Planning Commission
Revised Preliminary Plan
Colonial Hills Subdivision, Phase 2
Sharon Township
App. No. 026-2015-PP

App. No.:	026-2015-PP	**Blocks:**	None with Phase 2
Meeting:	May 6, 2015	**Zoning:**	R-1
Applicant:	Colonial Hills Properties, LLC	**Utilities:**	On-site water wells & central sanitary sewer
Engineer:	RMCN Group LLC		
Site Area:	27.4264 acres	**School Dist.:**	Highland Local
Sublots:	9	**Reviewer:**	Susan Hirsch

EXECUTIVE SUMMARY

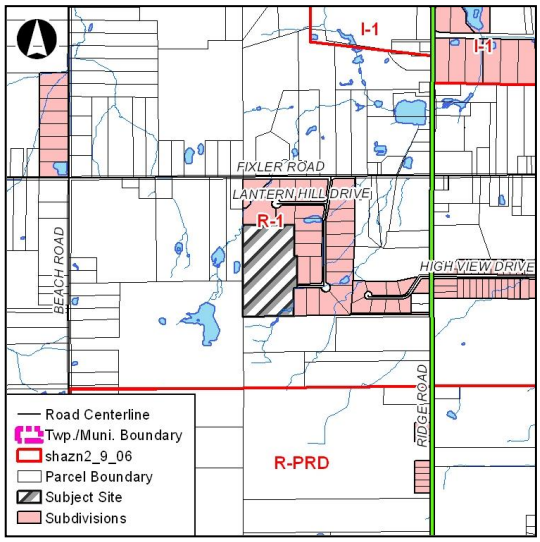
This subdivision is located south of Fixler Road and west of Colonial Hills Drive in Sharon Township. This is a revised Preliminary Plan for Phase 2 of the Colonial Hills development. Phase 2 will create 9 sublots. The Revised Preliminary Plan differs from the 2013 approved Preliminary Plan in that there are 9 sublots rather than 12. The area north of Beacon Hill Drive is reduced from 8 to 5 sublots and the cul-de-sac is removed.

Recommendation: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single-family homes
East	R-1 Residential	Single-family homes
South	R-1 Residential	Single-family homes/Agriculture
West	R-1 Residential	Single-family homes/ Wooded

Current Proposal: The current proposal is for Preliminary Plan approval for Colonial Hills Subdivision, Phase 2. Phase 2 will complete the division of property initiated in 1997. The currently submitted Preliminary Plan is a revision of the Preliminary Plan approved in July of 2013.



Background: The Preliminary Plan for the 38-sublot Colonial Hills Subdivision was originally approved by the Medina County Planning Commission (MCPC) in March of 1997. The MCPC approved the Phase 1 Final Plat on December 2, 1998 and it was approved by the County Commissioners on December 14, 1998. Phase 1 was approved with 26 sublots, each with county sewer and individual wells. Phase 1 is built out.

A Concept Plan meeting was held for Phase II on February 21, 2007 at which time the adequacy of the fire pond was discussed. The developer was advised to determine with the township the acceptability of the T turn-around at the west end of Beacon Hill Drive. A subsequent Preliminary Plan, consistent with the 1997 Plan, was approved by the MCPC on April 4, 2007 A new Preliminary Plan, (The 2007 Plan had expired.) for Phase 2 showing 12 sublots was approved in July of 2013.

Site Conditions: The site is slightly rolling with steeper slopes at the southern end of the site. A small stream flows through sublots 27 and 28 at the south end of the property. A 50' riparian easement is indicated, 25' on each side of the stream. Also, there is wooded area on the southern portion of sublots 27-30.

Access: Access to Phase 2 is through Phase 1, which accesses Fixler Road by way of Colonial Hills Drive and Beacon Hills Drive, both are public streets with 60 foot rights-of-way. Beacon Hill Drive stubs into undeveloped land to the west with a temporary T-turn-around and a 10' reservation strip.

Agency Comments: (As of 4/28/15) *Italicized text* indicates quotations from submitting agency comments.

Medina County Highway Engineer, Andy Conrad, 4/28/2015. *Conditional Approval. A temporary cul-de-sac would be required instead of the T-type turnaround shown.*

Medina County Health Department, Christine Fienga, 4/24/2015. *As this subdivision will be serviced by public sewer, this office has no further comment.*

Ohio Dept. of Transportation, Jared Feller, 4/22/15. *Since the Colonial Hills subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Tax Maps, Beth Mika, 4/9/2015. *Conditional Approval.*

1. *Tax Maps currently shows 27.3753 acreage in subject parcel.*
2. *Remove parcel numbers on final plat.*
3. *Submit final plat to Tax Maps for review before obtaining signatures.*

Medina County Sanitary Engineer, Jeremy Sinko, 4/8/2015. *Conditional Approval. Detailed engineering plans at the time of construction must meet the current rules and regulations*

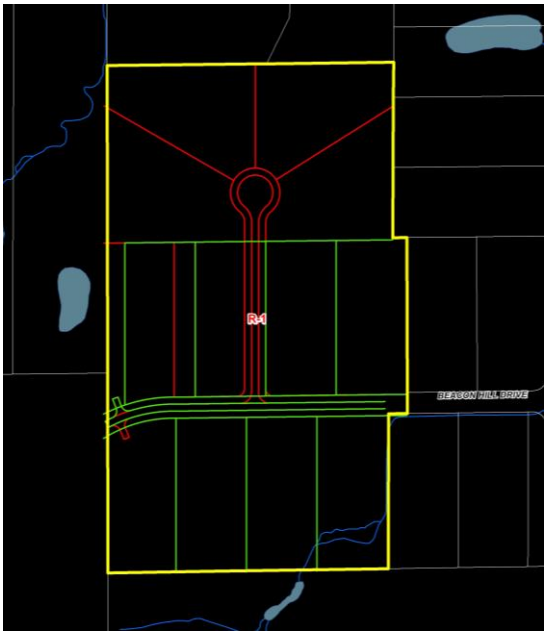
Medina County Soil and Water Conservation District, Jim Dieter, 4/9/2015. *No additional comments since 2007.*

Columbia Gas Transmission, Russ Johnson, 4/8/2015. *Approved. Colonial Pipeline does not have any facilities in the proposed area.*

Staff Comments:

1. The proposed subdivision is currently zoned R-1. The R-1 regulations require a 2-acre minimum lot with 200' of frontage and a 90' front setback from the right-of-way line.

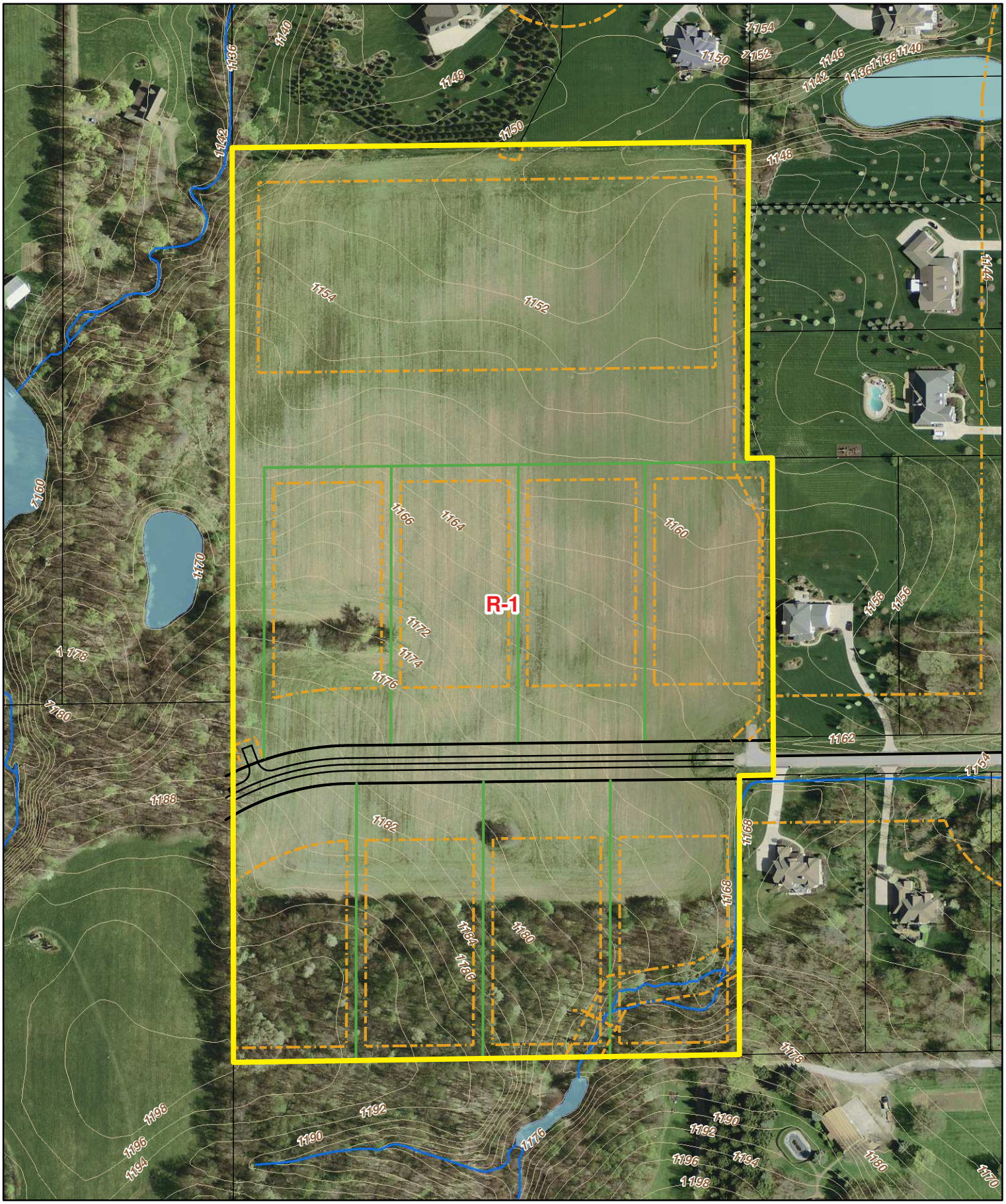
2. The proposed Preliminary Plan amends the area north of Beacon Hill Drive from eight (8) sublots off a cul-de-sac to five (5) sublots, four (4) along Beacon Hill Drive averaging between 2.0 and 2.1 acres and one back lot of 10.1 acres.
3. A copy of the letter directed to the US Army Corps of Engineers (USACE) regarding the potential impact on jurisdictional wetlands and notifying the Corps that this development is proceeding, must be submitted to the Department of Planning Services.
4. A temporary cul-de-sac will be required at the western end of Beacon Hill Dr. along with a 10' reservation strip.
5. Revise acreage figure per Tax Maps comment.
6. The Homeowner's Association documents have been reviewed and approved by Prosecutor's Office and the Township.



Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Colonial Hills Subdivision Phase 2, subject to the following:

1. Submit USACE letter.
2. Provide a temporary cul-de-sac and 10' reservation strip at the western end of Beacon Hill Drive.
3. Revise acreage figure.

R:\arcview\wp_planning\major_subdivisions\2015\Colonial Hills Phase 2\working_docs\Colonial_Hills, Phase 2_Prel_Plan_026-2015.doc



Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Colonial Hills, PH 2
Preliminary Plan
App. 026-2015-PP
Sharon Township

Meeting Date: 5/6/2015
Zoning: R-1 Residential
Acreage: 27.4264
Sublots: 9

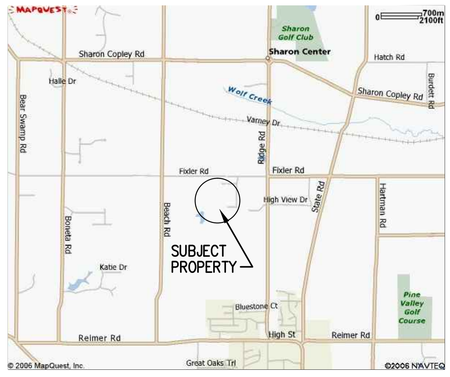
1:2,400
0 25 50 100 150 200
Feet

COLONIAL HILLS
RESIDENTIAL DEVELOPMENT
PHASE 2
SHARON TWP., OHIO

PRELIMINARY PLANS

INDEX OF SHEETS

TITLE	SHEET No.
TITLE SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
PRELIMINARY SITE PLAN	C-3
PRELIMINARY ROADWAY PROFILES	C-4
PRELIMINARY GRADING & SWPPP PLAN	C-5



VICINITY MAP

NOTES

THERE ARE NO SPRINGS, WETLANDS, STREAMS, LAKES, ETC. ON OR WITHIN 200' OF SITE, OTHER THAN THOSE SHOWN ON THIS DRAWING.

PROPOSED 20' WIDE ASPHALT PAVEMENT

SANITARY SEWER EACH SITE.

EXISTING GAS LINES ARE ALONG THE WESTERLY & SOUTHERLY PROPERTY LINES.

ZONING DISTRICT IS R-1.

MINIMUM LOT ACREAGE IS 2.0 ACRES NOT INCLUDING RIGHT OF WAY.

MINIMUM FRONTAGE IS 200'.

MINIMUM FRONTAGE ON LOT 35 IS 60'.

MINIMUM LOT WIDTH IS 200' @ PROPOSED HOUSE LOCATION.

MINIMUM FRONT YARD IS 90', LOT 35 IS 150'.

MINIMUM REAR IS 25', LOT 35 IS 50'.

SIDE YARD IS 15', LOT 35 IS 50'.

MAXIMUM BUILDING HEIGHT IS 35'.

THIS PARCEL LIES WITHIN ZONE "C" AS DEFINED BY FEMA MAP 390378-0085-B; EFFECTIVE DATE OF AUGUST 15, 1983.

THERE ARE NO EXISTING OIL OR GAS WELLS & TANKS UPON THIS PARCEL.

PRELIMINARY PLAN FOR
8 NEW LOTS 2-2.5 ACRES
1 NEW LOT 10.1 ACRES
COLONIAL HILLS PHASE 2
SHARON TOWNSHIP LOT 65
MEDINA COUNTY, OHIO

DEVELOPER / PROPERTY OWNER

COLONIAL HILLS PROPERTIES LLC.
CONTACT: TED McVAY
P.O. BOX 631
WADSWORTH, OH. 44281
330-334-1830

SUBJECT PARCEL

033-12C-24-001 27.4284 ACRES

SEAL

STATE OF OHIO
ROBERT L. CASH E-61289 REGISTERED
PROFESSIONAL ENGINEER

04/06/2015
ROBERT L. CASH DATE

PREPARED BY:

RMCN GROUP, LLC
1079 Green Valley Drive, Akron, Oh 44319 (330) 606-0623

REVISIONS	DATE
2015 RE-SUBMITTAL	03/06/15
2013 RE-SUBMITTAL	06/05/13
ORIGINAL SUBMITTAL	03/09/07

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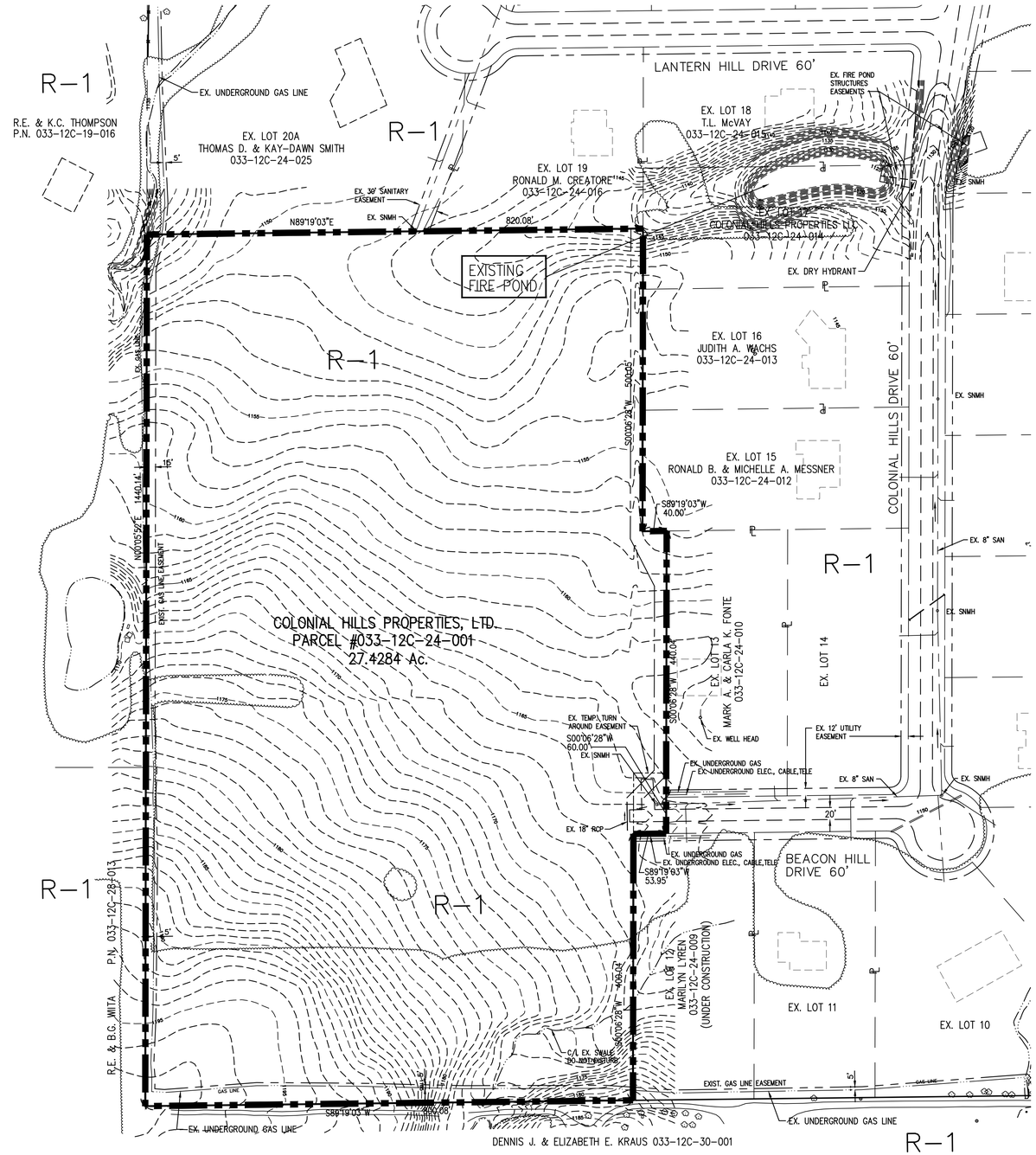
PROJECT
COLONIAL HILLS SUBDIVISION PHASE 2
RESIDENTIAL DEVELOPMENT
SHARON TOWNSHIP, OHIO

DRAWING
TITLE SHEET

PROJECT NO.
06100

SHEET NO.
C-1



N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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SEAL
STATE OF OHIO
ROBERT L. CASH
E-61289
REGISTERED
PROFESSIONAL ENGINEER

ROBERT L. CASH — 04/06/2015 DATE

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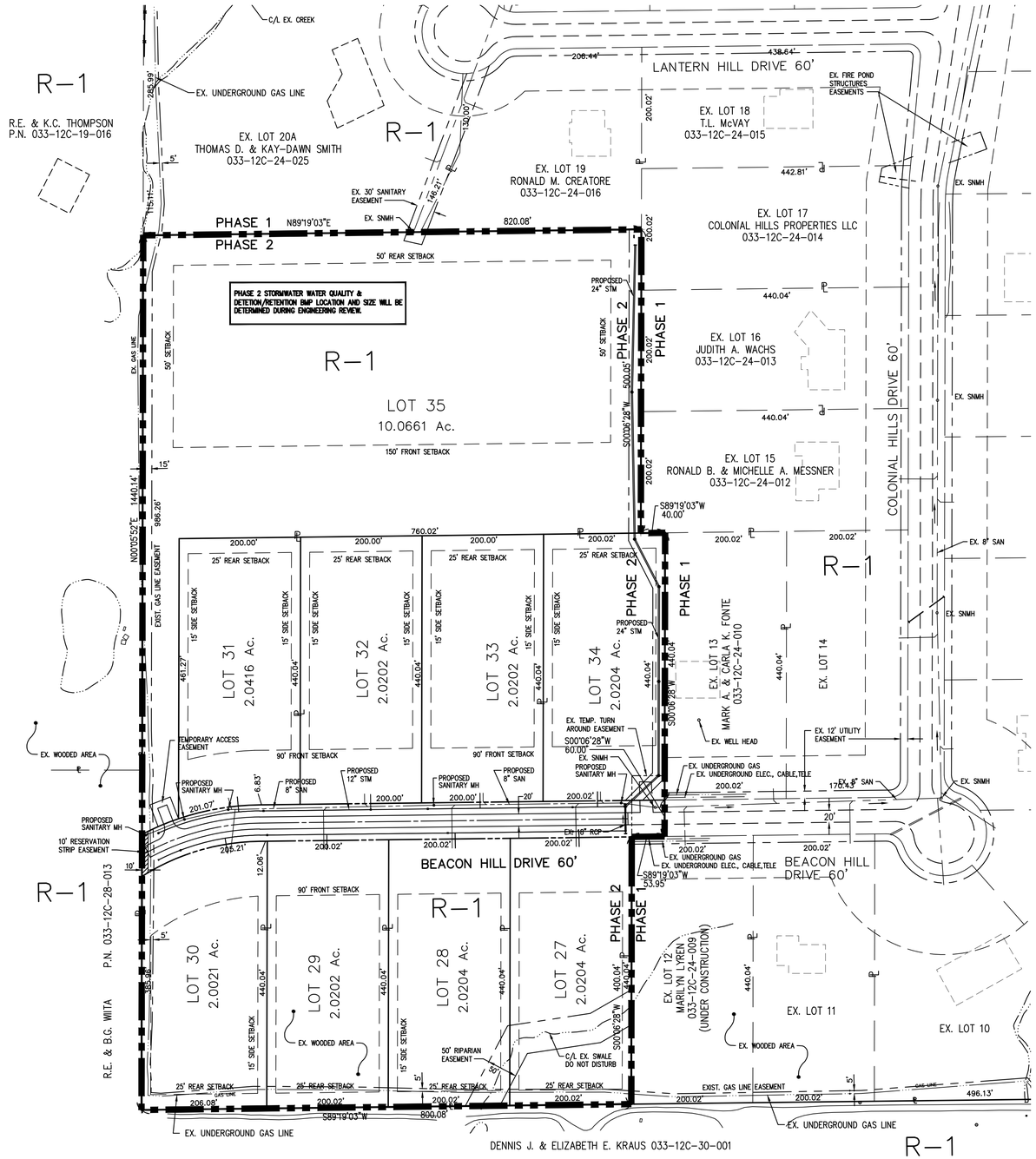
PROJECT
COLONIAL HILLS SUBDIVISION PHASE 2
RESIDENTIAL DEVELOPMENT
SHARON TOWNSHIP, OHIO

DRAWING
EXISTING CONDITIONS PLAN

PROJECT NO.
06100

SHEET NO.
C-2



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PROPOSED LOT DATA

NUMBER OF LOTS = 9
AREA IN SUBDIVISION = 27.4284 Ac.
AREA IN LOTS = 26.2308 Ac.
AREA IN R/W = 1.1976 Ac.

SEAL

STATE OF OHIO
ROBERT L. CASH
E-61289
REGISTERED PROFESSIONAL ENGINEER

ROBERT L. CASH 04/06/2015
DATE

PREPARED BY:

RMCN GROUP, LLC
1079 Green Valley Drive, Akron, Oh 44319 (330) 606-0623

REVISIONS	DATE
2015 RE-SUBMITTAL	04/06/15
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ORIGINAL SUBMITTAL	01/19/07

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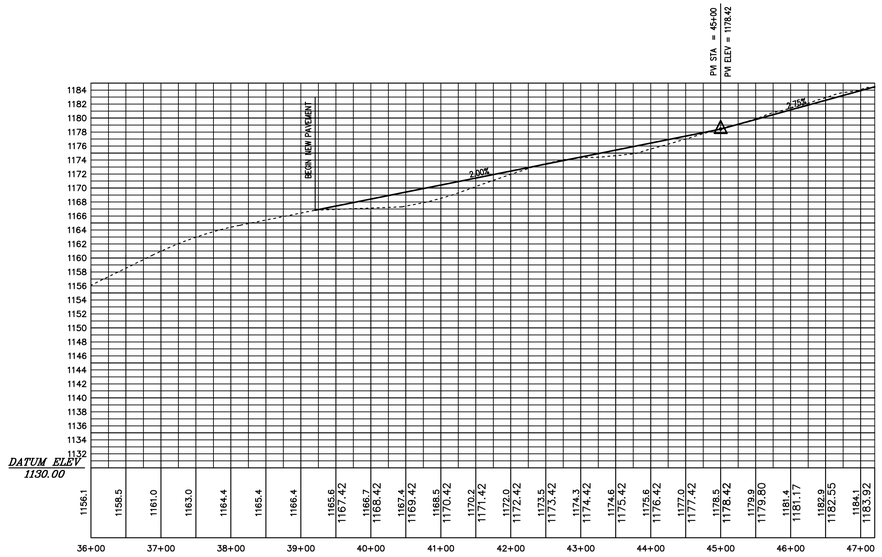
PROJECT
COLONIAL HILLS SUBDIVISION PHASE 2
RESIDENTIAL DEVELOPMENT
SHARON TOWNSHIP, OHIO

DRAWING
PRELIMINARY SITE PLAN

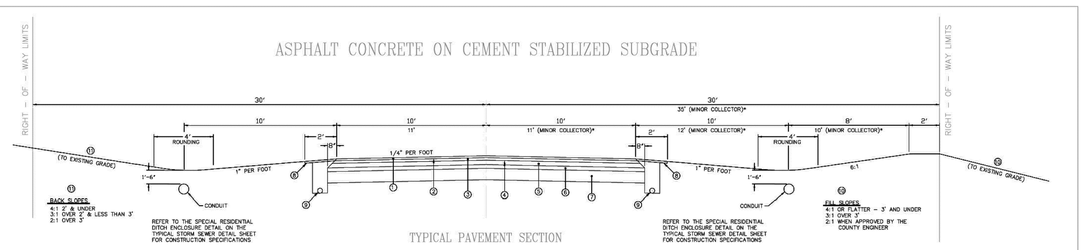
PROJECT NO.
06100

SHEET NO.
C-3



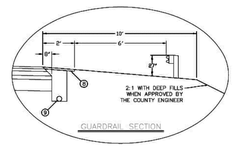
BEACON HILL DRIVE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=10'



TYPICAL PAVEMENT SECTION

No.	MATERIAL
1	1.5" ITEM 448 ASPHALT CONCRETE SURFACE COURSE, TYPE I, (SECOND YEAR).
2	ITEM 407 TACK COAT APPLIED AT 0.1 GALLONS PER SQUARE YARD.
3	2" ITEM 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (FIRST YEAR).
4	ITEM 407 TACK COAT APPLIED AT 0.1 GALLONS PER SQUARE YARD, OR AS DIRECTED BY THE MEDINA COUNTY ENGINEER.
5	3.5" (6"-PRINCIPAL COLLECTOR) ITEM 301 BITUMINOUS AGGREGATE BASE MATERIAL.
6	3" - No. 304 COMPACTED LIMESTONE AGGREGATE BASE
7	9" CEMENT STABILIZED SUBGRADE (SEE SUPPLEMENTAL SPECIFICATIONS) (NOTE: DEPTH TO BE INCREASED AS DIRECTED BY ENGINEER BASED ON INITIAL PROOFROLL)
8	No. 411 LIMESTONE BERM, 2 FEET WIDE, THICKNESS VARIABLE. TO BE INSTALLED AFTER SECOND YEAR PAVING IS COMPLETED.
NOTE:	AT THE END OF THE TWO YEAR MAINTENANCE PERIOD AN ADDITIONAL LEVELING BERM OF No. 411 LIMESTONE, TWO FEET WIDE, SHALL BE INSTALLED AS NECESSARY TO REESTABLISH A TYPICAL CROSS-SECTION.
9	PERFORATED 4" UNDERDRAIN (SEE UNDERDRAIN NOTE).



GUARDRAIL SECTION

MEDIUM TRAFFIC ASPHALT CONCRETE

MATERIALS - PLANT MIXES:

A. AGGREGATES:

ALL AGGREGATES USED IN ITEM 448 SURFACE AND ITEM 448 INTERMEDIATE COURSE MIXES SHALL BE CRUSHED LIMESTONE MEETING THE REQUIREMENTS OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) ITEM 703 SPECIFICATIONS. THE USE OF RECLAIMED MATERIALS IS PROHIBITED IN ANY ITEM 448 OR ITEM 448 PLANT MIX. AGGREGATES FOR ITEM 301 BITUMINOUS BASE MIX CAN BE EITHER LIMESTONE OR GRAVEL MEETING SPECIFICATIONS OF ODOT ITEMS 301 AND 703. USE OF UP TO 20% RECLAIMED MATERIALS IN AN ITEM 301 MIX WILL BE ACCEPTABLE.

B. BITUMINOUS MATERIAL SHALL BE PG64-22 FOR ALL MIXES.

C. ASPHALT CONCRETE:

ALL REQUIREMENTS IN SECTION 400 OF THE "OHIO DOT CONSTRUCTION AND MATERIALS SPECIFICATIONS" SHALL APPLY TO MIXING, HAULING, SPREADING, COMPACTING AND TEMPERATURE LIMITATIONS OF ASPHALT CONCRETE, UNLESS OTHERWISE NOTED BY MEDINA COUNTY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

D. MIX DESIGNS - TESTING:

AT LEAST TWO (2) WEEKS PRIOR TO MATERIAL PRODUCTION, THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA (JMF) FOR EACH TYPE OF MIX TO BE USED. ALL MIXES SHALL BE DESIGNED FROM PROVEN AND ACCEPTED DESIGNS COMPLYING WITH M.C.E. CRITERIA NOTED ABOVE. NO PAVEMENTS SHALL BE PLACED WITHOUT A MIX DESIGN APPROVAL BY THE MEDINA COUNTY ENGINEERS. DURING PAVING OPERATIONS, TWO (2) MATERIAL SAMPLES (PER MIX TYPE) PER DAY WILL BE OBTAINED AND SENT TO AN AUTHORIZED LABORATORY FOR EXTRACTION/GRADATION TESTING. BITUMEN DEVIATION RANGE IS ±0.35 AS PER ODOT ITEM 441. PAVEMENT ACCEPTANCE WILL BE BASED ON TEST RESULTS COMPARED TO MIX DESIGN SPECIFICATIONS.

E. TACK COAT:

MATERIAL SHALL MEET APPLICABLE REQUIREMENTS OF ODOT ITEMS 407 AND 702 SPECIFICATIONS AND BE APPLIED AT 0.1 GALLONS PER SQUARE YARD IN BETWEEN PAVING LIFTS OR WHEN DIRECTED BY THE MEDINA COUNTY ENGINEER.

F. LIMESTONE AGGREGATE BASE:

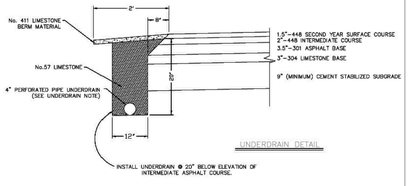
CONTRACTOR SHALL INSTALL A THREE (3) INCH THICK COMPACTED NO. 304 LIMESTONE AGGREGATE BASE UNDER ALL PROPOSED PAVEMENT AREAS. BASE SHALL BE IN ACCORDANCE WITH ODOT ITEMS 304 AND 703.04 SPECIFICATIONS. YIELD SHOULD BE 4,000 LBS. PER CUBIC YARD.

UNDERDRAINS:

PIPE UNDERDRAINS SHALL BE INSTALLED ALONG ALL PAVEMENT EDGES. DRAINS SHALL OUTLET IN TOG-TOO MANHOLES (PHOENIX) AND SHALL CONNECT TO CULVERTS, MANHOLES, AND CATCH BASINS WITH A 6" CORE. IF STRUCTURES ARE MORE THAN 500 FOOT APART, THE DRAINS SHOULD OUTLET TO THE ROADSIDE DITCH OR DRAINAGE CHANNEL AS DIRECTED BY THE ENGINEER. UNDERDRAINS SHALL BE CONSTRUCTED USING PERFORATED 4" CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE (PER O.D.O.T. ITEM 707.33). BACKFILL MATERIAL SHALL BE No. 57 LIMESTONE.

MONUMENT PINS:

WHERE INDICATED ON THE PLANS, CONTRACTOR SHALL PROVIDE FOR MONUMENTATION OF THE RIGHT-OF-WAY CENTERLINE. THREE (3) INCH DIAMETER CORE HOLES SHOULD BE MADE THROUGH THE COMPLETED ASPHALT PAVEMENT. SURVEYORS SHOULD THEN SET 3/4" DIAMETER BY 30" LONG IRON PINS. HOLES SHOULD THEN BE FILLED FLUSH WITH SURFACE OF STREET TO THE FULL DEPTH OF PAVEMENT WITH NON-SHRINK GROUT. WHERE APPLICABLE, DURING THE SECOND YEAR SURFACE COURSE IS PLACED THE CONTRACTOR SHALL INSTALL MONUMENT BOX CASTING EJIW #2965 OR APPROVED EQUAL.



UNDERDRAIN DETAIL

NOTICE TO ALL
MEDINA COUNTY ENGINEER
MICHAEL V. KRAUS, P.E., P.S.

MEDINA COUNTY ENGINEERING CENTER
741 W. SMITH ROAD
P.O. BOX 989
MEDINA, OHIO 44256-0858
PH. (330) 723-9591

ENGINEERS

PROJECT

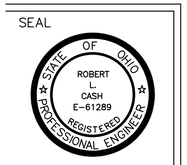
TYPICAL PAVEMENT SECTION
SPECIAL RESIDENTIAL

THE DESIGN ENGINEER MADE EVERY EFFORT TO DESIGNATE IS ATTAINED TO THIS SET OF PLANS AND THE ENGINEER'S SEAL AND SIGNATURE ON THIS SHEET SHALL APPLY ONLY TO THIS SHEET AND NOT BEEN ACCEPTED PRIOR TO FINANCIAL FORM UNLESS OTHERWISE APPROVED BY THE MEDINA COUNTY ENGINEER'S OFFICE.

PROJECT No.	-
DRAWN BY:	S.WARK
CHECKED BY:	R.STERCHECK
COMPUTER FILE No.	M:\SUBDIV\conc_middlerd_mph_special.dwg
FIELD BOOK No.	-
DATE:	SEPT 2004
ORIGINAL SCALE:	AS NOTED
REVISION SCALE:	AS NOTED
SHEET	FINAL

NO.	DATE	DESCRIPTION	REVIEW BY	
1		301 BASE - 8 RECYCLED MATERIAL	D.E.	9"

SEAL



04/06/2015
ROBERT L. CASH, P.E. NO. E-61289 DATE

PREPARED BY:

RMCN GROUP, LLC
1079 Green Valley Drive, Akron, Oh 44319 (330) 606-0623

REVISIONS	DATE
2015 RE-SUBMITTAL	04/06/15
2013 RE-SUBMITTAL	06/05/13
ORIGINAL SUBMITTAL	03/09/07

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PROJECT
COLONIAL HILLS SUBDIVISION PHASE 2
RESIDENTIAL DEVELOPMENT
SHARON TOWNSHIP, OHIO

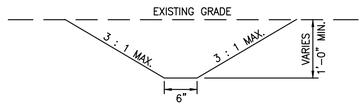
DRAWING
PRELIMINARY ROADWAY PROFILES

PROJECT NO.
06100

SHEET NO.
C-4

LEGEND

- 700 = EXISTING CONTOURS
- 700 = PROPOSED CONTOURS
- = SILT FENCE
- = PROPOSED INLET PROTECTION
- = PROPOSED STORM SEWER
- = LIMITS OF DISTURBANCE



SWALE TYPICAL SECTION A-A
N.T.S

GRADING NOTES

1. THE BOLD PROPOSED CONTOURS AND SHOWN ARE FINISHED GRADE IN PAVED AREAS AND IN LAWN AREAS. CONTOURS ARE IN ONE (1) FOOT INCREMENTS.
2. LIGHT, DASHED CONTOURS ARE EXISTING GRADE AND ARE IN ONE (1) FOOT INCREMENTS.
3. GRADES SHALL BE STRAIGHT LINE BETWEEN POINT ELEVATIONS AND CONTOURS SHOWN.
4. ALL EMBANKMENT UNDER PAVEMENTS AND STRUCTURES SHALL BE COMPACTED WITH SELECT SITE MATERIAL PER ODOT SPEC. 203.
5. ALL AREAS AFFECTED BE SITE WORK, EXCLUDING PAVED AND STRUCTURE AREAS, SHALL BE SEEDED AND MULCHED PER ODOT SPEC. 659.
6. CONTRACTOR SHALL STRIP ANY TOPSOIL AND STOCKPILE PRIOR TO SITE GRADING OPERATION. CONTRACTOR SHALL PLACE STOCKPILED TOPSOIL TO A THICKNESS OF SIX (6) INCHES PER ODOT SPEC. 653 IN ALL NON-PAVING AND BUILDING AREAS.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED PER ODOT ITEM 667 SEEDING AND JUTE MATTING.

CONSTRUCTION SEQUENCE

GENERAL CONSTRUCTION ACTIVITIES:
RESIDENTIAL DEVELOPMENT
GENERAL CONSTRUCTION SEQUENCE:

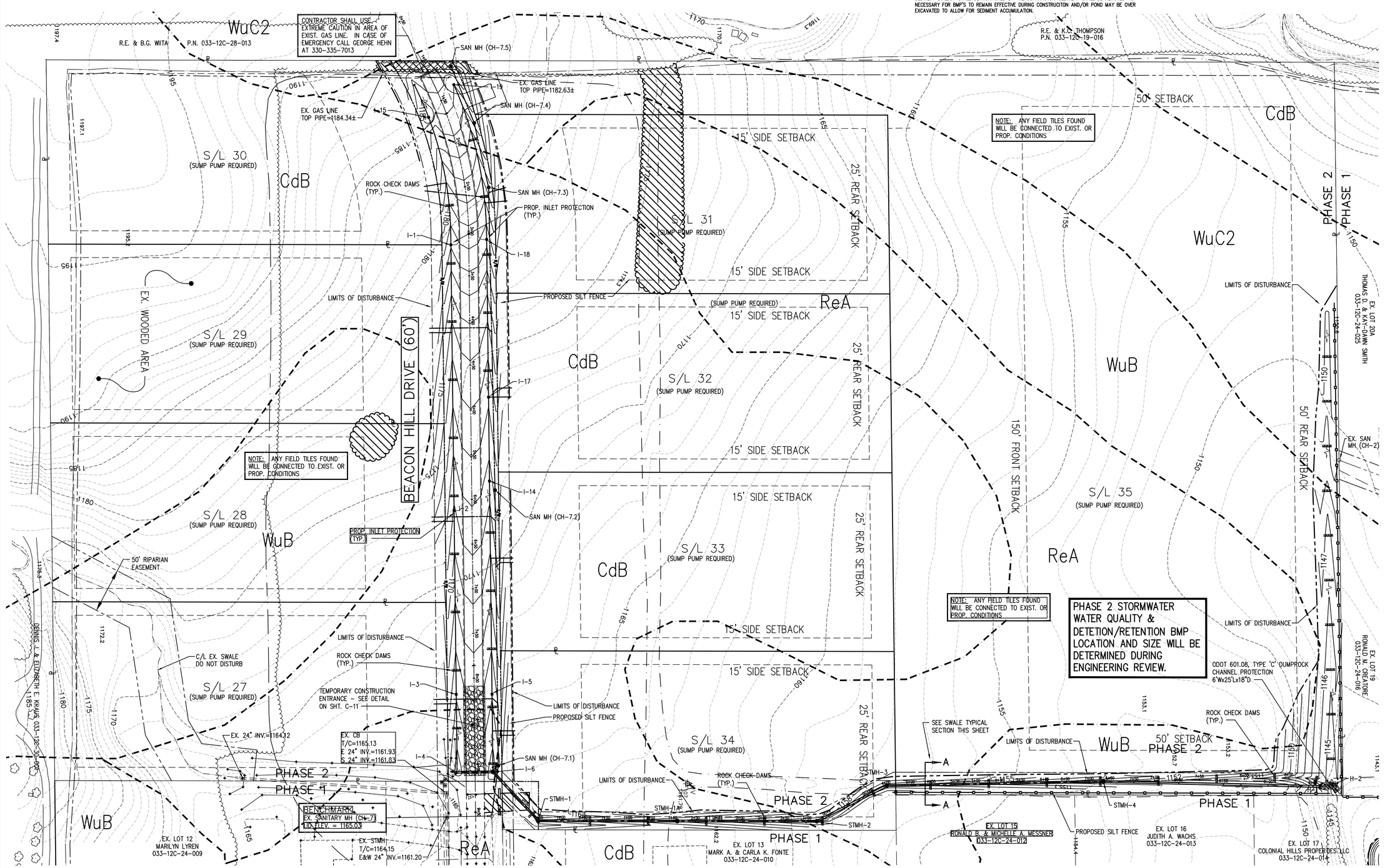
1. INSTALLATION OF THE TEMPORARY CONSTRUCTION ENTRANCE.
2. THE PROJECT SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
3. INSTALL SILT FENCING, CHECK DAMS & TEMPORARY RISER PIPE IN FIRE POND.
4. PERFORM MASS GRADING OPERATIONS.
5. FERTILIZE, SEED & MULCH ALL DISTURBED AREA WHERE GRADING HAS BEEN PERFORMED WHICH WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.
6. INSTALL UTILITIES PER APPROVED CIVIL PLANS.
7. STABILIZE ALL REMAINING DISTURBED AREAS PER TEMPORARY SEEDING SPECS.
8. SILT FENCING MAY BE REMOVED ONCE UPLAND AREAS ARE SUFFICIENTLY STABILIZED WITH VEGITATIVE GROWTH.
9. OTHER DAMS MAY BE REMOVED ONCE SWALES ARE SUFFICIENTLY STABILIZED.
10. OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD(S) NOTED ON THE PLAN.
11. SEDIMENT BUILDUP SHALL BE MONITORED BY THE CONTRACTOR. SEDIMENT SHALL BE REMOVED AS NECESSARY FOR BMP'S TO REMAIN EFFECTIVE DURING CONSTRUCITON AND/OR POND MAY BE OVER EXCAVATED TO ALLOW FOR SEDIMENT ACCUMULATION.

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SEAL

STATE OF OHIO
ROBERT L. CASH E-61289 REGISTERED PROFESSIONAL ENGINEER

4/6/15
ROBERT L. CASH DATE

PREPARED BY:

RMCN GROUP, LLC
1079 Green Valley Drive, Akron, Oh 44319 (330) 606-0623

REVISIONS | DATE
2015 RE-SUBMITTAL | 04/06/15

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PROJECT
COLONIAL HILLS SUBDIVISION PHASE 2
RESIDENTIAL DEVELOPMENT
SHARON TOWNSHIP, OHIO

DRAWING
GRADING & S.W.P.P. PLAN

PROJECT NO.
06100

SHEET NO.
C-5

MCSE PROJ. # S-900/00-16.2A