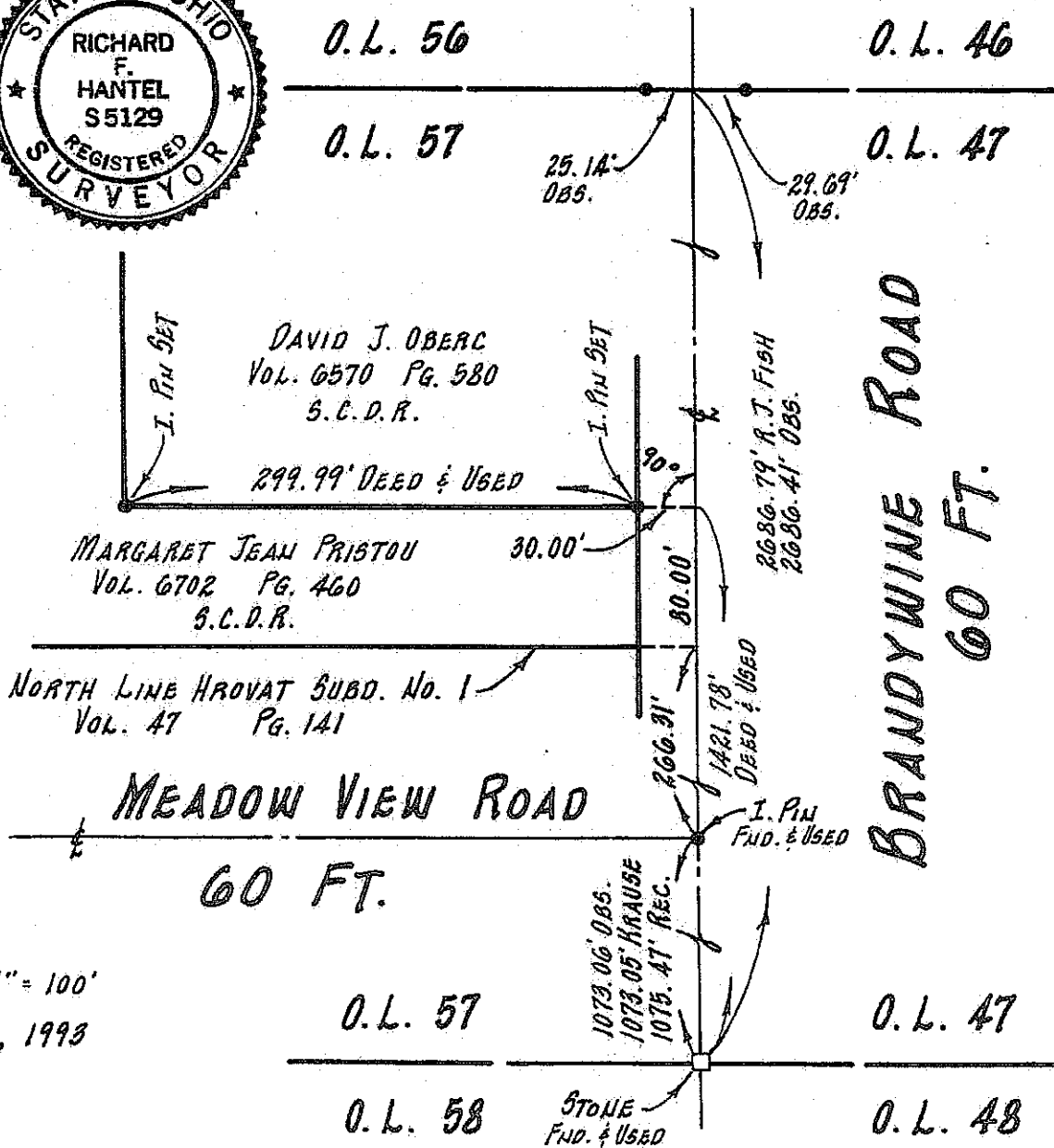


MAP OF SURVEY

FOR

JEAN PRISTOU

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT No. 57.



SCALE: 1" = 100'
DECEMBER, 1993

The Western Reserve Surveying Co.
CLEVELAND, OHIO

A-3198

*
MAIL TO:

55099561
Pg. 1 of 3
09/15/2004 08:48A
DE

John A. Donofrio, Summit Fiscal Officer

This document prepared by (and after recording return to):
 Name: * Margaret J. Pristou
 Address: 405 Meadow View Dr.
 City, State, Zip: Northfield, Ohio 44067
 Phone: 330-467-0383

TRANSLATED
2004 SEP 15 11:00:00

TRANSFERRED IN COMPLIANCE WITH
 SEC 319.202 REV CODE
 Exempt
 Consideration \$
 By: John A. Donofrio
 Deputy Fiscal Officer
 No. of pages: 3

-----Above This Line Reserved For Official Use Only-----

GENERAL WARRANTY DEED (Individual to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Margaret J. Pristou**, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby grant with general warranty covenants to Margaret J. Pristou, as Trustee of the Margaret J. Pristou Revocable Living Trust, dated 9/14/04, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Summit, State of Ohio, to-wit:

Situated in the City of Sagamore Hills, County of Summit and State of Ohio: and known as being part of Original Northfield Township Lot No. 57, bounded and described as follows: Beginning in the Easterly line of said Lot No. 57, which is also the center line of the *North 2° 30' West 1341.78/100 feet from the South Easterly corner of said Lot beginning point being also the North Easterly corner of land conveyed to Florian Seidel and Linda Seidel by deed dated November 29, 1911 and recorded in Volume 428, Page 240 of Summit County Records; thence North 2° 30' West along the Easterly line of said Lot and road center, 272.25/100 feet to the South Easterly corner of land conveyed to John R. Kerr and Jean Kerr by deed dated October 8, 1921 and recorded in Volume 909, Page 45 of Summit County Records; thence South 87° West along the Southerly line of land so conveyed to Joseph R. Kerr and Jean Kerr, 330 feet to the South Westerly corner thereof; thence North 2° 30' West along the Westerly line of land so conveyed to Joseph R. Kerr and Jean Kerr 132 feet to the North Westerly corner thereof and to the Southerly line of land conveyed to The Northfield Farms Company by deed dated April 1, 1917 and recorded in Volume 583, Page 151, of Summit County Records; thence South 87° West along the Southerly line of land so conveyed to The Northfield Farms Company, 2315-94/100 feet to the Westerly line of said Lot No. 57, which is also the center line of Boyden Road; thence South 2° 30' East along the Easterly line of said Lot and road center, 382-80/100 feet; thence South 87° 30' East along the Northerly line of land conveyed to Florian Seidel and Linda Seidel by deed dated November 29, 1911 and recorded in Volume 428, Page 240 of Summit County Records; 2645-28/100 feet to the place of beginning, be the same more or less but subject to all legal highways. *Brandywine Road C. H. 40.

Excepting there from the following premises conveyed by deed from A.A. Sherrill and Maria Sherrill, husband and wife, to Frank D. Thomas, dated July 4, 1946 as found in Volume 2252, Page 176 of Summit County Records, to-wit: Situated in the City of Sagamore Hills, County of Summit and State of Ohio and known as being part of the Original Lot 57 in Sagamore Hills Township formerly the Township



55099561

Pg: 2 of 3
09/15/2004 08:48A
DE 36.00

John A Donofrio, Summit Fiscal Officer

of Northfield and more particularly described as follows: Beginning at a point in the center line of Boyden Road and in the West line of Original Lot 57, S. 0° 57' W. 1337.20 feet from the Northwest corner of said Lot 57; said point of beginning being at the Southwest corner of land conveyed to A. A. Sherrill by deed dated March 13, 1918 and recorded in Volume 611, Page 606 of Summit County Records; thence along the South line of said Sherrill land S. 87° 30' E. 190.03 feet to an iron pipe; thence parallel with the center line of Boyden Road and West line of Lot 57, N. 0° 57' E. 324.46 feet to an iron pipe; thence N. 88° 0' W. 190.00 feet to a point in the center line of Boyden Road and the West line of Lot 57 and from which point an iron pipe bears S. 88° 0' E. a distance of 30.00 feet; thence along the center line of Boyden Road the West line of Lot 57, S. 0° 57' W. 322.80 feet to the place of beginning and containing 1.411 acres, as surveyed March 19, 1946 by E. A. Tewksbury.

Exception #2 there from the following premises conveyed by deed from A.A. Sherrill and Maria Sherrill, husband and wife, to David Thomas, dated _____ and found in Volume _____, Page _____ of Summit County Records, to-wit: Situated in the Township of Sagamore Hills, County of Summit and State of Ohio and known as being part of Original Lot 57 in said Township, and more fully described as follows: Beginning at a point in the center line of Brandywine Road (Township Road No. 40) and in the East line of Original Lot 57 N. 2° 30' W. 1421.78 feet from the Southeast corner of said Lot 57; thence along the center line of Brandywine Road and the East line of Lot 57 N. 2° 30' W. 192.25 feet to a point, and from which point an iron pipe bears S. 87° 02' W. a distance of 30.00 feet, thence S. 87° 02' W. 330 feet to an iron pipe, thence parallel with the center line of Brandywine Road and the East line of Lot 57 S. 2° 30' E. 189.56 feet to an iron pipe; thence North 87° 30' E. 329.99 feet to the place of beginning and containing 1.446 acres, as surveyed August 12, 1950 by E. A. Tewksbury.

Further known as: 405 Meadow View Dr. Northfield, Ohio 44067

Permanent Parcel No. ~~43C-056550~~

45-01592 NF-00027-01-001

Prior instrument reference: Volume 6702, Page 460 - 462, Document No. 105338, of the Recorder of Summit County, Ohio.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 14th day of September, 2004.

Signed, Sealed and Delivered in the presence of:

Jean Breake
Witness

Margaret J. Pristou
Grantor
Margaret J. Pristou

Description approved by Tax Map. Approval good for 30 days from 9-15-04



John A Donofrio, Summit Fiscal Officer

LISA Brundle
Type or Print Name

Michelle Kelley
Witness

Michelle Kelley
Type or Print Name

STATE OF Ohio

COUNTY OF Summit

The foregoing instrument was acknowledged before me this 9-14-04 (date)
by Margaret J. Pristou (name of person acknowledged.)

Laura A Halfhill
Notary Public

Printed Name: LAURA A. HALFHILL
Notary Public, State of Ohio
Commission Expires Feb. 1, 2009

2-1-2009

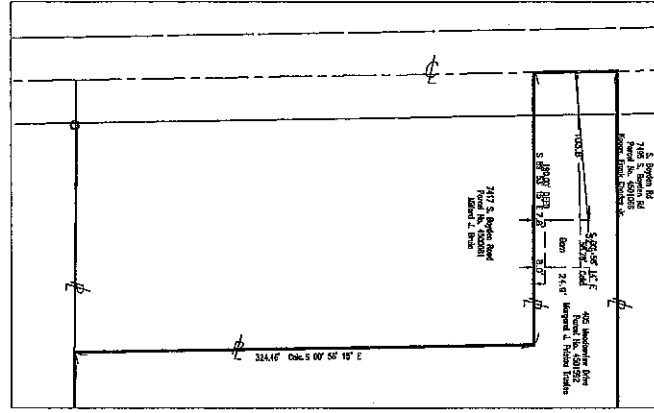
My Commission Expires:
2-1-09

This instrument was prepared by:
CASEY PRISTOU

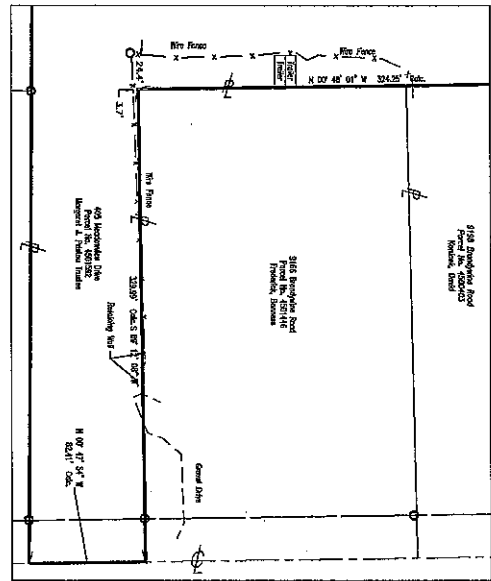
Grantor(s) Name, Address, phone:
Margaret J. Pristou
405 Meadow View Dr.
Northfield, Ohio 44067
330-467-0383

Grantee(s) Name, Address, phone:
Margaret J. Pristou, Trustee
Margaret J. Pristou Revocable Living Trust
UTD 9 14 04
405 Meadow View Dr.
Northfield, Ohio 44067
330-467-0383
SEND TAX STATEMENTS TO GRANTEE

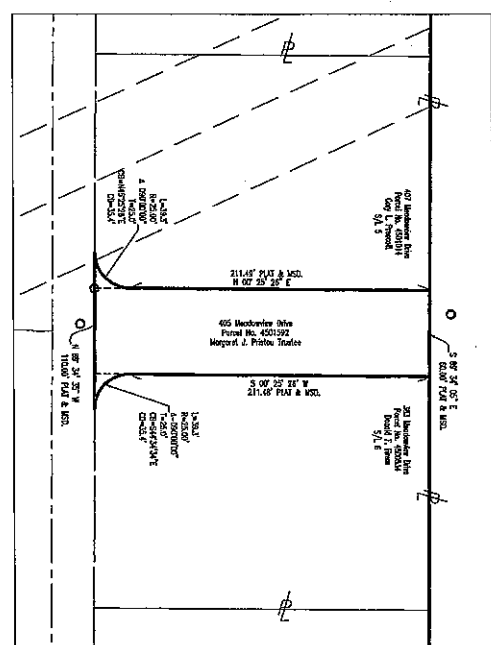
DETAIL 'A'



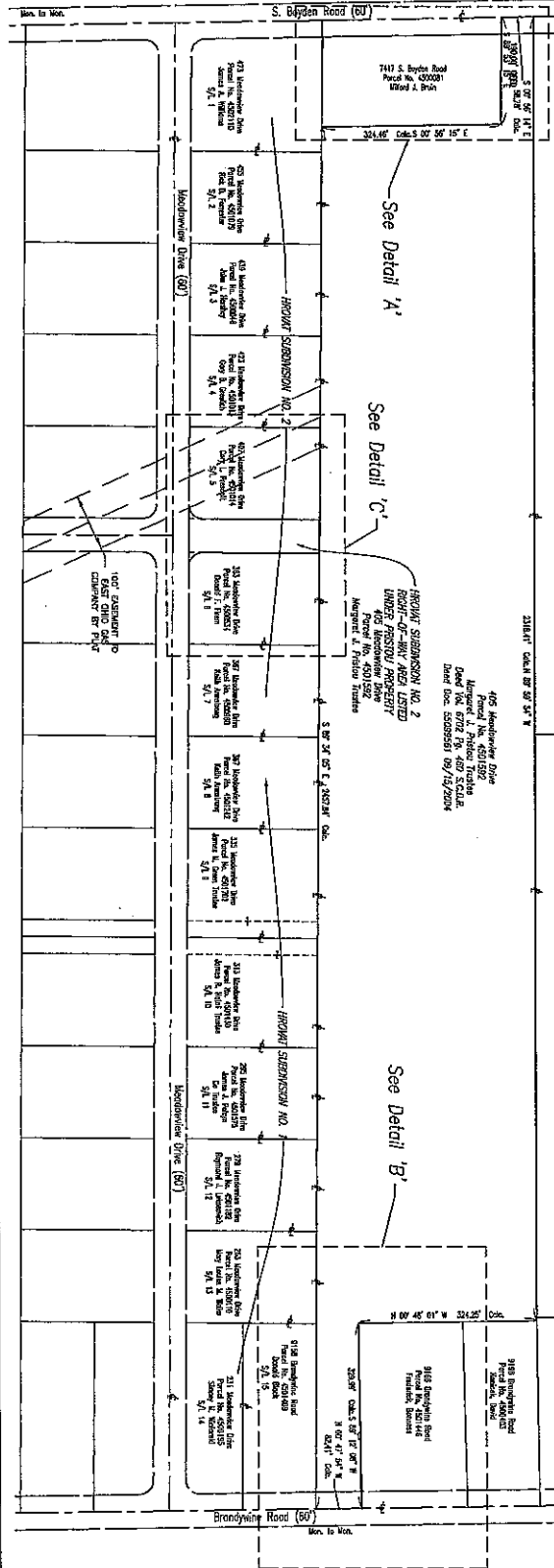
DETAIL 'B'



DETAIL 'C'



MAP OF SURVEY
FOR PARCEL No. 4501592
 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHELD TOWNSHIP LOT NO. 57



LEGEND

- = Station, Iron Peg or Flag Found
- = Station Measurement Bar Found
- ⊕ = Centerline
- ⊖ = Property Line
- ⊗ = Right-of-Way
- ⊘ = Record
- ⊙ = Recorded
- ⊚ = Observed
- ⊛ = Measured
- ⊜ = Used
- ⊝ = Found
- ⊞ = Unknown
- ⊟ = Page

GRAPHIC SCALES

1 inch = 100 feet

CVE CHAGRIN VALLEY ENGINEERING, LTD.
 2377 Reservoir Road, Suite 100, Columbus, Ohio 43234
 Phone: 614.462.1197 Fax: 614.462.1192
 Website: www.cveohio.com

OC 17968 SET 2 of 2

MAP OF SURVEY FOR PARCEL No. 4501592

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NO. 57

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON AS PARCEL No. 4501592, THAT IRON PINS OR PEGS WERE FOUND ON SET AT FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN INDICATE MARKS ONLY AND THAT THE CORNER BEARINGS AND DISTANCES TO THE BEST OF MY PERSONAL KNOWLEDGE, INFORMATION AND BELIEF.

DEWALD F. BRECHY
S. 1/4 SECTION 10B,
SUMMIT COUNTY SURVEYOR
(OFFICE OF THE OFFICE)

P.S. NO. 7646

REFERENCES

SUMMIT COUNTY DEEDS OF RECORD

FRANK HROVAT AND LUCIETA HROVAT'S SUBDIVISION NO. 1 AND NO. 2

1. SUBDIVISION NO. 1

PREPARED BY FRANK B. KRUMHOLTZ, JR.

P.S. NO. 527, JULY 1956

RECORDED UNDER P.E. 47 Pp. 141 / FILE 9 SEPTEMBER 10, 1956

2. SUBDIVISION NO. 2

PREPARED BY FRANK B. KRUMHOLTZ, JR.

P.S. NO. 571, APRIL 1957

RECORDED UNDER P.E. 50 Pp. 12 / FILE 8 AUGUST 26, 1957

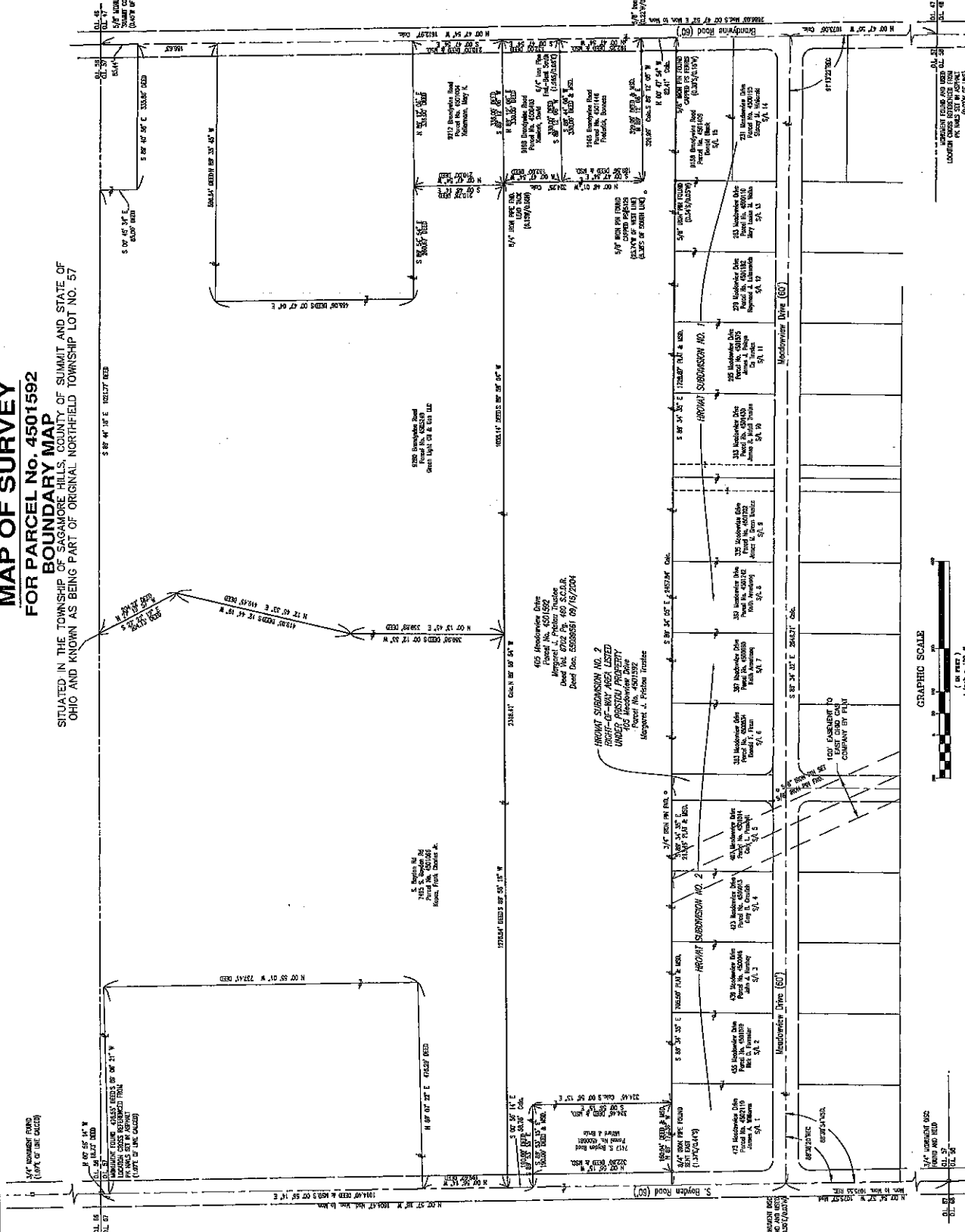
SUMMIT COUNTY DEEDS OF RECORD

DEED - SUMMIT COUNTY DEED, PARCEL NO. 45-01592 ARE REFERENCED TO THE SURVEY OF FRANK B. KRUMHOLTZ, JR.

52095881, INCLUDES EXCEPTIONS #1 AND #2.

SUMMIT COUNTY TAX MAPS OF RECORD

- LEGEND**
- = Existing Iron Pin or Peg Found
 - = Indefinite Measurement Not Found
 - ⊕ = Centerline
 - ⊖ = Property Line
 - ⊗ = Right-of-Way
 - ⊘ = Record
 - ⊙ = Calculated
 - ⊚ = Measured
 - ⊛ = Unad.
 - ⊜ = Found
 - ⊝ = Volume
 - ⊞ = Page

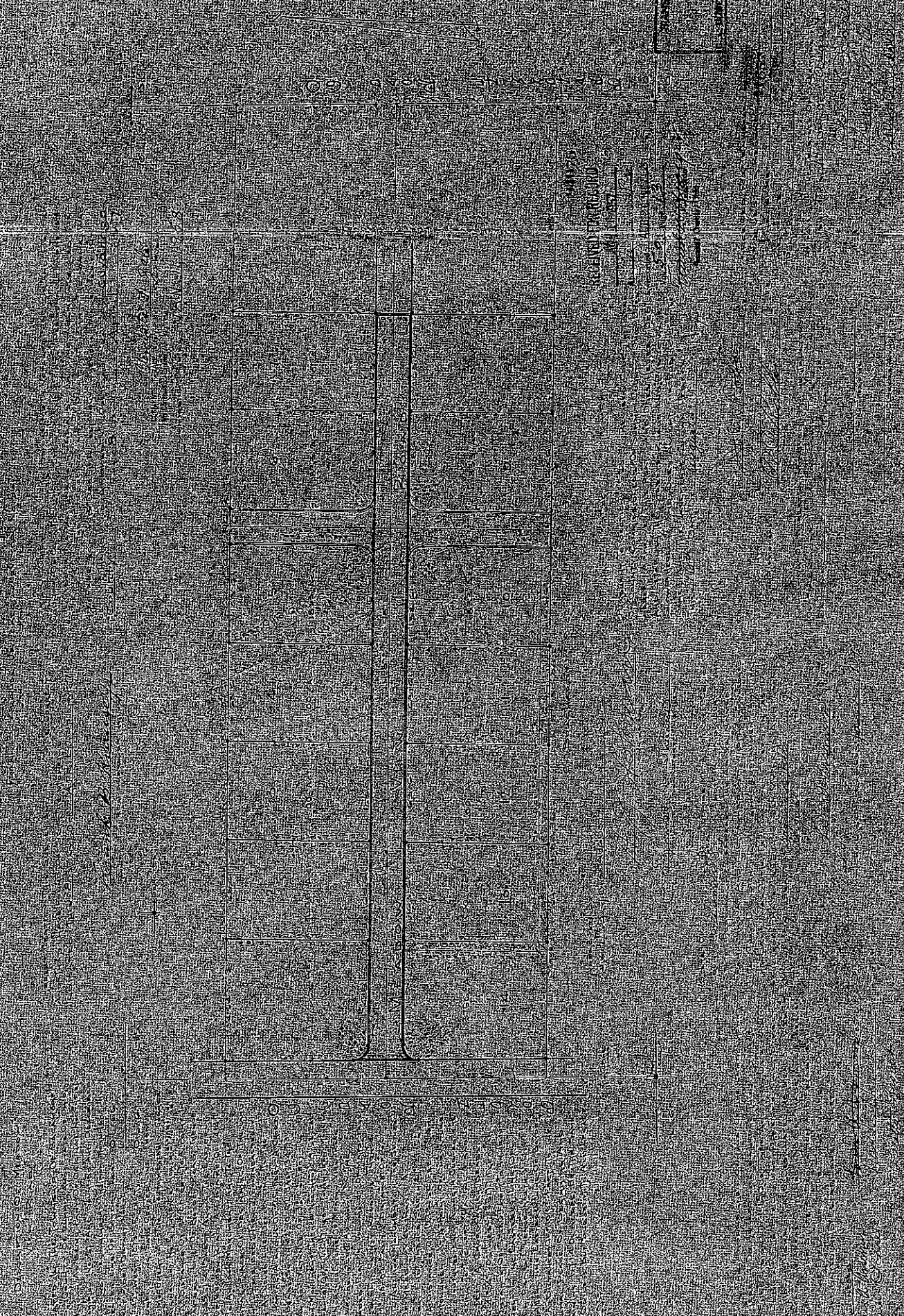


CVE CHAGRIN VALLEY
ENGINEERING, LTD.
Creative Engineer. Intelligent Solutions.
2299 Folsom Road, Suite 200, Cleveland, Ohio 44116-3329
Phone: (440) 451-1100 Fax: (440) 451-1101
E-MAIL: info@chagrinvalley.com



FRANK HROYAT AND LUCETTA HROYAT'S SUBMISSION No. 2

PLAT OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 10 WEST, COUNTY OF SAGINAW, MICHIGAN



RECEIVED FOR RECORD
 MAY 11 1957
 REGISTERED
 DEPT. OF REGISTERED PROFESSIONALS

RECEIVED
 DEPT. OF REGISTERED PROFESSIONALS



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: 405 Meadowview Dr

City: Sagamore Hills

Zip: 44067

Parcel ID: 45-01592

Applicant's Information:

Name: Casey Pristou

Phone #: 847-830-7503

Email: cpristou@watersheddc.com

Address (if different): 28835 N Herky Dr #106

Lake Bluff

IL

60044

SSE Application submitted on: 11/15/2021

City

State

Zip Code

Site visit date(s): 11/15/2021

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

- Approved for the project as it has been proposed.
- Approved, but cannot support a soil absorption STS due to unsuitable soils and/or inadequate area.
 - See the attached letter and application for details on obtaining 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 design flow of 360 gallons / 3 bedrooms, but a specific project has not been proposed.
- Inconclusive for STS suitability without a detailed design plan for review.
- 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:

- Proof of OEPA's NPDES permit
- Topographic site improvement plan
- Design plan
- Other: Final Survey

Comments: Site appears to be capable of supporting a soil-based, replacement septic system for a 3 bedroom house (360 GPD).

**Lot split pending on completion of these items:

1. Final survey of new proposed property lines

2. Replacement of the existing septic system

- General STS approval only; not acceptable for building and zoning permits.
- See stamped and approved site plan.
- Soils data is attached.

Inspector's Signature: Bridget Haag

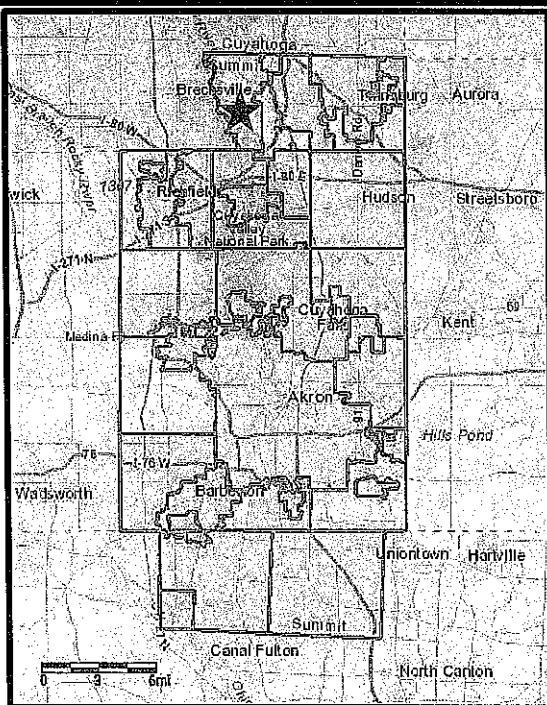
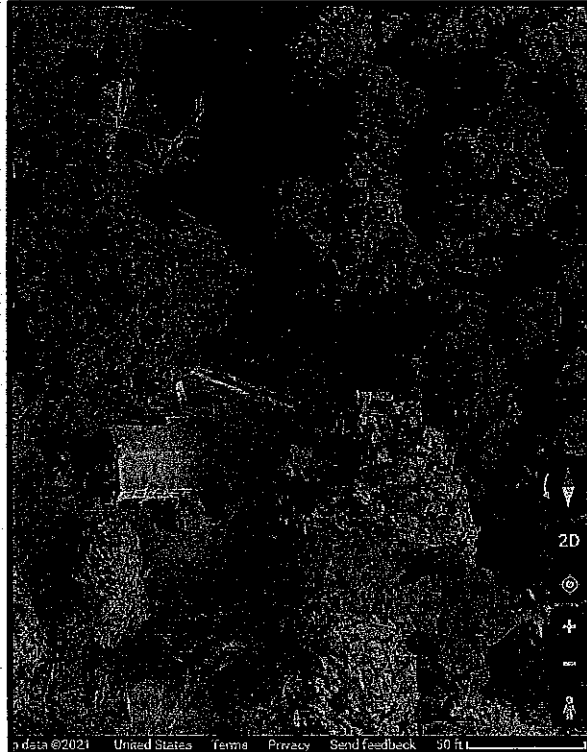
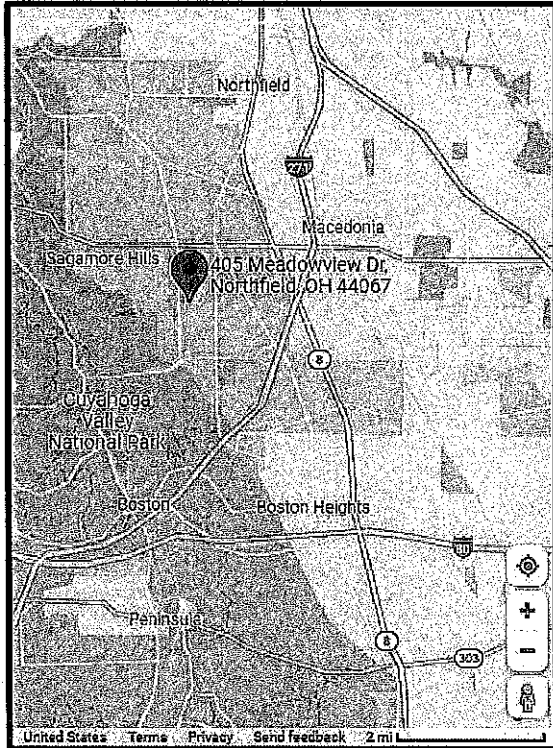
Date: 11/17/2021



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 Plan 405 Meadowview Dr Parcel: 45-01592



SITE NOTES

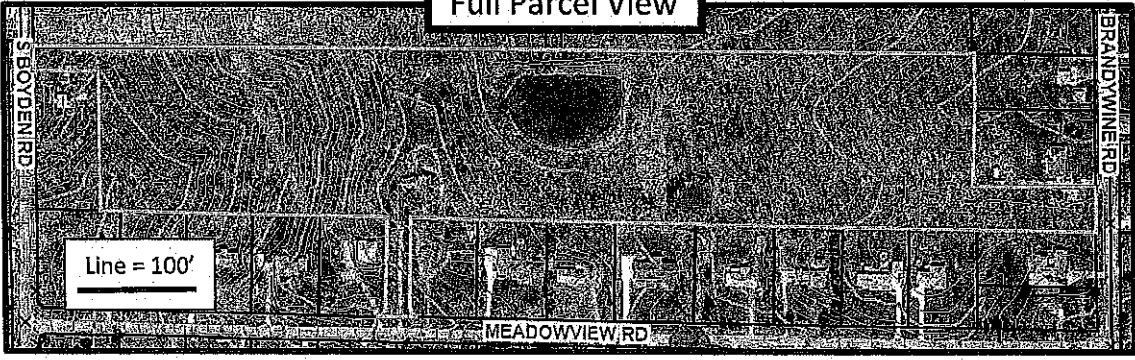
- Mapped as Ellsworth Silt Loam, Trumbull Silt Loam, & Mahoning Silt Loam
- Sanitary sewer is not available
- Lot created prior to 2007
- 3 Bedroom Home
- Served by Municipal Water
- Lot Size: ~2,583' x 405'
- Existing System: Filter Bed (1845)

Site Evaluation:
405 Meadowview Dr
45-01592

Zoomed In View



Full Parcel View





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.scpd.org

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

Property Information:

Property Address: 405 MEADOWVIEW RD.

City: SAGAMORE HILLS

Zip: 44067

Parcel ID: 45-01592

Applicant's Information:

Name: CASEY PRISTOU

Phone #: 847-830-7503

Email: cpristou@watersheddc.com

Address (if different): 28835 N. HERKY DR. #106 LAKE BLUFF

IL

60044

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
- One, two or three family home
- Small Flow Onsite STS (SFOSTS)

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

Services Requested:

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

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

Soil Evaluation	Fee
<input type="checkbox"/> Replacement HSTS or SFOSTS	\$ 150.00
<input type="checkbox"/> GWRs Type 1, 2, 3, or 4	\$ 150.00
<input checked="" type="checkbox"/> Vacant lot	\$ 300.00
<input checked="" type="checkbox"/> Performed by a certified soil scientist or soil classifier	- 0 -

Site Evaluation Fee	\$ 150
Soil Evaluation Fee	\$ 0
Total Fee	\$ 150

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:

Date: 11/10/2021

SCPH use only:

Received by:	<u>[Signature]</u>
Date:	<u>11/15-21</u>
Amount:	<u>150.00</u>
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Credit Card	<u>032080</u>
<input type="checkbox"/> Check #	
Invoice No.:	<u>5-9539</u>

CONSERVATION SCIENCE, LLC

7942 HARTMAN ROAD * WADSWORTH, OH 44281 * (330) 573-7811
ConSci7942@gmail.com

Soil Evaluation

Invoice: 2021-3419

November 3, 2021

Ms. Casey Pristou
28835 N. Herky Drive, Unit #106
Lake Bluff, IL 60044

RE: Planned split at 405 Meadowview Road
PPN 4501592 (Existing Dwelling/Selected Area)
Sagamore Hills Twp., Summit County, Ohio

Dear Ms. Pristou:

Enclosed is a copy of soil descriptions for logged profile #1 & 3, and corresponding site map.

Thanks again for the opportunity to work with you. If you have any questions or comments regarding these findings, please feel free to contact me.

Sincere regards,



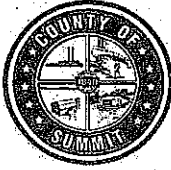
for Conservation Science, LLC
Soil Physicist & Soil Morphologist
MS Soil Physics, CPSS #28033



Certified Professional
Soil Scientist

Copy: Ali Rogalski, RS - Summit County Public Health

File: 2021-3419



**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. It DOES NOT give permission to initiate construction. It is NOT for mail use. Notify us if you need a permanent address.

Parcel physically is within: **Sagamore Hills Township**

Tax Parcel Number: 4501592

Owner: Margaret J. Pristou Revocable Trust dated September 14, 2004, Casey A. Pristou Trustee

Subdivision:

Sublot:

Parcel's NEW Address: 7423 S. Boyden Rd

Nearest Cross Street: Meadowview Rd

Applicant: Casey Pristou

Notes: <null>

Please reference the parcel number and "Type of Address" in all communications regarding this address. If you have any questions, please contact Zeb Keller at 330-926-2453, 7:30 a.m. - 4:00 p.m.

Issued on: 10/14/2021

Issued by:

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



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: 7423 S. BOYDEN RD (TEMP. - ISSUED FOR SITE & SOIL EVAL.)
City: SAGAMORE HILLS Zip: 44067 Parcel ID: 45-01592

Applicant's Information:

Name: CASEY PRISTOU Phone #: 847-830-7503
Email: cpristou@watersheddc.com
Address (if different): 28835 N. HERKY DR. # 106 LAKE BLUFF IL 60044
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: TBD

- Size and type of dwelling has not yet been determined
- One, two or three family home
- Small Flow Onsite STS (SFOSTS)

Water Source:

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

Services Requested:

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

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

Soil Evaluation	Fee
<input type="checkbox"/> Replacement HSTS or SFOSTS	\$ 150.00
<input type="checkbox"/> GWRS Type 1, 2, 3, or 4	\$ 150.00
<input checked="" type="checkbox"/> Vacant lot	\$200.00
<input checked="" type="checkbox"/> Performed by a certified soil scientist or soil classifier	- 0 -

Site Evaluation Fee	\$ 450
Soil Evaluation Fee	\$
Total Fee	\$ 450

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: 11/10/2021

SCPH use only:

Received by: <u>[Signature]</u>
Date: <u>11-15-21</u>
Amount: <u>450</u>
<input type="checkbox"/> Cash
<input checked="" type="checkbox"/> Credit Card <u>032080</u>
<input type="checkbox"/> Check #
Invoice No.: <u>5-9539</u>

CONSERVATION SCIENCE, LLC

7942 HARTMAN ROAD * WADSWORTH, OH 44281 * (330) 573-7811
ConSci7942@gmail.com

Soil Evaluation

Invoice: 2021-3419

November 5, 2021

Ms. Casey Pristou
28835 N. Herky Drive, Unit #106
Lake Bluff, IL 60044

RE: 7423 S. Boyden Road (Planned Split/Selected Area)
PPN 4501592
Sagamore Hills Twp., Summit County, Ohio

Dear Ms. Pristou:

Enclosed is a copy of soil descriptions for logged profile #7 & 9, and corresponding site map.

Thanks again for the opportunity to work with you. If you have any questions or comments regarding these findings, please feel free to contact me.

Sincere regards,



for Conservation Science, LLC
Soil Physicist & Soil Morphologist
MS Soil Physics, CPSS #28033



Certified Professional
Soil Scientist

Copy: Ali Rogalski, RS - Summit County Public Health

File: 2021-3419



**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. It DOES NOT give permission to initiate construction. It is NOT for mail use. Notify us if you need a permanent address.

Parcel physically is within: **Sagamore Hills Township**

Tax Parcel Number: 4501592

Owner: Margaret J. Pristou Revocable Trust dated September 14, 2004, Casey A. Pristou Trustee

Subdivision:

Sublot:

Parcel's NEW Address: 9164 Brandywine Rd

Nearest Cross Street: Surry Dr

Applicant: Casey Pristou

Notes: <null>

Please reference the parcel number and "Type of Address" in all communications regarding this address. If you have any questions, please contact Zeb Keller at 330-926-2453, 7:30 a.m. - 4:00 p.m.

Issued on: 10/14/2021

Issued by:

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: 9164 Brandywine Rd

City: Sagamore Hills

Zip: 44067

Parcel ID: 45-01592

Applicant's Information:

Name: Casey Pristou

Phone #: 847-830-7503

Email: cpristou@watersheddc.com

Address (if different): 28835 N Herky Dr #106

Lake Bluff

IL

60044

SSE Application submitted on: 11/15/2021

City

State

Zip Code

Site visit date(s): 11/15/2021

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

- Approved for the project as it has been proposed.
- Approved, but cannot support a soil absorption STS due to unsuitable soils and/or inadequate area.
 - See the attached letter and application for details on obtaining 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 design flow of _____ gallons / _____ bedrooms, but a specific project has not been proposed.
- Inconclusive for STS suitability without a detailed design plan for review.
- 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:

- Proof of OEPA's NPDES permit
- Topographic site improvement plan
- Design plan
- Other: Final survey of new proposed property lines

Comments: ***LOT SPLIT PENDING***

Required for approval: 1. Final survey 2. Replacement of the septic system at 405 Meadowview Dr
Proposed lot appears to be capable of supporting a soil-based, initial & replacement septic system for a 4
bedroom house (480 GPD), but final survey is needed to verify. A 5 bedroom house (600 GPD) may
possibly fit, but a detailed septic design plan is required to prove feasibility.

- General STS approval only; not acceptable for building and zoning permits.
- See stamped and approved site plan.
- Soils data is attached.

Inspector's Signature: Bridget Haug

Date: 11/17/2021

CONSERVATION SCIENCE, LLC

7942 HARTMAN ROAD * WADSWORTH, OH 44281 * (330) 573-7811
ConSci7942@gmail.com

Soil Evaluation

Invoice: 2021-3419

November 4, 2021

Ms. Casey Pristou
28835 N. Herky Drive, Unit #106
Lake Bluff, IL 60044

RE: 9164 Brandywine Road (Planned Split/Selected Area)
PPN 4501592
Sagamore Hills Twp., Summit County, Ohio

Dear Ms. Pristou:

Enclosed is a copy of soil descriptions for logged profile #5 & 6, and corresponding site map.

Thanks again for the opportunity to work with you. If you have any questions or comments regarding these findings, please feel free to contact me.

Sincere regards,



for Conservation Science, LLC
Soil Physicist & Soil Morphologist
MS Soil Physics, CPSS #28033



Certified Professional
Soil Scientist

Copy: Ali Rogalski, RS - Summit County Public Health

File: 2021-3419



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: 9164 BRANDYWINE RD (TEMP - ISSUED FOR SITE & SOIL EVAL.)
City: SAGAMORE HILLS Zip: 44067 Parcel ID: 45-01592

Applicant's Information:

Name: CASEY TRISTOU Phone #: 847-830-7503
Email: cpristou@watersheddc.com
Address (if different): 28835 N. HERKY DR. #106 LAKE BLUFF IL 60044
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: TBD

- Size and type of dwelling has not yet been determined
- One, two or three family home
- Small Flow Onsite STS (SFOSTS)

Water Source:

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

Services Requested:

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

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

Soil Evaluation	Fee
<input type="checkbox"/> Replacement HSTS or SFOSTS	\$ 150.00
<input type="checkbox"/> GWRS Type 1, 2, 3, or 4	\$ 150.00
<input type="checkbox"/> Vacant lot	\$ 300.00
<input checked="" type="checkbox"/> Performed by a certified soil scientist or soil classifier	- 0 -

Site Evaluation Fee	\$ 450
Soil Evaluation Fee	\$
Total Fee	\$ 450

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: 11/10/2021

SCPH use only:

Received by:	<u>[Signature]</u>
Date:	<u>11-15-21</u>
Amount:	<u>450</u>
<input type="checkbox"/> Cash	
<input checked="" type="checkbox"/> Credit Card	<u>0320 @ D</u>
<input type="checkbox"/> Check #	
Invoice No.:	<u>6-9639</u>

ArcGIS Web Map

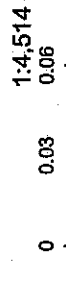


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Parcels

Road Labels

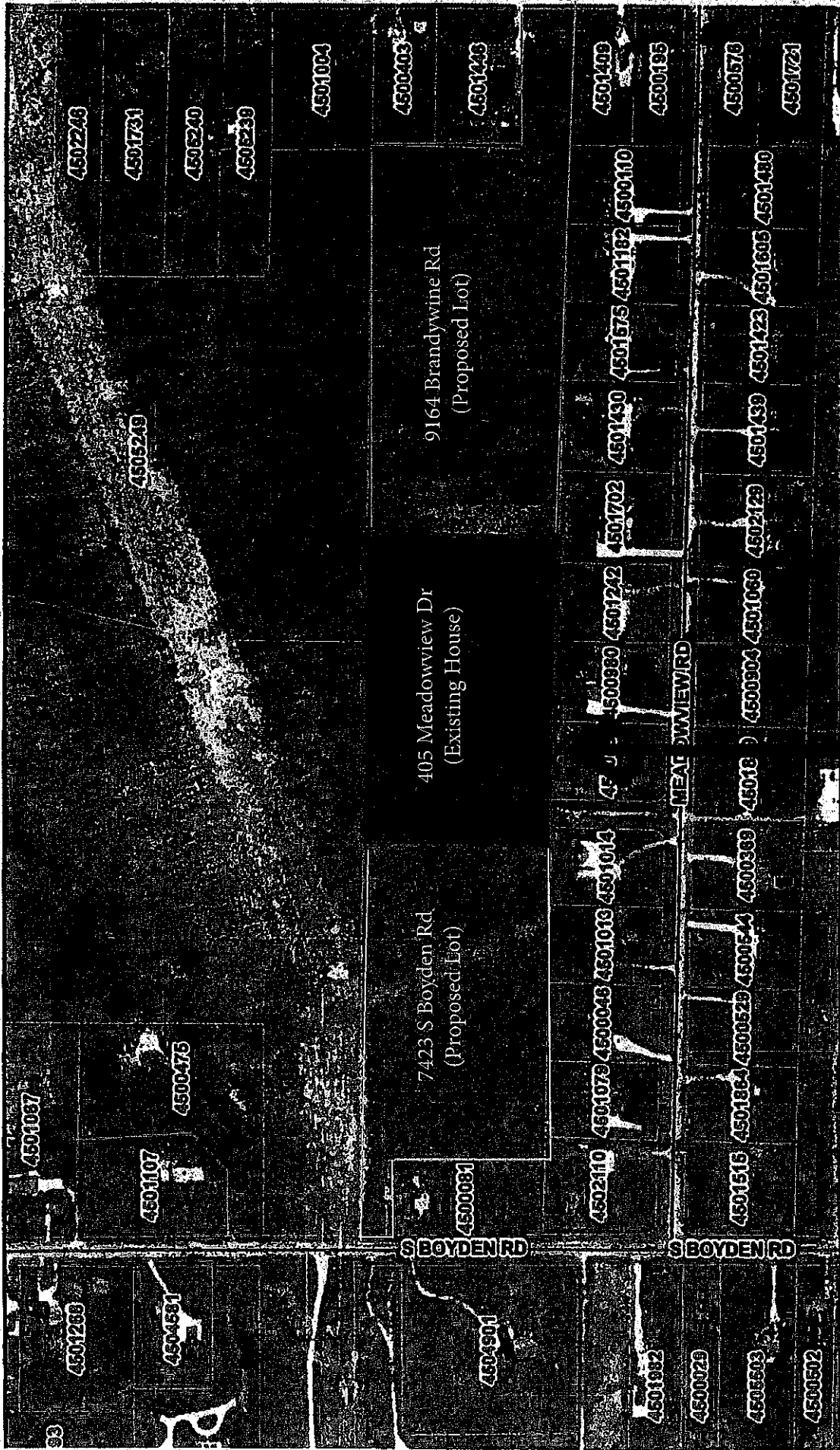
Summit County Municipal Outlines



Esri, HERE, Garmin, IPC, Maxar

Web AppBuilder for ArcGIS
Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.

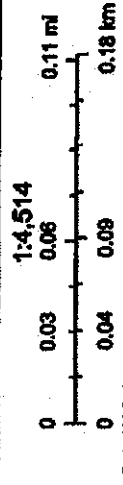
ArcGIS Web Map



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- Parcels
- Road Labels
- Summit County Municipal Outlines

405 MEADOWVIEW RD
(EXISTING HOME)



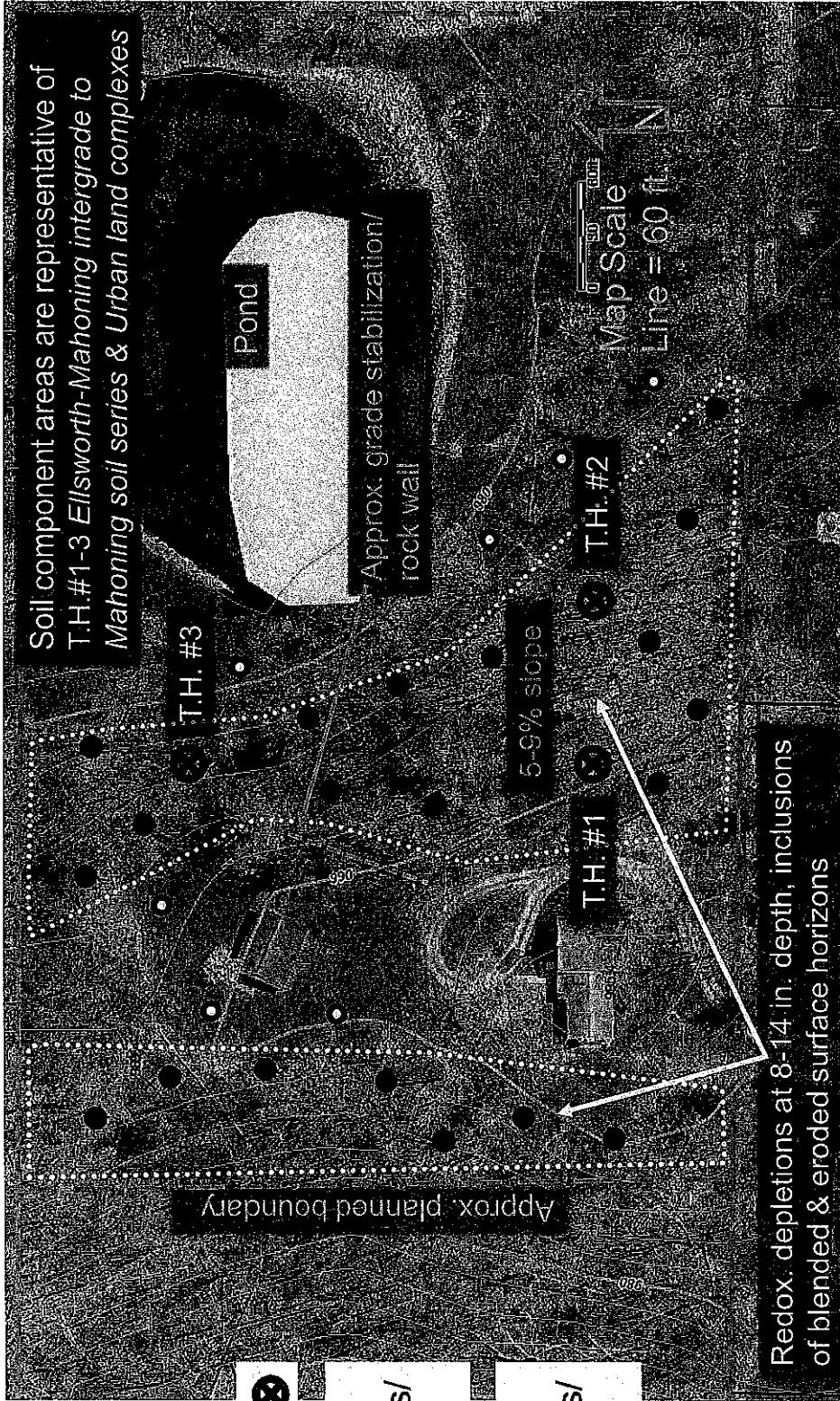
Esri, HERE, Garmin, IFC, Mapbox

405 Meadowview Road
 (Planned Split)
 PPN 4501592
 Applicant: Casey Pristou

Logged Soil Descriptions: **⊗**

Soil Evaluation Locations
 (\geq 8 in. to redox. depletions/
 higher bulk density): ●

Soil Evaluation Locations
 (< 8 in. to redox. depletions/
 higher bulk density): ○



Soil component areas are representative of
 T.H.#1-3 Ellsworth-Mahoning intergrade to
 Mahoning soil series & Urban land complexes

T.H. #3

Pond

Approx. grade stabilization/
 rock wall

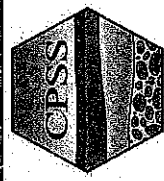
5-9% slope

T.H. #1

T.H. #2

Map Scale
 • Line = 60 ft.

Redox. depletions at 8-14 in. depth, inclusions
 of blended & eroded surface horizons



Certified Professional
 Soil Scientist

T.H.#2 is representative of T.H.#1 & 3
 soil morphology/description
 (redox. depletions at 10 in. depth)

Trumbull silt loam (Tr)
 poorly drained,
 glacial till substratum

Ellsworth silt loam (EIB, EIC2, EIE2)
 moderately well drained,
 glacial till substratum

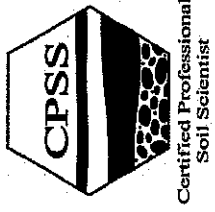
Estimate of 178 ft. x 34 ft. (T.H.#1 & 2 at 5-9% slope),
 171 ft. x 35 ft. (T.H. #3 at 5-9% slope) needed along
 contour (4 bdrm. equiv.)

USDA/NRCS-Web-Soil-Survey
 (2nd Order Soil Survey)

Soil Evaluation for Sewage Treatment and Dispersal

County: Summit
Township/Sec.: Sagamore Hills
Property Address/Location: 405 Meadowview Road
Applicant: Casey Pristou
Address: 28855 N. Herky Dr., Unit #106, Lake Bluff, IL
Phone #: 847-830-7503
Email: cpristou@watersheddc.com
Lot #: NA PPN 4501592
Test Hole #: 1 Planned Split/Existing Dwelling/Selected Area
Lat./Long.: 41° 18', 12"/81° 32', 41"
Method: Probe, auger & test hole

Mapped Soil Series: Ellsworth/Trumbull soil series
Land Use/Vegetation: Tree cover
Landform: Upland
Position on Landform: Backslope
Percent Slope: 5-10
Slope Shape: Linear linear
Date of evaluation: 11/2/2021
Soil Physicist & Soil Morphologist: Todd A. Houser, M.S., CPSS #280333




 Todd A. Houser, M.S., CPSS #280333

Soil Profile		Estimating Soil Saturation (Munsell Color)				Estimating Soil Permeability				Other Soil Features				
		Horizon	Depth (inches)	Matrix	Conc.	Deplet.	Quant./size	Class	Texture			% Clay	% Frags.	Grade
Ap	0-7	10YR 4/4	NA	NA	NA	12-20	Silt loam		<15	WK (1)	Medium	GR	Friable	Root zone Plow layer NA
BE	7-11.5	10YR 5/5	NA	NA	NA	12-20	Silt loam		<15	WK (1)	Medium	SBK	Friable	Clay skins
Bt	11.5-22	2.5Y 5/5	10YR 5/6	10YR 6/1	Fine, common	20-27	Silt loam		<15	MOD (2)	Medium	SBK	Friable	Iron depletions
BCt	22-33	10YR 5/4	10YR 5/6	10YR 6/1	Fine, common	20-27	Silt loam		<15	WK (1)	Coarse	SBK/PL	Friable-Firm	Episaturation Dense layer
C	33-42	10YR 5/4	10YR 5/6	10YR 6/1	Medium, few	12-20	Silt loam		15-35	WK (1)	Medium	PL	Firm	Glacial till

Limiting Conditions		Depth to (inches)		Destructive Notes		Remarks/Risk Factors: internal drainage of test pit profile	
Perched Seasonal Water Table	11.5	Redox. depletions	NA	observed is representative of Ellsworth-Mahoning intergrade (moderately well to somewhat poorly drained).			
Apparent Water Table	NA	NA	NA	NA			
Highly Permeable Material	NA	NA	NA	NA			
Bedrock	>60	Lithic contact (soil interpretation)					
Restrictive Layer	22	Dense till (Bct & C horizons)					
Compacted Layer(s)	NA	NA					
Infiltration Loading Rate (gal da ⁻¹ ft ⁻²)*	Horizon	Notes					
>30 mg L ⁻¹ (BOD ₅)	Ap, BE	NA					
0.4							
0.6							

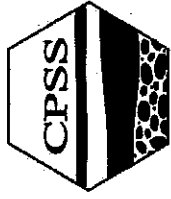
*E. Jerry Tyler, 2000

CONSERVATION SCIENCE, LLC * 7942 HARTMAN ROAD * WADSWORTH, OHIO 44281 * 330-331-7340 * ConSci7942@gmail.com

Soil Evaluation for Sewage Treatment and Dispersal

County: Summit
Township/Sec.: Sagamore Hills
Property Address/Location: 405 Meadowview Road
Applicant: Casey Pristou
Address: 28855 N. Herky Dr., Unit #106, Lake Bluff, IL
Phone #: 847-830-7503
Email: cpristou@watersheddc.com
Lot #: NA
Test Hole #: 3
Lat./Long.: 41° 18', 157° 81' 0", 32', 41"
Method: Probe, auger & test hole

Mapped Soil Series: Ellsworth/Trumbull soil series
Land Use/Vegetation: Tree cover
Landform: Upland
Position on Landform: Backslope
Percent Slope: 5-10
Slope Shape: Linear linear
Date of evaluation: 11/2/2021
Soil Physicist & Soil Morphologist: Todd A. Houser, M.S., CPSS #28033



Certified Professional
Soil Scientist

Soil Profile		Estimating Soil Saturation (Munsell Color)				Estimating Soil Permeability			Other Soil Features				
Horizon	Depth (inches)	Matrix	Conc.	Deplet.	Quantity/size	Class	% Clay	% Frags.	Grade	Structure	Type	Consistence	Other Soil Features
AB	0-8	10YR 4/4	10YR 5/5	NA	Fine, few	Silt loam	12-20	<15	WK (1)	Medium	GR	Friable	Blended horizons
BE	8-13	10YR 5/5	NA	NA	NA	Silt loam	12-20	<15	WK (1)	Medium	SBK	Friable	Root zone NA
Bt	13-21	10YR 5/5	10YR 5/6	10YR 6/2	Fine, common	Silt loam	20-27	<15	MOD (2)	Medium	SBK	Friable	Clay skins Iron depletions
BCt	21-34	10YR 5/4	10YR 5/6	10YR 6/1	Medium, few	Silt loam	20-27	15-35	WK (1)	Coarse	SBK/PL	Friable-Firm	Episaturation Dense layer
C	34-41	10YR 5/4	NA	10YR 6/1	Fine, few	Silt loam	12-20	15-35	WK (1)	Medium	PL	Firm	Glacial till

Limiting Conditions	Depth to (inches)	Destructive Notes	Remarks/Risk Factors
Perched Seasonal Water Table	13	Redox. depletions	Internal drainage of test pit profile observed is representative of Ellsworth-Mahoning intergrade -
Apparent Water Table	NA	NA	Urban land complex (moderately well to somewhat poorly drained).
Highly Permeable Material	NA	NA	
Bedrock	>60	Lithic contact (soil interpretation)	It is recommended that an infiltration distance of up to
Restrictive Layer	21	Dense fill (Bct & C horizons)	13 inches (5-9% slope)* be used to estimate hydraulic
Compacted Layer(s)	NA	NA	linear loading rate (~2.8 gal da ⁻¹ ft ⁻¹).
Infiltration Loading Rate (gal da ⁻¹ ft ⁻²)*	Horizon	Notes	
>30 mg L ⁻¹ (BOD ₅)	AB, BE	NA	
0.4			
0.6			

*E. Jerry Tyler, 2000

CONSERVATION SCIENCE, LLC * 7942 HARTMAN ROAD * WADSWORTH, OHIO 44281 * 330-331-7340 * ConSci942@gmail.com

From: Casey Pristou <cpristou@watersheddc.com>
Sent: Wednesday, November 17, 2021 5:01 PM
To: Theresa Walters; Zoning Inspector
Subject: Re: Lot Split Pending: 405 Meadowview Dr

PARCEL
4501592
21-13AC
PRISTOU
CASEY

thank you Ray !

Please let me know if you need any additional info from me.

Casey Pristou
312-480-7966
847-830-7503 c

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On Wednesday, November 17, 2021, 03:15:00 PM CST, Zoning Inspector <zoninginspector@mysagamorehills.com> wrote:

I'll get started on paperwork. You will get a Denial on the lot split from me. This will send your case to BZA. Just a formality. They have to approve the variance.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Casey Pristou <cpristou@watersheddc.com>
Sent: Wednesday, November 17, 2021 3:48:02 PM
To: Zoning Inspector <zoninginspector@mysagamorehills.com>; Theresa Walters <theresa.walters@exprealty.com>
Cc: Casey Pristou <cpristou@watersheddc.com>
Subject: Fw: Lot Split Pending: 405 Meadowview Dr

Hi Ray,

As promised, attached is the email from Summit County Public Health that contains documentation of its pending approval of the lot split.

The surveys you requested were sent to you yesterday by Ben Stafford of Chagrin Valley Engineering.

I believe this is everything you requested to move forward with the VZA meeting.

Please let me know as soon as you are able when the meeting date will be. I will need to make travel arrangements.