



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

David Smerek, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000



CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Harley Hills York Rd Prop
Address
482-27-001 482-27-008
Permanent Parcel Number
R1-B
Zoning District and Ward

2. Property Owner of Parcel:

Russell Spositt
Name
CWP Ent LLC
Name of Business (if applicable)
8115 Edgerton Rd
Address
216 789 0697
Phone
N. Royalton Oh 44133
City, State and Postal Code
MDSP02@AOL.com
Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Russell Spositt
Name
CWP Ent LLC
Name of Business (if applicable)
8115 Edgerton Rd
Address
216 789 0697
Phone
N. Royalton Oh 44133
City, State and Postal Code
MDSP02@AOL.com
Email (electronic mail)

For Office Use Only

03/05/2024
Date Application Submitted
04/03/2024
Meeting Date Assigned
PC24-05
Identification Number Assigned
\$200
Application Fee
Check # 143
Payment Information (date, check number, cash, etc.)
IR.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

(8) Buildable lots
(1) Lot for Basin

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☒ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

Applicant Signature

Printed Name and Title

Date

Owner Signature

Printed Name and Title

Date



Cuyahoga County GIS Viewer



Date Created: 3/14/2024

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



1: 1,691



282 0 141 282 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BEARINGS ARE PER THE CENTERLINE BEARING OF HARLEY HILLS DRIVE (N85°45'19"E) PER THE HARLEY HILLS ESTATES SUBDIVISION NOS. 4 & 5, AS RECORDED IN PLAT VOLUME 306, PAGE 23 AND REFILED IN PLAT VOLUME 308, PAGE 62 OF THE CUYAHOGA COUNTY PLAT RECORDS AND ARE USED TO DENOTE ANGLES ONLY.

PROPOSED SIGN EASEMENT TABLE		
LINE	BEARING	LENGTH
E1	N85°45'19"E	20.00'
E2	S04°14'41"E	25.00'
E3	S59°11'25"W	22.36'
E4	S85°45'19"W	30.00'
E5	N04°14'41"W	5.00'
E6	N04°14'41"W	22.53'
E7	S88°37'25"W	49.65'

REFERENCES

HARLEY HILLS ESTATES
SUBDIVISION NOS. 4 & 5
PLAT VOLUME 308, PAGE 23
REFILED PLAT VOLUME 308, PAGE 62

HARLEY HILLS ESTATES
SUBDIVISION NO. 5
IMPROVEMENT PLANS
BY MCCANN ASSOCIATES, INC.
DATED APRIL, 1999
AS-BUILT PLANS
DATED MARCH, 2000

HARLEY HILLS SUBDIVISION NOS. 1 & 2
IMPROVEMENT PLANS
BY JACK F. ACKER ENGINEER & SURVEYOR
DATED AUGUST, 1988

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	102.09"	1464.01'	51.06'	102.01'	S87.45°10'W	3°59'43"
C2	98.99"	1434.01'	50.02'	99.97'	S87.45°10'W	3°59'43"
C3	97.90"	1404.01'	48.97'	97.98'	S87.45°10'W	3°59'43"
C4	47.12'	30.00'	30.00'	42.43'	S40.45°19'W	90°00'00"
C5	47.12'	30.00'	30.00'	42.43'	S49.74°41'E	90°00'00"
C6	18.07'	1464.01'	9.03'	18.07'	S86.06°32'W	0°42'25"
C7	18.07'	1464.01'	42.02'	84.01'	S86.06°32'W	3°17'18"

OVERALL SITE = 4.2314 ACRES
ZONING: R1-B
MINIMUM LOT SIZE: 15,600 SQ.FT.
MINIMUM LOT WIDTH: 80 FEET
MINIMUM SETBACK: 5 FEET
MINIMUM SIDE YARD: 8 FEET
MINIMUM REAR YARD: 50 FEET
MAXIMUM ALLOWABLE DENSITY
2.4 DWELLINGS UNITS PER ACRE
ALLOWABLE = 10.15 UNITS
PROPOSED = 8 UNITS

LEGEND

□ = MONUMENT BOX

○ = IRON PIN FND

● = IRON PIN SET

5/8"X30" REBAR
CAPPED "AZTECH 8249"

VICINITY MAP
NOT TO SCALE

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

FAX 216-369-0259

59 HORIZ. SCALE: $1'' = 30'$

VERT. SCALE:

PP#482-27-001 & PP#482-27-008
BEING BLOCKS "A-1" & "A-2" IN THE HARLEY HILLS ESTATES SUBDIVISION NOS. 4 & 5
PLAT VOLUME 306, PAGE 23 AND REFILED IN PLAT VOLUME 308, PAGE 62
PART OF ORIGINAL ROYALTON TOWNSHIP SECTION NOS. 8 & 9
SITUATED IN THE CITY OF NORTH ROYALTON, CUYAHOGA COUNTY, OHIO

AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

DRAWN BY: CL

DATE: 3/4/2024

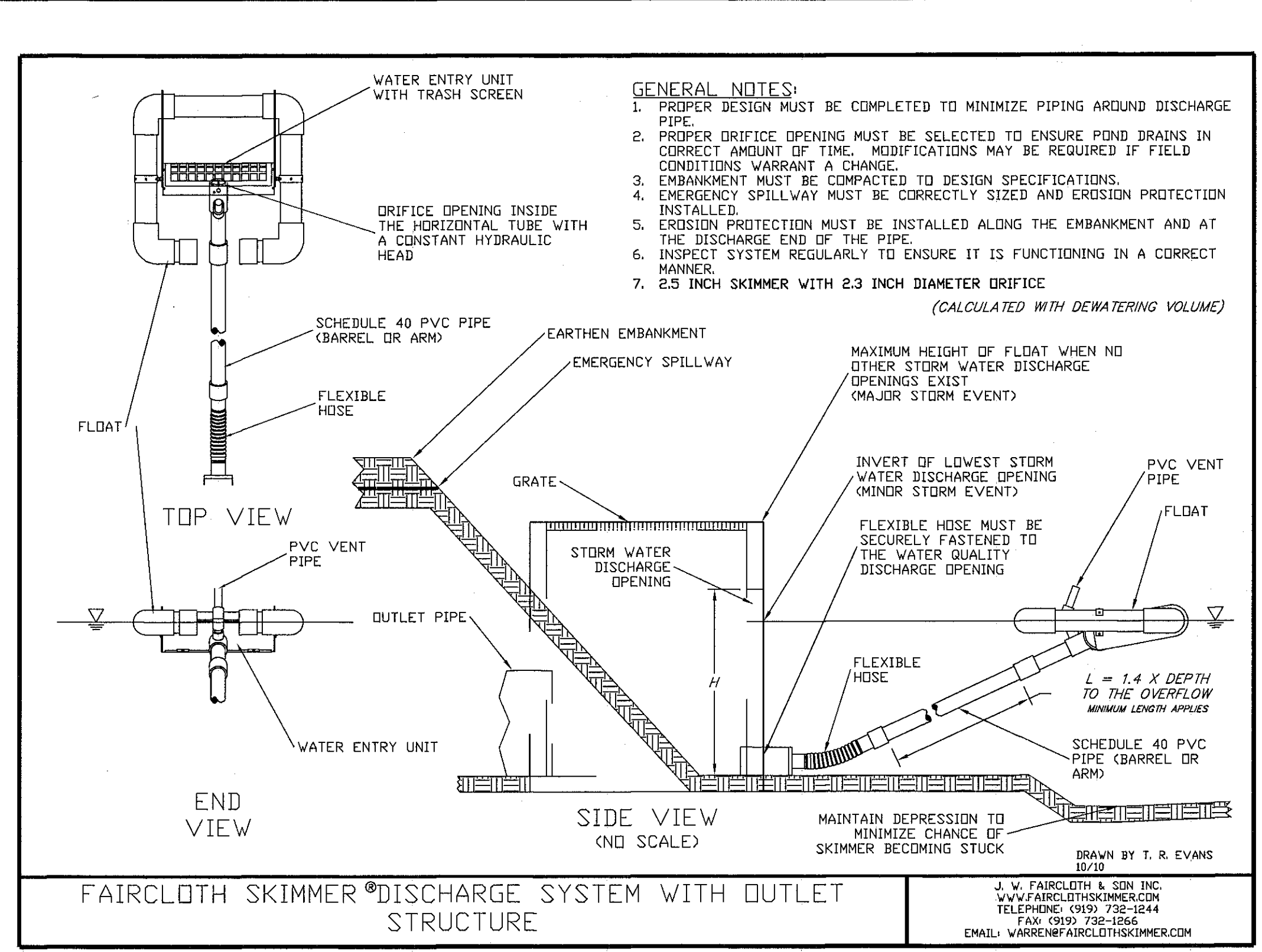
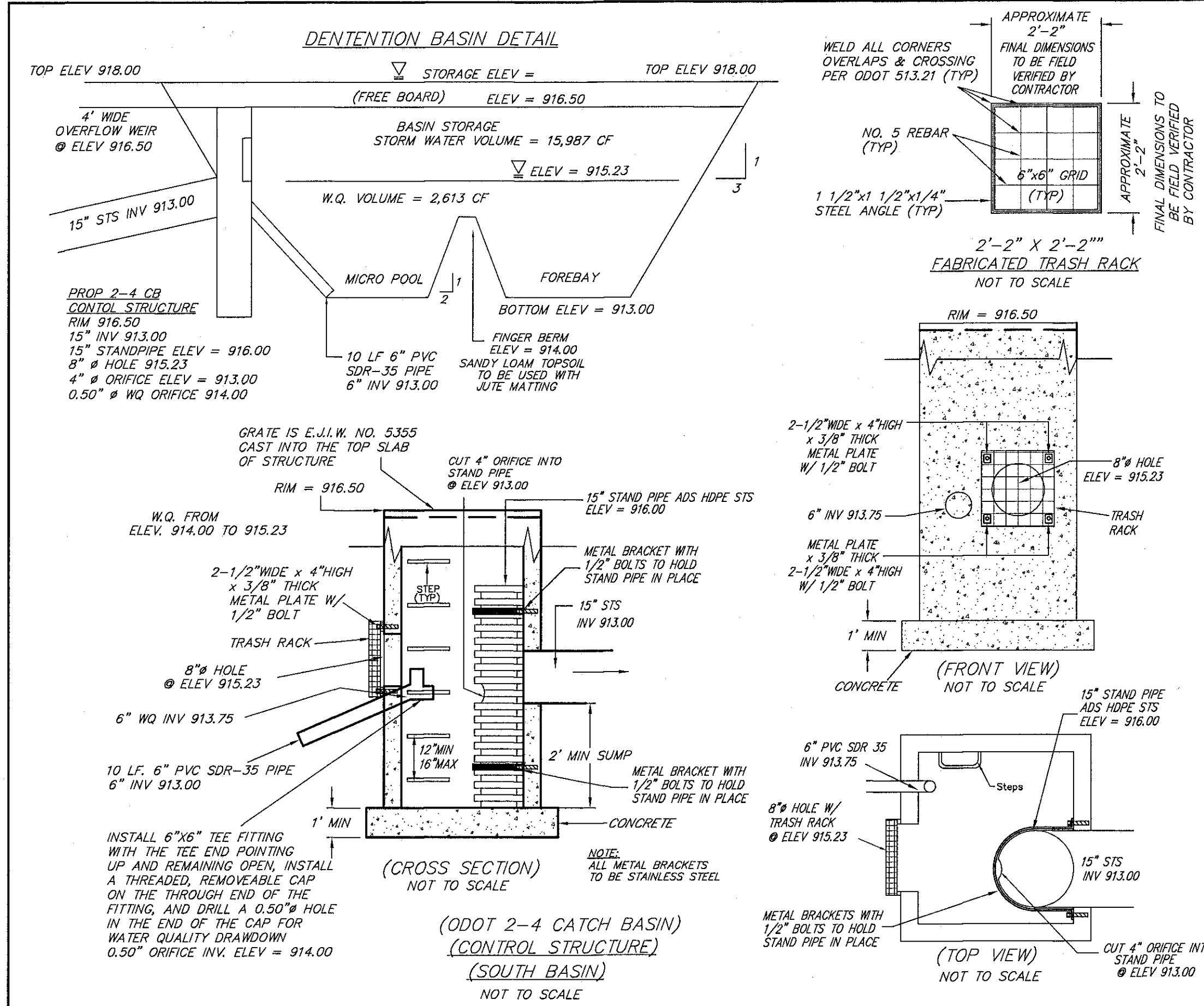
CHECKED BY: SRL

DRAWING NO.: 20213724

JOB NO.: 20213724

SHEET: 1 OF 4

[illegible]



DEWATERING VOLUME => VOLUME REQUIRED ABOVE NORMAL POOL ELEVATION

$DWV = A \times 67 \text{ cf/cy} \times 27 \text{ cf/cy} \Rightarrow A = 2.00 \text{ ACRES (AREA TO BMP)}$

$= 3,618 \text{ CF}$

PROVIDED AT ELEV = 915.10

SEDIMENT STORAGE VOLUME => VOLUME REQUIRED BELOW NORMAL POOL ELEVATION

$SSV = A \times 37 \text{ cf/cy} \times 27 \text{ cf/cy} \Rightarrow A = 2.00 \text{ ACRES (AREA TO BMP)}$

$= 1,998 \text{ CF}$

PROVIDED AT ELEV = 914.40

EXTENDED DRY DETENTION WATER QUALITY PONDS ARE BEING USED TO TREAT RUNOFF FOR POLLUTANTS AND CONTROL INCREASES IN STREAM DISCHARGE AND BEDLOAD TRANSPORT. THE PONDS WILL BE PREDOMINATELY DRY BETWEEN STORM EVENTS BUT DO HAVE A PERMANENT MICRO POOL & FOREBAY WHICH MAY CONTAIN WATER FOR A SHORT PERIOD OF TIME. THE PONDS REMOVE POLLUTANTS BY SETTLING, CHEMICAL INTERACTION AND BIOLOGICAL UPTAKE BY PLANTS, ALGAE AND BACTERIA. WATER QUALITY PONDS ARE MOST APPLICABLE TO URBANIZED AREAS WHERE POLLUTANT LOADS ARE PREDOMINATELY PARTICULARS AND CONTROL IS NEEDED TO ADDRESS INCREASED EROSION POTENTIAL AND DOWN STREAM CHANNELS.

OWNER: CWP ENTERPRISES LLC 8115 EDGERTON ROAD NORTH ROYALTON, OHIO 44133 RUSS SPOSIT 216-789-0697 MDSP02@AOL.COM

STORMWATER MANAGEMENT PLANS PREPARED BY: AZTECH ENGINEERING & SURVEYING 5425 WARNER ROAD - SUITE 12 VALLEY VIEW, OHIO 44125 440-602-9071 AZTECHENGINEERING@AMERITECH.NET

SITE OPERATORS/SWP3 RESPONSIBLE: BECCO EXCAVATING 1818 CENTER ROAD HINCKLEY, OHIO 44233 RON 330-278-2258 INFO@BECCOEXCAVATING.COM

WETLAND INFORMATION PROVIDED BY HZW ENVIRONMENTAL CONSULTANTS 6105 HEISLEY ROAD MENTOR, OHIO 44060 440-582-8820

- SEQUENCE OF EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAJOR SITE CONSTRUCTION OPERATIONS
- 1.0 INSTALL CONSTRUCTION ENTRANCE PER LATEST EDITION OF RAINWATER MANUAL.
 - 1.1 INSTALL PERIMETER CONTROLS AND SEDIMENT BASIN PRIOR TO ANY GRADING.
 - 1.2 INSTALL CONTROL STRUCTURE IN TEMPORARY SEDIMENT BASIN. FAIRCLOTH SKIMMER TO BE INSTALLED IN PLACE OF THE WATER QUALITY PIPE. NO OTHER ORIFICE SHALL BE ALLOWING WATER TO DISCHARGE FROM THE BASIN IF LOWER THAN 915.10 ALL OPEN AREAS BELOW THE PREVIOUSLY NOTED ELEVATION SHALL BE PLATED AND MADE WATER TIGHT.
 - 1.3 TEMPORARY SEDIMENT BASIN TO BE CLEARED OF DEBRIS & SILT ONCE STORAGE VOLUME REACHES 50% OF CAPACITY.
 - 1.4 PERFORM CLEARING AND GRUBBING WITHIN CLEARING AREA.
 - 1.5 PERFORM SCALPING AND STRIPPING OF ALL TOPSOIL WITHIN CLEARING LIMITS.
 - 1.6 PERFORM EARTHWORK OPERATIONS NECESSARY TO OBTAIN REQUIRED SUBGRADE ELEVATIONS.
 - 1.7 INSTALL ALL UNDERGROUND UTILITIES.
 - 1.8 INSTALL INLET PROTECTION AROUND ALL INLET BASINS AND YARD DRAINS AS THEY ARE CONSTRUCTED.
 - 1.9 PERFORM TEMPORARY SEEDING OF ALL AREAS OUTSIDE OF PROPOSED PAVEMENT IF CONSTRUCTION ACTIVITY WILL CEASE FOR 14 DAYS. TEMPORARY SEEDING SHALL OCCUR WITHIN 7 DAYS OF LAST DISTURBANCE.
 - 1.10 PERFORM DUST-FREE PAVEMENT SWEEPING WHEN NEEDED OR AS DIRECTED BY THE ENGINEER AND/OR CITY/TOWNSHIP, TO MAINTAIN CLEAN AND SAFE ROADWAYS AT ALL TIMES.
 - 1.11 PERFORM FINISHED GRADING.
 - 1.12 REMOVE INLET PROTECTION & SEDIMENT CONTROLS.
 - 1.13 INSTALL PERMANENT SEEDING. PERMANENT SEEDING SHALL OCCUR WITHIN 7 DAYS OF LAST DISTURBANCE.
 - 1.14 REMOVE ALL TEMPORARY SEDIMENT & EROSION CONTROLS AFTER THE ENTIRE SITE IS STABILIZED.
 - 1.15 ALL AREA DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING & MULCHING.
 - 1.16 ONCE SITE REACHES 70% STABILIZATION AS DETERMINED BY THE ENGINEER AND SEEDING IS ESTABLISHED, REMOVE INLET PROTECTION, SEDIMENT CONTROLS, FAIRCLOTH SKIMMER AND REPLACE WITH WATER QUALITY PIPE.

PROJECT DATA

1. PROJECT DESCRIPTION: THIS PROJECT WILL CONSIST OF EARTHWORK, CLEARING & GRUBBING, UTILITIES, & BUILDINGS
2. DISTURBED AREA: 2.96 ACRES
3. DETENTION BASIN VOLUME: 15,987 CF
4. SITE LOCATION: IN NORTH ROYALTON, OHIO
5. LATITUDE: 41.320675
6. LONGITUDE: -81.755914
7. RUNOFF CURVE NUMBER(S) (CN) TR-55
8. PRE-DEVELOPED = 81.5
9. POST-DEVELOPED = 85.9
10. IMMEDIATE RECEIVING WATERS: ROCKY RIVER
11. SUBSEQUENT RECEIVING WATERS: LAKE ERIE
12. PRIOR LAND USE: VACANT GRASS/WOODED RESIDENTIAL PROPERTY
13. CURRENT SOILS: M9B - MAHONING SILT LOAM
M9A - MAHONING SILT LOAM
Ua - UDORTHENTS, LOAMY
Ho - HOLLY SILT LOAM
14. PROPERTY ACREAGE: 4.314 ACRES
15. EX IMPERVIOUS AREA: 0.00 ACRES
16. PROP IMPERVIOUS AREA: 0.60 ACRES (14%)
17. RESPONSIBLE PARTY FOR SWPPP: BECCO EXCAVATING 1818 CENTER ROAD HINCKLEY, OHIO 44233 RON 330-278-2258 INFO@BECCOEXCAVATING.COM
18. OHIO EPA FACILITY PERMIT NUMBER:
19. PERMIT EFFECTIVE DATE:

LONG TERM MAINTENANCE PLAN

- 1) DETENTION BASIN TO BE CLEARED OF DEBRIS & SILT EVERY SIX MONTHS BY OWNER(S)
- 2) OUTLET STRUCTURE AND ORIFICE TO BE CHECKED FOR CLOGGING OR DEBRIS EVERY THREE MONTHS BY OWNER(S)

CONSTRUCTION ACTIVITY: ESTIMATED START DATE: MAY, 2024 ESTIMATED COMPLETE DATE: MAY, 2025

GRADING AND STABILIZATION ACTIVITIES LOG				
DATE GRADING ACTIVITY INITIATED	DESCRIPTION OF GRADING ACTIVITY	DATE GRADING ACTIVITY CEASED (INDICATE TEMPORARY OR PERMANENT)	DATE WHEN STABILIZATION MEASURES ARE INITIATED	DATE OF STABILIZATION MEASURE AND LOCATION

CONTRACTOR SIGNATURE LIST *				
SIGNATURE	PRINTED NAME	TITLE	COMPANY	DATE

* ALL CONTRACTORS AND SUBCONTRACTORS THAT ARE RESPONSIBLE FOR ANY PROJECT RELATED EARTH DISTURBING ACTIVITY SHALL SIGN THE ABOVE TABLE PRIOR TO COMMENCEMENT OF WORK.

SWPPP AMENDMENT LOG			
AMENDMENT NO.	DESCRIPTION OF THE AMENDMENT	DATE OF AMENDMENT	AMENDMENT PREPARED BY (NAME(S) AND TITLE)
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SWP3 INSPECTION LOG TO BE COMPLETED AND SIGNED AFTER EVERY INSPECTION										
LOG NO.	DATE OF INSPECTION	INSPECTION PREPARED BY (NAME, TITLE & QUALIFICATIONS)	WEATHER FOR THE PERIOD SINCE LAST INSPECTION (E.G., BEGINNING, DURATION, & RAINFALL AMOUNT OF EACH STORM EVENT & WEATHER A DISCHARGE OCCURRED)	WEATHER AND DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION	LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE	LOCATION(S) OF BMPs THAT NEED TO BE MAINTAINED	LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION	LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION	CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES	SIGNATURE OF INSPECTOR
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
<div>SWP3 INSPECTIONS</div> <div>1. ONLY QUALIFIED INSPECTION PERSONNEL SHALL PERFORM INSPECTIONS.</div> <div>2. CONSTRUCTION SITE INSPECTIONS TO BE PERFORMED ONCE EVERY 7 CALENDAR DAYS; AND AFTER EVERY RAIN EVENT > 0.5-INCH IN A 24-HOURS PERIOD BY THE END OF NEXT CALENDAR DAY (EXCLUDING NON-WORKING WEEKENDS & HOLIDAYS)</div> <div>3. INSPECTION FREQUENCY MAY BE REDUCED TO MONTHLY FOR DORMANT SITES IF:<div>- THE ENTIRE SITE IS TEMPORARILY STABILIZED OR</div><div>- RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME (E.G., FROZEN GROUND)</div></div> <div>4. AREAS TO BE INSPECTED: DISTURBED AREAS; MATERIAL STORAGE AREAS; EROSION AND SEDIMENT CONTROLS; DISCHARGE LOCATIONS, AND VEHICLE ENTRANCE/EXIT LOCATIONS.</div> <div>5. INSPECTION RECORDS TO BE KEPT FOR 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES.</div> <div>6. BMPs MUST BE REPAIRED, MAINTAINED OR A NEW FUNCTIONAL BMP INSTALLED WITHIN 3 DAYS OF INSPECTION FOR NON-SEDIMENT POND BMPs, AND WITHIN 10 DAYS OF INSPECTION FOR SEDIMENT PONDS TO BE REPAIRED OR CLEANED OUT AND REPLACING A BMP NOT MEETING THE INTENDED FUNCTION OR MISSING FROM THE SITE.</div>										

PROPOSED SUBDIVISION SWP3 DETAILS FOR
CWP ENTERPRISES LLC
PP#482-27-001 & PP#482-27-008
BEING BLOCKS "A-1" & "A-2" IN THE HARLEY HILLS ESTATES SUBDIVISION NOS. 4 & 5
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SITUATED IN THE CITY OF NORTH ROYALTON, CUYAHOGA COUNTY, OHIO

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

FAX 216-369-0259

AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

HORIZ. SCALE: 1" = 30'

VERT. SCALE:

DRAWN BY: GL

DATE: 3/4/2024

CHECKED BY: SRL

DRAWING NO.: 20213724

JOB NO.: 20213724

SHEET: 4 OF 4

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DRAFT

**Design Guidelines for
The Harley Hills Subdivision
Planning Commission Submittal**

RESIDENTIAL GUIDELINES

Section 1.1 - Overview

These development guidelines, together with the concept plan, comprise the conceptual development plan required for the Planning Commission. All provisions of the North Royalton zoning code contained within the City's Codified ordinances remain applicable, in addition to the standards set forth below.

Section 1.2 – Residential Development Standards

- (1) Unit Types. Unit types shall be single family homes on fee simple lots containing one dwelling unit per building. Dwelling units shall be one and/or two story dwellings with basements.
- (2) Landscaping. Landscaping shall comply with the requirements of Chapter 1270 of the North Royalton codified ordinances. To the extent possible, the existing trees on the site will be preserved where possible and integrated with new plantings to maintain the natural look and feel of the site and to provide and maintain natural buffers with surrounding properties.
- (3) Design Standards:
 - a) All Structures shall have an architectural continuity of design, utilizing Colonial, Midwestern, or Farmhouse stylings as is prevalent throughout the City of North Royalton today.
 - b) Elevations shall consist of a mix of materials, including, but not limited to, natural or engineered stonework and masonry, traditional or engineered brick, vinyl vertical Board & Batten siding and/or horizontal vinyl siding.
 - i. All street facing elevations shall incorporate at least two different materials into the design.
 - ii. No two homes with the same elevation shall be constructed within 3-home lengths of one another.
 - c) On all street facing elevations, structures shall use offsets, projections, recesses and other comparable design elements to avoid long, uninterrupted wall or roof planes.
 - d) Colonial, Midwestern and/or Farmhouse textures and materials will be used to enhance the overall look and feel of the community.
 - e) Parking - each dwelling unit shall have two parking spaces in a garage which is physically attached to, and directly accessible from, the dwelling unit. Each dwelling unit shall also have a driveway wherein two standard automobiles can be parked as well.

Section 1.3 – Visual Examples of Styles

Colonial Style:

Style characterized by its symmetry and square/rectangular design



Drees Buchanan Plan pictured Above;



Colonial Style in community today
pictured above (Pioneer Trail);

Midwestern or Farmhouse Style;

Characterized by the welcoming character of the Midwest region and its landscape.
Incorporates farmhouse styles common throughout the Midwestern United States.



Drees Belleville Plan Pictured Above;



Midwestern Architecture represented
in community pictured above
(Ponderosa Drive);

Section 1.4 – Additional Examples in Community



Example of Immediately adjacent
Housing Stock on Harley Hills
Drive.



Example of Midwestern
Architecture on Pioneer
Trail



Example of Colonial Style
on Harley Hills Drive

Section 1.5 – Additional Elevation Examples from Drees Homes

Buchanan - Base Elevation Examples



Parkette - Base Elevation Examples



Belleville - Base Elevation Examples



* - These elevations show our base plans. Customers can upgrade and customize further.

Section 1.6 – Meadowview Examples

Drees Homes has recently built out a similar subdivision off Abbey Road - Meadowview. The Meadowview subdivision is a good case study into the homes we will likely build on Harley Hills drive. Below are some examples of housing options North Royalton residents chose in the recent past;

