiber

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Bancroft, Richard			X		
Dickinson, Erin			X		
Donofrio, John					
Jones-Capers, Halle					
Julien, Kyle			X		
Reville, Rich	X		X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David			X		

Motion

Member Rich Reville made a motion to *adjourn* the **SCPC meeting held Thursday, August 28th, 2025** – and it was seconded by *Secretary Jason Segedy*, *all in favor, 9, oppose 0* the **SCPC meeting held Thursday, August 28th, 2025**, was *adjourned* at 3:29 p.m.

These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:

Gabriel Durrant, Senior Administrator

Department of Community and Economic Development, GIS and Planning

August 29, 2025 at _____



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Concept Plan
Kaczmar Subdivision
Richfield Township

EXECUTIVE SUMMARY

Located in Richfield Township on the south side of East Boston Road, stretching southward to the Kiowa Road ROW, near the intersection of Chickasaw Road. Applicant proposes to create a new subdivision consisting of three (3) lots (A, B and C) from Parcel No. 4800270 and Parcel No. 4800285, totaling 6.4461 acres. While legally, Lot C has ROW access via Kiowa Road, the portion of Lot C bordering Kiowa Road is a “paper street.” Therefore, staff did not feel that this project met the requirements of Chapter 1103.03 (a)(1) and is requesting that it be reviewed as a Concept Plan for a Major Subdivision.

Staff recommends the SCPC **APPROVE** this Concept Plan with the conditions to satisfy Staff and SCE comments.

Item No.:	1	Lots:	3 Lots
Meeting:	September 25, 2025	Streets:	50'- 60' R/W
Developer:	Kathryn Eckelman	Utilities:	Well Water, Septic System
Parcel No.:	4800270 and 4800285	Council District:	District 1
Zoning:	R-1		
Area:	6.4461 Acres	Processor:	James J. Taylor

Site Conditions: According to Summit County’s GIS Data, a 50-ft. riparian setback is present in the southeast corner of Parcel 4800285 at the intersection with the Kiowa Rd ROW (See Exhibit C). On August 12, 2025, a field investigation was conducted by Sasha Mikheidze of the Summit Soil & Water Conservation District and discovered that the stream in this riparian area “does not appear to meet the requirements set forth in SCCO 937 for the definition of a riparian stream.” (See Exhibit I for more details). In addition, Lot C has ROW access via Kiowa Road, the portion of Lot C bordering Kiowa Road is a “paper street” (See Exhibit H).

Zoning: The Zoning of the site is R-1 (Residential).			
Direction	Zoning	Land Use	Municipality
North	1F-A	Rural Residential	City of Broadview Heights, Cuyahoga County
East	R-1	Residential	Richfield Township
South	R-1	Residential	Richfield Township
West	R-1	Residential	Richfield Township

Proposal: Applicant proposes to create a new subdivision consisting of three (3) lots (A, B and C) from Parcel No. 4800270 and Parcel No. 4800285, totaling 6.4461 acres. While legally, Lot C has ROW access via Kiowa Road, the portion of Lot C bordering Kiowa Road is a “paper street.”

Therefore, staff did not feel that this project met the requirements of Chapter 1103.03 (a)(1) and is requesting that it be reviewed as a Concept Plan for a Major Subdivision. Please see Exhibits A – I for more information.

Agency Comments: *Italicized text indicates quotations from submitted agency comments.*

Dominion Energy: Kate A. Jack, 8/28/2025: See Exhibits K and L for comments.

SCPH: Julie Reis, 8/29/2025: *Summit County Public Health has no issues with the proposed lot split.*

NEFCO: Tom LaPlante, 8/26/2025: See Exhibit J for comments.

SSWCD: Sasha Mikheidze, Date: 8/29/2025: See Exhibit M for comments and soil report.

SCPC, Tim Boley, Date: 9/8/2025: See Exhibit N for comments regarding the easement and temporary reservation strip from Seneca Hills Subdivision No. 5.

Tim Boley, Date 9/18/2025:

Review comments for the Kaczmar Subdivision Concept Plan are below:

1. *Subdivision Regulation 1104.03 (g & h) requires the following additional information be shown on the Concept Plan: Topography, Soils and Water Bodies.*
2. *Subdivision Regulation 1104.03 (l) requires the proposed sewage disposal and water supply be defined.*
3. *Kiowa Road has a 2' Reservation Strip that prevents the adjoiner from accessing the road without properly extending the dedicated road or having the Reservation Strip properly vacated via action by County Council – Seneca Hills Subdivision (PB 55 pages 13-14).*
4. *The driveway for Parcel C will be located within the Riparian Setback.*
5. *Will the driveway for Parcel C require a culvert within the Riparian Setback?*
6. *The drawings have not been signed or stamped by the Professional Surveyor.*
7. *If 1-Acre or greater of earth disturbance will be occurring, Water Quality with an LTMA will be required. In addition, review Fees to comply with Summit County Ordinance 943 must be submitted.*
8. *The Summit County Access Management Manual requires 155' of spacing between Driveways. Richfield Township should be consulted regarding Access Management Standards within the Township for the Site.*

-
9. *A Traffic Impact Questionnaire for the project must be completed to determine if additional studies are warranted. This would not typically be required for a lot split, but will be required in this situation due to the project being classified Major Subdivision.*
 10. *How will utilities (gas, electric, etc...) be accessed? Should a road crossing be necessary, will the Township require the road to be bored (vs open cut)?*
 11. *A Road Opening Permit will be required for any proposed work within the existing R/W of Luther Road & Kiowa Road.*
 12. *GIS and Google Maps show 'Luther Road' as 'Boston Road'. The correct road name should be verified with the Township.*
 13. *The drawing is not formatted as a major subdivision.*

The Reservation Strip issue was discussed after last week's Teams meeting. Summit SWCD provided guidance on the riparian setback concerns, but we still wanted to document these concerns of the Engineer's Office prior to the 9/25 SCPC Meeting.

Richfield Fire Dept., Chief George Seifert, 3/25/2025:

After looking plot plans and discussing with you the plans for the lots. It is my belief that you would not need a cul-de-sac for just one residential home. If there is only one driveway that comes off of Kiowa and has sufficient driveway width I do not see a need for the cul-de-sac.

Staff Comments: Recent aerial imagery via Apple Maps shows significant clearing and the removal of a pond that was present in April 2025 Nearmap Imagery (see Figures 1 and 2). Has there already been clearing and filling on the site? Has the pond been removed from the site?

Staff recommends that Kiowa Road be extended to reach Lot C, per County Highway Standards. This would include the construction of a cul-de-sac, either fully or partially on Lot C. Staff also recommends that all recommendations provided by the Summit County Engineer's Office, along with other appropriate federal, state and local statutes be followed. In addition, staff endorses Summit SSWCD's recommendation to obtain a wetland delineation to determine if wetlands are present within the project area.

Recommendation: It is Staff's recommendation that the SCPC **APPROVE** this Concept Plan with the conditions to satisfy Staff and Agency comments.

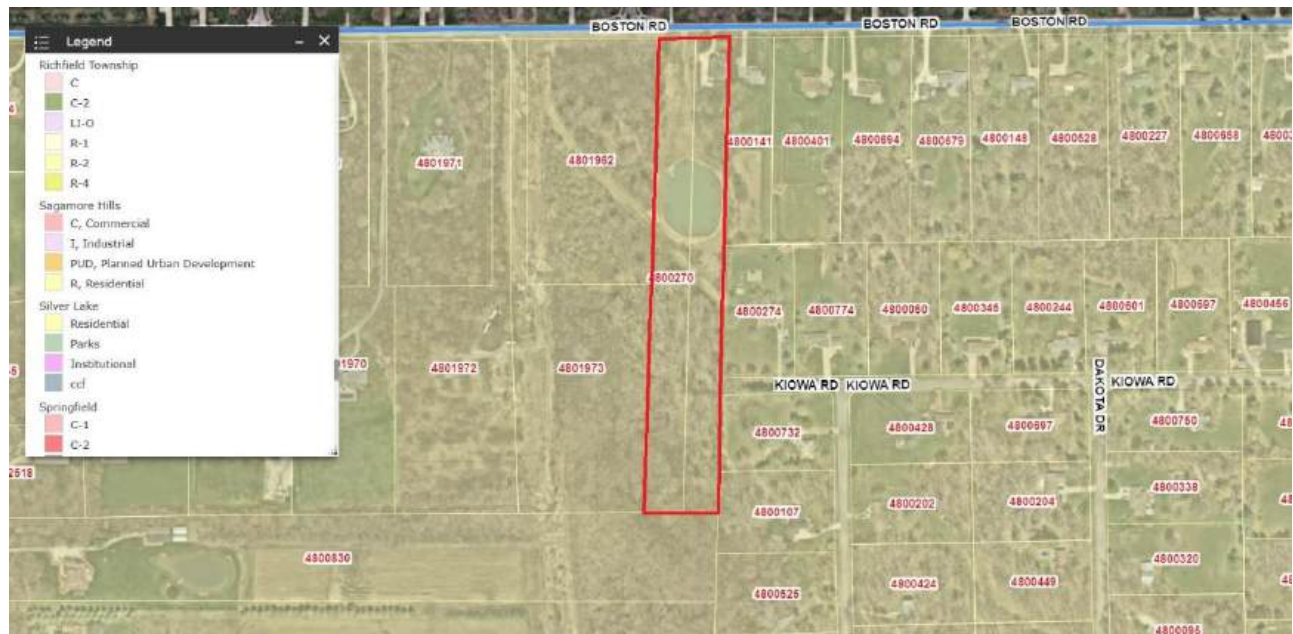


Figure 1. Kaczmar Subdivision Concept Plan Zoning Map, via Summit County GIS. This aerial imagery, taken in April 2025 by Nearmap, shows a pond and forest present in the northern half of the project area.



Figure 2. Kaczmar Subdivision Concept Plan aerial imagery via Apple Maps. This aerial imagery shows significant clearing in the northern half of the project area, with the pond that was present in the April imagery completely removed.

APPENDIX B – PLANNING SERVICES APPLICATION

2023 County of Summit Subdivision Regulations



APPENDIX B

Planning Services Application

Department of Community and Economic Development
Ohio Building - Suite 103 - 175 S. Main St. - Akron, OH 44308

REQUEST (Please check all that apply)

Minor Subdivision

- ☒ Lot Split
☐ Lot Consolidation
☐ Lot Line Adjustment

Major Subdivision

- ☐ Concept Plan*
☐ Preliminary Plan*
☐ Final Plat*
☐ Resubmittal*
☐ Replat*

*requires ten (10) copies of survey drawing/plan.

OWNER INFORMATION

Owner Kathryn Eckelman
 Address 4414 Boston Rd Brecksville OH 44141
 Phone 216.870.1448
 Email katie@kaczarch.com

APPLICANT INFORMATION

Applicant Kathryn Eckelman
 Address 4414 & 4428 Boston Rd Brecksville OH 44141
 Phone 216.870.1448
 Email katie@kaczarch.com

ENGINEER OR SURVEYOR INFORMATION

Name Alber & Rice
 Address 31913 Cook Rd North Ridgeville, OH 44039
 Phone 216.252.7840
 Email jami@alberandrice.net

SITE INFORMATION

Name of Subdivision
 or Address Kaczmar subdivision
 Location Lots A & B on Boston Rd. Lot C is on Kiowa Rd.
 Parcel No.'s A- Parcel #48-00270 B- Parcel #48-00285 C- temporary info - 4452 Kiowa Rd Parcel # 4800285
 Creating Sublots A, B, & C
 Acreage 6.4461 Acres TOTAL - (2.1487 each subplot)
 Water Provider Well
 Septic or Central Sewer Provider septic

APPENDIX B – PLANNING SERVICES APPLICATION (page2)

2023 County of Summit Subdivision Regulations

<u>FILING FEES</u>	
<i>Checks should be made payable to "Summit County Planning"</i>	
<u>MINOR SUBDIVISION FEES</u>	
Lot Split	\$75.00 per buildable lot
Lot Consolidation	\$30.00 per lot (if no additional buildable lots are created, including lot consolidations and lot line adjustments)
Lot Line Adjustment	
<u>MAJOR SUBDIVISION FEES</u>	
Concept Plan	\$300.00 per Subdivision
Preliminary Plan*	\$500.00 plus \$10.00 per dwelling unit/lot
Final Plat	\$500.00 plus \$10.00 per dwelling unit/lot
Resubmittal	\$300.00 plus \$10.00 per dwelling unit/lot
Replat	\$300.00 plus \$10.00 per dwelling unit/lot
* See Section 1111.04(3) for Fee Adjustment.	
Variance Fees	\$300.00 per Variance Request

ACTION OF THE SUMMIT COUNTY PLANNING COMMISSION SHOULD BE SENT TO:

Name Kathryn Eckelman

Address 4414 Boston Rd Brecksville OH 44141

Phone 216.870.1448

Email katie@kaczarch.com

Respectfully submitted this 26th day of August, 2025 ,

I certify that all information contained in this application and its supplements are true and correct.

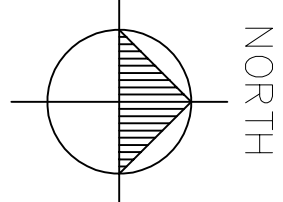
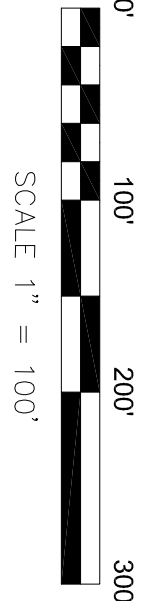
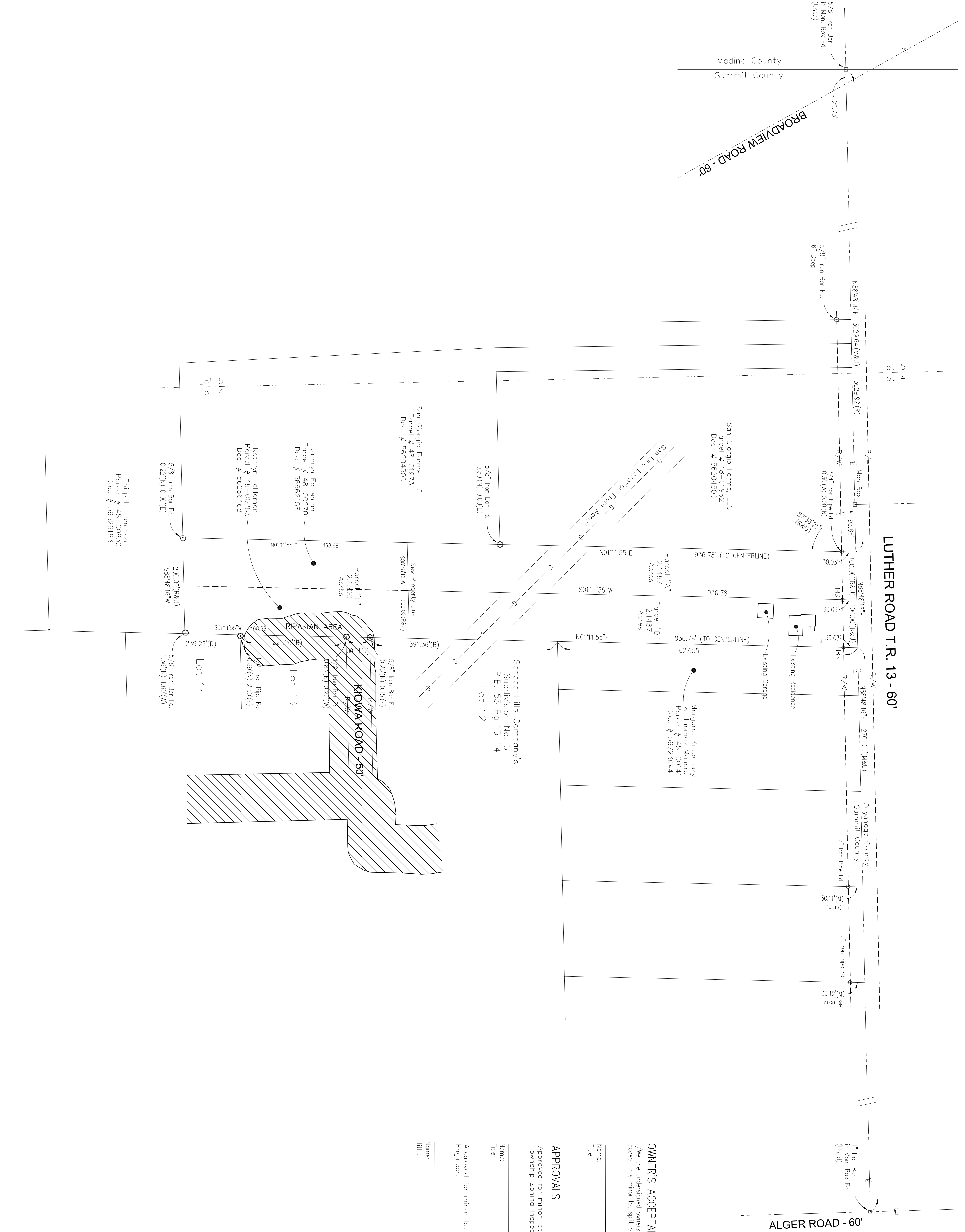
Applicant's or Authorized Representative's Signature

August 26, 2025
Date

Fee Amount Paid: _____	Date Application Received: _____
Number of Lots: _____	Staff: _____
Comments: 	

Lot Split

Located in the Township of Richfield, County of Summit, Ohio
Being part of Lot No. 4, Tract 1 of Original Richfield Township



Basis of Bearings
Ohio Coordinate System of 1983
North Zone, NAD 1983 (2011),
Referenced to ODOT VRS
Basis of Elevations
Elevations shown hereon
are based on NAVD83
Referenced to ODOT VRS

DATA USED

TAX MAPS – SUMMIT COUNTY GIS
DEEDS – Doc. No. 56256468
Doc. No. 56667158
Doc. No. 56204500
Doc. No. 56723644
Doc. No. 5625183
PLATS – Seneca Hills Co.'s Sub. No. 5
Plat Vol. 55 Pg. 13-14

NOTES

No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.
There was no search for assessments of record, and the assessor's records, including title evidence, or any other facts that a title search disclose.

I hereby certify this survey to be correct to the best of my knowledge and that this plot is based on a field survey prepared under my supervision. Distance are shown in feet and decimal parts there of.

Name:	Date:
Title:	
Approved for minor lot split by the Summit County Engineer:	
Name:	Date:
Title:	

ALBER & RICE

CIVIL + STRUCTURAL + SURVEY

3883 Oak Road, Irvine, Ohio 44039

216-222-7860 Office 216-222-7861 Fax

PROJECT

Eckelman

ADDRESS

4428 Boston Rd

Brecksville, Ohio

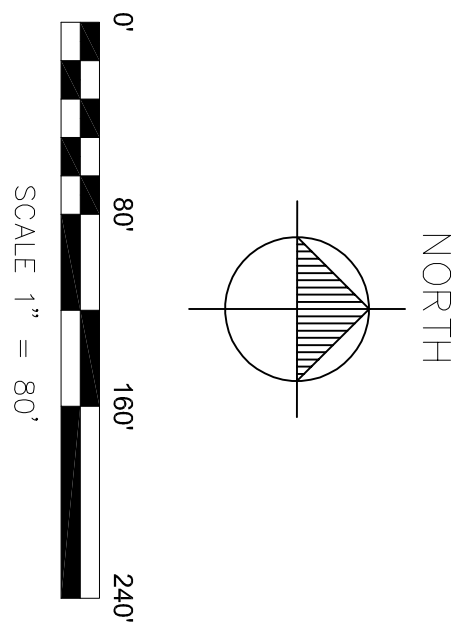
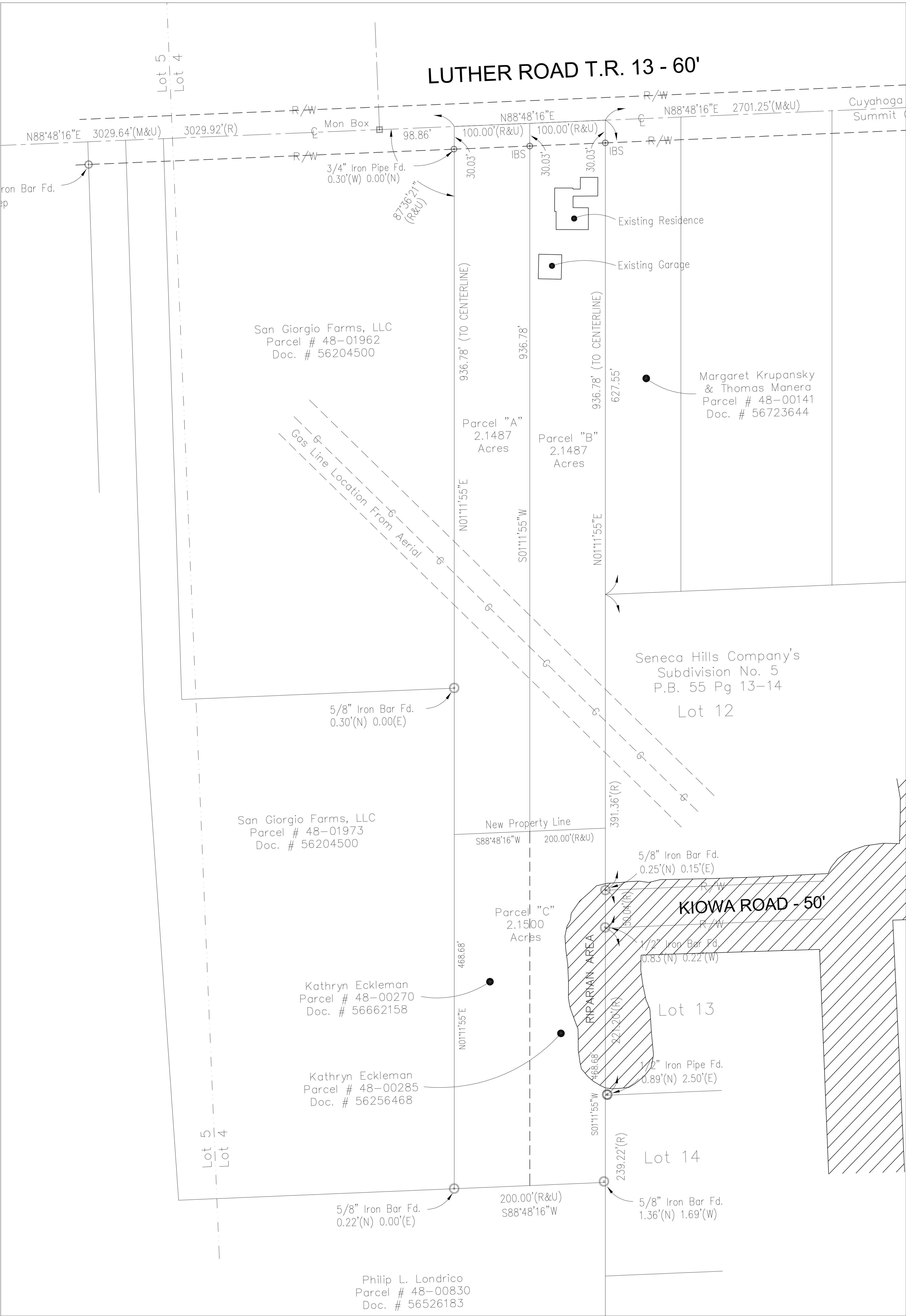
REVISION	DATE
Key Boundary to 40'	5-25-22

PROJECT NO.

2110-05

SHEET NO.

Sheet 1 of 1



DATA USED

TAX MAPS - SUMMIT COUNTY GIS

DEEDS - Doc. No. 56256468
Doc. No. 56662158
Doc. No. 56204500
Doc. No. 56723644
Doc. No. 56526183

PLATS - Sereno Hills Co.'s Sub. No. 5
Plat Vol. 55 Pg. 13-14

NOTES

BEARINGS (DENOTING ANGLES) AND DISTANCES SHOWN HEREON ARE FROM RECORD INFORMATION UNLESS OTHERWISE NOTED

No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.

I hereby certify this survey to be correct to the best of my knowledge and that this plot is based on a field survey prepared under my supervision. Distance are shown in feet and decimal parts thereof.

	
ALBER & RICE CIVIL + STRUCTURAL + SURVEY 3193 Oakwood North Magnolia Drive #14039 716-252-7850 Office 716-252-7841 Fax	
PROJECT	
Eckelman	
ADDRESS 4428 Boston Rd Brecksville, Ohio	
REVISION	DATE
PROJECT NO. 21110-05	
SHEET NO. Sheet 1 of 1	



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
 Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
 www.scph.org

Sewage Treatment System (STS) Site & Soil Evaluation (SSE) Report

Property Address: 4414 E Boston Rd

City: Richfield Zip Code: 44286 Parcel ID: 48-00285

Applicant's Information:

Name: Kathryn Eckelman Phone #: 216-870-1448

Email: Katie@kaczarch.com

Address (if different): _____ City _____ State _____ Zip Code _____

SSE Application submitted on: 10/28/24

Site visit date(s): 11/6/24

Based on the SSE conducted for the property listed above, the parcel is:

- ☒ Approved, but cannot support a soil absorption STS due to unsuitable soils and/or inadequate area.
- See the attached Notice of Intent (NOI), invoice with the fee due and options for payment to obtain approval from the Ohio EPA for a STS that treats the wastewater and then discharges it off of the property.
- ☐ Likely to be capable of supporting a soil absorption STS with a flow of _____ bedrooms / _____ gallons, but a specific project has not been proposed.
- ☐ Inconclusive; additional information is required – please see details below.
- ☐ Disapproved because the proposed project does not meet code requirements.

Additional information required before approval is granted and/or an installation or alteration permit can be issued for the project:

- ☐ Soil evaluation completed by a certified soil professional
- ☒ Proof of OEPA's NPDES permit
- ☐ Topographic site improvement plan
- ☒ Design plan
- ☐ Other: See comments

Comments:

Insufficient space and inadequate soil characteristics to support a soil-based, replacement septic system
sized to serve a four bedroom home. An NPDES quality discharge to the covered storm drain at the road.
11/27/24 - New system installed.

LOT SPLIT APPROVED

Inspector's Signature: Tony C. Gyl

Date: Nov 27, 2024



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scph.org

#5-17889 RECEIVED

OCT 28 2024

SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION

LOT SPLIT EVALUATION APPLICATION FOR A SEWAGE TREATMENT SYSTEM (STS)

Property Information:

Property Address: 4428 Boston Rd

City: Richfield

Zip: 44286

Parcel ID: 48-00270/48-00285

Applicant's Information:

Name: Kathryn Eckelman

Phone #: 216.870.1448

Email: katie@kaczarch.com

Address (if different): 4414 Boston Rd

Brecksville

OH

44141

City

State

ZipCode

Proposed Project Details:

The design of the STS for a proposed project is based, in part, on the potential occupancy of the dwelling. A bedroom is defined as any room that can practically be used as a bedroom including a home office, den, etc.

Total number of bedrooms: _____

Water Source:

☐ Size and type of dwelling has not yet been determined

☐ Municipal water

☒ One, two or three family home

☒ Private Water System (well, cistern, etc)

Site plan of the proposed project is attached to this application: ☒ yes ☐ no

Lot Split Services Requested:

Site Evaluation	Fee
☒ Replacement evaluation for a remaining home from lot split	\$ 200. ⁰⁰
☒ Lot split - Creating 5 or less parcels	\$525. ⁰⁰ per lot
☐ Major subdivision review - Creating 6 or more parcels	See Staff
Total Fee	\$ 200. ⁰⁰

I understand the following:

- A separate application must be submitted for each proposed lot.
- Any approval or disapproval issued by SCPH is based on the information I have provided.
- Any change to this plan, including the disturbance of the approved STS area, may result in the voiding of SCPH's approval and is subject to a fee.
- The application fee is non-refundable, regardless of the findings of this review.

Signature of Applicant: _____

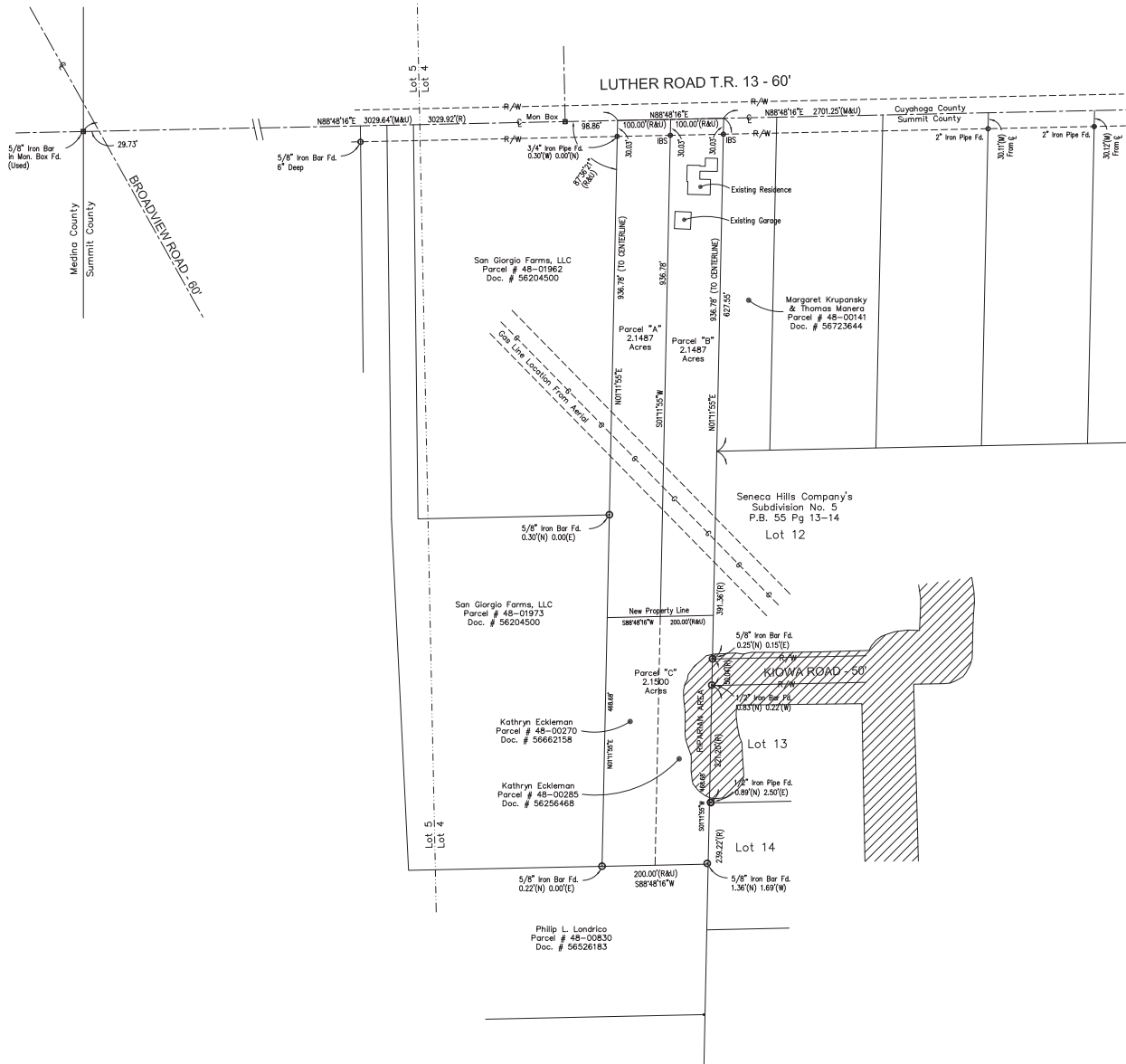
Date: 09/18/2024

SCPH use only:

Received by:	<u>C. Boyd</u>
Date:	<u>10-28-24</u>
Amount:	<u>\$ 200.⁰⁰</u>
☐ Cash	
☐ Credit Card	
☒ Check #	<u>1401108</u>
Invoice No:	<u>#5-17889</u>

10-28 EJR

Lot Split
Located in the Township of Richfield, County of Summit, Ohio
Being part of Lot No. 4, Tract 1 of Original Richfield Township



0 100' 200' 300'
SCALE 1" = 100'

Basis of Bearings
Grid North
Ohio Coordinate System of 1983
North Zone, NAD 1983 (2011),
Referenced to QDOT VRS
Basis of Elevations
Elevations shown hereon
are based on NAVD88
Referenced to QDOT VRS

DATA USED

TAX MAPS - SUMMIT COUNTY GIS
DEEDS - Doc. No. 56256468
Doc. No. 56662158
Doc. No. 56204500
Doc. No. 56723644
Doc. No. 56526183
PLATS - Seneca Hills Co.'s Sub. No. 5
Plat Vol. 55 Pg. 13-14

OWNER'S ACCEPTANCE

I/We the undersigned owners of the land shown hereon do
accept this minor lot split of the same.

Name: _____ Date: _____
Title: _____

APPROVALS

Approved for minor lot split by the Richfield
Township Zoning Inspector.

Name: _____ Date: _____
Title: _____

Approved for minor lot split by the Summit County
Engineer.

Name: _____ Date: _____
Title: _____

NOTES

No transfer is taking place with the recording of
this survey. This survey is being recorded as a
graphic representation of a legal description in a
deed.

There was no search for easements of record,
right-of-ways, restrictive covenants,
encumbrances, ownership title evidence, or any
other facts that a title search disclose.

I hereby certify this survey to be
correct to the best of my knowledge
and that this plat is based on a field
survey prepared under my supervision.
Distance are shown in feet and decimal
parts thereof.

10/19/2021
Thomas J. King Jr., P.S. #7503 Date of Survey



PROJECT
Eckelman

ADDRESS
4428 Boston Rd
Brecksville, Ohio

REVISION DATE
Rev Boundary to 40' 5-25-22

PROJECT NO.
2110-05

SHEET NO.
Sheet 1 of 1

SUMMIT COUNTY PUBLIC HEALTH
1867 W. Market Street Akron, OH 44313-6901
LOT SPLIT SURVEY APPROVAL
Inspector: [Signature] Date: Nov 27 2024
330-926-5643
Phone Number: _____



Division of Surface Water - Notice of Intent (NOI) For Coverage Under Ohio Environmental Protection Agency General Permit for Household Sewage Treatment Systems (HSTS)

Submission of this NOI constitutes notice that the party identified in Section I of this form intends to be authorized to discharge into state surface waters under Ohio EPA's NPDES general permit program. Becoming a permittee obligates a discharger to comply with the terms and conditions of the permit. Complete all required information as indicated by the instructions. Do not use correction fluid on this form. Forms transmitted by fax will not be accepted. A check for the proper amount must accompany this form and be made payable to "Treasurer, State of Ohio." (See the fee table in Attachment C of the NOI instructions for the appropriate processing fee.)

PART 1 OF 2 - HOMEOWNER INFORMATION		
I. Homeowner Information		
Homeowner Name		Mailing (Homeowner) Address
Kathryn Eckelman		4414 E Boston Rd
City	State	Zip
Brecksville	OH	44141
Email Address	Phone (area code & no.)	
katie@kaczarch.com	(216) 870-1448	
Contractor Email Address		
II. Property Location Information		
Address		
4414 E Boston Rd		
City	State	Zip
Brecksville	OH	44141
County Name		
Summit		
III. General Permit OHK000004 Household Sewage Treatment System Information		
Household Sewage Treatment System is for:		☒ Replacement of Failed Existing System ☐ New Home Construction
CERTIFICATION (see instructions)		
<i>I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.</i>		
Homeowner Name:		Title:
Kathryn Eckelman		Owner
Homeowner Signature:		Date:
		Electronically entered on 11/08/2024

PART 2 of 2 - LOCAL HEALTH DEPARTMENT INFORMATION					
Homeowner Name			Property Address		
Kathryn Eckelman			4414 E Boston Rd		
II. Health Department Information					
Local Health Department Name					
Summit County Health District					
First Name			Last Name		
Tory			Coyle		
Email Address			Phone		
tcoyle@scphorg			(330) 926-5643		
III. Property Review					
A. Receiving Stream or MS4:			B. Discharge Location Point:		
East Branch Rocky River			Covered storm drain at road		
Latitude: 41.27720122			Longitude: -81.67326585		
C. For all New, Updated or Replacement Systems					
QUESTIONS		MARK 'X'		QUESTIONS	
		YES	NO		
Are sewers available or accessible?			X	Was the lot created after January 1, 2007?	
D. For Select New Systems When Soil Absorption Not Feasible					
QUESTIONS		MARK 'X'		QUESTIONS	
		YES	NO		
Is the receiving stream defined as outstanding state waters, superior high quality waters or outstanding national resource waters, other than Lake Erie under OAC 3745-1-05 or to direct tributaries within 1 mile of these waters?				Is the proposed discharge to waters of the state with a watershed drainage area of less than or equal to 5 square miles at the point of discharge?	
Is the proposed discharge to an MS4 not meeting standards established in the MS4 program's Illicit discharge and elimination plan?				Not Applicable	
				X	
E. Soils and Site Review					
QUESTIONS		MARK 'X'		QUESTIONS	
		YES	NO		
Has a Site evaluation been conducted?		X		Has a Soil evaluation been conducted?	
				X	
F. Soils and On-Site System Evaluation					
QUESTIONS		MARK 'X'		QUESTIONS	
		YES	NO		
Is the Site suitable for a septic tank or pre-treatment to gravity, Low Pressure Pipe or engineered drainage with soil absorption?			X	Is the Site suitable for a septic tank or pretreatment to mound?	
Is the Site suitable for a septic tank or pretreatment to drip distribution?			X	Is the Site suitable for system designs that have been approved by the Director of Health under a Special Device Approval and the Homeowner agreed to utilize these technologies?	
Is there adjacent property owned by the homeowner suitable for supporting an on-site system and Homeowner agreed to utilize the adjacent property?			X		
Additional Information					
Additional Comments:					
Local Health Department Personnel Name:			Title:		
Tory Coyle			REHS		
Local Health Department Personnel Signature:			Date:		
			Electronically submitted on 11/08/2024		
Fee Due:			\$200.00		

Ohio EPA
HSTS Application Fee Invoice
Division of Surface Water



Billed to Applicant:

Kathryn Eckelman
4414 E Boston Rd
Brecksville, OH 44141

Facility:

Kathryn Eckelman
4414 E Boston Rd
Brecksville, OH 44141

Transaction ID: 2354038

DATE: 11/08/2024

Payment Due: 12/08/2024

Revenue ID: 1668724

DESCRIPTION	AMOUNT
New / Household Sewage Treatment Systems General Permit - Local / OHK000004	\$200.00

Your application will not be processed until the fee is paid in full by the due date indicated.

Balance Due \$200.00

PAYMENT OPTIONS - Payment options for this invoice include the following:

Electronic Payment through Ohio EPA's eBusiness Center: To pay this invoice online, visit <http://ebiz.epa.ohio.gov>

Payment by Check: If paying by check, please send your check with the remittance advice outlined below.

You must write the Revenue ID (if shown below) on your check to ensure proper credit.

CUT OFF THIS STUB AND MAIL IT WITH YOUR CHECK. DO NOT MAIL TOP PORTION.

Pay to: **Treasurer, State of Ohio.** Please write the **Revenue ID** on your check. Please **send this stub** with your check. **DO NOT SEND LETTERS OR OTHER FORMS.**

Ohio EPA
PO Box 77005
Cleveland, OH 44194-7005

Due Date:	12/08/2024
Revenue ID:	1668724
Amount Due:	\$200.00
Type Code:	APRON
Transaction ID:	2354038

1668724 0000020000 APRON 000000000 0

Homeowner Options for Paying & Submitting the Notice of Intent (NOI) for Coverage Under the Ohio EPA National Pollution Discharge Elimination System (NPDES) General Permit for Household Sewage Treatment Systems

	Application/NOI Options			
Payment Options		Online	Email	Mail
	Online	#4	#1	Not available
	Mail	not available	#2	#3

Note: If the Health Department already uploaded the homeowner signed page of the NOI, payment is all that is needed.

1. Emailing the NOI and paying online

- Email the signed first page of the NOI to:
 - DSW.HSTS@epa.ohio.gov
- Follow the instructions on the invoice to pay online.

2. Emailing the NOI and mailing the check

- Email the signed first page of the NOI to:
 - DSW.HSTS@epa.ohio.gov

Mail the check **with the invoice** to the address on the invoice.

3. Mailing the signed NOI with a check for \$200 (ignore the mailing address on the invoice for this option)

- Print out the invoice and NOI.
- Sign the first page.
- Write the check to:
 - Treasurer, State of Ohio
 - Put the property address in the Memo
- Mail the signed NOI, check, and invoice to:
 - Ohio EPA Office of Fiscal Administration
P.O. Box 1049
Columbus, Ohio 43216-1049

4. Uploading the NOI on eBusiness Center and paying online

- Create an OHID and eBusiness account.
 - Instructions are linked in the invoice.
- Under available services, go to the DSW HSTS service.
- Click on "Find Permit".
 - Search by address or name.
- Click actions then "assign to me".
- At HSTS home page, click actions and edit.
- Scroll to bottom and "upload homeowner signature".
- Submit.



Welcome to the Ohio EPA eBus

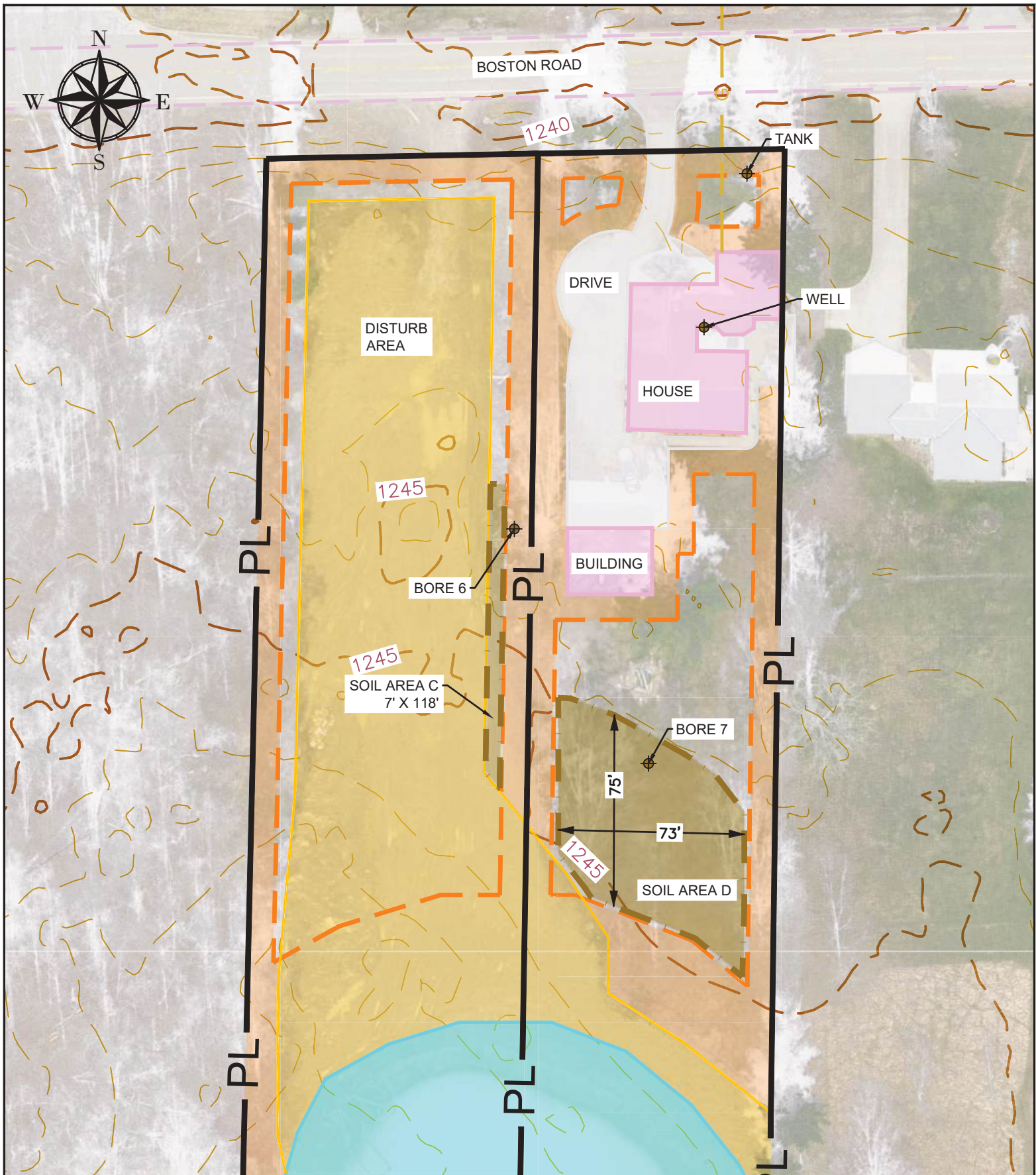
Available Services (What is this?)

Service
Air Services
Asbestos Services
Certified Operator Minimum Staffing Reporting
Conference and Events Registration
Division of Surface Water Credible Data
Division of Surface Water NPDES Permit Applications (STREAMS)
DMWM License and Registration Service
DMWM Solid Waste/C&DD Disposal Fees (Submit Report)
DSW 401 Certification and Isolated Wetlands Permit
DSW Home Sewage Treatment System
e-Discharge Monitoring Reports (eDMR)

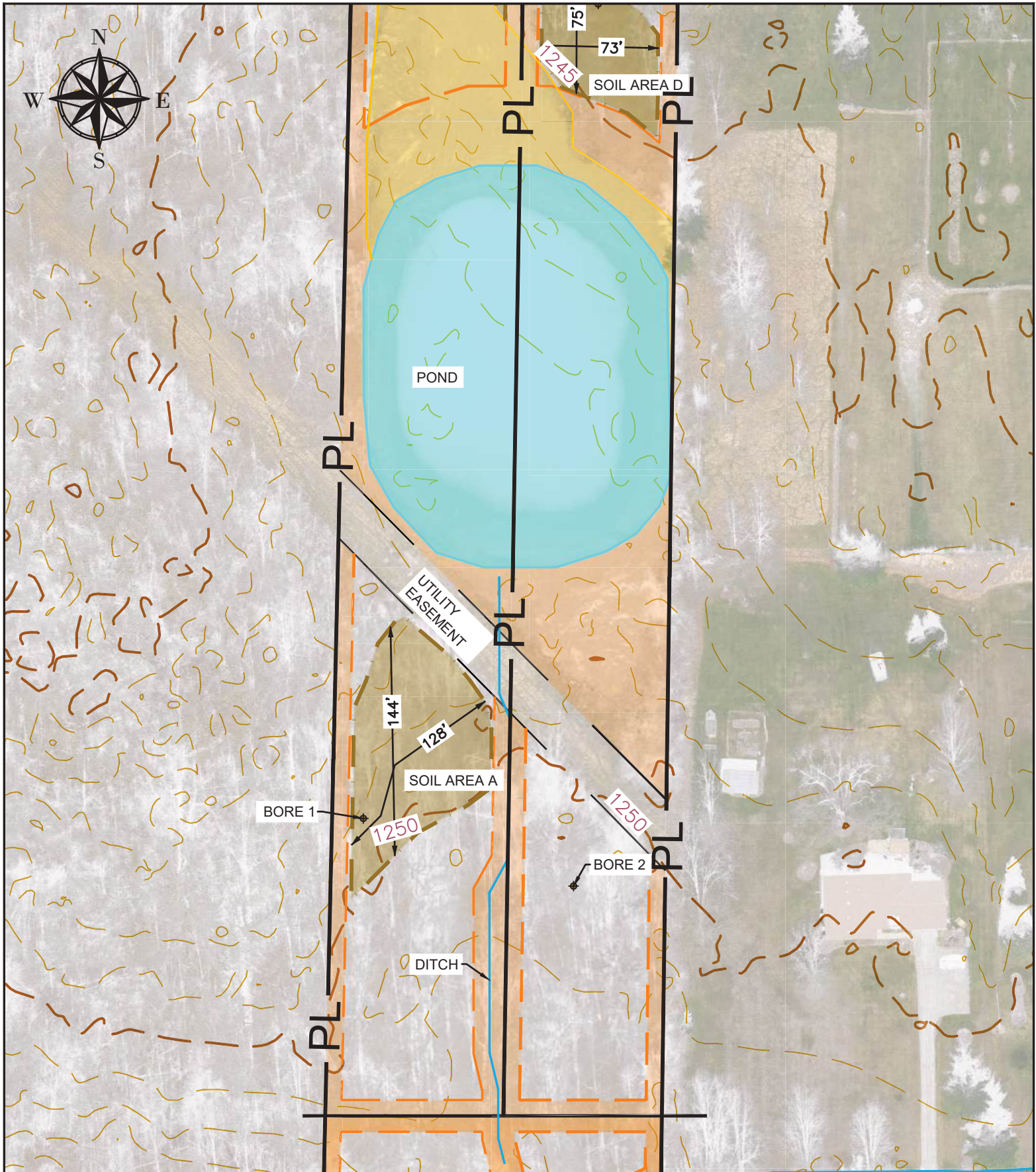
Ohio EPA - Home Sewage Treatment System

[Home](#)
[Create New Application](#)
[Find A Permit/Application](#)

Health Department Application Portal



LEGEND - Soil Boring - Soil Area - Setback - Parcel 1' Contour 5' Contour - Proposed House - Proposed Drive - Water 0 25' 50' SCALE: 1 INCH = 50'	Soil Map (Portrait) Katie Eckelman 4414 & 4428 Boston Road Located in Richfield Township, Summit County, OH Latitude: 41.276903, Longitude: -81.673451 (NAD 83)	Map Sources: Aerial photo (OGRIP, 2014) Parcels (Summit County GIS, 2018) Contours (OGRIP DEM, 2006) Drawn by: PJC Date drawn: 10/07/2024 HAMMONTREE & ASSOCIATES, LTD. ENGINEERS - PLANNERS - SURVEYORS 5233 Stoneham Road North Canton, OH 44720 Toll Free: 1-800-394-8817 www.hammontree-engineers.com
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LEGEND - Soil Boring - Soil Area - Setback - Parcel 1' Contour 5' Contour - Proposed House - Proposed Drive - Water 0 40' 80' SCALE: 1 INCH = 80'	Soil Map (Portrait) Katie Eckelman 4414 & 4428 Boston Road Located in Richfield Township, Summit County, OH Latitude: 41.276903, Longitude: -81.673451 (NAD 83)	Map Sources: Aerial photo (OGRIP, 2014) Parcels (Summit County GIS, 2018) Contours (OGRIP DEM, 2006) Drawn by: PJC Date drawn: 10/07/2024 HAMMONTREE & ASSOCIATES, LTD. ENGINEERS - PLANNERS - SURVEYORS  5233 Stoneham Road North Canton, OH 44720 Toll Free: 1-800-394-8817 www.hammontree-engineers.com
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Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Summit

Township / Sec: Richfield

Property Address/Location: 4414 & 4428 Boston Road
Brecksville, Ohio 44141

Applicant Name: Kaite Eckelman

Applicant Address: 4414 Boston Road
Brecksville, Ohio 44141

Phone #: (216) 860-1448

Lot #: _____

Test Hole #: 2

Latitude, Longitude: 41.27496331, -81.67343068

Method: Auger

Land Use / Vegetation: Decidious Forest

Landform: Till Plain

Position on Landform: Footslope

Percent Slope: 1

Shape of Slope: Concave-Linear

Date: 10/4/2024

Evaluator: Andrew DeMarco
5233 Stoneham Road
North Canton, OH 44720

Certification #: 2023 ODH Approval

Signature: 

Phone #: (330) 499-8817

Site and Soil Evaluation for Sewage Treatment and Dispersal												
Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
A	0-4	10YR/4/3	-	-	SIL	15	-	3	M	GR	FR	
AB	4-12	10YR/5/3	7.5YR/4/6 (10%)	1CYR/5/2 (20%)	SIL	25	-	2	M	SBK	FI	
Btg	12-24	10YR/6/1	7.5YR/6/6 (20%)	-	SICL	30	-	2	M	SBK	FI	
Limiting Conditions												
Limiting Conditions		Depth to (in.)		Descriptive Notes				Remarks / Risk Factors:				
Perched Seasonal Water Table		4										
Apparent Water Table		None Observed										
Highly Permeable Material		None Observed										
Bedrock		None Observed										
Restrictive Layer		None Observed										

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Summit

Township / Sec: Richfield

Property Address/Location: 4414 & 4428 Boston Road
Brecksville, Ohio 44141

Applicant Name: Kaite Eckelman

Applicant Address: 4414 Boston Road
Brecksville, Ohio 44141

Phone #: (216) 860-1448

Lot #: _____

Test Hole #: 7

Latitude, Longitude: 41.27648714, -81.67335507

Method: Auger

Land Use / Vegetation: Mowed Grass

Landform: Till Plain

Position on Landform: Flat

Percent Slope: 2

Shape of Slope: Linear-Linear

Date: 10/4/2024

Evaluator: Andrew DeMarco
5233 Stoneham Road
North Canton, OH 44720

Certification #: 2023 ODH Approval

Signature: 

Phone #: (330) 499-8817

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
Ap	0-10	10YR/4/2	7.5YR/4/6 (2%)	10YR/5/2 (2%)	SIL	20	-	1	M	GR	FR	
Bt1	10-20	10YR/4/4	7.5YR/5/6 (10%)	1CYR/6/2 (10%)	SIC	42	-	2	CO	SBK	FI	
Bt2	20-32	10YR/5/4	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	SIC	45	-	2	CO	PR	FI	
BC	32-44	10YR/5/3	7.5YR/5/6 (20%)	1CYR/6/1 (20%)	CL	35	-	1	CO	PR	FI	
C	44-60	10YR/5/3	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	SC	38	-	0	-	MA	FI	
Limiting Conditions				Depth to (in.)	Descriptive Notes			Remarks / Risk Factors:				
Perched Seasonal Water Table				10								
Apparent Water Table				None Observed								
Highly Permeable Material				None Observed								
Bedrock				None Observed								
Restrictive Layer				44	SILR = 0 GPD/FT²							



HAMMONTREE & ASSOCIATES, LIMITED

Engineers Planners Surveyors

5233 Stoneham Road
North Canton, Ohio 44720

Phone (330) 499-8817
Toll Free 1-800-394-8817
Fax (330) 499-0149
www.hammontree-engineers.com

Katie Eckelman
4414 Boston Road
Brecksville, OH 44141

October 8, 2024

Soil Evaluation for New Construction, Replacement & Lot Split 4414 & 4428 Boston Road; Richfield TWP, Summit County, OH

Greetings,

Please find enclosed the soil descriptions for each test hole that was observed on site and a map with details and delineated soil area(s) representing the given soil test hole(s) of the area. The depth to limiting condition for each soil area is provided in the table below.

Soil Area Classification:	Depth to Perched Water Table:	Depth to Apparent Water Table:	Depth to Highly Permeable Material:	Depth to Bedrock:	Depth to Restrictive Layer:
Soil Area A:	9"	N/A	N/A	N/A	38"
Soil Area B:	9"	N/A	N/A	N/A	30"
Soil Area C:	N/A	N/A	N/A	N/A	12"
Soil Area D:	10"	N/A	N/A	N/A	44"

Field work was conducted on October 2nd, 2024.

The soil evaluation map shows a brown hatched area(s) denoted as "Soil Area," which represents the area(s) delineated of the soil test hole(s) dug. These are determined by our observations from our soil test holes and the topography in the general vicinity of the test hole.

The soil descriptions represent our observations for each test hole dug on the property. The soil descriptions will determine what type of OSTs system is needed and the sizing of the OSTs.

The local health department is the governing agency for sewage treatment systems and will make the final determination regarding the property's suitability to support an OSTs. This information should be submitted to the local health department to continue the permitting process. Any disturbance in the delineated soil area will change or nullify this soil evaluation.

If you have any questions regarding our findings, please contact us.

Contact info: (330) 499-8817 or ademarco@hammontree-engineers.com.

We thank you for allowing Hammontree & Associates, Limited to assist you with this evaluation.

Sincerely,

HAMMONTREE & ASSOCIATES, LIMITED

Andrew DeMarco
Certified Soil Evaluator



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
 Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
 www.scph.org

Sewage Treatment System (STS) Site & Soil Evaluation (SSE) Report

Property Address: 4428 E Boston Rd

City: Richfield

Zip Code: 44286

Parcel ID: 48-00270

Applicant's Information:

Name: Kathryn Eckelman

Phone #: 216-870-1448

Email: Katie@kaczarch.com

Address (if different): 4414 E Boston Rd

Brecksville
City

OH
State

44141
Zip Code

SSE Application submitted on: 6/23/22

Site visit date(s): 6/30/22

Based on the SSE conducted for the property listed above, the parcel is:

- ☒ Approved, but cannot support a soil absorption STS due to unsuitable soils and/or inadequate area.
- See the attached Notice of Intent (NOI), invoice with the fee due and options for payment to obtain approval from the Ohio EPA for a STS that treats the wastewater and then discharges it off of the property.
- ☐ Likely to be capable of supporting a soil absorption STS with a flow of ____ bedrooms / ____ gallons, but a specific project has not been proposed.
- ☐ Inconclusive; additional information is required – please see details below.
- ☐ Disapproved because the proposed project does not meet code requirements.

Additional information required before approval is granted and/or an installation or alteration permit can be issued for the project:

- ☐ Soil evaluation completed by a certified soil professional
- ☒ Proof of OEPA's NPDES permit
- ☒ Topographic site improvement plan
- ☒ Design plan
- ☐ Other: See comments

Comments:

Evaluation completed by Craig Davis of SCPH in 2022. Lot split application refunded. Original Site & Soil Evaluation Report attached below. The only viable option for a new sewage treatment system is an NPDES quality discharge to the covered storm drain.

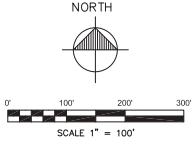
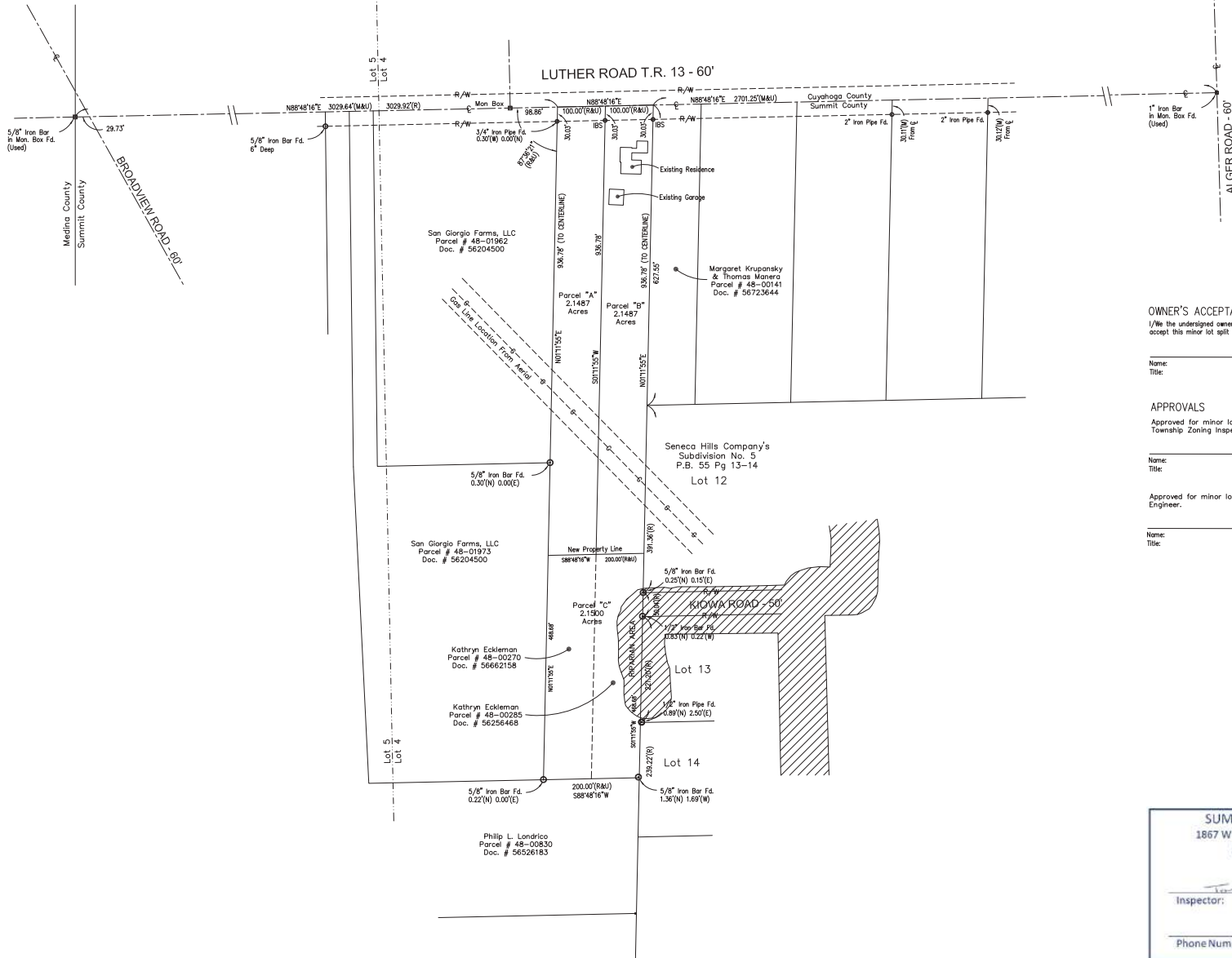
Lot Split Approved

Inspector's Signature: _____

Tony C. GJC

Date: Nov 27, 2024

Lot Split
Located in the Township of Richfield, County of Summit, Ohio
Being part of Lot No. 4, Tract 1 of Original Richfield Township



Basis of Bearings
Grid North
Ohio Coordinate System of 1983
North Zone, NAD 1983 (2011),
Referenced to QDOT VRS
Basis of Elevations
Elevations shown hereon
are based on NAVD88
Referenced to QDOT VRS

DATA USED

TAX MAPS - SUMMIT COUNTY GIS
DEEDS - Doc. No. 5625468
Doc. No. 56662158
Doc. No. 56204500
Doc. No. 56723644
Doc. No. 56526183
PLATS - Seneca Hills Co.'s Sub. No. 5
Plat Vol. 55 Pg. 13-14

OWNER'S ACCEPTANCE

I/We the undersigned owners of the land shown hereon do
accept this minor lot split of the same.

Name: _____ Date: _____
Title: _____

APPROVALS

Approved for minor lot split by the Richfield
Township Zoning Inspector.

Name: _____ Date: _____
Title: _____

Approved for minor lot split by the Summit County
Engineer.

Name: _____ Date: _____
Title: _____

NOTES

No transfer is taking place with the recording of
this survey. This survey is being recorded as a
graphic representation of a legal description in a
deed.

There was no search for easements of record,
right-of-ways, restrictive covenants,
encumbrances, ownership title evidence, or any
other facts that a title search disclose.

I hereby certify this survey to be
correct to the best of my knowledge
and that this plat is based on a field
survey prepared under my supervision.
Distance are shown in feet and decimal
parts thereof.

10/19/2021
Thomas J. King Jr., P.S. #7503 Date of Survey

ALBER & RICE
CIVIL + STRUCTURAL + SURVEY
3913 Cook Road | North Ridgeville | Ohio | 44039
216-252-7840 Office 216-252-7841 Fax

PROJECT
Eckelman

ADDRESS
4428 Boston Rd
Brecksville, Ohio

REVISION	DATE
Rev Boundary to 40'	5-25-22
PROJECT NO.	
SHEET NO.	2110-05

Sheet 1 of 1

SUMMIT COUNTY PUBLIC HEALTH
1867 W. Market Street Akron, OH 44313-6901
LOT SPLIT SURVEY APPROVAL

Inspector: [Signature] Nov 27 2024
Date: _____

330-926-5643

Phone Number: _____



Summit County Public Health

SSE

1867 West Market Street ♦ Akron, Ohio 44313-6901
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scph.org

SITE &/OR SOIL EVALUATION (SSE) APPLICATION FOR A SEWAGE TREATMENT SYSTEM (STS)

Property Information:

Property Address: 4428 E Boston Road

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Zip: 44141

Parcel ID: 48-00270

Applicant's Information:

Name: Kathryn Eckelman

Phone #: 216.870.1448

Email: katie@kaczarch.com

Address (if different): 4414 E Boston Rd

Brecksville

OH

44141

City

State

ZipCode

Proposed Project Details:

The design of the STS for a proposed project is based, in part, on the potential occupancy of the dwelling. A bedroom is defined as any room that can practically be used as a bedroom including a home office, den, etc.

Total number of bedrooms: 3

Water Source:

☐ Size and type of dwelling has not yet been determined

☐ Municipal water

☒ One, two or three family home

☒ Private Water System (well, cistern, etc)

☐ Small Flow Onsite STS (SFOSTS)

Services Requested:

Both a site and a soil evaluation option must be selected.

Site Evaluation	Fee
☐ Gray water recycling system (GWRs): Type 1, 2, 3, or 4	\$ 150.00
☒ STS or SFOSTS: Replacement	\$ 150.00
☐ STS: Replacement evaluation for a remaining home from lot split	\$ 150.00
☐ STS: New home construction	\$ 450.00
☐ Minor lot split - Division of an existing parcel into 5 or less lots with approvable STS area	\$450.00 per lot
☐ Major subdivision review - Review of a proposal to develop more than 5 lots with STS	See staff

Soil Evaluation	Fee
☒ Replacement HSTS or SFOSTS	\$ 150.00
☐ GWRs Type 1, 2, 3, or 4	\$ 150.00
☐ Vacant lot	\$ 300.00
☐ Performed by a certified soil scientist or soil classifier	- 0 -

Site Evaluation Fee	\$ 150.00
Soil Evaluation Fee	\$ 150.00
Total Fee	\$ 300.00

I understand the following:

- Any approval or disapproval issued by SCPH is based on the information I have provided.
- Any change to this plan, including the disturbance of the approved STS area, may result in the voiding of SCPH's approval and is subject to a fee.
- The application fee is non-refundable, regardless of the findings of this review.

Signature of Applicant: [Signature]

Date: 06.23.22

SCPH use only:

Received by:	KW
Date:	6-23-22
Amount:	\$300.00
☐ Cash	
☒ Credit Card	032722
☐ Check #	
Invoice No.:	5-11425



Summit County Public Health

1867 West Market Street, Akron, Ohio 44313

Phone: (330) 923-4891 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-7558
www.scph.org

Nov 27, 2024

Kathryn Eckleman

4414 E Boston Rd.
Brecksville, OH 44141

Re: Recommendation of Coverage under NPDES Permit No. OHK000003
For 4428 E Boston Rd., Brecksville, Summit County
Parcel I.D.: 48-00270

Kathryn Eckleman:

In accordance with OAC 3701-29, the site review indicates that the only feasible household sewage treatment system for your property is a system that will discharge to waters of the state. However, the local health district cannot issue an installation permit for this type of system until after you have received authorization for the discharge from the Ohio Environmental Protection Agency (Ohio EPA). **In order to receive this authorization, you must sign the attached Notice of Intent, fill in the check number used, sign and submit the completed Notice of Intent along with a copy of this letter and the application fee of \$200 in the form of a check made payable to "Treasurer, State of Ohio" to:**

Ohio Environmental Protection Agency
Office of Fiscal Administration
P.O. Box 1049
Columbus, Ohio 43216-1049

Once coverage under this permit is received, the local health district may continue to work with you in finalizing approval for the system to serve your property. If you have any questions concerning these requirements you can call the Ohio EPA-Division of Surface Water at (614)644-2001.

If you have any questions, please contact this office at 330-812-3937.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Davis".

Craig Davis
Registered Sanitarian
Environmental Health Division



**Division of Surface Water - Notice of Intent (NOI) For
Initial Coverage Under Ohio Environmental Protection
Agency General Permit for Household Sewage Treatment
Systems (HSTS)**

(Please read the accompanying instructions before completing this form.)

Submission of this NOI is a notice that the party identified in Section I of this form (the applicant) intends to be authorized by Ohio EPA's HSTS general permit to discharge wastewater into a surface water. The applicant will be responsible for complying with the terms and conditions of the HSTS general permit once authorization is granted. Please complete all information as explained in the attached instructions. Forms transmitted by fax will not be accepted. A \$200 check or money order made payable to "Treasurer, State of Ohio" must accompany this form in order to process the application.

Part 1 of 2 - Homeowner Information (to be completed by the homeowner)

I. Homeowner Information/Mailing Address

Homeowner Name: Kathryn Eckleman

Mailing (Homeowner) Address: 4414 E Boston Rd.

City: Brecksville

State: OH

Zip Code: 44141

E-mail Address: Katie@kaczarch.com

Phone: 216-870-1448

II. Property Location Information (If different than above)

Property Address: 4428 E Boston Rd.

City: Brecksville

State: Ohio

Zip Code: 44141

County: Summit

III. General Permit OHK000003 Household Sewage Treatment System Information

Household Sewage Treatment System is for:

☒ Replacement of Failed Existing System or ☐ New Home Construction

Has the Local Health Department Review Checklist Form been completed and included with this Notice of Intent (NOI)?

Yes ☒

No ☐ * 

***If you answered "No" to the above question, STOP: The NOI is considered incomplete and CANNOT be submitted to Ohio EPA.**

IV. Payment Information

For Ohio EPA Use Only

Check #:

Check ID (OFA): _____ **ORG #:** _____

Check Amount:

Rev ID: _____ **DOC #:** _____

Date of Check:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Homeowner Name:

Title:

Homeowner Signature:

Date:

LOCAL HEALTH DEPARTMENT HOUSEHOLD SEWAGE TREATMENT SYSTEM REVIEW CHECKLIST FORM

Part 2 of 2- Local Health Department Information (to be completed by health department)

I. Property Information			
Homeowner Name: Kathryn Eckleman		Property Address: 4428 E Boston Rd.	
II. Health Department Information			
Local Health Department Name: Summit County Public Health		Contact Person: Craig Davis	
Local Health Department Contact Person E-mail Address: cdavis@schd.org		Phone: 330-812-3937	
III. Property Review			
A. Receiving Stream or MS4:			
B. Discharge Location Point:			
C. For all New, Updated or Replacement Systems (Answer All)			
• Are sewers available or accessible? (Property line is located within 400 feet of sewers)		Yes ☐ *	No ☒
• Was the lot created after January 1, 2007?		Yes ☐ *	No ☒
D. For Select New Systems When Soil Absorption Not Feasible (Answer All)			
• Is the receiving stream defined as outstanding state waters, superior high quality waters or outstanding national resource waters, other than Lake Erie under OAC 3745-1-05 or to direct tributaries within 1 mile of these waters?		Yes ☐ *	No ☒
• Is the proposed discharge to waters of the state with a watershed drainage area of less than or equal to 5 square miles at the point of discharge?		Yes ☐ *	No ☒
• Is the proposed discharge to an MS4 not meeting standards established in the MS4 program's Illicit discharge and elimination plan?		Yes ☐ *	No ☐ N/A ☒
E. Soils and Site Review			
• Has a Site and/or soil evaluation been conducted?		Yes ☒	No ☐
F. Soils and On-Site System Evaluation (Answer All)			
• Is the Site suitable for a septic tank or pre-treatment to gravity, Low Pressure Pipe or engineered drainage with soil absorption?		Yes ☐ *	No ☒
• Is the Site suitable for a septic tank or pretreatment to mound?		Yes ☐ *	No ☒
• Is the Site suitable for a septic tank or pretreatment to drip distribution?		Yes ☐ *	No ☒
• Is the Site suitable for system designs that have been approved by the Director of Health under a Special Device Approval and the Homeowner agreed to utilize these technologies?		Yes ☐ *	No ☒
• Is there adjacent property owned by the homeowner suitable for supporting an on-site system and Homeowner agreed to utilize the adjacent property?		Yes ☐ *	No ☒
* If you answered "Yes" to any of the questions in section C, D, or F, STOP : The project cannot be recommended for approval.			
Comments/Explanations:			
Additional documentation is provided in an attachment		Yes ☐	No ☒
Local Health Department Personnel Name: Craig Davis		Title: Registered Sanitarian	
Local Health Department Personnel Signature: 		Date: Nov 27, 2024	

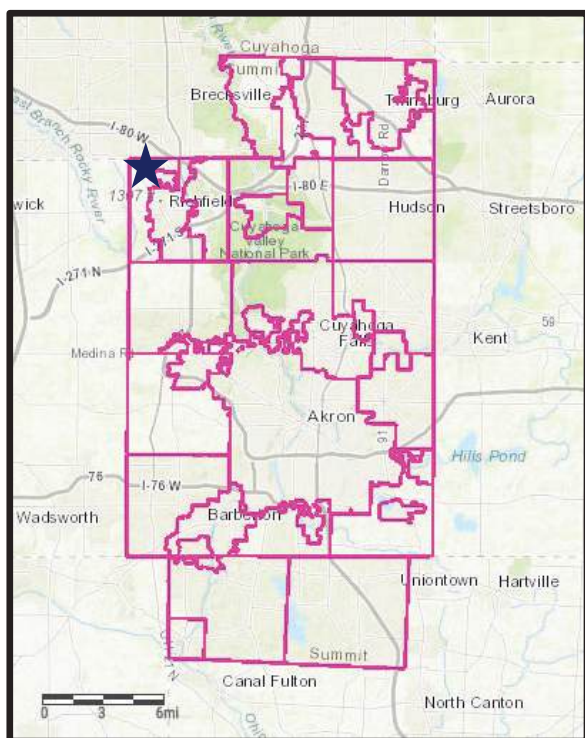
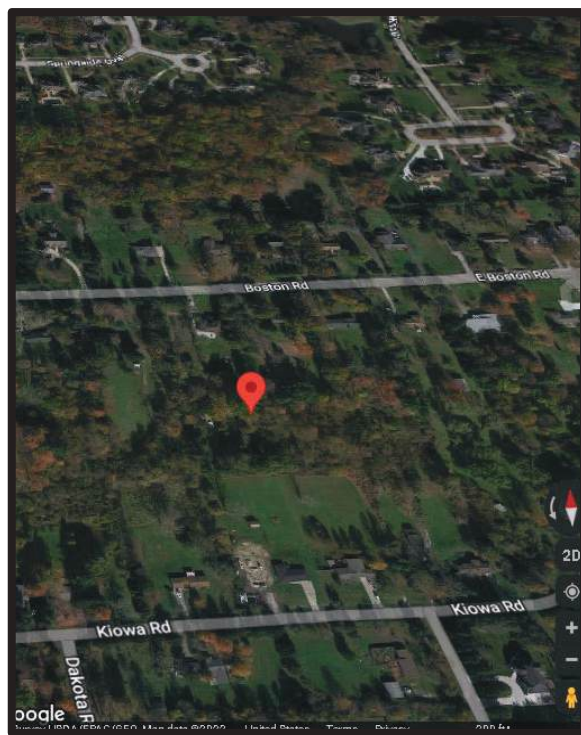
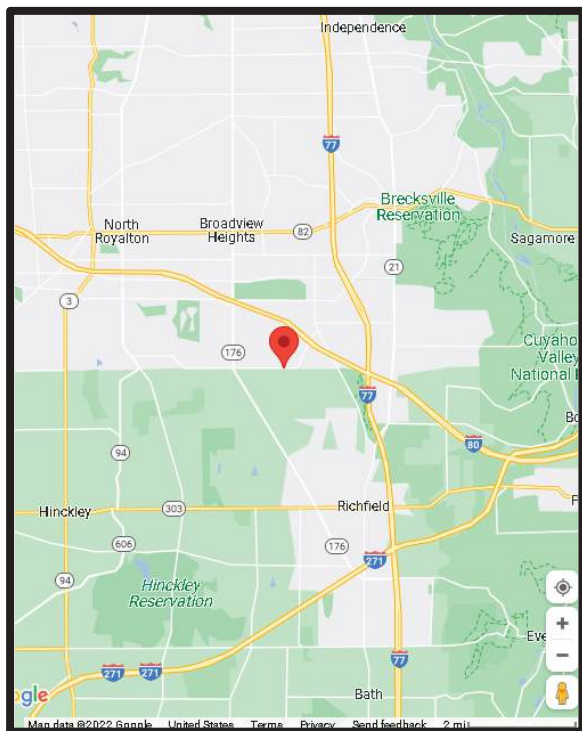


Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901

Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scphoh.org

Site and Soil Evaluation Address: 4428 E Boston Rd. Parcel: 48-00270



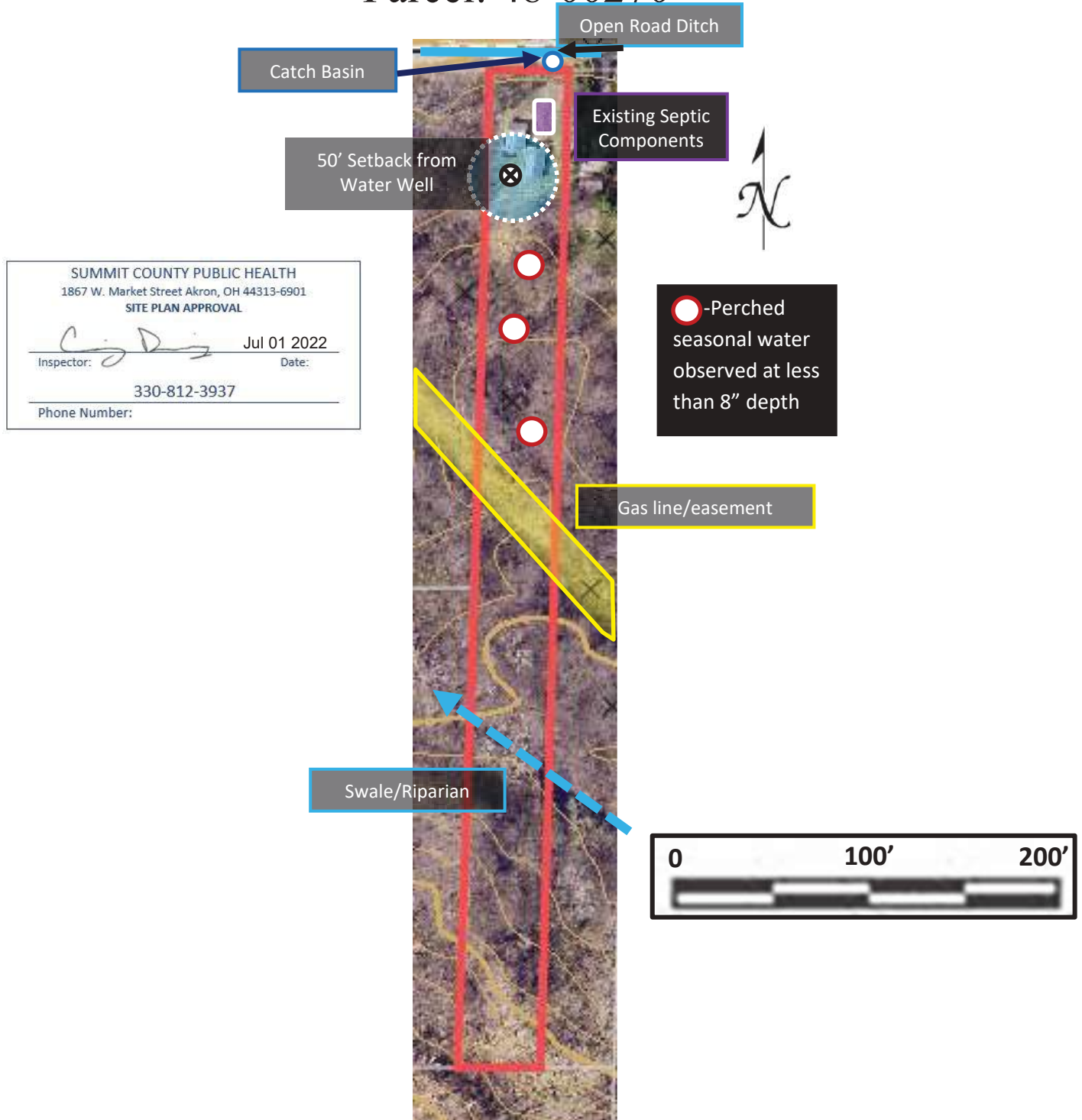
Site Notes

1. Sewer Not Available
2. 3 Bedroom Home
3. Soil: Mahoning Silt Loam
4. Lot Size: ~100' x 1,360'
5. Existing System: Filter Bed
6. Served By: Private Water System

Site Evaluation

Address: 4428 E Boston Rd.

Parcel: 48-00270



SUMMIT COUNTY PUBLIC HEALTH
1867 W. Market Street Akron, OH 44313-6901
SITE PLAN APPROVAL

Inspector: [Signature] Jul 01 2022 Date:
330-812-3937
Phone Number:



HAMMONTREE & ASSOCIATES, LIMITED

Engineers Planners Surveyors

5233 Stoneham Road
North Canton, Ohio 44720

Phone (330) 499-8817
Toll Free 1-800-394-8817
Fax (330) 499-0149
www.hammontree-engineers.com

Katie Eckelman
4414 Boston Road
Brecksville, OH 44141

October 8, 2024

Soil Evaluation for New Construction, Replacement & Lot Split 4414 & 4428 Boston Road; Richfield TWP, Summit County, OH

Greetings,

Please find enclosed the soil descriptions for each test hole that was observed on site and a map with details and delineated soil area(s) representing the given soil test hole(s) of the area. The depth to limiting condition for each soil area is provided in the table below.

Soil Area Classification:	Depth to Perched Water Table:	Depth to Apparent Water Table:	Depth to Highly Permeable Material:	Depth to Bedrock:	Depth to Restrictive Layer:
Soil Area A:	9"	N/A	N/A	N/A	38"
Soil Area B:	9"	N/A	N/A	N/A	30"
Soil Area C:	N/A	N/A	N/A	N/A	12"
Soil Area D:	10"	N/A	N/A	N/A	44"

Field work was conducted on October 2nd, 2024.

The soil evaluation map shows a brown hatched area(s) denoted as "Soil Area," which represents the area(s) delineated of the soil test hole(s) dug. These are determined by our observations from our soil test holes and the topography in the general vicinity of the test hole.

The soil descriptions represent our observations for each test hole dug on the property. The soil descriptions will determine what type of OSTs system is needed and the sizing of the OSTs.

The local health department is the governing agency for sewage treatment systems and will make the final determination regarding the property's suitability to support an OSTs. This information should be submitted to the local health department to continue the permitting process. Any disturbance in the delineated soil area will change or nullify this soil evaluation.

If you have any questions regarding our findings, please contact us.

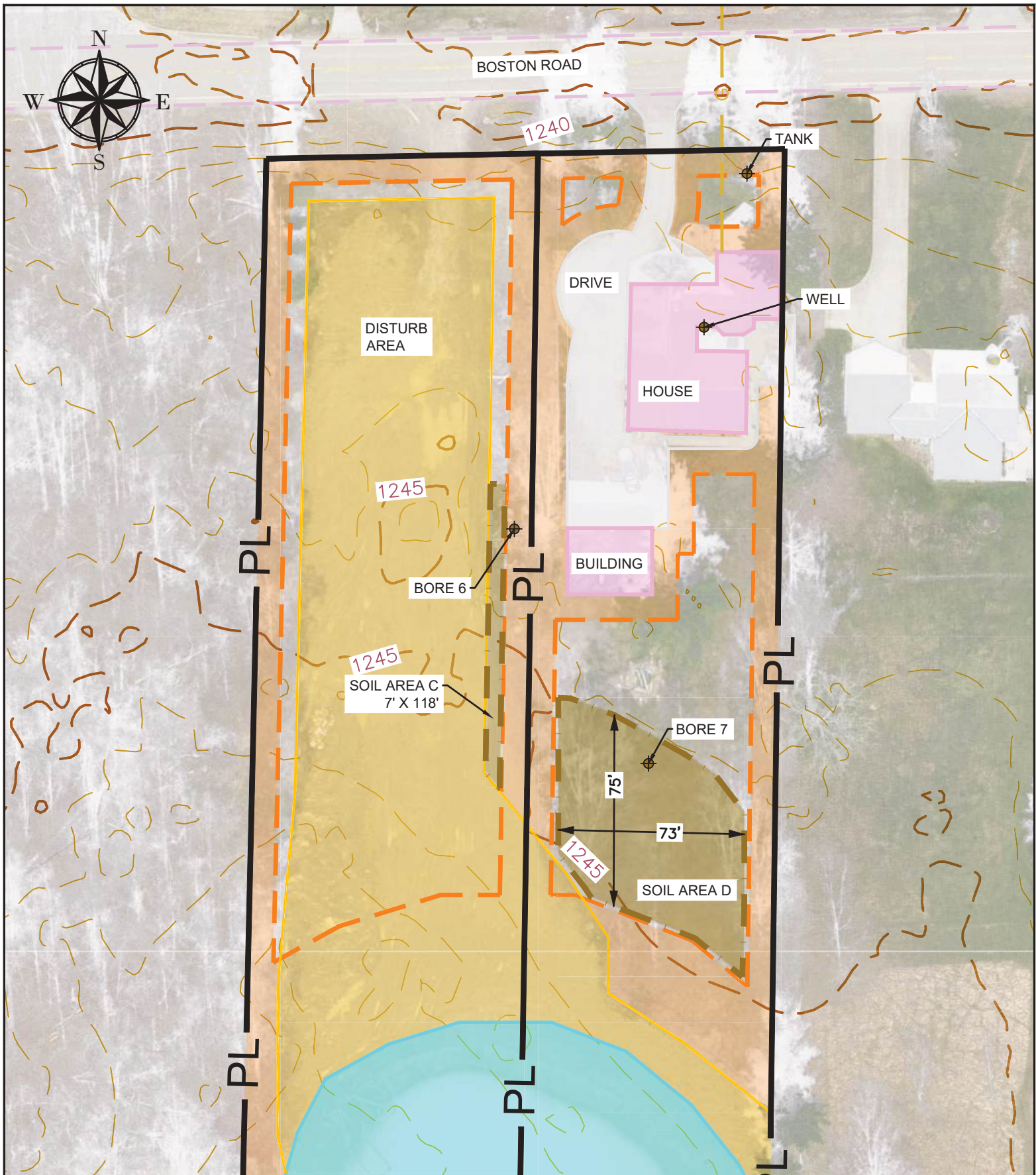
Contact info: (330) 499-8817 or ademarco@hammontree-engineers.com.

We thank you for allowing Hammontree & Associates, Limited to assist you with this evaluation.

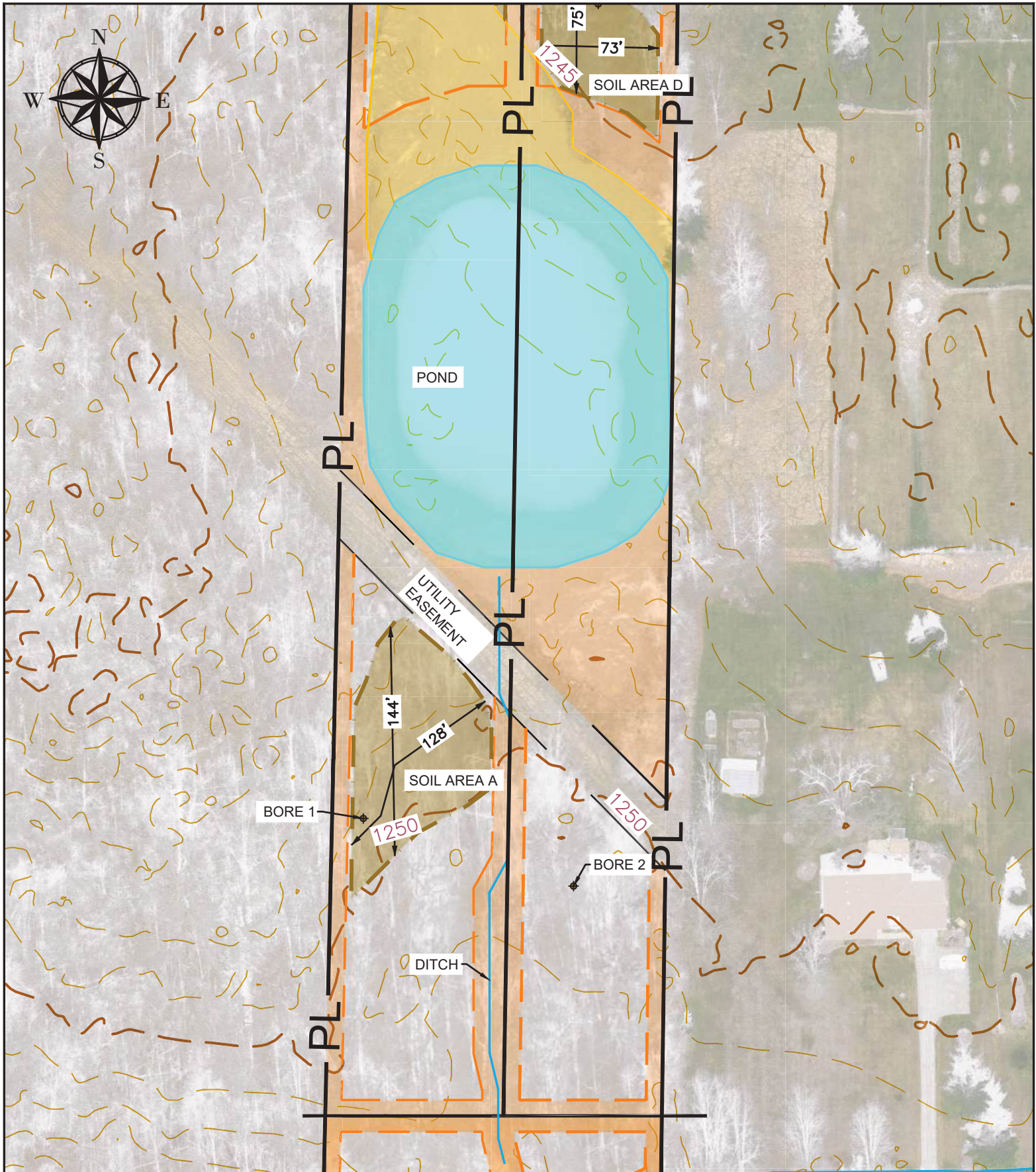
Sincerely,

HAMMONTREE & ASSOCIATES, LIMITED

Andrew DeMarco
Certified Soil Evaluator



LEGEND - Soil Boring - Soil Area - Setback - Parcel 1' Contour 5' Contour - Proposed House - Proposed Drive - Water 0 25' 50' SCALE: 1 INCH = 50'	Soil Map (Portrait) Katie Eckelman 4414 & 4428 Boston Road Located in Richfield Township, Summit County, OH Latitude: 41.276903, Longitude: -81.673451 (NAD 83)	Map Sources: Aerial photo (OGRIP, 2014) Parcels (Summit County GIS, 2018) Contours (OGRIP DEM, 2006) Drawn by: PJC Date drawn: 10/07/2024 HAMMONTREE & ASSOCIATES, LTD. ENGINEERS - PLANNERS - SURVEYORS 5233 Stoneham Road North Canton, OH 44720 Toll Free: 1-800-394-8817 www.hammontree-engineers.com
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LEGEND - Soil Boring - Soil Area - Setback - Parcel 1' Contour 5' Contour - Proposed House - Proposed Drive - Water 0 40' 80' SCALE: 1 INCH = 80'	Soil Map (Portrait) Katie Eckelman 4414 & 4428 Boston Road Located in Richfield Township, Summit County, OH Latitude: 41.276903, Longitude: -81.673451 (NAD 83)	Map Sources: Aerial photo (OGRIP, 2014) Parcels (Summit County GIS, 2018) Contours (OGRIP DEM, 2006) Drawn by: PJC Date drawn: 10/07/2024 HAMMONTREE & ASSOCIATES, LTD. ENGINEERS - PLANNERS - SURVEYORS 5233 Stoneham Road North Canton, OH 44720 Toll Free: 1-800-394-8817 www.hammontree-engineers.com
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Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Summit

Township / Sec: Richfield

Property Address/Location: 4414 & 4428 Boston Road
Brecksville, Ohio 44141

Applicant Name: Kaite Eckelman

Applicant Address: 4414 Boston Road
Brecksville, Ohio 44141

Phone #: (216) 860-1448

Lot #: _____

Test Hole #: 1

Latitude, Longitude: 41.27499316, -81.67399156

Method: Auger

Land Use / Vegetation: Decidious Forest

Landform: Till Plain

Position on Landform: Footslope

Percent Slope: 5

Shape of Slope: Concave-Linear

Date: 10/4/2024

Evaluator: Andrew DeMarco
5233 Stoneham Road
North Canton, OH 44720

Certification #: 2023 ODH Approval

Signature: 

Phone #: (330) 499-8817

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
A	0-9	10YR/4/2	7.5YR/4/6 (2%)	-	SIL	15	-	2	M	GR	FR	
Bt1	9-17	10YR/5/4	7.5YR/5/6 (10%)	1CYR/6/2 (10%)	SIL	25	-	2	M	SBK	FI	FS In Texture
Bt2	17-25	10YR/5/4	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	CL	18	-	2	M	SBK	FI	
Bt3	25-32	2.5Y/5/4	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	CL	33	-	2	M	PR	FI	
BC	32-38	10YR/4/4	7.5YR/5/6 (10%)	1CYR/5/1 (20%)	SICL	36	-	1	M	PR	FI	
C	38-48	10YR/4/4	7.5YR/5/6 (10%)	1CYR/5/1 (20%)	SICL	35	-	0	-	MA	FI	
Limiting Conditions			Depth to (in.)	Descriptive Notes				Remarks / Risk Factors:				
Perched Seasonal Water Table			9									
Apparent Water Table			None Observed									
Highly Permeable Material			None Observed									
Bedrock			None Observed									
Restrictive Layer			38	SILR = 0 GPD/FT²								

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Summit
 Township / Sec: Richfield
 Property Address/Location: 4414 & 4428 Boston Road
Brecksville, Ohio 44141
 Applicant Name: Kaite Eckelman
 Applicant Address: 4414 Boston Road
Brecksville, Ohio 44141
 Phone #: (216) 860-1448
 Lot #: _____
 Test Hole #: 6
 Latitude, Longitude: 41.27674150, -81.67354383
 Method: Auger

Land Use / Vegetation: Mowed Grass
 Landform: Till Plain
 Position on Landform: Flat
 Percent Slope: 1
 Shape of Slope: Linear-Linear
 Date: 10/4/2024
 Evaluator: Andrew DeMarco
5233 Stoneham Road
North Canton, OH 44720

Certification #: 2023 ODH Approval
 Signature: 
 Phone #: (330) 499-8817

Site and Soil Evaluation for Sewage Treatment and Dispersal												
Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
Ap	0-8	10YR/4/3	-	-	SIL	20	-	2	M	GR	FR	Variegated Colors / /Old Fill
AC	8-12	10YR/4/2	-	-	SICL	32	10	1	M	SBK	FI	Variegated Colors / /Old Fill
C	12-30	10YR/4/1	-	-	SIC	45	15	0	-	MA	VFI	Variegated Colors / /Old Fill
Limiting Conditions												
Limiting Conditions		Depth to (in.)		Descriptive Notes				Remarks / Risk Factors:				
Perched Seasonal Water Table		None Observed										
Apparent Water Table		None Observed										
Highly Permeable Material		None Observed										
Bedrock		None Observed										
Restrictive Layer		12		SILR = 0 GPD/FT ²								



Address Assignment Certificate

Type of Address: **SITE & SOIL EVALUATION**

This TEMPORARY address is only for the purpose of obtaining a Site & Soil Evaluation. It will EXPIRE one year from the date issued. This certificate DOES NOT give permission to initiate construction. This address is NOT for mail use. Notify us if you need a permanent address.

Parcel's NEW Address: **4452 KIOWA RD**

Parcel physically is within: Richfield Township

Tax Parcel Number: 4800285

Owner: Kathryn Eckelman

Subdivision:

Sublot:

Nearest Cross Street: CHICKASAW DR

Applicant: Kathryn Eckelman

Notes: Future parcel split / combine with parcel numbers 4800285 and 4800270

Please reference the parcel number and "Type of Address" in all communications regarding this address. If you have any questions, please contact Donald Harpster at 330-643-5233, 7:30 a.m. - 4:00 p.m.

Issued on: Friday, October 25, 2024

Issued by:

A handwritten signature in blue ink, appearing to read 'Dennis Tubbs', is written over a horizontal line.

Dennis Tubbs, GISP
Assistant Director
Department of Community & Economic
Development
County of Summit, Ohio



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
 Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
 www.scph.org

Sewage Treatment System (STS) Site & Soil Evaluation (SSE) Report

Property Address: 4452 Kiowa Rd

City: Richfield Zip Code: 44286 Parcel ID: 48-00285 / 48-00270

Applicant's Information:

Name: Kathryn Eckelman Phone #: 216-870-1448

Email: Katie@kaczarch.com

Address (if different): 4414 E Boston Rd Brecksville OH 44141
City State Zip Code

SSE Application submitted on: 10/28/24

Site visit date(s): 11/6/24

Based on the SSE conducted for the property listed above, the parcel is:

- ☐ Approved, but cannot support a soil absorption STS due to unsuitable soils and/or inadequate area.
- See the attached Notice of Intent (NOI), invoice with the fee due and options for payment to obtain approval from the Ohio EPA for a STS that treats the wastewater and then discharges it off of the property.
- ☒ Likely to be capable of supporting a soil absorption STS with a flow of 4 bedrooms / 480 gallons, but a specific project has not been proposed.
- ☐ Inconclusive; additional information is required – please see details below.
- ☐ Disapproved because the proposed project does not meet code requirements.

Additional information required before approval is granted and/or an installation or alteration permit can be issued for the project:

- ☐ Soil evaluation completed by a certified soil professional
- ☐ Proof of OEPA's NPDES permit
- ☒ Topographic site improvement plan
- ☒ Design plan
- ☐ Other: See comments

Comments:

Proposed site may be capable of supporting primary & replacement septic system fields sized to serve a four bedroom home.

LOT SPLIT APPROVED

Inspector's Signature: Tony C. Gfc

Date: Nov 27, 2024



Summit County Public Health

OCT 28 2024

1867 West Market Street ♦ Akron, Ohio 44313-6901
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scph.org

SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION**LOT SPLIT EVALUATION APPLICATION**
FOR A SEWAGE TREATMENT SYSTEM (STS)**Property Information:**

Property Address: ~~4428 Boston Rd~~ 4452 KIOWA
City: Richfield Zip: 44286 Parcel ID: 48-00270/48-00285

Applicant's Information:

Name: Kathryn Eckelman Phone #: 216.870.1448
Email: katie@kaczarch.com
Address (if different): 4414 Boston Rd Brecksville OH 44141
City State ZipCode

Proposed Project Details:

The design of the STS for a proposed project is based, in part, on the potential occupancy of the dwelling. A bedroom is defined as any room that can practically be used as a bedroom including a home office, den, etc.

Total number of bedrooms: 4**Water Source:**

- ☒ Size and type of dwelling has not yet been determined
☐ One, two or three family home

- ☐ Municipal water
☒ Private Water System (well, cistern, etc)

Site plan of the proposed project is attached to this application: ☒ yes ☐ no**Lot Split Services Requested:**

Site Evaluation	Fee
☐ Replacement evaluation for a remaining home from lot split	\$ 200. ⁰⁰
☒ Lot split - Creating 5 or less parcels	\$525. ⁰⁰ per lot
☐ Major subdivision review - Creating 6 or more parcels	See Staff
Total Fee	\$ 525.⁰⁰

I understand the following:

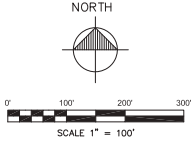
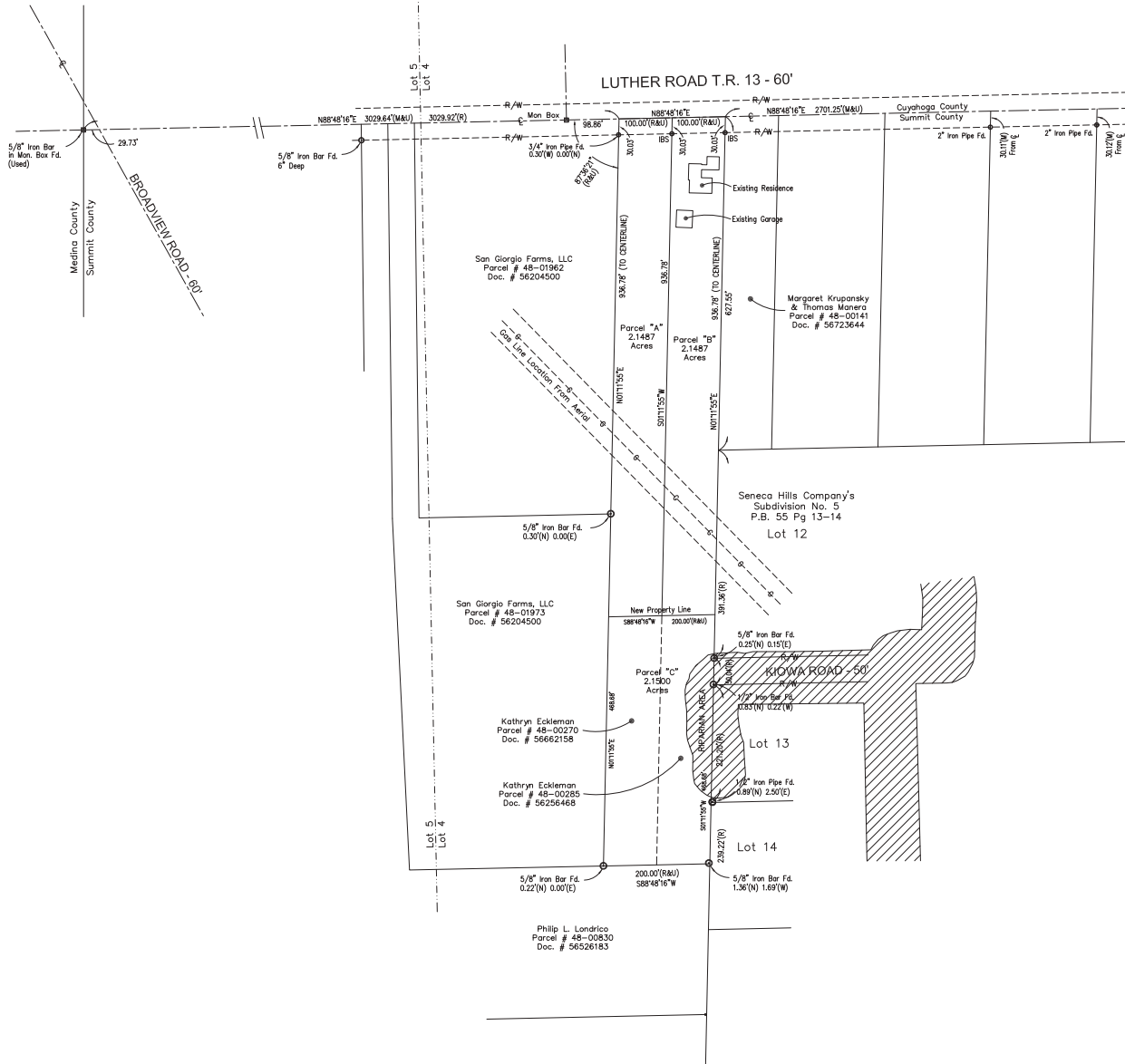
- A separate application must be submitted for each proposed lot.
- Any approval or disapproval issued by SCPH is based on the information I have provided.
- Any change to this plan, including the disturbance of the approved STS area, may result in the voiding of SCPH's approval and is subject to a fee.
- The application fee is non-refundable, regardless of the findings of this review.

SCPH use only:

Received by:	<u>C. Boyd</u>
Date:	<u>10-28-24</u>
Amount:	<u>\$ 525.⁰⁰</u>
☐ Cash	
☐ Credit Card	
☒ Check #	<u>1401180</u>
Invoice No:	<u>#5-17889</u>

Signature of Applicant: [Signature] Date: 09/18/2024

Lot Split
Located in the Township of Richfield, County of Summit, Ohio
Being part of Lot No. 4, Tract 1 of Original Richfield Township



Basis of Bearings
Grid North
Ohio Coordinate System of 1983
North Zone, NAD 1983 (2011),
Referenced to QDOT VRS
Basis of Elevations
Elevations shown hereon
are based on NAVD88
Referenced to QDOT VRS

DATA USED

TAX MAPS - SUMMIT COUNTY GIS

DEEDS - Doc. No. 5625468
Doc. No. 56662158
Doc. No. 56204500
Doc. No. 56723644
Doc. No. 56526183

PLATS - Seneca Hills Co.'s Sub. No. 5
Plat Vol. 55 Pg. 13-14

OWNER'S ACCEPTANCE

I/We the undersigned owners of the land shown hereon do
accept this minor lot split of the same.

Name: _____ Date: _____
Title: _____

APPROVALS

Approved for minor lot split by the Richfield
Township Zoning Inspector.

Name: _____ Date: _____
Title: _____

Approved for minor lot split by the Summit County
Engineer.

Name: _____ Date: _____
Title: _____

NOTES

No transfer is taking place with the recording of
this survey. This survey is being recorded as a
graphic representation of a legal description in a
deed.

There was no search for easements of record,
right-of-ways, restrictive covenants,
encumbrances, ownership title evidence, or any
other facts that a title search disclose.

I hereby certify this survey to be
correct to the best of my knowledge
and that this plat is based on a field
survey prepared under my supervision.
Distance are shown in feet and decimal
parts thereof.

Thomas J. King Jr., P.S. #7503 Date of Survey 10/19/2021

ALBER & RICE
CIVIL + STRUCTURAL + SURVEY
3913 Cook Road | North Ridgeville | Ohio | 44039
216-252-7840 Office 216-252-7841 Fax

PROJECT
Eckelman

ADDRESS
4428 Boston Rd
Brecksville, Ohio

REVISION	DATE
Rev Boundary to 40'	5-25-22

PROJECT NO.

SHEET NO. 2110-05

Sheet 1 of 1

SUMMIT COUNTY PUBLIC HEALTH 1867 W. Market Street Akron, OH 44313-6901 LOT SPLIT SURVEY APPROVAL	
Inspector:	Nov 27 2024
Date: _____	330-926-5643
Phone Number: _____	



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Address Assignment Certificate

Type of Address: **SITE & SOIL EVALUATION**

This TEMPORARY address is only for the purpose of obtaining a Site & Soil Evaluation. It will EXPIRE one year from the date issued. This certificate DOES NOT give permission to initiate construction. This address is NOT for mail use. Notify us if you need a permanent address.

Parcel's NEW Address: **4452 KIOWA RD**

Parcel physically is within: Richfield Township

Tax Parcel Number: 4800285

Owner: Kathryn Eckelman

Subdivision:

Sublot:

Nearest Cross Street: CHICKASAW DR

Applicant: Kathryn Eckelman

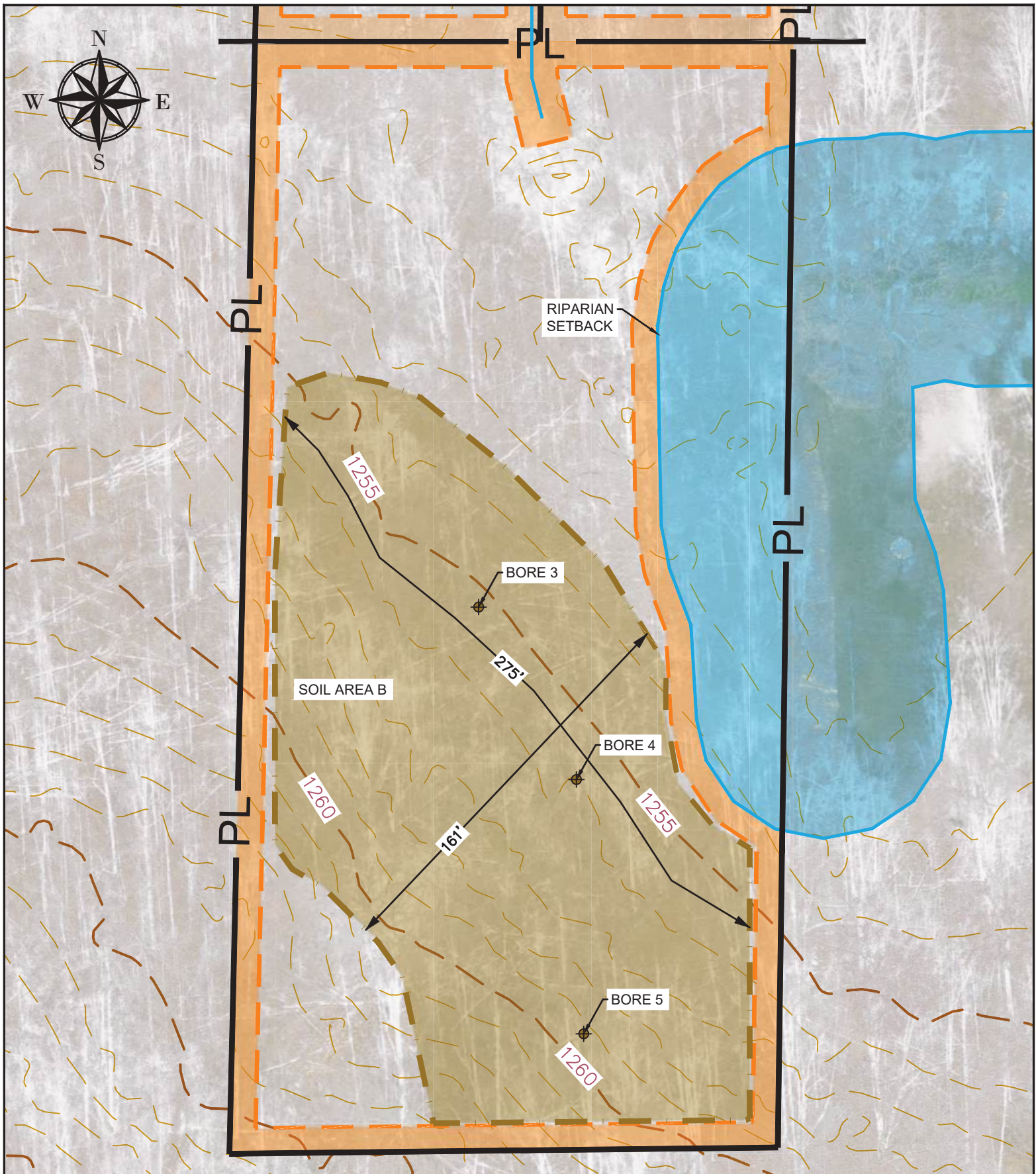
Notes: Future parcel split / combine with parcel numbers 4800285 and 4800270

Please reference the parcel number and "Type of Address" in all communications regarding this address. If you have any questions, please contact Donald Harpster at 330-643-5233, 7:30 a.m. - 4:00 p.m.

Issued on: Friday, October 25, 2024

Issued by:

Dennis Tubbs, GISP
Assistant Director
Department of Community & Economic
Development
County of Summit, Ohio



LEGEND

- Soil Boring
- Soil Area
- Setback
- Parcel
- 1' Contour
- 5' Contour
- Proposed House
- Proposed Drive
- Unsuitable

0 25' 50'

SCALE: 1 INCH = 50'

Soil Map (Portrait)

Katie Eckelman

4414 & 4428 Boston Road

Located in Richfield Township, Summit County, OH

Latitude: 41.276903, Longitude: -81.673451 (NAD 83)

Map Sources:
Aerial photo (OGRIP, 2014)
Parcels (Summit County GIS, 2018)
Contours (OGRIP DEM, 2006)

Drawn by: PJC

Date drawn: 10/07/2024

HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS - PLANNERS - SURVEYORS



5233 Stoneham Road
North Canton, OH 44720
Toll Free: 1-800-394-8817
www.hammontree-engineers.com

Site and Soil Evaluation for Sewage Treatment and Dispersal

County:	Summit
Township / Sec:	Richfield
Property Address/Location:	4414 & 4428 Boston Road Brecksville, Ohio 44141
Applicant Name:	Kaite Eckelman
Applicant Address:	4414 Boston Road Brecksville, Ohio 44141
Phone #:	(216) 860-1448
Lot #:	
Test Hole #:	3
Latitude, Longitude:	41.27395765, -81.67369187
Method:	Auger

Land Use / Vegetation: Deciduous Forest

Landform: Till Plain

Position on Landform: Backslope

Percent Slope: 3

Shape of Slope: Linear-Linear

Date: 10/4/2024

Evaluator: Andrew DeMarco

5233 Stoneham Road

North Canton, OH 44720

Certification #: 2023 ODH Approval

Signature: 

Phone #: (330) 499-8817

Soil Profile Data and Observations												
Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
A	0-12	10YR/4/2	-	-	SIL	20	-	1	CO	GR	FR	
Bt1	12-19	10YR/4/4	7.5YR/5/6 (5%)	10YR/6/2 (5%)	SICL	35	-	2	CO	SBK	FI	
Bt2	19-25	10YR/5/4	7.5YR/5/6 (10%)	1CYR/6/2 (10%)	SICL	36	-	2	M	SBK	FI	
Bt3	25-32	2.5Y/5/4	7.5YR/5/6 (20%)	1CYR/6/2 (20%)	SICL	36	-	2	M	PR	FI	
Bt4	32-38	2.5Y/5/6	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	CL	28	-	2	M	SBK	FI	
BC	38-48	10YR/5/4	7.5YR/5/6 (10%)	2.5Y/6/1 (10%)	SICL	35	-	1	TK	PL	FI	
C	48-60	10YR/4/4	7.5YR/5/6 (5%)	10YR/6/1 (5%)	SICL	33	-	0	-	MA	FI	
Limiting Conditions		Depth to (in.)	Descriptive Notes				Remarks / Risk Factors:					
Perched Seasonal Water Table		12										
Apparent Water Table		None Observed										
Highly Permeable Material		None Observed										
Bedrock		None Observed										
Restrictive Layer		38	SILR = 0 GPD/FT ²									

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Summit

Township / Sec: Richfield

Property Address/Location: 4414 & 4428 Boston Road
Brecksville, Ohio 44141

Applicant Name: Kaite Eckelman

Applicant Address: 4414 Boston Road
Brecksville, Ohio 44141

Phone #: (216) 860-1448

Lot #: _____

Test Hole #: 4

Latitude, Longitude: 41.27377049, -81.67355429

Method: Auger

Land Use / Vegetation: Decidious Forest

Landform: Till Plain

Position on Landform: Backslope

Percent Slope: 3

Shape of Slope: Linear-Linear

Date: 10/4/2024

Evaluator: Andrew DeMarco
5233 Stoneham Road
North Canton, OH 44720

Certification #: 2023 ODH Approval

Signature: 

Phone #: (330) 499-8817

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
A	0-5	10YR/3/2	-	-	SIL	22	-	2	M	GR	FR	
BA	5-13	10YR/4/2	-	-	SICL	30	-	2	M	SBK	FI	
Bt1	13-22	10YR/5/4	7.5YR/5/6 (5%)	2.5Y/6/2 (5%)	SIC	42	-	2	M	SBK	FI	
Bt2	22-36	2.5Y/5/4	7.5YR/4/5 (10%)	1CYR/5/0 (10%)	SIC	45	-	2	CO	PR	FI	FS In Texture
BC	36-46	10YR/5/4	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	SICL	35	-	1	TK	PL	FI	
C	46-60	10YR/4/4	7.5YR/5/6 (5%)	10YR/6/1 (5%)	SICL	33	-	0	-	MA	FI	
Limiting Conditions			Depth to (in.)	Descriptive Notes				Remarks / Risk Factors:				
Perched Seasonal Water Table			13									
Apparent Water Table			None Observed									
Highly Permeable Material			None Observed									
Bedrock			None Observed									
Restrictive Layer			36	SILR = 0 GPD/FT²								

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Summit

Township / Sec: Richfield

Property Address/Location: 4414 & 4428 Boston Road
Brecksville, Ohio 44141

Applicant Name: Kaite Eckelman

Applicant Address: 4414 Boston Road
Brecksville, Ohio 44141

Phone #: (216) 860-1448

Lot #: _____

Test Hole #: 5

Latitude, Longitude: 41.27349587, -81.67354725

Method: Auger

Land Use / Vegetation: Decidious Forest

Landform: Till Plain

Position on Landform: Backslope

Percent Slope: 7

Shape of Slope: Linear-Linear

Date: 10/4/2024

Evaluator: Andrew DeMarco
5233 Stoneham Road
North Canton, OH 44720

Certification #: 2023 ODH Approval

Signature: 

Phone #: (330) 499-8817

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)			Texture			Structure			Consistence	
		Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Frag.	Grade	Size	Type (shape)		
			Concentrations	Depletions								
A	0-9	10YR/4/2	-	-	SIL	20	-	2	M	GR	FR	
BA	9-14	10YR/5/3	7.5YR/5/6 (10%)	1CYR/5/1 (10%)	SICL	33	-	2	M	SBK	FI	
Bt1	14-24	10YR/5/4	7.5YR/5/6 (5%)	2.5Y/6/2 (5%)	SIC	42	-	2	M	SBK	FI	
Bt2	24-30	2.5Y/5/4	7.5YR/4/5 (10%)	1CYR/5/0 (10%)	SIC	45	-	2	CO	PR	FI	FS In Texture
BC	30-40	10YR/5/4	7.5YR/5/6 (10%)	1CYR/6/1 (10%)	SICL	35	-	1	TK	PL	FI	
C	40-60	10YR/4/4	7.5YR/5/6 (5%)	10YR/6/1 (5%)	SICL	33	-	0	-	MA	FI	
Limiting Conditions				Depth to (in.)	Descriptive Notes			Remarks / Risk Factors:				
Perched Seasonal Water Table				9								
Apparent Water Table				None Observed								
Highly Permeable Material				None Observed								
Bedrock				None Observed								
Restrictive Layer				30	SILR = 0 GPD/FT²							



HAMMONTREE & ASSOCIATES, LIMITED

Engineers Planners Surveyors

5233 Stoneham Road
North Canton, Ohio 44720

Phone (330) 499-8817
Toll Free 1-800-394-8817
Fax (330) 499-0149
www.hammontree-engineers.com

Katie Eckelman
4414 Boston Road
Brecksville, OH 44141

October 8, 2024

Soil Evaluation for New Construction, Replacement & Lot Split 4414 & 4428 Boston Road; Richfield TWP, Summit County, OH

Greetings,

Please find enclosed the soil descriptions for each test hole that was observed on site and a map with details and delineated soil area(s) representing the given soil test hole(s) of the area. The depth to limiting condition for each soil area is provided in the table below.

Soil Area Classification:	Depth to Perched Water Table:	Depth to Apparent Water Table:	Depth to Highly Permeable Material:	Depth to Bedrock:	Depth to Restrictive Layer:
Soil Area A:	9"	N/A	N/A	N/A	38"
Soil Area B:	9"	N/A	N/A	N/A	30"
Soil Area C:	N/A	N/A	N/A	N/A	12"
Soil Area D:	10"	N/A	N/A	N/A	44"

Field work was conducted on October 2nd, 2024.

The soil evaluation map shows a brown hatched area(s) denoted as "Soil Area," which represents the area(s) delineated of the soil test hole(s) dug. These are determined by our observations from our soil test holes and the topography in the general vicinity of the test hole.

The soil descriptions represent our observations for each test hole dug on the property. The soil descriptions will determine what type of OSTs system is needed and the sizing of the OSTs.

The local health department is the governing agency for sewage treatment systems and will make the final determination regarding the property's suitability to support an OSTs. This information should be submitted to the local health department to continue the permitting process. Any disturbance in the delineated soil area will change or nullify this soil evaluation.

If you have any questions regarding our findings, please contact us.

Contact info: (330) 499-8817 or ademarco@hammontree-engineers.com.

We thank you for allowing Hammontree & Associates, Limited to assist you with this evaluation.

Sincerely,

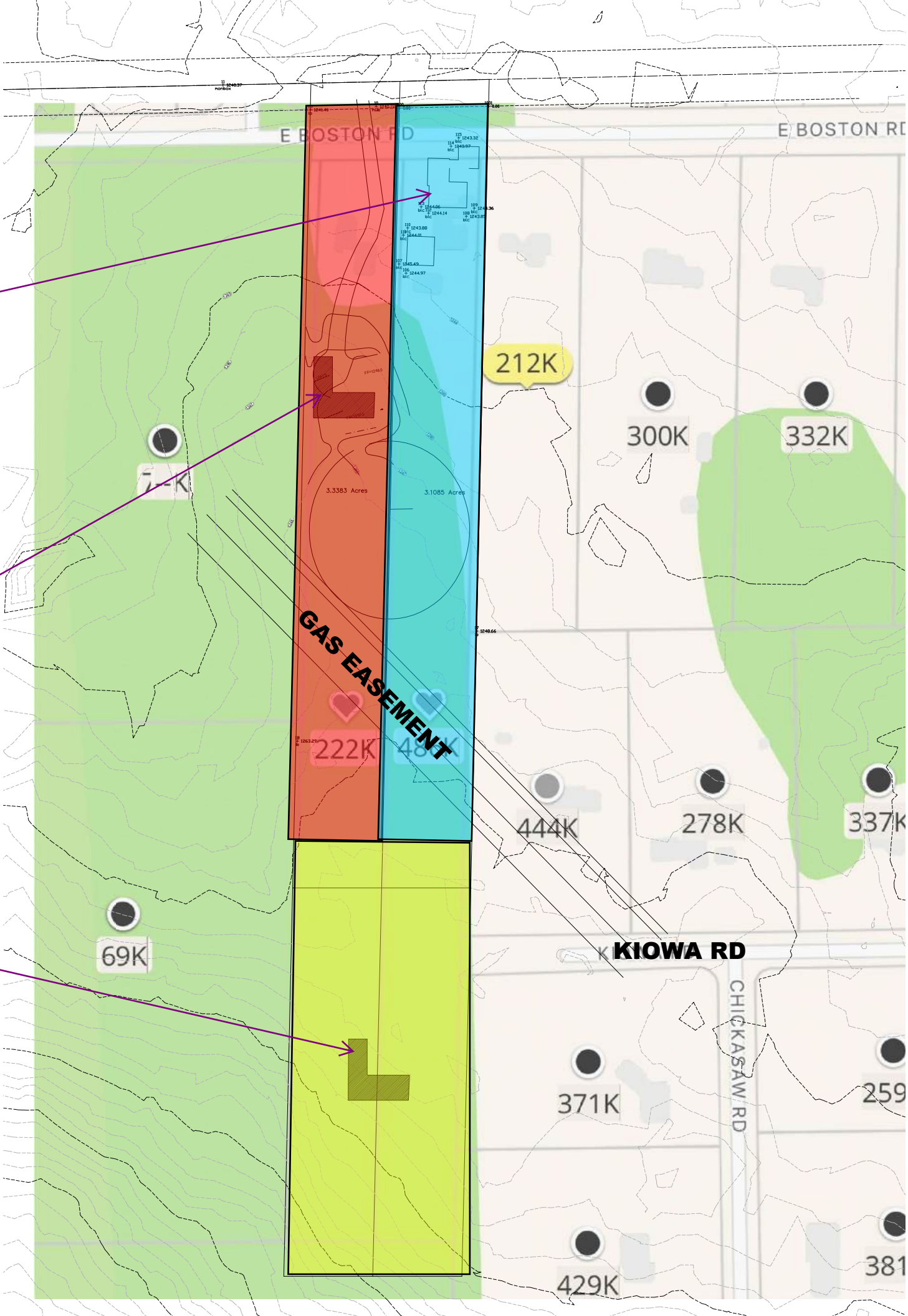
HAMMONTREE & ASSOCIATES, LIMITED

Andrew DeMarco
Certified Soil Evaluator

 **PARCEL_48-00285**
4414 BOSTON RD
BRECKSVILLE, OH 44141
EXISTING 3.1085 ACRE LOT
REDUCED TO APPROX 2.15
ACRES LOT
HOUSE AND SEPTIC TO
REMAIN (REPLACEMENT)

 **PARCEL_48-00270**
4428 BOSTON RD
RICHFIELD, OH 44286
EXISTING 3.3383 ACRE LOT
REDUCED TO APPROX 2.15
ACRE LOT
PREVIOUS HOUSE IS
DEMOLISHED.
NEW SEPTIC FOR FUTURE
RESIDENCE TO BE
GRANDFATHERED IN
DESIGNATED AREA

 **NEW ADDRESS TBD**
LOT SPLIT
NEW LOT TO BE APPROX
2.15 ACRES
NEW SEPTIC AND NEW
FUTURE RESIDENCE -
(ENTRY OFF OF KIOWA RD)



Taylor, James

From: Mikheidze, Sasha
Sent: Tuesday, August 12, 2025 2:56 PM
To: Durrant, Gabriel; Taylor, James
Cc: Harpster, Donald
Subject: Re: Richfield Township Project
Attachments: 1000000916.jpg; 1000000915.jpg; 1000000917.jpg

All,

I was just out there and had a look at the riparian stream and based on what I saw, the stream does not appear to meet requirements set in SCCO 937 for the definition of a riparian stream. The ordinance states that a riparian stream must have not a defined bed and bank and not have established vegetation within the channel. This watercourse fail on both counts. There is no defined bed and bank, rather the watercourse looks more like a very shallow swale. While the stream channel is not covered in vegetation, there are several dozens of plants that are growing and established within the channel.

Based on these findings, I would say that the stream does not meet the requirements set forth in SCCO 937. Please let me know if you have any questions.

Thanks,

Get [Outlook for Android](#)

From: Durrant, Gabriel <gdurrant@summitoh.net>
Sent: Wednesday, August 6, 2025 9:45:54 AM
To: Mikheidze, Sasha <smikheidze@summitoh.net>; Taylor, James <jtaylor@summitoh.net>
Cc: Harpster, Donald <dcharpster@summitoh.net>
Subject: RE: Richfield Township Project

Thanks Sasha.

Thank You,

Gabe Durrant
Senior Administrator
Community & Economic Development
175 S. Main St., Akron, OH 44308
Phone (330) 643-8361
Email: gdurrant@summitoh.net



SUMMIT COUNTY, OHIO
**GEOGRAPHIC
INFORMATION
SYSTEMS**
ILENE SHAPIRO, EXECUTIVE

From: Mikheidze, Sasha <smikheidze@summitoh.net>
Sent: Tuesday, August 5, 2025 1:55 PM
To: Taylor, James <jtaylor@summitoh.net>; Prunty, Brian <bprunty@summitoh.net>
Cc: Durrant, Gabriel <gdurrant@summitoh.net>; Harpster, Donald <dcharpster@summitoh.net>; Evans, Marvin D <mdevans@summitoh.net>
Subject: RE: Richfield Township Project

All,

I think a field visit (*which I already have scheduled*) would be warranted in this case. Based on the aerial, I am not sure that the riparian at Kiowa and extending onto the new lot meets the definition of a “riparian stream” per SCCO 973. I will be out there next Tuesday and will report back with my findings.

Thanks,

Sasha Mikheidze, **QPSWPPP, QCIS**
Stormwater Specialist
Summit SWCD
1180 S. Main St, Akron #230
(330)926-2443
<https://www.summitswcd.com/>

From: Taylor, James <jtaylor@summitoh.net>
Sent: Tuesday, August 5, 2025 12:40 PM
To: Prunty, Brian <bprunty@summitoh.net>; Mikheidze, Sasha <smikheidze@summitoh.net>
Cc: Durrant, Gabriel <gdurrant@summitoh.net>; Harpster, Donald <dcharpster@summitoh.net>; Evans, Marvin D <mdevans@summitoh.net>
Subject: FW: Richfield Township Project

Good Afternoon Soil & Water Team,

Please see attached and below. This individual is requesting comments regarding our Riparian Setback ordinance for a potential project in Richfield Township.

If you have any questions, please feel free to reach out.

Best regards,

James J. Taylor

GIS Applications Specialist

Staff Member, Summit County Planning Commission

Department of Community & Economic Development

County of Summit, Ilene Shapiro, Executive

175 South Main Street Room 103

Akron, Ohio 44308

(330) 643-8336

(330) 643-8150 (Fax)

Email: jtaylor@summitoh.net

Web: www.co.summit.oh.us/executive/planning.htm.

GIS Portal: <http://summitgis.maps.arcgis.com/home/index.html>



From: jeff@abcsoil.com <jeff@abcsoil.com>

Sent: Tuesday, August 5, 2025 11:55 AM

To: Taylor, James <jtaylor@summitoh.net>

Subject: Richfield Township Project

Good Morning James,

Good speaking with you a few minutes ago. Attached is a sketch of the properties I'm looking to get more information on regarding the minor subdivision process, specifically 1103.04 (11) C which references Codified Ordinance Section 937.05 (e) (2). Please let me know if you need anything else.

Best Regards,

Jeffrey Rice, CPSS, PWS

ABC Soil, LLC

330-464-2343

<https://link.edgepilot.com/s/f99204fa/yfXnLQIta0aY-7kM4Tb88w?u=http://www.abcsoil.com/>

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Exhibit Ia – Site Photos Submitted by Sasha Mikheidze on August 12, 2025

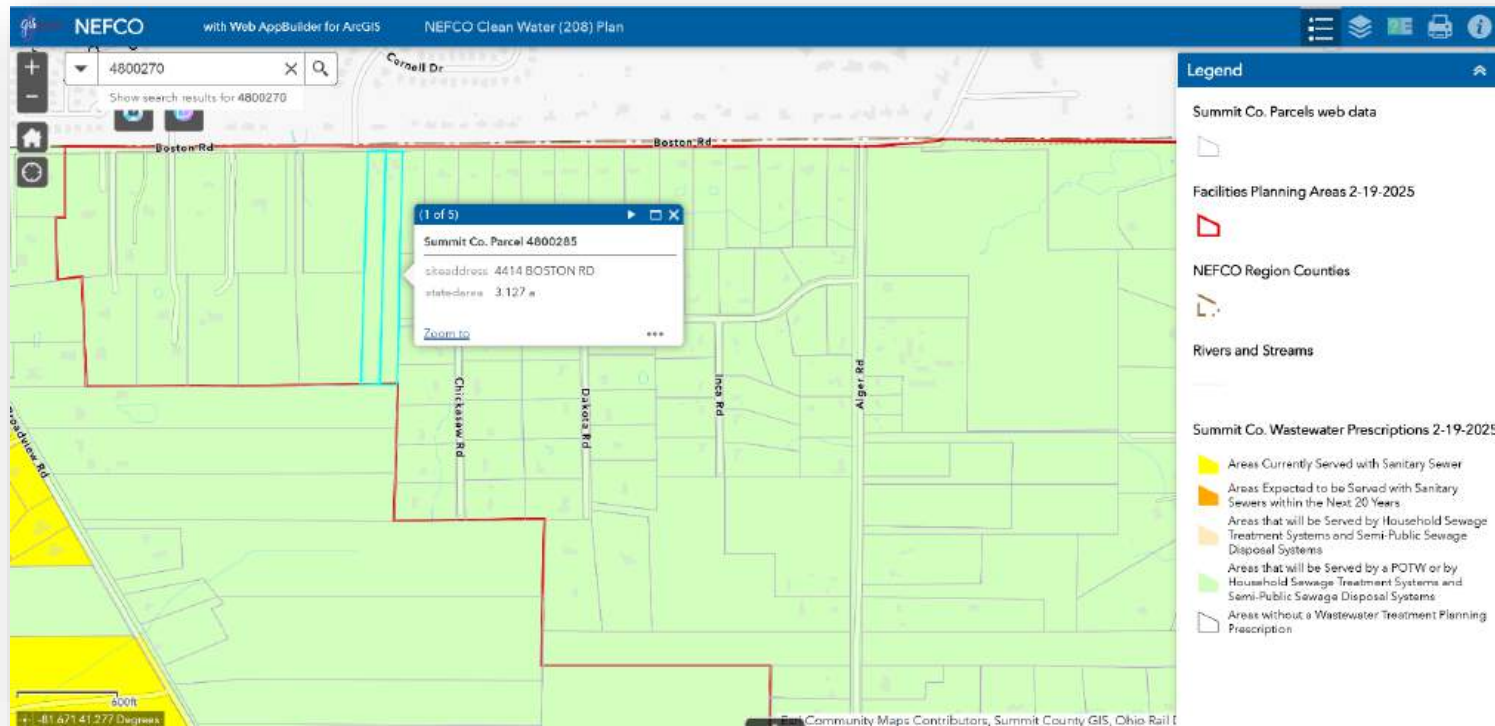




Exhibit J

208 Plan consistency review regarding:

Parcels 4800270 and 4800285 in the Plan's Cuyahoga Valley Interceptor facilities planning area, Richfield Township, within Summit County



Proposed project: Subdivision with "septic" as the proposed wastewater treatment option

Pertinent written wastewater treatment prescriptions (allowable treatment options under Section 208 of the federal Clean Water Act):

"Summit County Department of Sanitary Sewer Services Jurisdiction"

Areas that will be Served by a POTW or by Home Sewage and Semi-Public Sewage Disposal Systems (green):

Richfield Township - This area is a rural setting, which is split vertically by a developing Richfield Village in the center. The Village is served by its own sanitary sewer system that has been designed to serve only limited areas of the township and with the condition of annexation first. For locations in the Township where sanitary sewer service may be made available, all new subdivision development, whether residential or non-residential, and all other new non-residential, and new multi-family residential development, will be required to connect to and/or provide sanitary service to ensure that wastewater will be treated at an existing POTW. Where sanitary sewer service cannot be made available, new single-family subdivisions and non-residential single-building development may utilize HSTs provided the local health department finds that soils are suitable to assure there will be no off-lot discharge of effluent. Properties with existing but failing private treatment systems shall meet the Ohio EPA rules and regulations. Single lots and metes-and-bounds parcels for new and existing (failing HSTS) single-family residential house construction may utilize HSTs provided local health department approval is obtained."

Conclusion: The proposed subdivision will not conflict with NEFCO's 208 Plan if sewer service has not been made available to parcels 4800270 and 4800285 and if Summit County Public Health finds that soils are suitable for on-site, non-discharging sewage treatment systems.

Taylor, James

From: Kate.A.Jack@dominionenergy.com
Sent: Thursday, August 28, 2025 8:23 AM
To: Katie Eckelman; Taylor, James
Cc: Durrant, Gabriel; Harpster, Donald
Subject: RE: Request for Comments - Kaczmar Subdivision Concept Plan
Attachments: Developer Checklist.pdf

Thanks for getting back to me so quickly!

So at this point, your estimating earth work to begin on the project in November? Do you have an estimated time when you'll need gas by? Mainline extension projects for developments can take 4-6 months for completion. To get the project going on our end, we'd need a full set of plans in both CAD and pdf format. I've attached the developer checklist for your review as well.

I know you're still early in the process, but if you have any answers to the following can you please answer accordingly?

Total number of lots:

BTU Load per lot:

Gas needed by date:

Is plat recorded? (Y/N)

If plat will be recorded, estimated date to record:

Is a SWPPP needed? If so, can Enbridge Gas Ohio work under the developer's SWPPP?

Any service lines needed at time of mainline extension? (Y/N)

Applicant Name/ Address to be listed on mainline extension agreement:

Looking forward to working with you!

Thanks for your time,

Kate

Kate A. Jack

Gas Account Manager - New Customer Addition

320 Springside Dr, Akron, OH 44333

Cell: 330.208.6164



From: Katie Eckelman <Katie@kaczarch.com>

Sent: Wednesday, August 27, 2025 4:01 PM

To: Taylor, James <jtaylor@summitoh.net>

Cc: Kate A Jack (Enbridge Ohio - 5) <Kate.A.Jack@dominionenergy.com>; Durrant, Gabriel <gdurrant@summitoh.net>; Harpster, Donald <dcharpster@summitoh.net>

Subject: [EXTERNAL] Re: Request for Comments - Kaczmar Subdivision Concept Plan

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Good afternoon!

I do not have any further estimation of timeframe. Early November seems to make sense from what I'm gathering.

Thanks for your time!!

Katie

KATIE KACZMAR ECKELMAN

Architectural Interior Design Director

Kaczmar architects incorporated

[1468 West 9th Street, Suite 400, Cleveland, OH 44113 \[x-apple-data-detectors\]](#)

p. 216.687.1555 | f. 216.687.1558 | [https://link.edgepilot.com/s/a36c9ed1/76zZJnvMK0](https://link.edgepilot.com/s/a36c9ed1/76zZJnvMK0GUKl83MUNm1Q?u=http://www.kaczarch.com/)

[GUKl83MUNm1Q?u=http://www.kaczarch.com/](http://www.kaczarch.com/) [kaczarch.com]

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On Aug 27, 2025, at 3:01 PM, Taylor, James <jtaylor@summitoh.net> wrote:

Good Afternoon Kate,

I am not sure at this point. The Planning Commission process may take a few months, depending on the number of comments that may need to be addressed. The earliest I could see our process being wrapped up is early November.

I have CC'd Katie Eckelman, the project's applicant, on this email as she may have a better estimate on the timeline.

If you have any additional questions, please feel free to reach out.

Best regards,

James J. Taylor

GIS Applications Specialist

Staff Member, Summit County Planning Commission

Department of Community & Economic Development

County of Summit, Ilene Shapiro, Executive

470 Grant Street

Akron, Ohio 44311

(330) 643-8336

(330) 643-8150 (Fax)

Email: jtaylor@summitoh.net

Web: www.co.summit.oh.us/executive/planning.htm [co.summit.oh.us].

GIS Portal: <https://link.edgepilot.com/s/ae58b1d9/bWT9jsw-ekG1z-sZJks16g?u=http://summitgis.maps.arcgis.com/home/index.html> [summitgis.maps.arcgis.com]

<image001.png>

From: Kate.A.Jack@dominionenergy.com <Kate.A.Jack@dominionenergy.com>

Sent: Wednesday, August 27, 2025 2:57 PM

To: Taylor, James <jtaylor@summitoh.net>

Subject: RE: Request for Comments - Kaczmar Subdivision Concept Plan

Good afternoon,

This information was passed along to me as I handle this territory for new customer additions. Do you have any idea when work may start on this development?

Thanks for your time,

Kate Jack

Gas Account Manager II
New Customer Additions

—

<image002.png>

CELL: 330-208-6164

320 Springside Dr., Fairlawn, OH 44333

enbridgegas.com/ohio [enbridgegas.com]

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If you're expericing an odor of gas, hit line or any other gas emergency, please dial 877-542-2630 to report your emergency.

From: Taylor, James <jtaylor@summitoh.net>

Sent: Tuesday, August 26, 2025 3:47 PM

To: acapoun@schd.org; 'Rogalski\, Alison' <arogalski@schd.org>; Andy Dunchuck <adunchuck@summitengineer.net>; Andresen, Brandon <bandresen@summitoh.net>; Prunty, Brian <bprunty@summitoh.net>; Hadley\, Joseph <jhadley@necoplanning.org>; 'Reis\, Julie' <jreis@schd.org>; mshenot@summitoh.net; mccluskyk@firstenergycorp.com; Relocation <relocation@dom.com>; Mikheidze, Sasha <smikheidze@summitoh.net>; LaPlante\, Thomas <tlaplante@necoplanning.org>; Walt Schostak <wschostak@summitengineer.net>; Willis, Monique <mwillis@summitoh.net>; Alan Brubaker <abrubaker@summitengineer.net>; Scott.A.Hallam@dom.com; PJividen@akronohio.gov; Dennis Stoiber <dennis9250@att.net>; Tim Boley

<tboley@summitengineer.net>; Andresen, Brandon <bandresen@summitoh.net>; Katie@kaczarch.com;
j.paulett@richfield-twp.org; jami@alberandrice.net

Cc: Durrant, Gabriel <gdurrant@summitoh.net>; Harpster, Donald <dcharpster@summitoh.net>; Evans,
Marvin D <mdevans@summitoh.net>; Miller, Holly <hmilller@summitoh.net>; MillerDawson, Diane
<dmillerdawson@summitoh.net>; Long, Tazena <tlong2@summitoh.net>; Planning Commission
<SCPC@summitoh.net>

Subject: [EXTERNAL] Request for Comments - Kaczmar Subdivision Concept Plan

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Good Afternoon Everyone,

Attached is a Request of Comments for the proposed Kaczmar Subdivision Concept Plan in Richfield Township that will appear as Item #1 in the September 25th, 2025 SCPC meeting.

If you have any questions, please feel free to reach out to the Planning Commission staff at SCPC@summitoh.net.

Best regards,

James J. Taylor

GIS Applications Specialist

Staff Member, Summit County Planning Commission

Department of Community & Economic Development

County of Summit, Ilene Shapiro, Executive

470 Grant Street

Akron, Ohio 44311

(330) 643-8336

(330) 643-8150 (Fax)

Email: jtaylor@summitoh.net

Web: www.co.summit.oh.us/executive/planning.htm [co.summit.oh.us] [link.edgepilot.com].

GIS Portal:

<https://link.edgepilot.com/s/018f0a35/1iBupROQVEGl6tsLoNxbWw?u=http://summitgis.maps.arcgis.com/home/index.html>
[summitgis.maps.arcgis.com] [link.edgepilot.com]

<image001.png>

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Exhibit L

NEW DEVELOPMENT DEO REQUIREMENTS

Project Name: _____

Location: _____

Developer: _____

Phone Number: _____

Address: _____

Email: _____

ITEMS NEEDED FOR DESIGN

- FULL SET OF PLANS (PDF)
- COPY OF PLAT (IF NOT SIGNED/RECORDED, DEO WILL NEED TO PERSUE PERPETUAL EASEMENT)
- AUTOCAD FILE (SEE REQUIREMENTS BELOW)
- ENVIRONMENTAL DOCUMENTS IF AVAILABLE
- LOAD REQUIREMENTS FOR EACH METER ASSOCIATED WITH PROJECT
- SERVICE APPLICATIONS FOR ANY METER SET NEEDED AT TIME OF MAINLINE INSTALL
- ACCURATE DATE GAS WILL NEED INSTALLED (SEE SITE READINESS CHECKLIST BELOW)

AutoCad for Development Projects

Please request 1 full set of PDF's. These will be used for environmental review submittals as well as for a reference to any Drawing Details. DEO can't accept any 3D drawings at this time. We are using 2D Autodesk AutoCAD Version 2019. All the list items below should be labeled.

The AutoCad base drawing in .dwg format should reflect (at a minimum) the following:

1. R/W, sidewalk, curbs, centerlines, street names etc.
2. Property lines, monumentation, buildings, lot numbers or addresses and easements.
3. All existing and proposed utilities labeled with the size, rim elevations and invert information.
4. All Wetlands, ponds, streams etc.
5. Contours

Note: Any unneeded layers or information on the drawing can be easily turned off. Too much information is better than too little. If development plans change during DEO design time, this will cause delays in process. Please notify us if site plans change.

SITE READINESS REQUIREMENTS

***Please note:** If you do not provide a recorded plat specifically naming The East Ohio Gas Company dba Dominion Energy Ohio, an easement must be obtained and recorded prior to the installation of any gas main line facility.

If an easement is needed, please notify Dominion's Project Manager to arrange for Dominion's Land Department to secure and record such easement.

DEO CONSTRUCTION PREREQUISITES

- STREETS ARE PAVED
- SEWER CLEANOUTS ARE NOT IN UTILITY EASEMENT
- ELECTRIC, PHONE, AND CABLE ARE INSTALLED
- ELECTRIC IS ENERGIZED
- UTILITY EASEMENT IS WITHIN 6" OF FINAL GRADE
- UTILITY EASEMENT IS UNOBSTRUCTED
- RIGHT OF WAY IS STAKED (IF APPLICABLE)
- PROPERTY PINS ARE MARKED
- SUB LOT CORNERS ARE STAKED

Please sign and date below to proceed with design. DEO will need the items above for engineering and construction. Any missing information will cause delay.

Date: _____

Signature: _____



1180 South Main Street, Suite 230
Akron, Ohio 44301
(330) 929-2871

August 28, 2025

Attn: James J. Taylor
GIS Applications Specialist
Staff Member, Summit County Planning Commission
Department of Community & Economic Development

RE: Kaczmar Subdivision Concept Plan

Dear Mr. Taylor

Summit Soil and Water Conservation District has conducted a full review as well as a field visit of the above-mentioned location. The soils on the parcel are the following: MgA, MgB and EiB. One of these soil types (*MgA*) is considered to be a non-hydric soil with hydric inclusions, which can be an indicator for wetlands. As a result, we would recommend that a wetland delineation be performed to determine if a wetland is indeed present. Please refer to the attached NRCS soils report for more information.

Of the 3 soil types located in the study area, only EiB falls within the moderately well drained range. Both MgA and MgB are rated as somewhat poorly drained in nature. MgA and MgB both have a somewhat high water table at 6-12", while EiB falls within the 11-24" range. Based upon the information obtained from the NRCS Web-Soils Mapper, these soils types are rated as "very limited" for both homes with a basement and homes without a basement. All this information (*and more*) can be accessed via the provided soils report and other attached materials.

A field visit was conducted on 8-12-2025 to determine if the section of riparian stream that runs along the eastern edge meets the definition of a riparian stream set in SCCO 937.04. In that section, a "stream" is defined as *"A surface watercourse with a well-defined bed and bank, either natural or artificial, which confines and conducts continuous or periodical flowing water (ORC 6105.01) in such a way that terrestrial vegetation cannot establish roots within the channel"*. Based upon the conditions that were observed in the field, it was determined that the stream fails to meet both requirements to be considered a riparian stream (*see figures 1-3*). It did not have a defined bed and bank, and it had established vegetation within the channel. As such, it is Summit SWCD's recommendation that this section of stream be removed from the riparian map.

If you have questions regarding this letter, please do not hesitate to contact me at 330.926.2443.

Sincerely,

Sasha Mikheidze
Sasha Mikheidze QSWPPP, QGIS

Stormwater Specialist
Summit Soil & Water Conservation District



Figure.1 no defined bed and bank and established vegetation in “channel”.



Figure.2 a defined channel can be seen, but vegetation has established roots in said channel.



Figure.3 no defined bed and bank and established vegetation in “channel”.



United States
Department of
Agriculture

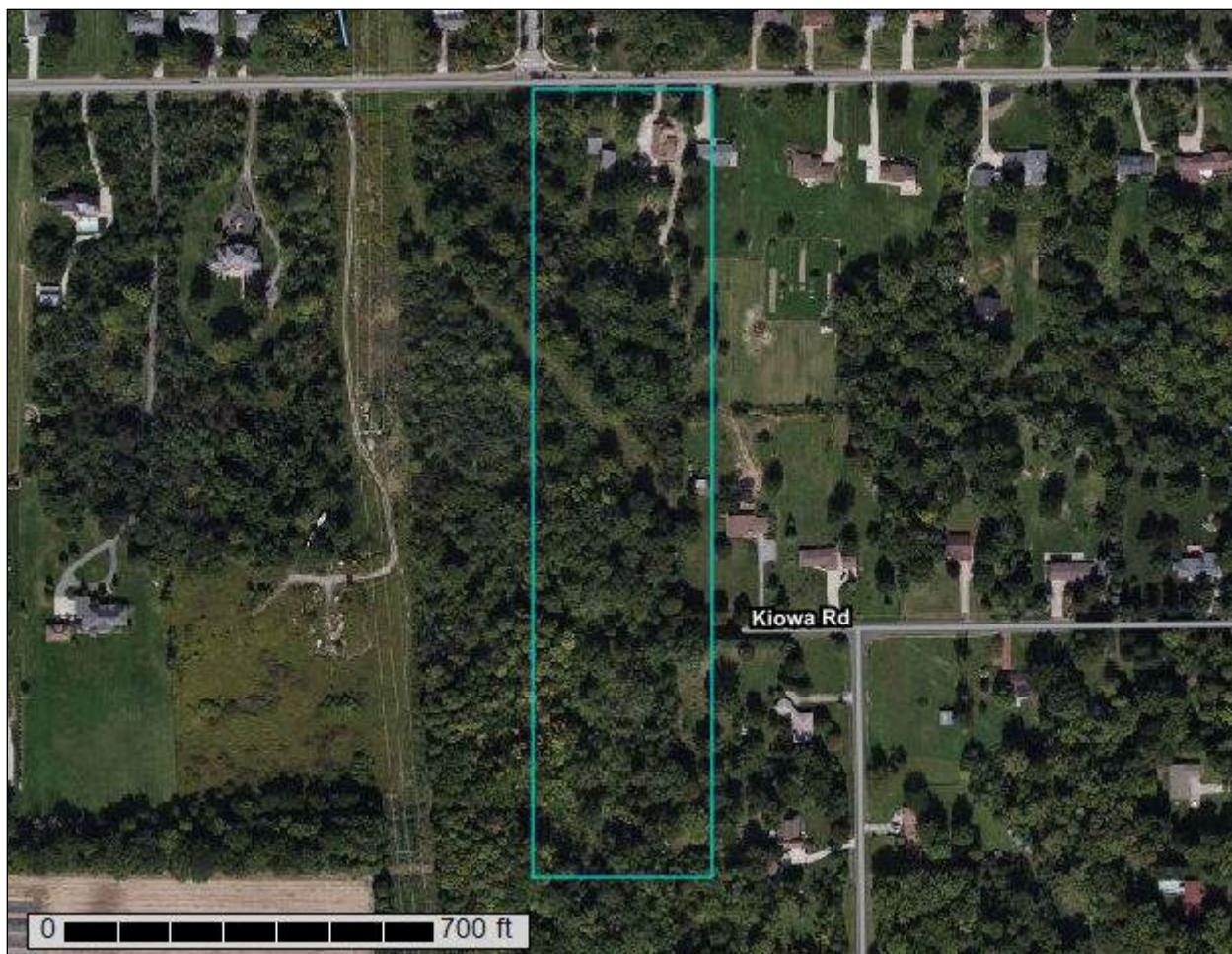
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Summit County, Ohio**

Kaczmar Subdivision



August 28, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

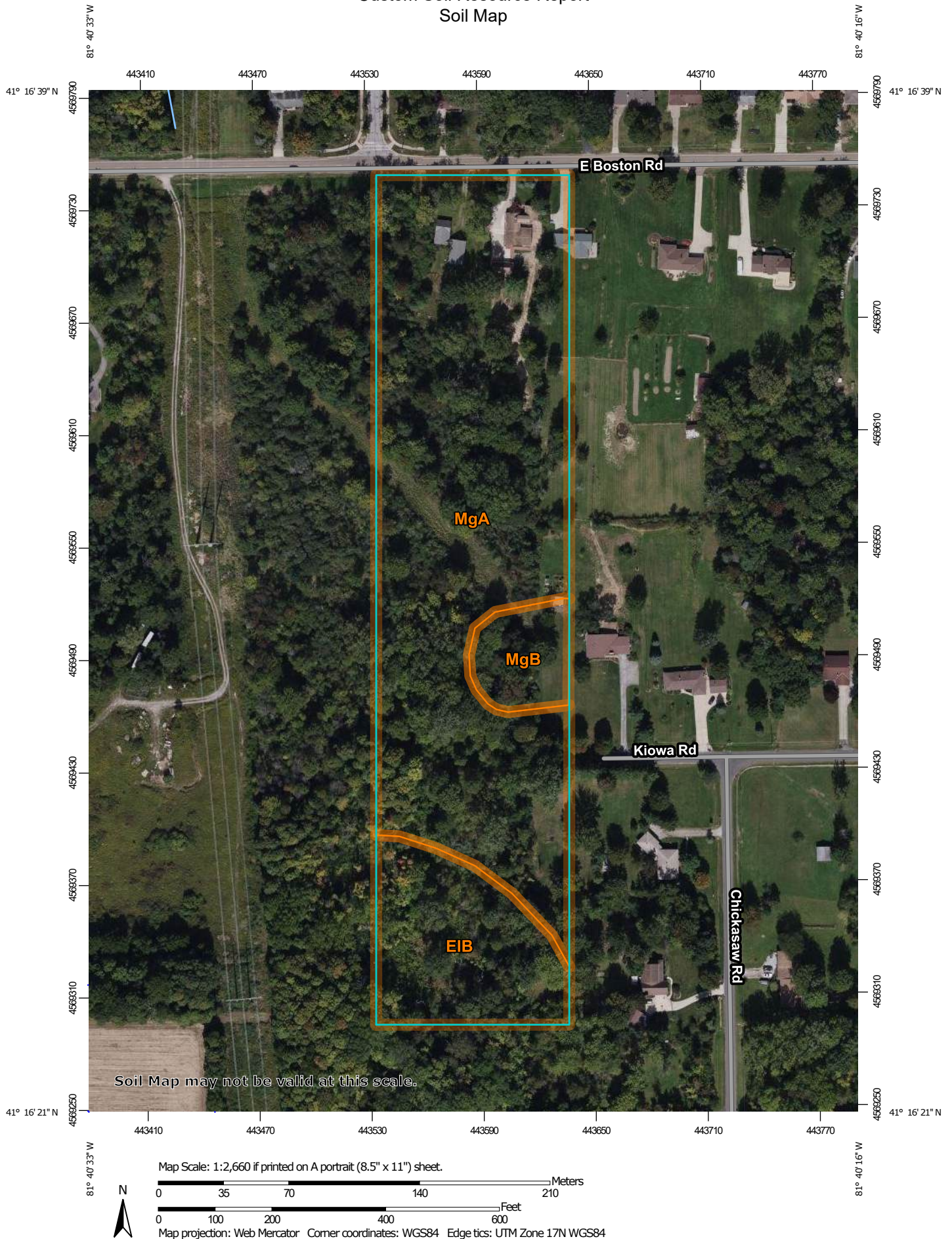
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

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 1:20,000.

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: Summit County, Ohio
Survey Area Data: Version 21, Aug 29, 2024

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

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

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
EIB	Ellsworth silt loam, 2 to 6 percent slopes	2.0	17.5%
MgA	Mahoning silt loam, 0 to 2 percent slopes	8.9	76.7%
MgB	Mahoning silt loam, 2 to 6 percent slopes	0.7	5.8%
Totals for Area of Interest		11.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Summit County, Ohio

EIB—Ellsworth silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2v02b
Elevation: 590 to 1,970 feet
Mean annual precipitation: 33 to 52 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ellsworth and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ellsworth

Setting

Landform: Till plains
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope, interfluvium
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Till

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 11 inches: silty clay loam
Bt1 - 11 to 16 inches: silty clay loam
Bt2 - 16 to 25 inches: silty clay loam
Bt3 - 25 to 37 inches: silty clay loam
C - 37 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 11 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: F139XY002OH - Moist Calcareous Drift Flats
Hydric soil rating: No

Minor Components

Mahoning

Percent of map unit: 10 percent

Landform: Till plains

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Interfluve, base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Trumbull

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

MgA—Mahoning silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2v02z

Elevation: 590 to 1,970 feet

Mean annual precipitation: 33 to 52 inches

Mean annual air temperature: 43 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Mahoning and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mahoning

Setting

Landform: Till plains

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Interfluve, base slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Till

Typical profile

Ap - 0 to 7 inches: silt loam

Eg - 7 to 9 inches: silt loam

Btg - 9 to 12 inches: silty clay loam

Bt1 - 12 to 20 inches: silty clay

Custom Soil Resource Report

Bt2 - 20 to 30 inches: silty clay
BCt - 30 to 36 inches: clay loam
C - 36 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F139XY002OH - Moist Calcareous Drift Flats
Hydric soil rating: No

Minor Components

Ellsworth

Percent of map unit: 5 percent
Landform: Till plains
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Trumbull

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Miner

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

MgB—Mahoning silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2v032
Elevation: 590 to 1,970 feet
Mean annual precipitation: 33 to 52 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mahoning and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mahoning

Setting

Landform: Till plains
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Till

Typical profile

Ap - 0 to 7 inches: silt loam
Eg - 7 to 9 inches: silt loam
Btg - 9 to 12 inches: silty clay loam
Bt1 - 12 to 20 inches: silty clay
Bt2 - 20 to 30 inches: silty clay
BCt - 30 to 36 inches: clay loam
C - 36 to 60 inches: clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 6 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D

Custom Soil Resource Report

Ecological site: F139XY002OH - Moist Calcareous Drift Flats

Hydric soil rating: No

Minor Components

Ellsworth

Percent of map unit: 10 percent

Landform: Till plains

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Trumbull

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

References

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- Federal Register. September 18, 2002. Hydric soils of the United States.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

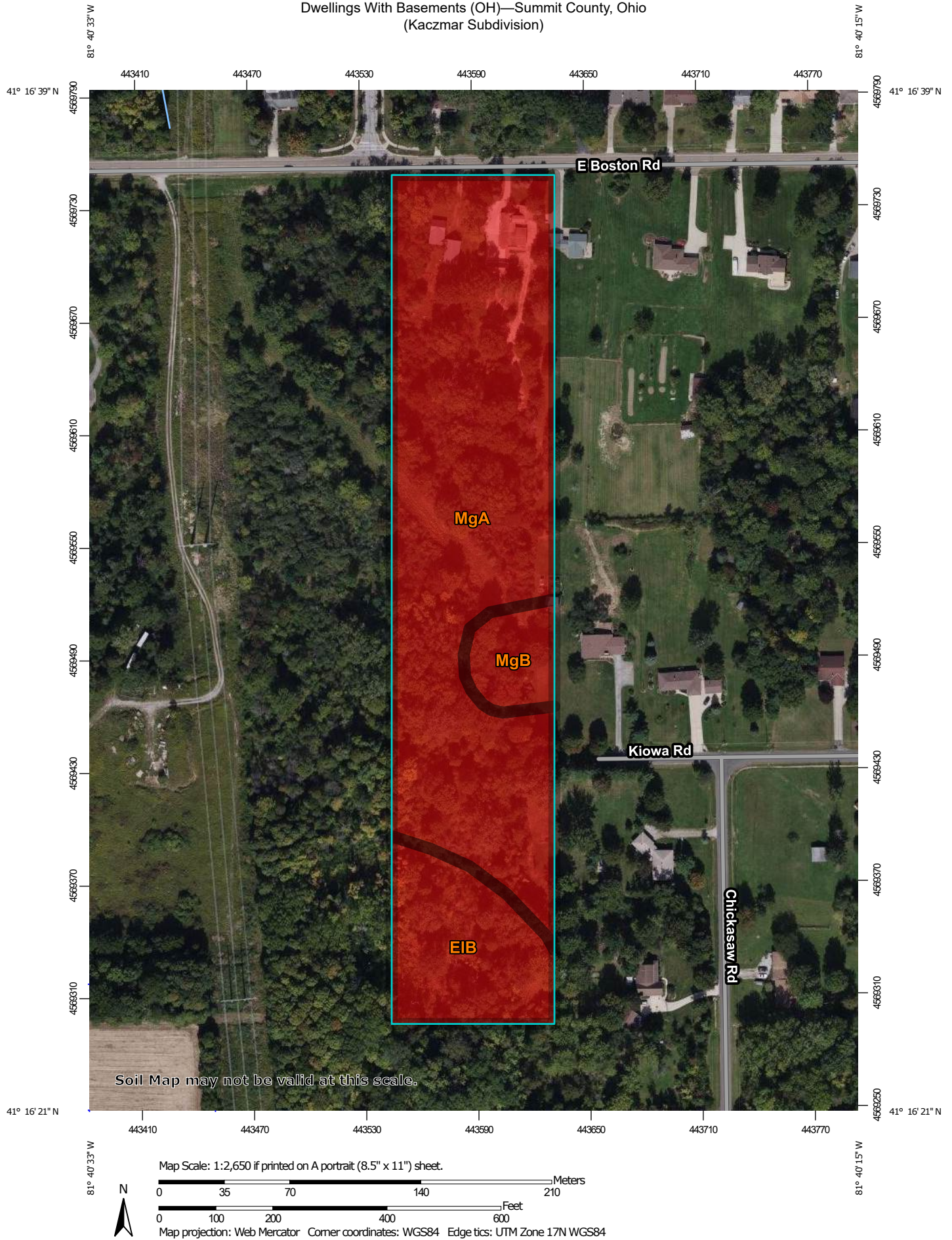
Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Dwellings With Basements (OH)—Summit County, Ohio
(Kaczmar Subdivision)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Summit County, Ohio
Survey Area Data: Version 21, Aug 29, 2024

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

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

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.

Dwellings With Basements (OH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
EIB	Ellsworth silt loam, 2 to 6 percent slopes	Very limited	Ellsworth (85%)	Depth to saturated zone (1.00)	1.7	17.3%
			Mahoning (10%)	Depth to saturated zone (1.00)		
			Trumbull (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
MgA	Mahoning silt loam, 0 to 2 percent slopes	Very limited	Mahoning (85%)	Depth to saturated zone (1.00)	7.5	76.6%
			Ellsworth (5%)	Depth to saturated zone (1.00)		
			Trumbull (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
			Miner (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
MgB	Mahoning silt loam, 2 to 6 percent slopes	Very limited	Mahoning (85%)	Depth to saturated zone (1.00)	0.6	6.2%
			Ellsworth (10%)	Depth to saturated zone (1.00)		
			Trumbull (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
Totals for Area of Interest					9.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	9.8	100.0%
Totals for Area of Interest	9.8	100.0%

Description

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Differences between this interpretation for Ohio and the national interpretation:
The Ohio interpretation does not consider cemented pans in the ratings, but does consider soil slippage potential in the ratings.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

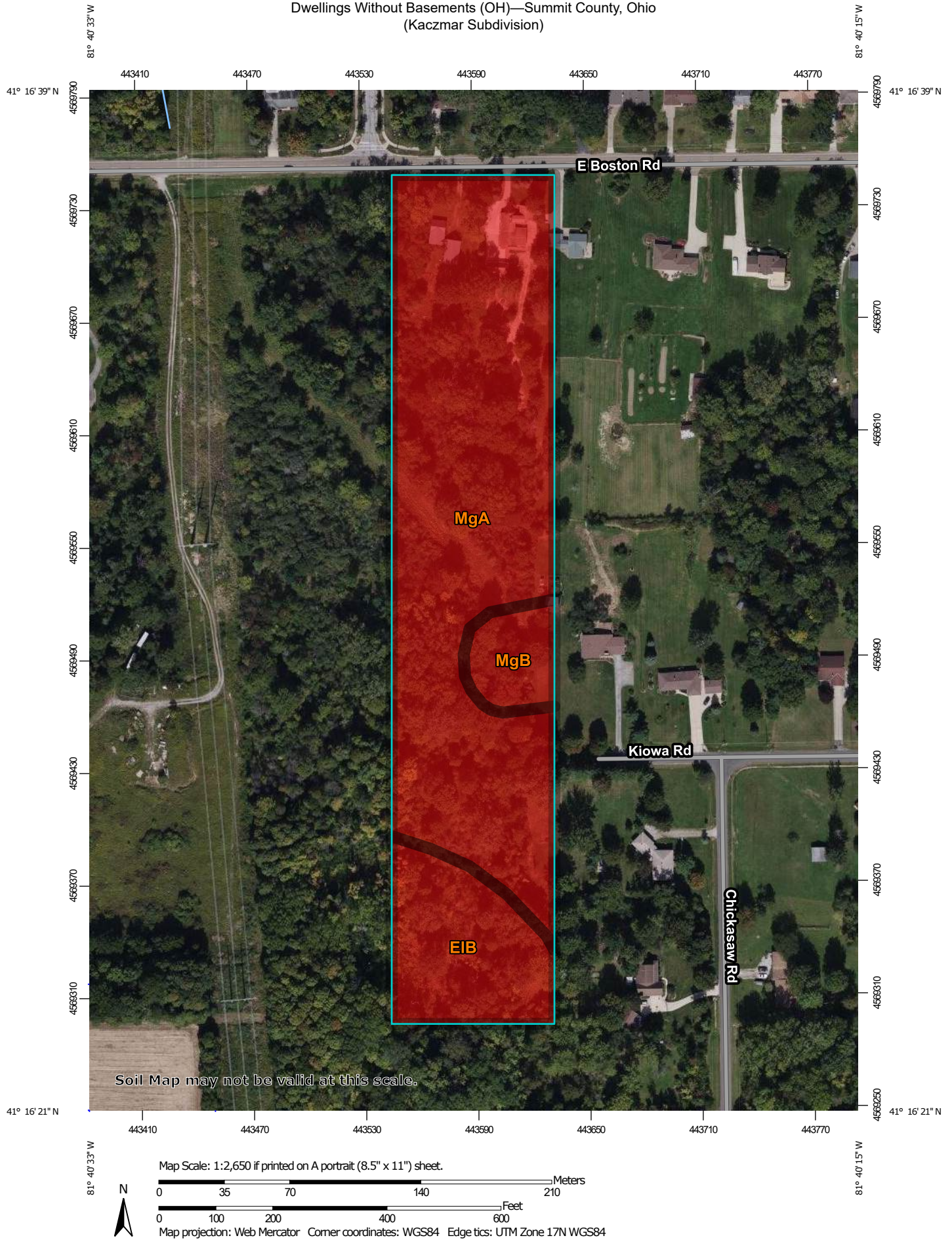
Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Dwellings Without Basements (OH)—Summit County, Ohio
(Kaczmar Subdivision)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
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 Streams and Canals

Transportation

-  Rails
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Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

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Dwellings Without Basements (OH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
EIB	Ellsworth silt loam, 2 to 6 percent slopes	Very limited	Ellsworth (85%)	Depth to saturated zone (1.00)	1.7	17.3%
				Shrink-swell (0.08)		
			Mahoning (10%)	Depth to saturated zone (1.00)		
				Shrink-swell (0.11)		
			Trumbull (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
MgA	Mahoning silt loam, 0 to 2 percent slopes	Very limited	Mahoning (85%)	Depth to saturated zone (1.00)	7.5	76.6%
				Shrink-swell (0.11)		
			Trumbull (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
			Miner (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
			Ellsworth (5%)	Depth to saturated zone (1.00)		
				Shrink-swell (0.08)		
MgB	Mahoning silt loam, 2 to 6 percent slopes	Very limited	Mahoning (85%)	Depth to saturated zone (1.00)	0.6	6.2%
				Shrink-swell (0.11)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Ellsworth (10%)	Depth to saturated zone (1.00)		
				Shrink-swell (0.08)		
			Trumbull (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.06)		
Totals for Area of Interest					9.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	9.8	100.0%
Totals for Area of Interest	9.8	100.0%

Description

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), slippage, and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock, hardness of bedrock, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

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Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pans in the ratings and uses different wetness breaks. It also considers soil slippage potential in the ratings.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

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Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Taylor, James

From: Tim Boley
Sent: Monday, September 8, 2025 1:20 PM
To: Taylor, James
Subject: RE: Kaczmar Subdivison Meeting with SSWCD
Attachments: Seneca Hills Subdivision No. 5-0001.TIF; Seneca Hills Subdivision No. 5-0002.TIF

J.J.,
I don't like sending files this large via e-mail, but I figured it'd be the easiest way to get it the documents you. Attached is the plat for Seneca Hills Subdivision No. 5. On Page 2 of the plat, there are Notes A and B referenced. The notes are defined on Page 1. Note A is the temporary easement for the cul-de-sac. That easement would go away when Kiowa Road is extended. Note B shows the 2' temporary reservation strip that is to remain until such time as Kiowa Road is extended.

Let me know if you have any questions.

Thanks,
Tim

From: Taylor, James <jtaylor@summitoh.net>
Sent: Monday, September 8, 2025 10:43 AM
To: Mikheidze, Sasha <smikheidze@summitoh.net>; Tim Boley <tboley@summitengineer.net>
Cc: Durrant, Gabriel <gdurrant@summitoh.net>; Harpster, Donald <dcharpster@summitoh.net>; Katie Eckelman <katie@kaczarch.com>
Subject: RE: Kaczmar Subdivison Meeting with SSWCD

Sounds good. I just sent an updated invite.

James J. Taylor
GIS Applications Specialist
Staff Member, Summit County Planning Commission
Department of Community & Economic Development
County of Summit, Ilene Shapiro, Executive
470 Grant Street
Akron, Ohio 44311
(330) 643-8336
(330) 643-8150 (Fax)
Email: jtaylor@summitoh.net
Web: www.co.summit.oh.us/executive/planning.htm.
GIS Portal: <http://summitgis.maps.arcgis.com/home/index.html>



SENECA HILLS CO'S SENECA HILLS SUBDIVISION NO. 5

OF PART OF
ORIGINAL LOT NO. 344
TRACT 1
NEW IN THE
TOWNSHIP OF RICHFIELD
STATE OF OHIO
APRIL, 1959
SCALE: 1"=100'

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAN, THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, AND THAT MONUMENTS WERE FOUND AT ALL POINTS INDICATED HEREON AND WERE MONUMENTED AND SET ALL POINTS INDICATED THIS 2ND DAY OF APRIL 1959. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS WERE ASSUMED FOR THE PURPOSE OF DESCRIBING THE VARIOUS ANGLES AND THAT THIS ADJUSTMENT COMPLETES WITH ALL EXISTING TOWNSHIP ZONING REGULATIONS.

WILLIAM V. HALLSHAW, ENG. & AGGR.
REG. SURVEYOR NO. 28325

STATE OF OHIO
COUNTY OF CUYAHOGA } ss. BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED GEORGE S. CROFT, WHO ACKNOWLEDGED THE FOREGOING CERTIFICATE TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Richfield, Ohio THIS 22 DAY OF April, 1959.

FRANK W. BURCH, Notary Public
My Commission Expires April 1, 1961

WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAN AND SUBDIVISION TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN UPON THIS PLAN.

WITNESSES
BY: Seneca Hills Company ITS PRESIDENT
BY: Robert J. Schmitt ITS SECRETARY

STATE OF OHIO
COUNTY OF CUYAHOGA } ss. BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SENECA HILLS COMPANY BY WALTER CROFT, ITS PRESIDENT, AND HERBERT LUTHER, ITS SECRETARY, WHO DOING DULY AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT AND TO SIGN THIS PLAN, ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAN TO BE THEIR OWN FREE ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF THE SENECA HILLS COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Richfield, Ohio THIS 22 DAY OF April, 1959.

FRANK W. BURCH, Notary Public
My Commission Expires April 1, 1961

APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 22 DAY OF April, 1959.
CHAIRMAN
EXEC. SECRETARY ENGINEER

PURSUANT TO SEC. 5553.31 REVISED CODE, THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, OHIO, DOES HEREBY APPROVE THIS RECORD PLAN; AND DOES HEREBY URGENTLY AND ESTABLISH THE STREETS, ROADS, AND PUBLIC WAYS SHOWN THEREON; AND DOES ACCEPT FOR PUBLIC USE THE SAME, AND THE EASEMENTS SHOWN THEREON, THIS 22 DAY OF April, 1959.

SUMMIT COUNTY COMMISSIONERS
Spencer A. ...
W. ...

APPROVED BY THE TRUSTEES OF RICHFIELD TOWNSHIP THIS 22 DAY OF April, 1959.
Samuel L. ...
Paul E. ...

177419

RECEIVED FOR RECORD
OCT 6 1959

7:16 A.M.

RECORDED
OCT 7 1959

55

Frank W. Burch
Notary Public
Royce Huff, Dep.

TOTAL AREA ~ 50.75 AC.
STREET AREA ~ 7.75 AC.

RECEIVED FOR TRANSFER
RECEIVED FOR RECORD
RECORDED

SEE NOTE 'A'

SEE NOTE 'B'

SEE NOTE 'C'

SEE NOTE 'D'

SEE NOTE 'E'

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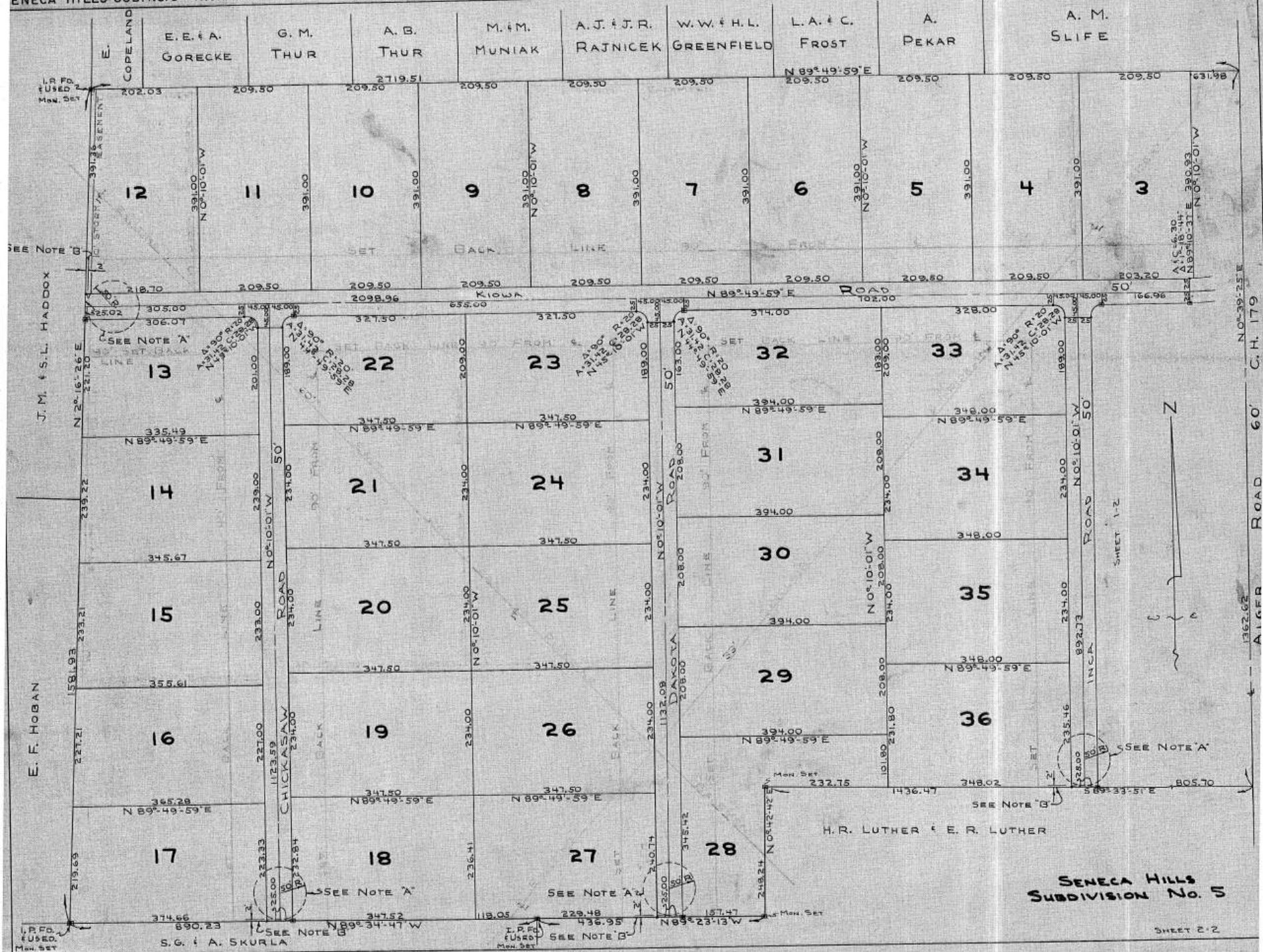
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**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Map Amendment
Canton Road
Springfield Township

EXECUTIVE SUMMARY

Proposal: Located in Springfield Township along Canton Road, near the border with the City of Akron. The parcels are 5105761 (850 Canton Rd), 5105760 (884 Canton Rd) and 5102263 (Canton Rd). The total area of this proposal is 0.462 Ac. It is currently R-2 Medium Residential District and needs changed to C-2 Community Commercial District.

Staff recommends APPROVAL.

Meeting:	September 25, 2025	Proposed Zoning:	C-2
Item No.:	2	Council Dist.:	District 8
Current Zoning:	R-2	Processor:	James J. Taylor

Parcel Number: 5105761, 5105760 and 5102263.

Location: Located in Springfield Township along Canton Road, near the border with the City of Akron.

Proposal: Per Joe DiLauro, Chair of the Springfield Township Trustees, 8/15/2025 (See Exhibit A):

The Township Trustees would like to change the zoning on 3 parcels along Canton Road. The parcels are 51-05761 (850 Canton Rd), 51-05760 (884 Canton Rd), and 51-02263 (Canton Rd). These parcels are currently zoned R-2 (Residential) but the structures on the properties are commercial buildings.

These 3 parcels are the most northern properties on Canton Road in the Township at the Akron Line, where the abutting Akron property is zoned ULB (Limited Business) and then there are U-3 (Retail Business) zoned properties surrounding the ULB property. To the south of these parcels in the Township, the properties are zoned C-2 (Commercial) all the way down Canton Road.

The Trustees would like to change the zoning on the 3 parcels to C-2 to match the rest of Canton Road.

The property owner was contacted and advised the reason for the proposed zoning change. He said he thought his property was already zoned commercial and had just recently learned that his property was zoned residential.

Zoning:

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	ULB & U3	Limited Business & Retail Business	City of Akron
East	C-2	Community Commercial	Springfield Township

South	R-2 & C-2	Residential & Commercial	Springfield Township
West	R-2	Residential	Springfield Township

Current Zoning: From Springfield Township’s Zoning Resolution, provided on Springfield Township’s website: <https://www.springfieldtownship.us/>

MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

The Medium Density Residential District (R-2) is intended to provide for the protection of older, existing neighborhoods in Springfield Township where development is more compact and for the expansion of residential areas where sanitary sewer and water is available.

Proposed Zoning:

COMMUNITY COMMERCIAL DISTRICT (C-2)

The Community Commercial District (C-2) is established to provide for planned and integrated groupings of retail stores and personal and professional services in areas adequately served by major streets and public utilities. It is intended that the regulations for this district will result in unified groupings of buildings that will encourage safe pedestrian movement between uses and interconnected vehicular circulation, minimize outdoor storage, require adequate off-street parking and servicing facilities, and minimize curb cuts.

STAFF REVIEW

1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes, these parcels are currently being used for commercial purposes and there are adjacent commercially zoned parcels along Canton Road to support the application for C-2 zoning.
2. *Can the property reasonably be used as currently zoned?* No. Currently, these parcels contain buildings that are being used for commercial purposes without the owner/applicant realizing that they were zoned R-2. The applicant plans to continue to use these parcels commercially.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* Yes the Future Land Use plan shows the area as General Commercial.
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning will have no impacts on public services and facilities as the parcels are currently being used commercially and no changes to the current situation are anticipated.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change should not have an impact on traffic nor traffic safety.

-
7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change should not adversely affect the adjoining properties.
 8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* Yes, there are adjacent commercially zoned parcels along Canton Road and the current land use of these parcels support the application for C-2 zoning.
 9. *Will the proposed zoning change, change the character of the neighborhood?* The character of the neighborhood should not change.
 10. *Has there been a change in conditions that renders the original zoning inappropriate?* Yes. The applicant was unaware that he was using these parcels commercially, though they were under a residential zoning. Therefore, the original R-2 Zoning is inappropriate for the current land use.

Staff Comments:

- The site cannot be used as currently zoned.
- There are adjacent commercially zoned parcels along Canton Road and the current land use of these parcels support the application for C-2 zoning.

Recommendation: Staff recommends APPROVAL.

APPLICATION FOR TOWNSHIP ZONING AMENDMENT
SPRINGFIELD TOWNSHIP ZONING COMMISSION

Application No. 2C 06-2025

Filed 8-15-25

ZONING COMMISSION
SPRINGFIELD TOWNSHIP
2459 CANFIELD RD.
AKRON, OHIO 44312

Applicant Springfield Twp Trustee, Joe DiLoreo Phone 330-620-9597

Mailing Address 2459 Canfield Rd, Akron, OH 44312

Owner(s) of premises affected SR 91 LLC Phone 330-666-7773

Mailing Address of Owner P.O. Box 429, Bath, OH 44210

Lessee of premises affected _____ Phone _____

Mailing Address of Lessee _____

.....
To the Township Zoning Commission and Township Board of Trustees:

I hereby make application and request the Township Zoning Commission to consider and
petition Township Trustees to amend the Zoning Resolution as hereinafter requested this

14th day of August, 20 25.

Premises affected 51-05761, 51-05760, 51-02263
(850 Canton Rd) (Address) (884 Canton Rd) (Canton Rd)

From: R-2
(Existing Zoning District)

To: C-2
(Zoning District Requested)

Signature: [Signature]

NOTE: An accurate legal description of the property proposed for rezoning must also be submitted with this application.

The Township Trustees would like to change the zoning on 3 parcels along Canton Road. The parcels are 51-05761 (850 Canton Rd), 51-05760 (884 Canton Rd), and 51-02263 (Canton Rd). These parcels are currently zoned R-2 (Residential) but the structures on the properties are commercial buildings.

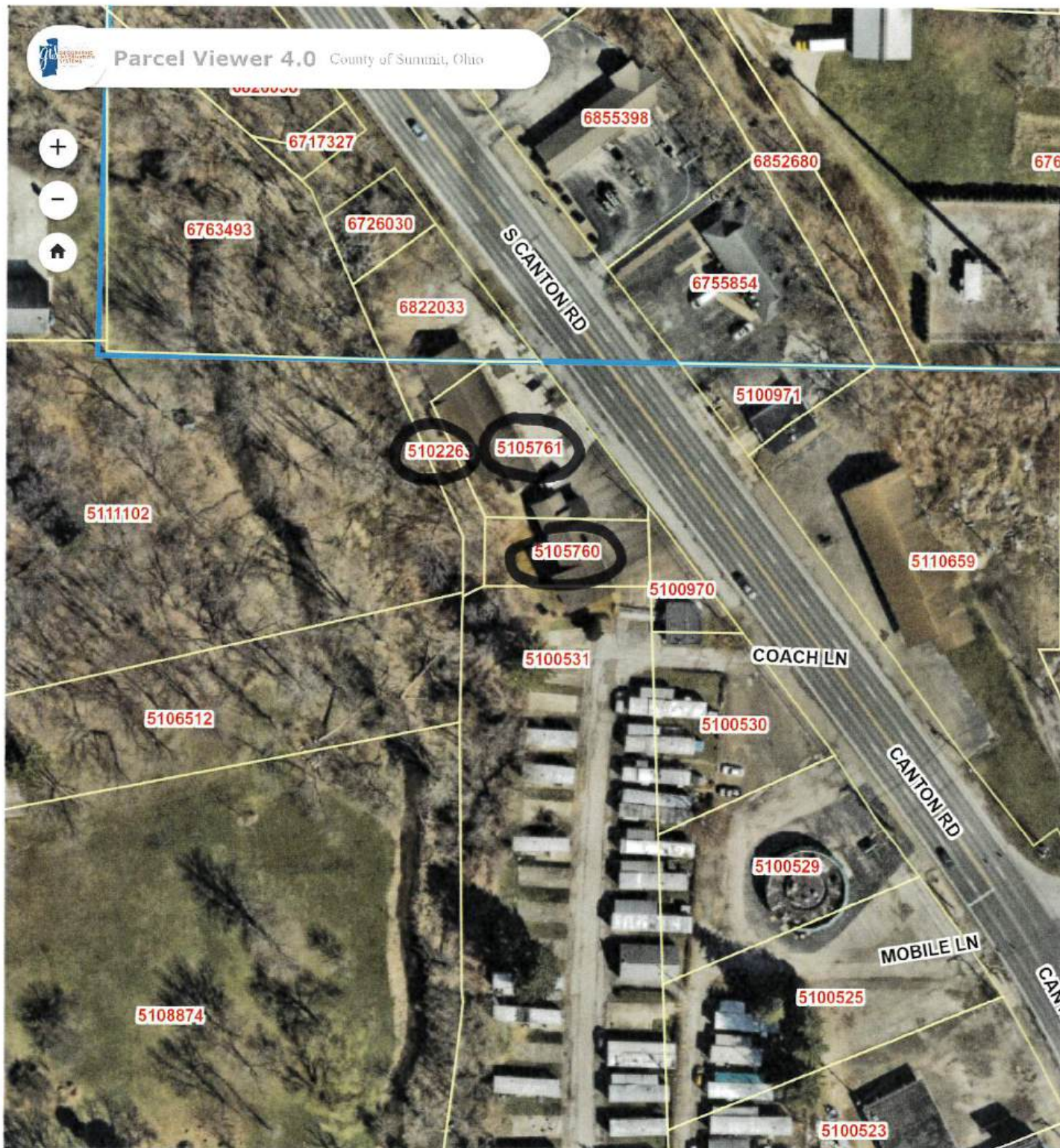
These 3 parcels are the most northern properties on Canton Road in the Township at the Akron Line, where the abutting Akron property is zoned ULB (Limited Business) and then there are U-3 (Retail Business) zoned properties surrounding the ULB property. To the south of these parcels in the Township, the properties are zoned C-2 (Commercial) all the way down Canton Road.

The Trustees would like to change the zoning on the 3 parcels to C-2 to match the rest of Canton Road.

The property owner was contacted and advised the reason for the proposed zoning change. He said he thought his property was already zoned commercial and had just recently learned that his property was zoned residential.



Parcel Viewer 4.0 County of Summit, Ohio



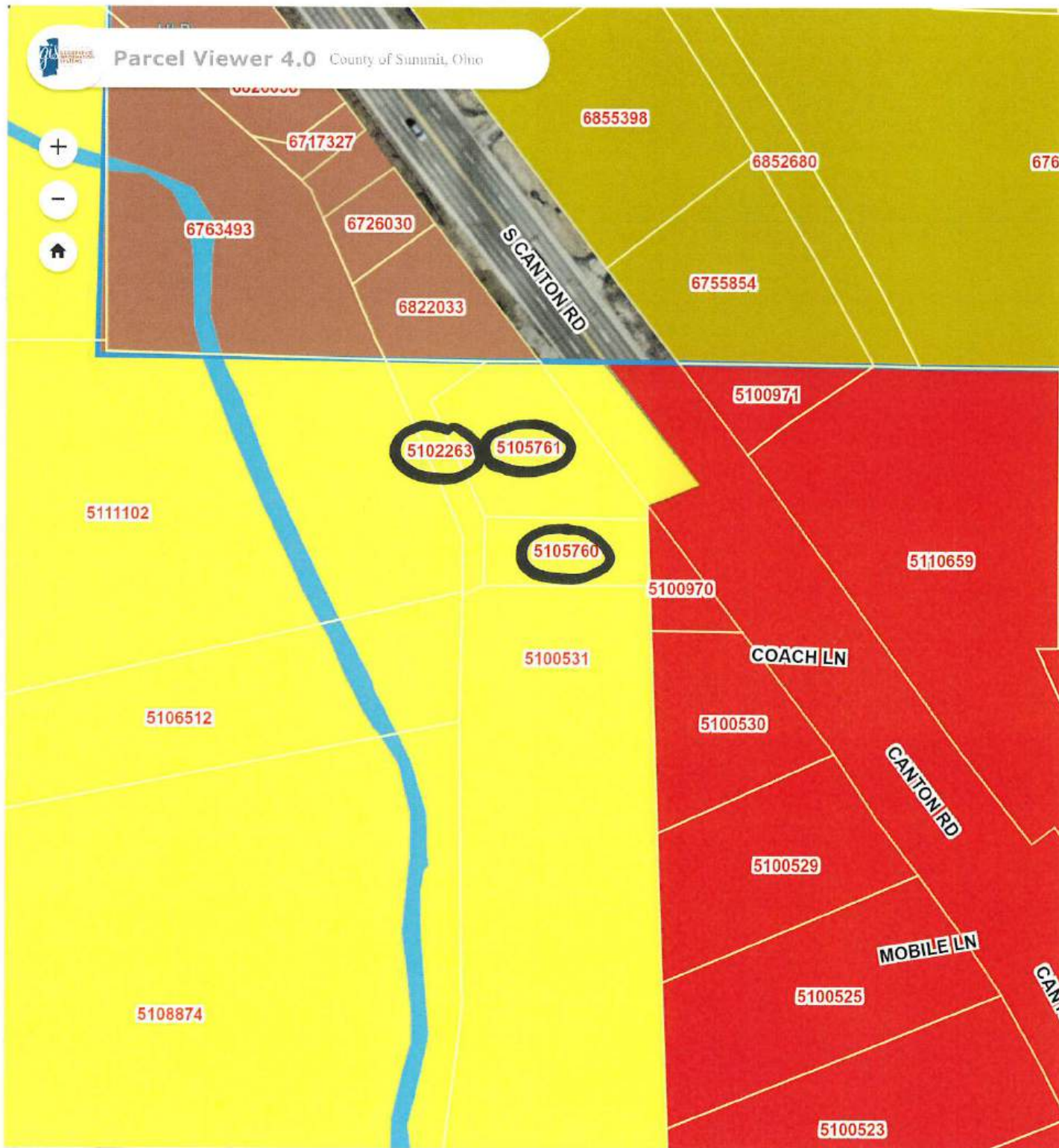
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Parcel Viewer 4.0 County of Summit, Ohio



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**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Text Amendment
Driveways
Northfield Center Township

Item No.: 3
Meeting: September 25, 2025
Proposal: Driveways
Processor: James J. Taylor

Proposal: The applicant has proposed to edit to the following items: Chapter 310 “Residential District Regulation,” Section 310.04 C 530 and Chapter 350, “Commercial District Regulations,” Section 350.04 B#1: Nonresidential Uses and B#2: Residential Dwellings.

Proposed Text:

See Exhibit A for Proposed Text.

Staff Comments: Staff recommend that the township considers language concerning circular driveways. Does one driveway per residential parcel mean one curb cut per parcel? If so, then circular driveways would not be permitted. If circular driveways are permitted, regardless of the number of curb cuts, then language should be included to specify that circular driveways, consisting of up to two curb cuts, are permitted.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED** with due consideration to staff and agency comments.



8484 Olde Eight Rd., Northfield Center Township, Ohio 44067

Phone: (330) 467-7646

Web Site:
www.northfieldcenter.com

TRUSTEES

Russell F. Mazzola

Gene Lim

Richard H. Reville

FISCAL OFFICER

Andy LaGuardia

DIRECTOR OF SERVICES

Tim Black

8/19/2025

To whom it may concern,

The Northfield Center Township zoning commission would like to submit the following proposed texts amendments in red for the September SCPC meeting.

In Chapter 310 "Residential District Regulation" Section 310.04 C: One Dwelling per Lot **and one driveway**. There shall not be more than one **Dwelling and one driveway** constructed on a lot except for planned residential developments in accordance with Chapter 320.

In Chapter 350 "Commercial District Regulations" Section 350.04 B #1: Nonresidential Uses. One principal building **and at least one driveway in accordance with applicable code** shall be permitted on a lot. And, the proposed text amendments from 350.04 B #2: Residential Dwellings. In a C-1 district, only one **Dwelling and one driveway unless otherwise permitted in accordance with applicable code** shall be permitted on a lot. Amended via Resolution No. 18/10-01 A.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Other

Copley Land Use Plan Update

Copley Township

EXECUTIVE SUMMARY

Copley Township is requesting that the Summit County Planning Commission review a draft of the 2026-2036 Copley Township Land Use Plan Update.

Staff recommends **APPROVAL**.

Item No.: 4	Processor: James J. Taylor
Meeting: September 25, 2025	

On Friday, August 15, 2025 Shawna Gfroerer of Copley township requested that the Summit County Planning Commission review a draft of the 2026-2036 Copley Township Land Use Plan Update.

These documents can be found in the links below:

Draft 2026-2036 Copley Township Land Use Plan Update:

<https://copley.oh.us/DocumentCenter/View/9176/Full2026LandUsePlanDRAFT>

Draft Summary: <https://copley.oh.us/DocumentCenter/View/9189/LUP-Update-Summary>

Below are comments from SCPC Members and Staff from their reviews of this document:

Member Comments: *Italicized text* indicates quotations from submitted agency comments.

David Whited, 9/1/2025:

I only scanned the pages noted in the plan. The following are my comments and questions. Thanks for the opportunity. I have nothing much in the way of constructive feedback other than Kudos to Copley!

- I am very impressed by the outstanding level of detail, analysis, and demographic information contained. This is a very usable planning tool. I hope your staff is able to use it well.*
- The public engagement survey, pages 24-26. I found it interesting but predictable that "Support opportunities for starter home and entry-level home developments" seemed to have the least support, and conservation and support for small businesses the highest.*
- I am curious about the transfer of development rights. The plan states that "Summit County could have the ability to adopt TDR and the townships would not have to wait for authorization from*

the State". A quick search of the web indicated that Summit County does have that authority. Is that correct?

- *Typo on page 77 (Partner Agencies) Summmit County Department of Community & Economic Development.*
- *I found this to be a useful tool for myself after looking at the Summit County demographics and other quantitative data.*
- *I am glad to see that Summit Metro Parks finally has a presence in Coply [sic] Twp. Great work Copley.*

Chair Dennis Stoiber, 9/10/2025:

I have fought my way through much of the document and have these comments. The plan seems well researched and documented. It is thorough and well organized. In it, the township history and present issues are well presented and the recommendations support concepts that I recognize as being well-established planning principles. I have neither the time nor the background to opine on the plethora of data presented here or the conclusions that can be drawn from them. But I recognize that the consultants who assisted in the studies are well regarded professionals in the field so I would rely on their professionalism to give the plan credibility.

On the down side, the inclusion of consultant content rotated 90 degrees from standard make those many pages (99 to 224, 236 to 292, 305 to 309 and 384 to 407) extremely difficult to read, especially in digital format. That should be corrected if this is a document intended for public consumption.

There is one question I have: in the Introduction on page 4 the plan suggests that Summit County adopt a Transfer of Development Rights provision. Would staff support this?

Richard Revelle, 9/11/2025:

In a telephone call about the Copley Land Use Plan Update, Mr. Revelle noted that overall, the township has done a "good job" with the layout and composition of the update. Mr. Revelle also wanted to know more about residential reaction and impact to the various proposals within the update. Was there positive or negative reaction from the public regarding any changes prescribed by the update?

Staff Comments: *Italicized text indicates quotations from submitted agency comments.*

James J. Taylor, 8/26/2025:

Chapter 1 Introduction – Update to Executive Summary outlining new Goals & Objectives:

1. *Page 4: Would it be possible to have a more in-depth explanation of Performance Zoning? Providing an example may be helpful.*

Chapter 2 Background: Update to Demographic & Community statistics using the 2020 Decennial data and the 2023 American Community Survey (ACS) Results.

1. *Page 19: The Major Employers table is in no particular order. Would it be better to order it either from greatest to least number of employees or alphabetically?*

Chapter 3 Public Engagement: Copley Community Perspectives Survey Update (2024), Added information regarding the Farm Focus workshop, Montrose Mini Plan Session (Kimley Horn), Copley Chamber Kiosk

1. *Page 27: PEP graphics are very pixelated, and needs replaced with a higher quality image.*

Chapter 4 NEW: Built Environment

1. *Page 70: Are there plans to construct sewer lines in the southern half of the township?*

Chapter 5 NEW: Economic Development

1. *Page 91, #3: Replace “County Commissioners” with County Council or County Executive (whichever is more appropriate).*
2. *Page 92: Replace “County Commissioners” with County Council or County Executive (whichever is more appropriate).*
3. *Page 95: Would the installation of a shared bike/pedestrian trail in the Cleveland-Massillon Subarea place pedestrians and cyclists at risk due to area’s heavy traffic?*
4. *Page 103: “vacant” is misspelled.*
5. *Pages 106-108: The Copley-Jacoby section refers to a local landmark named “Rizi’s.” Would it be possible to elaborate on what Rizi’s is, especially for those who are not as familiar with Copley Township.*
6. *Page 108: Would “road diets” for the Copley-Jacoby area hinder growth by causing traffic congestion, instead of promoting growth?*
7. *Page 129: Has there been any consideration of growing industrial zones to accommodate growing industrial demand?*
8. *Page 180: This page appears to be an error. Is this a page discussing carry-out alcohol sales?*
9. *Pages 181 – 187: Should more attention be given to the potential negative consequences of adding additional take-out alcohol and alcohol away from home locations to the township, such as increased DUIs, robberies, thefts and other violent crime?*

Chapter 6 NEW: Community, Opportunity + Quality of Place

1. *To address the housing shortage within the township, has there been any thought to constructing new, affordable single-family homes for sale as opposed to constructing apartments/rental units?*

Chapter 7 NEW: Sustainability + Resiliency

1. *Page 297 is difficult to read.*
2. *Page 312: Map is of poor quality/pixelated.*

3. *Page 321: Map is of poor quality/pixelated.*
4. *Page 329: Newer satellite imagery for Vegetation Type/Land Use is available.*
5. *Page 334: The sentence beginning “The majority of working farms...” abruptly ends, unfinished.*

Chapter 8: Future Land Use

1. *Page 377: Why weren’t these neighborhoods given a full-page review like the previous ones?*
2. *Page 383 is difficult to read.*
3. *Left off on Page 392.*
4. *Page 412-143 is difficult to read.*
5. *Left off on page 417.*

Chapter 9: Definitions

1. *Page 433: Was the definition for Summit County Subdivision Regs. Replaced with the definition for open space?*

Additional Comments: In response to Chair Dennis Stoiber and Member David Whited’s comments on Transfer of Development Rights (TDR), the SCPC staff is open to having a discussion with the Commission about this technique and the benefits and shortfalls of using TDR. It is the opinion of this author that municipalities could utilize TDR to direct new development in underserved neighborhoods that need redevelopment. This infill of redevelopment in areas that were previously developed could revitalize existing neighborhoods by directing growth towards these areas while reducing urban sprawl and this loss of both agricultural land and sensitive environmental habitats. However, a wider discussion about TDR is necessary before moving forward with the concept. If the commission is interested in studying TDR and holding such a discussion, the SCPC staff can add this as a future agenda topic.

Recommendation: Staff recommends that the SCPC **APPROVE** Item #4 Copley Land Use Plan Update with due consideration to staff and member comments.

2026-2036

Land Use Plan Project Update



AUGUST-SEPTEMBER 2025: ZONING COMMISSION PUBLIC HEARINGS
SEPTEMBER-NOVEMBER 2025: BOT PUBLIC HEARINGS

Link to Land Use Plan: <https://copley.oh.us/DocumentCenter/View/9176/Full2026LandUsePlanDRAFT>

CHAPTER 1 INTRODUCTION	Update to Executive Summary outlining new Goals & Objectives (See Pages 2-7)
CHAPTER 2 BACKGROUND	Update to Demographic & Community statistics using the 2020 Decennial data and the 2023 American Community Survey (ACS) results (See Pages 14-19)
CHAPTER 3 PUBLIC ENGAGEMENT	Copley Community Perspectives Survey Update (2024) See Pages 22-26 Added information regarding the Farm Focus Workshop, Montrose Mini Plan Session (Kimley Horn), Copley Chamber Kiosk (See Pages 28-32)
CHAPTER 4 NEW: BUILT ENVIRONMENT <i>"Copley Township believes that what we have is what makes us who we are and must be preserved for future generations."</i>	Added Goals & Initiatives for Built Environment Core Focus Area Added Existing Pedestrian Infrastructure-EDG Added Existing Vehicular Infrastructure-EDG Added Existing Property Infrastructure-EDG Review Entire Chapter (Pages 33-73)
CHAPTER 5 NEW: ECONOMIC DEVELOPMENT <i>"Copley Township will foster sound economic development objectives which facilitate investment."</i>	Added Goals & Initiatives for Economic Development Core Focus Area Added Commercial Reinvestment Area (CRA) Added Enterprise Zones Added Tax Increment Financing (TIF) Added Market Analysis-Urban Decision Group Review Entire Chapter (Pages 74-224)
CHAPTER 6 NEW: COMMUNITY, OPPORTUNITY + QUALITY OF PLACE <i>"Copley Township will strive to provide opportunities which allow all members of the community to</i>	Added Goals & Initiatives for Community, Opportunity + Quality of Place Core Focus Area Added Boughton Farm Public/Green Space Added Future Transportation-Multi Modal Plan-EDG Added Future Housing-Market Analysis-Urban Decision Group Added Future Drinking Water & Sanitary Sewer-EDG Review Entire Chapter (Pages 225-292)

<i>participate fully in social, cultural and economic life."</i>	
CHAPTER 7 NEW: SUSTAINABILITY + RESILIENCY <i>"Copley Township will meet the needs of current and future generations without compromising the ecosystems upon which they depend."</i>	Added Goals & Initiatives for Sustainability + Resiliency Core Focus Area Added Sustainability Integration-Kimley Horn Updated Farmland to include CAUV, Working Farms Greater than & less than 10 acres & Backyard Added Stormwater and Greenway Analysis-EDG Review Entire Chapter (Pages 293-338)
CHAPTER 8 FUTURE LAND USE	Updated the Future Land Use Map as follows: See Page 423 - o Parcels 1700135, 1700158, 1702590, 1702051, 1702589 Proposed: Neighborhood Commercial - o Parcels 1502649, 1502218, 1502217, 1501456, 1502668, 1501575, 1501305, 1502482, 1500531, 1501170, 1502054, 1500413, 1500391 1502482 Proposed: Add Low Density Multi Family (2-6 units per acre) - o Parcels 1501035, 1503870, 1503066, 1508365, 1508366, 1502387, 1502296, 1503867, 1501582 Proposed: Mixed Use Added Historic Preservation Committee, Historic Preservation Plan, Housing Advisory Board and Future Building Out Plan to Proposed Boards/Commission/Documents (See Pages 378-380) Updated Future Build Out Map-Kimley Horn(See Pages 412-421) Added Montrose Mini Plan-Kimley Horn (See Pages 381-411)
CHAPTER 9 DEFINITIONS	Added/Updated: Brownfield, Centralized Sewer/Water System Common Area, Composting, Conservation Development, Conservation Easement, Establishment, Land Use Buffer, Mixed Use Development, Multi-generational, Open Space, Place, Space, Walkable (See Pages 425-435)

Link to Land Use Plan: <https://copley.oh.us/DocumentCenter/View/9176/Full2026LandUsePlanDRAFT>

Contact Information

Land Use Plan Working Group

Wes Henry: Zoning Commission
Sylvia Chinn-Levy: Zoning Commission
Michael Karst: Zoning Commission
Andrew Keyes: Zoning Commission
John Martin: Zoning Commission
Lindsey Wilkinson: Zoning Commission
Ed Arnold
Jim Averill
Donna Cecil
Sally Gamauf
Stephen Seyerle
Carl Talsma

Land Use Plan Consultants

Environmental Design Group
Kimley Horn
Urban Decision Group
Summit Soil & Water Conservation District
Summit County Fiscal Office
Dr. Paul Levy

Staff Contact: Department of Community & Economic Development

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Clarissa Hunt: chunt@copley.oh.us
Xavier Kanis: xkanis@copley.oh.us

Project Abstract

The Comprehensive Land Use Plan is a guide for future development in the Township. The document begins with current conditions within the Township as to land use, zoning, population and environmental conditions and includes the desires of the residents and stakeholders regarding future growth. The Land Use Plan is updated every 5-10 years.