Rosemont Greens Development

Statement from the City

Many of the questions submitted center around the storm water quantity from the new subdivisions within the development, what follows is an explanation to storm water detention that will address many of the questions.

The City is very mindful of the importance of storm water control with any new development. Rosemont Greens development is unique in that it will allow the City to improve the storm water drainage for the whole community, not just the newly developed area.

Storm water retention ponds are designed to accept water through the storm water system from the newly developed property that would have soaked into the ground or flowed in the creeks before the development. Once the storm water retention pond stores the storm water it is released through an engineered structure at a rate equal to the release before the development occurs.

The standards for storm water retention have been put in place by the EPA and the Army Corps of Engineers, these standards have been adopted by Summit County and the City of Fairlawn for all new retention/detention ponds. In the City of Fairlawn, all review and inspection is a government function done by our City Engineer to control the process. The City realizes that storm water retention/detention is vital to our community which is why engineering review and inspection is performed by our engineer.

Once our engineer reviews and approves plans for a subdivision, inspection of the construction of the storm water retention/detention occurs by our engineer and construction inspectors. Inspection is daily with a monthly report addressing the construction efforts. When the retention/detention pond is constructed, approved, and functioning, inspection will be on a monthly basis for the 3-year maintenance period. At the end of the maintenance period, if finally approved, then inspection will be on an as needed basis.

The developer of the Rosemont Greens project proposes giving 62 acres of land to the City. This will allow the City to not only preserve the open space, but also to improve the storm water drainage for the surrounding area. The City plans to use tax increment financing on the project to provide several million dollars to improve the Schocalog Creek drainage area. The improvements to the Preserve and Schocalog Creek area will consist of small retention areas, creek articulations, and ripples to improve not only the water quantity, but the water quality as well. The existing creek has needed water quality for many years, and we are excited to improve the ecology of the creek for the future. These improvements will also include more storage of storm water in heavy events, helping with some of the issues that Westwood Village and the surrounding areas have previously faced.
Response to Submitted Questions

Storm Water Management

- Please explain storm water management plans. Please see statement from City above
- Who will maintain the floodplain area? The City will maintain property within the Preserve and the individual HOAs will be responsible for property within their common areas.
- Please discuss the storm water pond behind the homes on Spyglass and Rosemont. Please see statement from City above
- How much of the Preserve is now wetlands? The preserve will be engineered once owned and wetland calculation will occur at that time.
- What about the storm water/retention POND/LAKE behind Spyglass Drive—what is the purpose of that? Please see statement from City above
- Will there be any changes to the water inflow for the water retention pond at 3633 Rosemont Blvd.? No
- Will pervious concrete be used to reduce runoff? No
- Timeline around the expansion of the creek? 3-7 years
- What improvements are you doing to the stream? Is the overflow going to stay as it is or will there be elevation changes? Please see statement from City above
- How close to the property line with Westwood Village will the retention ponds be? Minimum of 30 feet
- Does the Army Corps of Engineers have to approve creek work? Has that been done? Approvals from both the U.S Army Corps and the EPA will be required as well as the issuance of a National Permit. This has not been done yet.
- Will the current wetland be preserved? Have the Ohio EPA and U.S. Army Corps of Engineers been consulted about the current wetland and possible changes to it? Yes. See above answer
- How deep do you think Schocalog creek will be once work has been completed? The improvements within the Preserve have not yet been engineered
- The “Creek Overflow Meadow” on the far north and east end of the plan is a higher elevation than the surrounding area which is not conductive to serving as an overflow area. Please clarify.
- Will more water flow to the creek behind the homes on Bancroft? Please see statement from City above
- All of the retention ponds will need overflow drains. Will there be drainage pipes installed from each pond to the creek? The official design of each retention pond will be done by the subdivisions, this is a concept. The City will review once detailed plans are submitted and will require best methods possible for the outlets of the retention ponds.
- Across the creek from my home is a wildlife preserve area. Will this be maintained or destroyed? How exactly will the creek be maintained? Please see statement from City above

Traffic/Construction Traffic

3-17-2021
• Will there be a traffic study for impact at intersection of Elgin and Cleveland-Massillon? **A traffic impact Study has been conducted for the entire project and is being reviewed by the City’s traffic engineer.**

• Will sidewalk amenity be planned for other established neighborhoods? **Not at this time**

• Will Rosemont Blvd be opened back up to Rothrock Rd to help with the additional traffic? **No**

• Where will the construction access be for The Crossings and The Reserve portion of the project? Will it be from Rothrock Road or Rosemont Boulevard? **What SWPPP controls will be put in place? I am specifically concerned about trackout. Who will enforce trackout so that the residents and more importantly the environment does not have to deal with mud slurry and runoff?**

  The construction of the Crossings and the Reserve will use both Rothrock Rd and Rosemont Blvd. During the first phase, the intent is to have roadway and utility infrastructure construction traffic use Rothrock Rd. The home building will use Rosemont Blvd. Trackout will be inspected by both the Department of Public Service and the Engineering Department, both of whom are responsible for ensuring the cleanliness of the roads. The subdivisions will be responsible for a SWPPP and bond to the City as a guarantee that the SWPPP will be accomplished.

• With Cleveland-Massillon under construction, what roads will the construction vehicles be using to access these developments? **The roads used for the construction of the subdivisions Cleveland Massillon Rd, Rosemont Blvd., and Rothrock Rd.**

• How do all these projects impact the construction on Cleveland-Massillon Road? **There will be no impact to the Cleveland-Massillon Rd. construction project**

**General**

• Will this development be contingent upon a vote of the city residents? **No**

• About the houses with entrance from Rosemont Blvd. will building requirement be the same as Rosemont Ridge? **No. Each neighborhood will have its own design criteria that will be approved as part of the PUD rezoning**

• Has there been any decision about keeping the pool for the Rosemont development? **The pool, as well as the clubhouse, will be removed**

• The literature stated that there will be no more than 3 residences per acre. Does the overall acreage for this figure include the green space and wetland areas, or just the buildable area? How will this be enforced? **The density of the entire Project was calculated using all 148.8 acres Inclusive of open space. This will be enforced when the subdivisions are platted in accordance with the approved Final Development Plan**

• Fairlawn is so loud due to expressway and traffic noise. What soundproofing levels will be standard in each new neighborhood and any sound barriers outdoors? **There are no sound barriers planned**

• Will the Preserves be accessible from surrounding neighborhoods such as from Elgin or Bancroft? **The preserve will be accessible from the new walking trails to be installed along Cleveland-Massillon Rd.**

• What percent of the trees east of Cleveland-Massillon Rd will remain? What is the legal distance between the power lines and a house? **The City will make an effort to retain as many healthy**
trees as possible within the Preserve. Emerald ash bore has damaged many of the existing trees. Structures may not be built within the overhead power line easement.

- Have you considered making the paths accessible to golf carts or making these golf cart communities? **Golf carts would not be permitted on City property. In neighborhoods with private streets, that decision will be left to the individual HOAs**
- Infrastructure - what changes will be made to things like the police force, fire department, compactor, trash, utilities, etc.? **The City has the capacity to serve the additional development.**
- What is the sewer and water capacity? **The City has the capacity to serve the additional development.**
- Will the Reserve housing be able to join the Rosemont Ridge HOA? **The reserve will have its own HOA**
- Any thoughts/discussion regarding adding a natural barrier between The Retreat and Elgin? I noticed there is tentatively a natural barrier between The Links and the Westwood Village Condos? **The improvements within the Preserve have not yet been engineered. The plans presented are conceptual**
- Will utility lines be above or below ground? **Below**
- Are there access points via parking lots to the walking trails for Fairlawn residents other than Bicentennial Park? **No**
- Does the city have plans to update the commercial areas in Montrose to keep up with the integrity of the new homes? Specifically anchored by the movie theatre and Home Depot and possibly updating some of the large unused parking areas as green space? **The area referred to is within Copley Township and outside of the City’s jurisdiction**
- The unit density of these developments greatly exceed that of any surrounding neighborhood. This will have significant impact on traffic on not just Cleve Mass, but on Elgin and 18 among other things. How is it appropriate to build such a dense development between already established neighborhoods and a major shopping plaza? **The density (calculated as units/acre) of each individual neighborhood is comparable if not less than the density of the adjacent communities**
- Did I hear correctly that the Rosemont Preserve grass will not be maintained? So Rosemont homes will now be looking on a field? **The Preserve will be restored to a natural state with mowing occurring along walking paths**
- When will the work on the Preserve be done relative to the housing developments? **Housing development could commence within a year. The Preserve could be completed within 3-7 years**
- The existing power lines will remain, correct? **Yes**
- Will there also be natural gas into these for those who prefer gas appliances? **Yes**
- Any walls or mounds added to block out exterior businesses? **Any mounding and landscaping will be addressed prior to final approval**
- Will you be able to see high tension wires from the Retreat? **Yes**
- When will Fairlawn City be developing the plan for the preserve? It seems that should be done BEFORE development is approved. **The improvements within the Preserve have not yet been engineered. The plans presented are conceptual**
- How many parking spots at bicentennial park? **72 Parking Spaces**
• Will public parking be increased at Bicentennial park to accommodate people who want to access the trail? **Not at this time**

• Regarding noise, and being able to enjoy the outdoors in summer in these beautiful new homes, any design or city noise restrictions requirements on decibels for AC units? **The City currently has an excessive noise ordinance**

• What about the beavers and coyotes, will they be left alone in the Preserve? With all this standing water in these water retention ponds are you going to spray for bugs? **The Preserve will be a natural area for passive use. Spraying for mosquitoes will be done by both Summit County Health Dept and the City of Fairlawn Department of Public Service.**