



Planning Commission
 Preliminary Plan
Hunters Ridge
 Wadsworth Township

Meeting:	March 5, 2014	Sublots:	8
App. No.:	008-2014-PP	Zoning:	R-3, Single-Family Urban Residential
Applicant:	Aaron & Jennifer Link	Utilities:	Central sanitary sewers and wells
Engineer:	Tony Burgoyne, P.E.	School Dist.:	Wadsworth City
Parcel No.:	038-17B-21-030	Reviewer:	Rob Henwood
Site Area:	26.543 acres		

EXECUTIVE SUMMARY

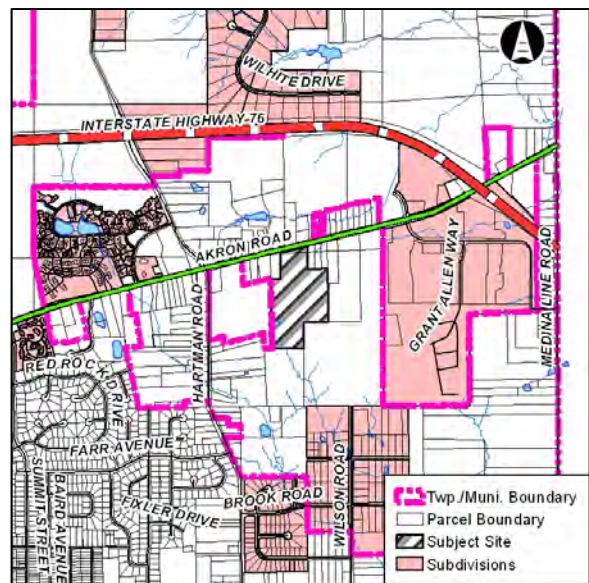
The site is located on the south side of Akron Road west of Hartman Road (see location map). The proposal for the 26.543 acre site includes eight single family sublots on a public cul-de-sac street. The site will be served by onsite septic systems and wells.

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-2 Residential LDR Low-Density Residential (Wadsworth)	Single family residences Single family residences Agriculture/wooded/undeveloped
East	R-1 Single-family Residential C-3 Intensive Commercial (Wadsworth)	Single family residences Wooded/undeveloped Wadsworth Crossing (retail)
South	R-2 Residential	Wooded/undeveloped
West	R-2 Residential R-3 Residential (Wadsworth)	Single family residences Agriculture/undeveloped

Proposal: The applicant proposes to create 8 sublots on a public (60 foot right-of-way [ROW]) permanent cul-de-sac street (see GIS map). The proposed subdivision is to be served by sanitary sewers and wells. A stormwater retention/fire pond is proposed on the north east corners of the site. Open space blocks are shown on either side of the proposed street at the entrance of the subdivision.

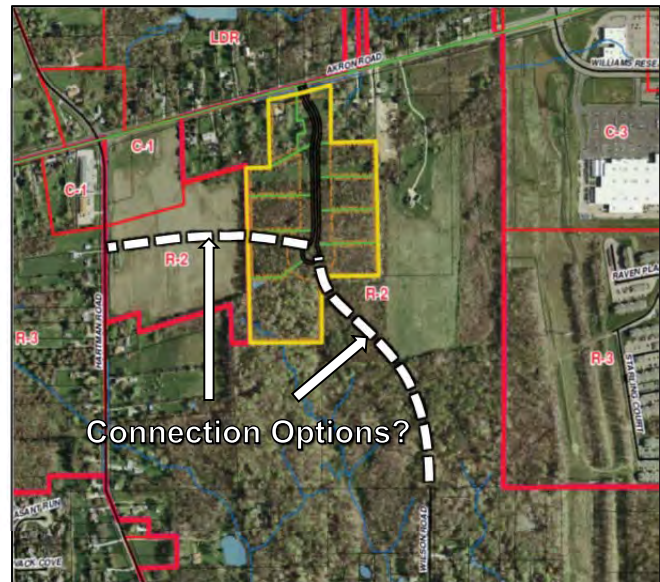
Site Conditions: The majority of the site is currently undeveloped and wooded (see GIS map). The topography is gently rolling; the sites slopes upward from Akron Road to its highest point north of the proposed cul-de-sac bulb and then slopes downhill, more steeply, towards the southwest corner of the site, its lowest point. A



stream runs across the southwest corner of the property and there is a wetland located to the north of the stream near the western boundary.

Access: Access to the site is provided via the proposed subdivision street to Akron Road (SR 261). The street is shown as a public permanent cul-de-sac street with 60 feet of right-of-way (ROW).

Relatively large tracts of undeveloped land are located immediately adjacent to the site; to the west and south (see map to the right). There are no physical constraints precluding street connections to these properties. There is a paper street stubbing to the southerly adjoining property; Wilson Road in the Sunnyside East Wadsworth Acres subdivision. Approximately 420 feet of pavement would need to be installed in order to provide street access to this property (ROW is available).



Zoning: The subject property is zoned R-2 Residential District. The Wadsworth Township Zoning Resolution indicates that the purpose of the R-2 District is to, "...provide for low density, large lot, residential development consistent with the present location of such areas at the fringes of the community." Single family residential dwellings are a permitted use in the district. Two acre lots with 200 feet of frontage are required where central sewer and water are not available; when central sewer is available, one and a half acre lots with 150 feet of frontage are required.

Comprehensive Plan: The Wadsworth Township Comprehensive Plan Update, adopted in 2007, recommends the subject site for residential use at a density of 0.5 dwelling units per acre (2 acre minimum lot size).

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

City of Wadsworth, Larry Jenkins, 2/26/2014. *I have not received an updated plan that shows which route the developer would like to go to provide sewer to their township subdivision. We met with the developer and their engineer a week or so back and fully discussed the sewerage possibilities for the site. My Engineering Co-op copied existing utility drawings in the area for their use today. They seem to be heading toward providing sanitary sewer to their site from the Akron Road area or through an easement on the adjoining parcel to Hartman Road. The City is willing to allow either of these alternatives as long as they can serve all of the proposed lots.*

Wadsworth Township Trustees, Kevin Keiper, Chairman, 2/26/2014. *Wadsworth Township is requesting an unimproved ROW to the semi-landlocked parcel (currently owned by Bux) which is located immediately south of the Links' parcel (Hunters Ridge Sublot 7). When the Bux*

property is developed, the requested ROW would serve the purpose of shortening the access distance for safety vehicles. If consideration isn't given to this issue now, instead of accessing the Bux property via the new road off of S.R. 261 (through Hunters Ridge), safety vehicles would have a much longer access, possibly as much as 1000 feet, because they would have to access via Hartman Road or possibly a Wilson Road extension.

Wadsworth Township is requesting that the proposed new road be a T-type turnaround, not a cul-de-sac. This is requested for more cost-effective and efficient snow plowing. Currently, the township has twelve cul-de-sacs which require a plow working four hours to clear snow. The average time of twenty minutes per cul-de-sac for this task is much greater than the time needed to clear a T-type turnaround. T-type turnarounds also use less salt, making them less costly to plow than cul-de-sacs.

Medina County Prosecutor's Office, Bill Thorne, 2/24/2014. *I reviewed the Hunters Ridge documents ... and while I found many typos etc., I found no issue involving Medina County Subdivision Regulations §§ 404(C)(2)c.8 and 9. There appears to be no areas reserved for common use for parks, playground, etc. as set forth in those provisions. While there are common elements, they are by definition areas that have easements in favor of the Association for signage, drainage, etc.*

Medina County Engineer (MCE), Andy Conrad, 2/19/2014

1. Clarify the project description. It shows a drive with private utilities.
2. Include contact numbers for the developer and the engineer.
3. See Subdivision Regulations for Preliminary Plan requirements.
4. See MCE "Item 405 Special Residential" Typical Section for correct section, details, and specifications.
5. Drainage maintenance fund will be required.
6. Provide 12 foot utility easements.

MCE, Andy Conrad, 12/18/2013. *Be aware that the Ohio Department of Natural Resources (ODNR) records show that a local shallow coal mine was abandoned directly east of your site. You may want to contact them about possible impacts to your property and any future homesites from this mine.*

Ohio Department of Transportation (ODOT), Katheryn Sharpnack, 2/19/2014. *The proposed development will be located on the south side of SR 261 in Wadsworth Township. The eight lot residential subdivision is planning to have direct access to SR 261.... Based on the size of the development, a traffic impact study will not be required. Design plans and a permit application were submitted to ODOT District 3 on Feb. 10, 2014 and are currently being reviewed.*

ODOT, Katheryn Sharpnack, 12/10/2013. ... [T]he proposed access location on SR 261 does not meet the driveway spacing standard of 360 feet for a 45 mph roadway per the State Highway Access Management Manual; therefore, a variance will be required for driveway spacing. The applicant must submit a variance request to District 3 for the consideration of access to SR 261.

Medina County Health Department, Christine Fienga, 2/13/2014. *Sanitary sewer is available... no comment.*

Medina County Soil and Water Conservation District (SWCD), Jim Dieter, 12/10/2013.

- *Based on ODNR water well logs, wells in this area have sufficient output as far as quantity of water. The quality of the water may be an issue.*
- *Canfied soil is the primary soil of this development. The limitations of this soil are... moderate wetness for homes with basements.*
- *A small wetland has been delineated on this site. This area needs to be well marked during and after construction.*
- *A proposed retention/fire pond is planned at the entrance of the development. In order to assure the fire pond can be certified as a fire pond it must meet all ISO standards as stated in the Medina County Building regulations. A Civil engineer may be required to certify the fire pond.*
- *A Homeowner's Association (HOA) should be set up to maintain the common area in addition to any maintenance required for the fire pond. As over the years the pond will require maintenance that may include cleaning the pond due to sediment buildup.*
- *This site is near known areas of abandoned mine activity as determined from ODNR abandoned mine website. You may call ODNR at 614-265-6633 for further assistance.*

Columbia Gas, Russ Johnson, 12/9/2013. *Columbia Pipeline Group has no facilities near this project.*

Tax Maps, Beth Mika, 12/9/2013. **CONDITIONAL APPROVAL**

1. *Existing parcel numbers should not be listed on the Final Plat.*
2. *Please contact the Tax Map Dept. for sample coversheet regarding format and standard wording of final plat for recording purposes.*
3. *Hunters Ridge has been added to the "Reserved Subdivision Name" list.*
4. *Please contact the Tax Map Dept. to reserve the preferred road name.*
5. *Please submit final subdivision plat to Tax Maps for review, before obtaining signatures.*

Staff Comments:

1. The proposed subdivision is consistent with Wadsworth Township zoning.
2. The proposed subdivision is consistent with the Wadsworth Township Comprehensive Plan Update.
3. Both the MCE and the SWCD raised concerns during the Concept Plan regarding past mining activity on adjacent parcels. Submit evidence demonstrating no mine activity is documented on the subject site.
4. Draft Home Owner's Association (HOA) documents addressing maintenance of the open space blocks and the fire pond have been forwarded to the township and the Prosecutor's office for review. Per Bill Thorne's comments above, the open space blocks are provided for the benefit of all the owners in the subdivision, however there are no provisions for private use; this is unusual for open space areas. The applicant should consider allowing access to the open space blocks.

5. The HOA documents should address the property owner's responsibilities regarding the wetland located on sublots six and seven. Deed restrictions reflecting those responsibilities should be included on the deeds for these sublots.
6. Per Medina County Subdivision Regulations (Regulations) section 604(B)(3) "[p]roposed street rights-of-way shall be arranged to provide for the continuation of existing streets and public access to adjacent unplatted land, when appropriate, to improve access to properties within the block."
7. § 604(B)(3) further states that the following criteria shall be considered for determining whether it is desirable or practical for streets to be extended to undeveloped properties:
 - a. *A resolution of the Township may be provided by the Township Trustees indicating the desire of the Township that the street be platted or not be platted to continue to the adjacent property.* The trustees have requested an unbuilt ROW be dedicated to the southern property boundary; unbuilt ROWs are not permitted by either the Subdivision Regulations or the Engineering Code For Subdivision Development.

Additionally, Jeff Kaiser, City of Wadsworth Planning and Zoning Director, indicated the City of Wadsworth does not desire a street stub to the western property boundary.

- b. *The potential to subdivide adjacent land for future use, and existing stubs are considered.* The adjacent properties to the west and south have potential for future subdivision and development. All adjoining properties have direct access to public streets. There is an existing paper street stubbing to the southerly adjoining property; Wilson Road in the Sunnyside East Wadsworth Acres subdivision. Approximately 420 feet of pavement would need to be installed in order to provide street access to this property (ROW is available).
- c. *The access route for emergency vehicles is approved by the Fire Department.* No comment has been received from the Wadsworth City Fire Department.
- d. *The existing and future volume of traffic will be adequately serviced.* Traffic volumes would be adequately serviced with or without a street connection/s.
- e. *The natural topography and other valuable site features, including flood prone soils, wetlands, unique vegetation or animal habitat, woodlands, and slope, are considered.* There appear to be no topographic or other site features precluding street connections to the west or south.

In spite of the trustees request, Staff does not believe that street stubs to either the south or west are warranted since all adjoining properties have access to either Wadsworth or Hartman Roads and the provision of streets stub will not improve emergency access. In addition, the City of Wadsworth has not requested a stub to the west.

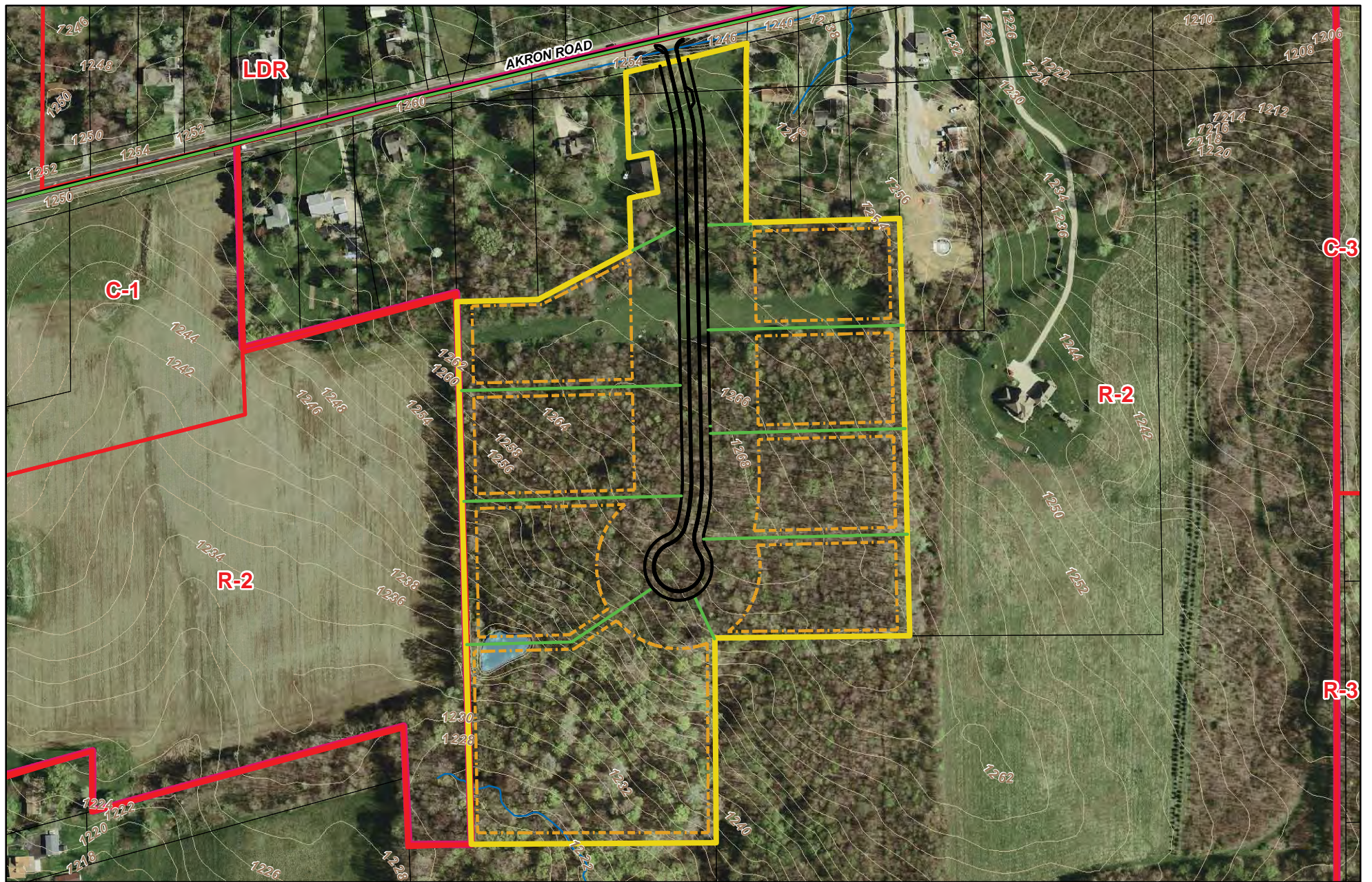
8. The following required data/information was not provided on or with the Preliminary Plan (Regulations section references are included and *italicized text* indicates required action):
 - a. Names, addresses, and telephone numbers of... engineer, and/or surveyor. § 404(C)(2)a.2. ***Add contact information for engineer and surveyor.***

- b. Total number of lots, area of lots and blocks..., area of public roadways... and total area of the subdivision. § 404(C)(2)a.7. **Add subdivision summary information.**
- c. Ground elevations of the subdivision at two-foot contour intervals. §§ 404(C)(2)b.5 and 404(C)(2)d.1. **Add contours.**
- d. Existing generalized natural features: including soils [and] streams. § 404(C)(2)b.7. **Add soils and streams.**
- e. Blocks shall be designated with a letter and in alphabetical order. § 404(C)(2)c.1. **Label Open Space Blocks as Blocks A and B.**
- f. Proposed streets identified by name or by letter designation. § 404(C)(2)c.5. **Label streets by name or letter designation.**
- g. Approximate location of storm and sanitary sewers and water lines. § 404(C)(2)c.1. **Show locations for storm and sanitary sewers and water lines.**
- h. Fire pond location and associated easements for access. § 404(C)(2)c.15. **Show fire pond access/maintenance easement.**
- i. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office (USACE) regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission (MCPC) as a condition of Preliminary Plan approval. § 404(C)(2)c.15. **Submit USACE correspondence.**
- j. All related watershed boundaries, indicating in which watershed the subdivision is located.... This may be presented as a map insert on the same page. § 404(C)(2)d.4. **Add watershed boundaries.**
- k. A copy of the Developers Notice of Intent (NOI) to obtain an Ohio E.P.A. stormwater management permit if applicable. § 404(C)(2)d.7. **Submit NOI if applicable.**

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Hunters Ridge subject to the following:

1. Address the issues raised by the MCE as follows:
 - a. Clarify the project description.
 - b. Correct the typical section, details, and specifications.
 - c. Provide 12 foot utility easements.
2. Demonstrate an approved ODOT permit for the proposed subdivision street.
3. Add language to the HOA documents allowing access to the open space blocks.
4. Add language to the HOA documents establishing the property owner's responsibilities regarding the wetland located on Sublots six and seven. Include language reflecting those responsibilities on the deeds for these sublots.
5. Submit evidence demonstrating no mine activity is documented on the subject site.
6. Provide all missing data specified in the staff comments.

Submit three copies of a corrected Preliminary Plan. All required modifications must be satisfied prior Final Plat submittal.



Prepared by:
**Department of
 Planning Services**

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

Hunter's Ridge
 Preliminary Plan
 App. 008-2014-PP
 Wadsworth Township

Meeting Date: 3/5/2014
 Zoning: Urban Residential
 Acreage: 26.5430
 Sublots: 8

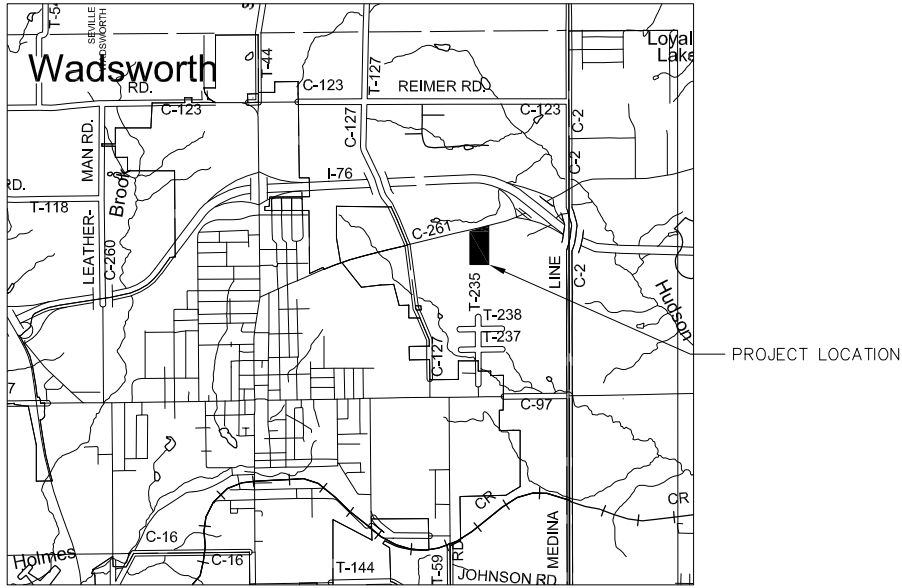


1 inch = 275 feet

0 37.575 150 225 300 375



Feet



LOCATION MAP
SCALE 1" = 3500'

LATITUDE: N 40° 59' 57" LONGITUDE: W 81° 35' 09"

ROADS	— — — —
CORP LINE	=====
STREAMS OR RIVERS	- - - - -
RAILROAD	+ + + + +

STATE OF OHIO HUNTERS RIDGE RESIDENTIAL DEVELOPMENT S.R. 261 (AKRON ROAD) WADSWORTH TOWNSHIP MEDINA COUNTY FEBRUARY 7, 2014

DEVELOPER / PROPERTY OWNER:

HUNTERS RIDGE PROPERTY DEVELOPMENT, LLC
630 RED ROCK DRIVE
WADSWORTH, OHIO 44281

SUBJECT PARCEL NO.:

38-17B-21-055
TR 5 LOT 17 S MID & LOT 23 N MID
TOWNSHIP OF WADSWORTH
COUNTY OF MEDINA
STATE OF OHIO

TOTAL PARCEL ACREAGE = 24.4450 ACRES

PROJECT DESCRIPTION:

CONSTRUCT 1140 LF. DRIVE AND ASSOCIATED PRIVATE UTILITY AND STORM WATER MANAGEMENT FACILITIES, INCLUDING FIRE POND FOR EMERGENCY SERVICES FOR THE DEVELOPMENT OF EIGHT (8) FUTURE 2 ACRE MINIMUM RESIDENTIAL LOTS. FUTURE LOTS TO BE SERVED BY NEW SANITARY SEWER AND WATER WELLS.

ZONING REQUIREMENTS:

ZONING: R2 RESIDENTIAL DISTRICT
USE: SINGLE FAMILY RESIDENTIAL
UTILITIES: ON-SITE WATER WELLS AND SEPTIC
ADJACENT ZONING:
NORTH: R2
SOUTH: R2
EAST: R2
WEST: MEDINA COUNTY

MINIMUM LOT AREA:	1.5 ACRES
MINIMUM LOT FRONTAGE:	150'
MINIMUM LOT WITH AT BUILDING SETBACK:	100'
FRONT YARD SETBACK:	100'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	25'

INDEX OF SHEETS:

TITLE SHEET	1
HORIZONTAL CONTROL/SCHEMATIC PLAN	2
GENERAL NOTES	NOT INCLUDED
EXISTING CONDITIONS/CLEARING PLAN	3
TYPICAL SECTION	4
DEVELOPMENT DRIVE PLAN AND PROFILE	5-7
DEVELOPMENT DRIVE CROSS SECTIONS	NOT INCLUDED
INTERSECTION AND CUL-DE-SAC DETAILS	NOT INCLUDED
SANITARY SEWER EXTENSION PLAN AND PROFILE	NOT INCLUDED
STORM SEWER DETAILS	NOT INCLUDED
RETENTION POND GRADING PLAN	NOT INCLUDED
DETENTION POND GRADING PLAN	NOT INCLUDED
STORMWATER POLLUTION PREVENTION PLAN & DETAILS	NOT INCLUDED

UNDERGROUND UTILITIES

2 WORKING DAYS BEFORE YOU DIG

CALL 800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

NON-MEMBERS MUST BE CALLED DIRECTLY

CALL 800-925-0988 (TOLL FREE)
OIL & GAS PRODUCERS UTILITY PROTECTION SERVICE

ENGINEERS SEAL:	STANDARD CONSTRUCTION DRAWINGS	SUPPLEMENTAL SPECS.

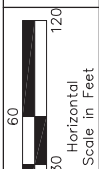
APPROVED _____
DATE _____ TRUSTEE, WADSWORTH TOWNSHIP

APPROVED _____
DATE _____ ENGINEER, MEDINA COUNTY

APPROVED _____
DATE _____ OWNER

ENGINEER: R. TONY BURGOYNE, PE
SIGNED: _____
DATE: _____

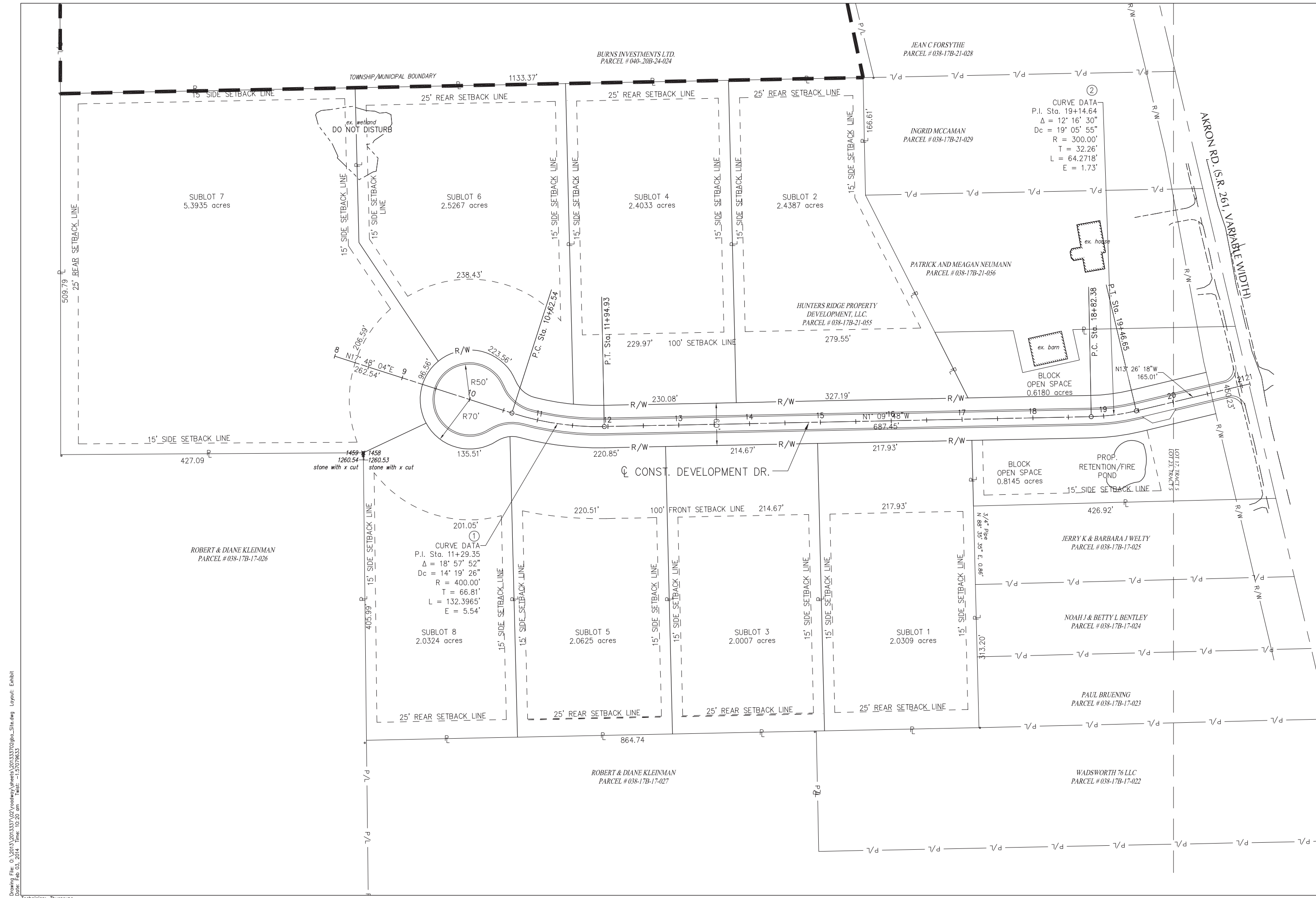
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HORIZONTAL CONTROL/SCHEMATIC PLAN

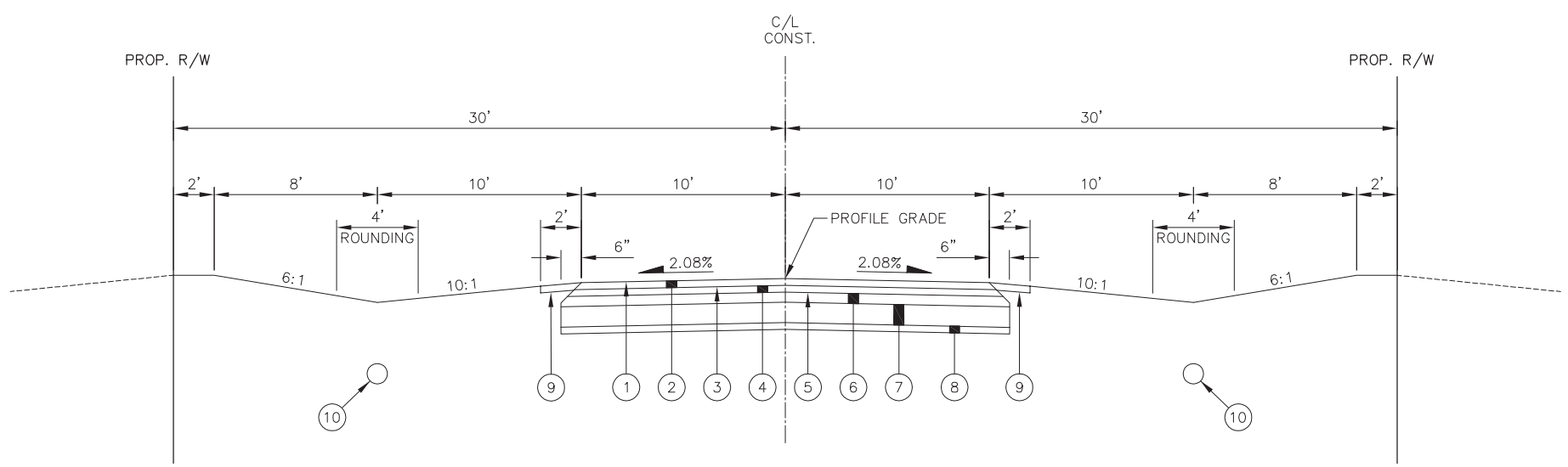
HUNTERS RIDGE



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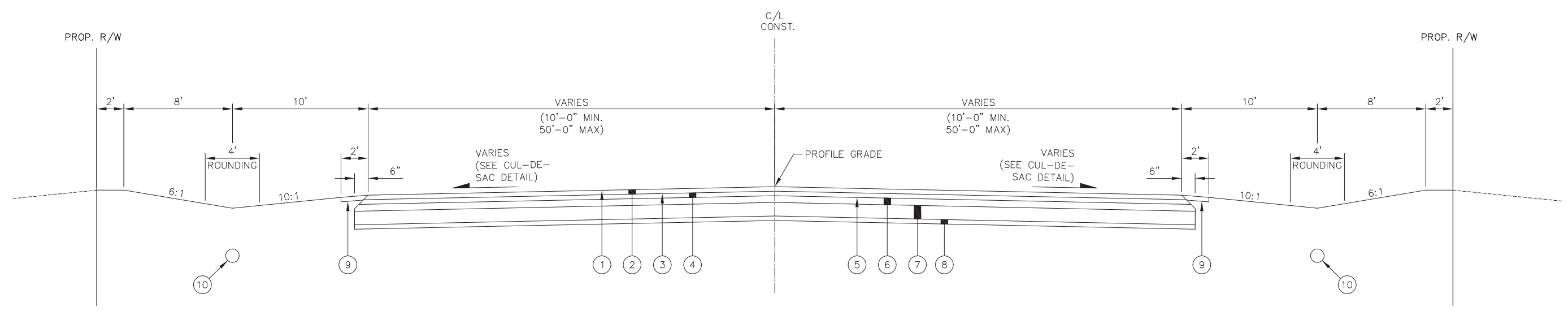
PROPOSED LEGEND

- ① ITEM 409 SEAL COAT WITH NO. 8 LIMESTONE COVER.
- ② 2" - 405 BITUMINOUS COLD MIX WITH CMS-2 (SECOND YEAR)
*ITEM 408 PRIME COAT AS NEEDED PRIOR TO PAVING.
- ③ ITEM 409 SEAL COAT WITH NO. 8 LIMESTONE COVER.
- ④ 2" - 405 BITUMINOUS COLD MIX WITH CMS-2 (FIRST YEAR)
- ⑤ ITEM 408 PRIME COAT WITH NO. 8 LIMESTONE COVER.
- ⑥ 3" - NO. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
- ⑦ 6" - NO. 1 & NO. 2 LIMESTONE MIX BASE AGGREGATE @ 2,700 LBS. PER CUBIC YARD.
- ⑧ 2" - NO. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
- ⑨ NO. 411 LIMESTONE BERM, 2 FEET WIDE, THICKNESS VARIABLE.
TO BE INSTALLED AFTER SECOND YEAR PAVING IS COMPLETED.
- ⑩ PERFORATED 4" UNDERDRAIN, AS PER PLAN



PROPOSED DRIVE FULL DEPTH SECTION
N.T.S.

STA. 10+81.92 TO STA. 20+99.97



PROPOSED CUL-DE-SAC FULL DEPTH SECTION
N.T.S.

STA. 9+50.00 TO STA. 10+81.92

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