Preliminary Plan

Meadows at Pine Valley

Wadsworth Township

Meeting:	December 6, 2017	**Site Area:**	82.3 acres
App. No.:	101-2017-PP	**Sublots:**	25
Applicant:	Michael and Lisa Reynolds	**Zoning:**	R-R Rural Residential District
Owners:	MLR Properties	**Utilities:**	Water wells and on-site septic sewer
Engineer:	Wellert Corporation	**School Dist.:**	Wadsworth City
Parcel Nos.:	038-17B-08-004	**Reviewer:**	Susan Hirsch

EXECUTIVE SUMMARY

The site is located on the north side of Reimer Road east of Hartman Road (see location map). The proposal includes 25 sublots served by on-site water wells and septic systems, located on existing public streets.

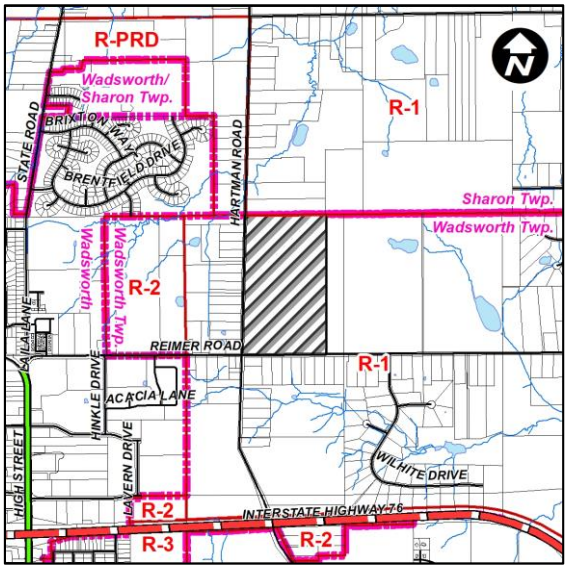
Recommendation: **APPROVAL WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential District in Sharon Twp.	Single-family residence along Hartman Road/Agriculture
East	R-R Rural Residential District	Golf course
South	R-R Rural Residential District (Pineview Estates No. 1)	Single-family residences along Reimer Road
West	R-R Rural Residential District (Pine Crest Subdivision)	Single-family residences along Hartman Road

Proposal: The applicant proposes the following on the 82.1258 acre site:

- 25 sublots, ranging in size from 2.0 to 13.2524 acres.
  - 15 sublots fronting on Hartman Road
  - 4 sublots fronting on Reimer Road
  - 6 back-lots; three with access to Hartman Road and three with access to Reimer Road.
- On-site water wells and septic systems.
- All the sublots front on/access existing public streets.



Access: Access to the site is from two existing public streets, Reimer Road with a 70 foot right-of-way and Hartman Road with a 60 foot right-of-way.

Background: The Concept Plan for Meadows at Pine Valley Subdivision was held October 18, 2017. The Concept Plan indicted 24 sublots and one Block. Enclosed ditches along Reimer Road and Hartman Road was discussed along with additional right-of-way for both roads,

Site Conditions: The site is currently being used for agricultural purposes. There are no structures on the site. The site is gently rolling. A drainage way is indicated traversing the center of the subject property southwest to northeast.

There are three plugged oil/gas wells indicated on the site.

Zoning: The subject property is zoned R-R Rural Residential District. The Wadsworth Township Zoning Resolution indicates that the purpose of the district is to provide and permit low density, large lot, residential development based on services available at locations throughout the township.

The R-R District permits single-family residential dwellings, two-family residential dwellings, and rear lot development. Area regulations for the R-R District are as follows:

- Minimum Lot Area:
  - Single-family dwelling – 2.0 acres
- Minimum Lot Frontage – 200 feet[1]
- Minimum Lot Width at Minimum Building Setback Line:
  - Single-family dwelling – 200 feet
- Maximum Lot Depth – four times the lot width at minimum building setback line
- Minimum Front Yard Depth – 100 feet
- Minimum Rear Yard depth – 75 feet
- Minimum Side Yard Width – 25 feet

Comprehensive Plan: The proposed subdivision is consistent with the 2007 Wadsworth Township Comprehensive Plan Update. The Future Land Use map, Map 5, recommends the subject site for low density residential development with a maximum density of two dwelling units per acre.

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

Soil and Water Conservation District, Jim Deiter, 10/11/2017. (Comments from the Concept Plan)

- *The Meadows at Pine Valley will be serviced by private well water and on lot septic systems. Ground water wells in this area can yields 5 to 25 gallons a minute. This is typically enough water for a private residence. Most of the wells in the area are 100 to 150 ft. deep into shale. Water quality is unknown. A cistern would be an alternative for a well.*

[1] Applicant has received variances to permit 150' frontage on Hartman Road and 175' frontage on Reimer Road.

- *The County Health Department regulation will need to be followed for septic system setbacks from water wells.*
- *There is not a significant potential for contaminating ground water resources in this area. However, this does not mean ground water contamination is not possible and it certainly does not alleviate the developer or future landowners of any responsibility they may have with the contamination of underlying ground water resources.*
- *No jurisdictional wetlands are indicated on the National Wetland Inventor Maps. However, it is recommended the owner or developer hires a private consultant in order to make the determination regarding the existence or non-existence of jurisdictional wetlands on the property.*
- *A natural waterway crosses Lots 7 thru 18, 3 and 1. Surface water drainage patterns must be maintained. It is likely a subsurface tile exist in this drainage swale.*
- *Drainage swale/grassed waterway that flows across lots 22 -25 needs to maintain its width and depth. If the waterway is constricted (narrowed) channelization may occur, impacting downstream neighbors.*
- *The proposed house locations on lots 23 and 24*[2] *should be relocated away from the drainage swale.*
- *When a driveway culvert is installed for lot 2 the outlet of the culvert will channel the flow onto the neighbor to the north. This will cause gully erosion on the north property.*
- *Subsurface drain tile exist on this site. Drainage tile need to be maintained and repaired if damaged during construction. The existing drain tile should not be used as on outlet for the house roof water.*
- *The primary soil types are Canfield Silt Loam.. This soil has a seasonal high water table and is slow to drain. When the site is cleared, erosion control practices must be in place.*
- *Homes with basements will need to plan for seasonal high water table. Footer tile will be required to maintain basement stability.*

Tax Map Department, Beth Mika, 11/29/2017. ***APPROVED***

1. *Names and Document Numbers for adjoining property owners that are on the opposite side of the road are not required by Tax Maps for the final plat.*
2. *'Meadows at Pine Valley Subdivision' has been previously reserved.*
3. *This is a cursory review, it is recommended that you submit to Tax Maps for a final review.*
4. *Subject to Medina County Engineer Land Conveyance Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Sanitary Engineer, Jeremy Sinko, 11/16/2017. *We do not have any sanitary sewer utilities in this proposed subdivision.*

TransCanada Land, Russ Johnson**,** 11/14/2017. ***APPROVED***

[2] Sublots 23 and 24 on the Concept Plan are Sublots 2 and 3 on the Preliminary Plan.

Highway Engineer, Matt Martin, 11/22/2017. ***CONDITIONAL APPROVAL***
Additional comments may be forthcoming in regards to the storm water management (culvert sizings, pre/post comparison & water quality criteria) when calculations are submitted for review.

Wadsworth Township, Frank Maimone - Zoning Commission, 11/29/2017. *Wadsworth Township Trustees and Zoning Commission reviewed 11-20-17 --- no concerns with Preliminary Plat for Meadows at Pine Valley Subdivision. Recommendation – close in the drainage ditch with pipe along Hartman Road.*

Health Department, Steve Mazak**,** 11/15/2017. *The developers of the proposed Woodhaven Preserve Subdivision will need to conduct both a Soil Evaluation and a Site Evaluation for each of the 24 lots in the proposed subdivision before our office can comment further. The availability of soils with a minimum depth of 6" to perched seasonal water, and 18" to other limiting condition other than perched water, will dictate whether or not the proposed lots will be capable of supporting some type of non-discharging sewage system. The developers should first consult with a licensed soil scientist to evaluate each lot for suitability. I have attached a list of local soil scientists for the developers' convenience. Once all soil inspections and reports have been completed, the developers can then schedule individual Site Evaluations with our office.*

Ohio Department of Transportation (ODOT), Jared Feller**,** 11/15/2017. *Since The Meadows at Pine Valley subdivision does not have direct access to a state highway, ODOT has no objections.*

Wadsworth Township Zoning Inspector, Dennis Banfield, 10/3/2017. *On September 18, 2017 zoning appeals granted variances for lot frontage lots on Hartman Road – 150 foot of frontage, rear lots 40 feet, and on Reimer Road 175 foot frontage and 40 foot rear lots. Other than that, Okay.*

Staff Comments:

1. The Preliminary Plan indicates three plugged gas/oil wells on the site. Wadsworth Township does not require a buffer from plugged wells.
2. The Preliminary Plan does not indicate wetlands on the site. A letter to the EPA has been submitted with the Preliminary Plan that states that a formal wetland and stream delineation and/or permitting are not necessary for the project.
3. The Medina County Subdivision Regulations § 404(C)(2)c.18 requires that the developer shall contact in writing the applicable U.S. Army Corp of Engineers (USACE) District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. ***Submit USACE correspondence.***
4. The developer shall also submit a copy of the Developers Notice of Intent (NOI) to obtain an Ohio Environmental Protection Agency (OEPA) stormwater management permit…. § 404(C)(2)d.7. ***Provide a copy of the OEPA NOI if applicable.***
5. Draft Homeowners Association documents have been submitted and forwarded to the Township and the Prosecutors Office. Final corrected documents must be submitted with the Final Plat.

6. The proposed subdivision is consistent with the Wadsworth Township Zoning Resolution
7. The proposed subdivision is consistent with the Wadsworth Township Comprehensive Plan.
8. Highway Engineer's comments must be addressed at the time of the Final Plat submission.
9. Health Department comments must be addressed at the time of the Final Plat submission.
10. Applicant has received variances from the Wadsworth Township Board of Zoning Appeals for reduced frontage on both Reimer Road and Hartman Road; 150' on Hartman Road, 175 feet on Reimer Road and 40 feet for all rear lots. The applicant has also received variances for lot width at the building line. The requirement is 200 feet and the variances granted are for lot widths of 175 feet and 150 feet.
11. In the Wadsworth Township Zoning Resolution regulations for Rear Lot Development § 306-5 state that driveways longer than 500 feet must provide a passing lane of ten feet for a distance of 50 feet.
12. The Site Data Chart on the cover page still indicates that there are 24 sublots and one Block. This must be corrected to reflect the latest Preliminary Plan submittal.

Staff Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Meadows at Pine Valley subdivision. The modifications are as follows:

1. The above listed required data/information and corrections or additions shall be provided on or with a corrected Preliminary Plan.
2. Address the comments from Wadsworth Township, the Highway Engineer, and the Health Department.
3. Correct the Site Data Chart.

The applicant shall provide all requested documentation and three full size copies of the corrected Preliminary Plan (including a PDF copy of the layout) prior to Final Plat submission.

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PRELIMINARY PLAN

MEADOWS AT PINE VALLEY

CREATING SUBLOTS 1 THRU 25 AND DEDICATING 5 FEET OF RIGHT OF WAY ALONG REIMER AND HARTMAN ROAD FROM A 82.32 DEED ACRE PARCEL AS RECORDED IN O.R. 925, PG 163 IN MEDINA COUNTY RECORDER'S RECORDS. SITUATED IN WADSWORTH TOWNSHIP, COUNTY OF MEDINA, STATE OF OHIO AND KNOWN AS BEING PART OF WADSWORTH TOWNSHIP, TRACT 5, LOT No. 4

VICINITY MAP
NTS

NORTH

Sheet List Table	
Sheet Number	Sheet Title
CS	PRELIMINARY PLAN COVER SHEET
PC2.0	OVERALL PROPOSED CONDITIONS

DEVELOPER/OWNER
MLR PROPERTIES
658 ARCHWOOD DR.
WADSWORTH, OH 44281
(330) 461-6124

ENGINEER OF RECORD
WELLERT CORPORATION
ROBERT WELLERT
5136 BEACH ROAD
MEDINA, OH 44256
(330) 239-2699

NOTE:

A BOUNDARY SURVEY HAS BEEN PERFORMED BY WELLERT CORPORATION ON 10/2017.

SITE DATA CHART		
PROJECT NAME:		MEADOWS AT PINE VALLEY
ADDRESS:		NE CORNER REIMER AND HARTMAN ROADS
CITY/TOWNSHIP:		WADSWORTH TOWNSHIP
COUNTY:		MEDINA
STATE:		OHIO
ZONING REQUIREMENTS		
EXISTING ZONING:		R-1, RESIDENTIAL DISTRICT
PROPOSED ZONING:		R-1, RESIDENTIAL DISTRICT WITH VARIANCES AS APPROVED PER WADSWORTH TOWNSHIP BOARD OF ZONING APPEALS HEARING ON SEPTEMBER 18, 2017
APPROVED VARIANCES INCLUDES THE FOLLOWING:		A. UP TO 16 LOTS ON HARTMAN ROAD WITH FRONTAGE OF 150 FT B. UP TO 5 LOTS ON REIMER ROAD WITH FRONTAGE OF 175 FT C. LOT SIZE IS CALCULATED TO CENTER OF ROADWAY
R-1 RESIDENTIAL DISTRICT REQUIREMENTS		
MINIMUM PERMISSIBLE LOT SIZE:		2.0 ACRES
MINIMUM YARD SETBACKS:		
	REQUIRED FRONT YARD:	100 FEET FROM R/W
	REQUIRED SIDE YARD:	25 FEET
	REQUIRED REAR YARD:	75 FEET
PROJECT CHARACTERISTICS AND AREA SUMMARY		
TOTAL NUMBER OF SUBLOTS		24
TOTAL NUMBER OF BLOCKS – REMAINING PROPERTY		1
TOTAL AREA OF SUBDIVISION		82.1258 Ac.
	AREA IN SUBLOTS	68.87 Ac.
	AREA IN BLOCKS	13.25 Ac.
	AREA IN EXISTING RIGHT OF WAY	2.6879 Ac.
	AREA IN PROPOSED RIGHT OF WAY	3.1319 Ac.
FLOODPLAIN DATA PER FIRM MAPS		
SITE FLOODPLAIN INFORMATION		PROPERTY IS LOCATED ENTIRELY WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AS IDENTIFIED BY FEMA FLOOD PANEL 3915,C0165F EFFECTIVE DATE 4/19/16

NEIGHBORING PARCELS

(SEE PLAT SHEET 2 OF 2 AND SHEET EC1.0)

I.D.	PARCEL NO.	OWNER NAME	SUBDIVISION NAME
E1	03312D31001	COMMERCIAL DEVELOPMENT SERVICES INC	
E2	03312D35003	JOHN W III FORD	
E3	03312D35007	KAUFMAN THOMAS ALAN & DORA KATHERINE	
E4	03817B03001	DAVID A & BETSY R VIRKLER	W. W. MASON SUBDIVISION NO. 1
E5	03817B03002	FRANK D & GAIL L MAIMONE	
E6	03817B03003	STEVE G & MARY LOU ALKYER	
E7	03817B03004	MARILYN S & MARILYN G TOTH	
E8	03817B03005	ANTHONY M & GINA A PAPPAS	
E9	03817B03007	TODD A & DARCI L HOUSER	PINE CREST SUBDIVISION
E10	03817B03008	LARRY J & LAURA A SMITH	PINE CREST SUBDIVISION
E11	03817B03009	DOUGLAS JAMES B & JANE L DOUGLAS	PINE CREST SUBDIVISION
E12	03817B03010	RANDALL M & LORI L WALKER	PINE CREST SUBDIVISION
E13	03817B03011	JEFFREY A POTTER	PINE CREST SUBDIVISION
E14	03817B03012	SHAUN T & REBECCA MERCED MIMA	PINE CREST SUBDIVISION
E15	03817B08005	BRYAN C & JOYCE E LAMP	PINE ESTATES No. 1 SUBDIVISION
E16	03817B08006	HANNAH E CULLMAN	PINE ESTATES No. 1 SUBDIVISION
E17	03817B08007	ROBERT L & BETTY J TAYLOR	PINE ESTATES No. 1 SUBDIVISION
E18	03817B08008	BRUCE A & DONNA K FEW	PINE ESTATES No. 1 SUBDIVISION
E19	03817B08009	EDWARD W & RUTH A CHRZANOWSKI	PINE ESTATES No. 1 SUBDIVISION
E20	03817B08010	ALBERT T & VALERIE R ROLLAND	PINE ESTATES No. 1 SUBDIVISION
E21	03817B08011	JAMES R & JANET D GARDNER	PINE ESTATES No. 1 SUBDIVISION
E22	03817B08019	WILLIAM L BLACKERT & SHAWN M GREEN	
E23	03817B08020	THOMAS L JR & MALINA A ERB	
E24	03817B08030	STEVEN & SHIRLEY WEESE	PINE CREST SUBDIVISION
E25	03817B08031	ROBERT E & JUDITH A COLE	PINE CREST SUBDIVISION
E26	03817B08032	MELINDA E WEESE	PINE CREST SUBDIVISION
E27	03817B08033	JANET A VIERS	PINE CREST SUBDIVISION
E28	03817B08034	THOMAS E & STEPHANIE E MCCAMMON	PINE CREST SUBDIVISION
E29	03817B08035	DAVID & SUNNY KRUZEL	PINE CREST SUBDIVISION
E30	03817B08037	EUGENE R JR NAGY	
E31	03817B08039	SHAWN A & KAREN L BOUSCHER	
E32	03817B09001	COMMERCIAL DEVELOPMENT SERVICES INC	
E33	03817B09019	RICHARD D & SUSAN K DEMIGLIO	PINE ESTATES No. 1 SUBDIVISION
E34	03817B09020	ROBERT GABEL	PINE ESTATES No. 1 SUBDIVISION
E35	03817B08040	JEAN F BOUSCHER	

CLIENT:

MLR PROPERTIES
658 ARCHWOOD DR.
WADSWORTH, OH
44281

CONSULTANT:

Engineers • Planners • Surveyors

Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699 • f:330.239.0272

NO.	DATE	REVISION DESCRIPTION
A	11/06/17	ISSUED TO MCPC FOR PRELIMINARY REVIEW
B	11/15/17	REVISED PLANS PER MCPC COMMENTS AND ISSUED FOR APPROVAL

STATE OF OHIO
ROBERT W. WELLERT
E-56785
REGISTERED PROFESSIONAL ENGINEER

PROJECT TITLE

MEADOWS AT PINE VALLEY SUBDIVISION

SITE ADDRESS:

NE CORNER OF REIMER & HARTMAN ROADS
WADSWORTH, OHIO 44281

SCALE:	NA
DATE:	10/30/2017
DESIGNED BY:	---
DRAWN BY:	JW/ID
CHECKED BY:	RWW
FILE NAME:	170515-CS.dwg
JOB NUMBER:	170515

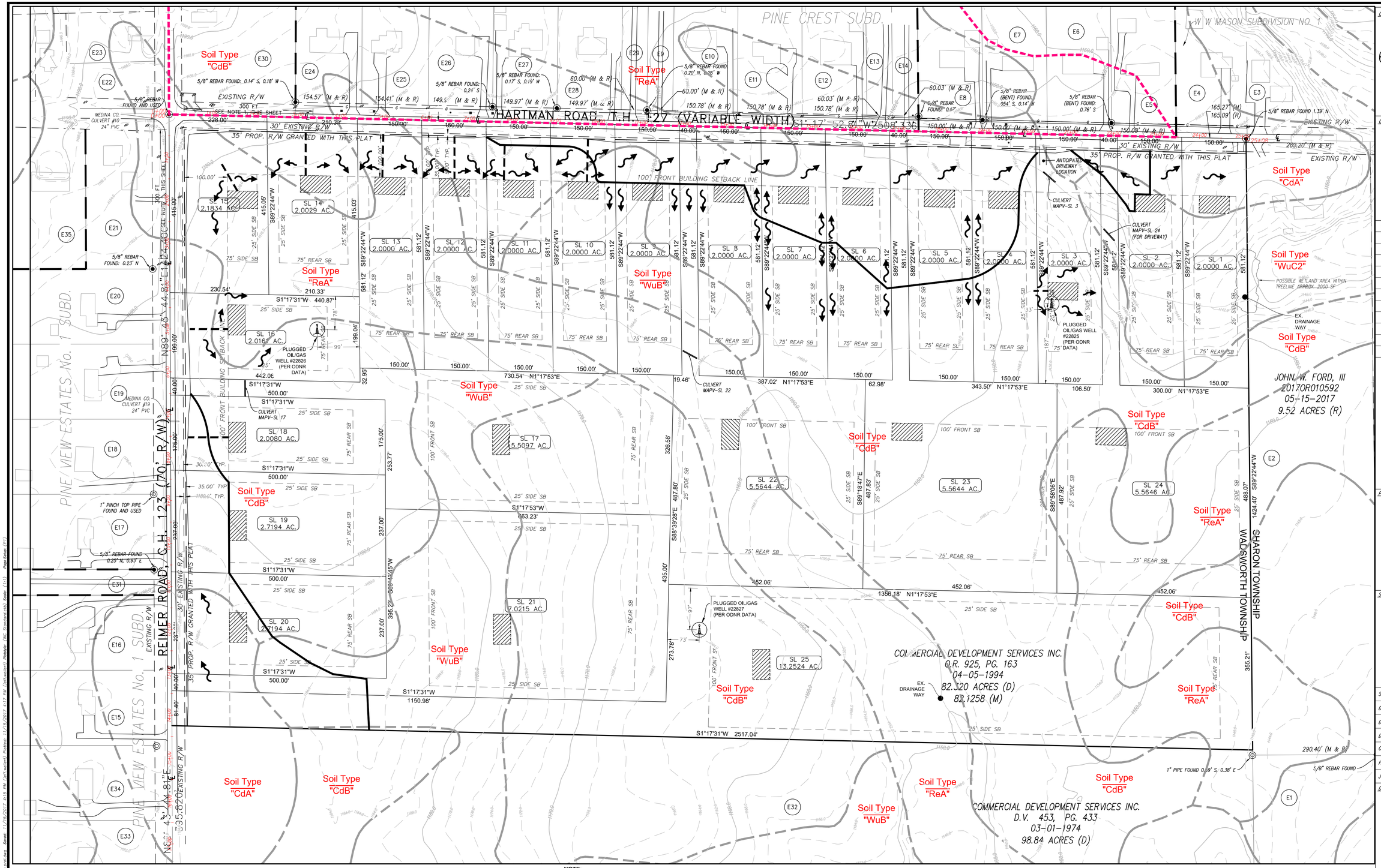
DRAWING TITLE:

COVER SHEET

SHEET NO:

CS

File: S:\Projects\Dwg\170515-CS.dwg Saved: 11/15/2017 4:10 PM (Wellert) Plotted: 11/15/2017 4:16 PM (Wellert) Plotted By: (MCP Shortcircuit) Scale: 1:1 Page Setup: (D)


PINE CREST SUBD.
W W MASON SUBDIVISION NO. 1
HARTMAN ROAD, T.H. 127 (VARIABLE WIDTH)
S1°17'52"W 2508.33'
30' EXISTING R/W
35' PROP. R/W GRANTED WITH THIS PLAT
EXISTING R/W
100' FRONT BUILDING SETBACK LINE
ANTICIPATED DRIVEWAY LOCATION
CULVERT MAPV-SL 3
CULVERT MAPV-SL 24 (FOR DRIVEWAY)
PLUGGED OIL/GAS WELL #22825 (PER ODNR DATA)
EX. DRAINAGE WAY
POSSIBLE WETLAND AREA WITHIN TREELINE APPROX. 2000 SF
MEDINA CO. CULVERT #10 24" PVC
MEDINA CO. CULVERT #19 24" PVC
CULVERT MAPV-SL 17
CULVERT MAPV-SL 22
PLUGGED OIL/GAS WELL #22826 (PER ODNR DATA)
PLUGGED OIL/GAS WELL #22827 (PER ODNR DATA)
1" PINCH TOP PIPE FOUND AND USED
5/8" REBAR FOUND: 0.14' S, 0.18' W
5/8" REBAR FOUND: 0.17' S, 0.19' W
5/8" REBAR FOUND: 0.24' S
5/8" REBAR FOUND: 0.20' N, 0.25' W
5/8" REBAR FOUND: 0.67'
5/8" REBAR (BENT) FOUND: 0.54' S, 0.14' W
5/8" REBAR (BENT) FOUND: 0.76' S
5/8" REBAR FOUND 1.39' N
5/8" REBAR FOUND: 0.23' N
5/8" REBAR FOUND 0.25' N, 0.93' E
1" PIPE FOUND 0.39' S, 0.38' E
5/8" REBAR FOUND
SEE NOTE 1 THIS SHEET
300 FT.
SL 14 2.0029 AC.
SL 15 2.1834 AC.
SL 13 2.0000 AC.
SL 12 2.0000 AC.
SL 11 2.0000 AC.
SL 10 2.0000 AC.
SL 9 2.0000 AC.
SL 8 2.0000 AC.
SL 7 2.0000 AC.
SL 6 2.0000 AC.
SL 5 2.0000 AC.
SL 4 2.0000 AC.
SL 3 2.0000 AC.
SL 2 2.0000 AC.
SL 1 2.0000 AC.
SL 16 2.0161 AC.
SL 17 5.5097 AC.
SL 18 2.0080 AC.
SL 19 2.7194 AC.
SL 20 2.7194 AC.
SL 21 7.0215 AC.
SL 22 5.5644 AC.
SL 23 5.5644 AC.
SL 24 5.5646 AC.
SL 25 13.2524 AC.
Soil Type "CdB"
Soil Type "ReA"
Soil Type "WuB"
Soil Type "CdA"
Soil Type "WuC2"
Soil Type "CdB"
Soil Type "ReA"
Soil Type "WuB"
Soil Type "CdB"
Soil Type "CdB"
Soil Type "ReA"
Soil Type "CdB"
Soil Type "CdA"
Soil Type "CdB"
Soil Type "ReA"
Soil Type "WuB"
Soil Type "ReA"
Soil Type "CdB"
Soil Type "CdB"
Soil Type "WuB"
Soil Type "CdB"
Soil Type "ReA"
Soil Type "CdB"
Soil Type "CdA"
Soil Type "CdB"
Soil Type "WuB"
Soil Type "ReA"
Soil Type "CdB"
JOHN W. FORD, III
2017OR010592
05-15-2017
9.52 ACRES (R)
COMMERCIAL DEVELOPMENT SERVICES INC.
O.R. 925, PG. 163
04-05-1994
82.320 ACRES (D)
82.1258 (M)
COMMERCIAL DEVELOPMENT SERVICES INC.
D.V. 453, PG. 433
03-01-1974
98.84 ACRES (D)
REIMER ROAD, C.H. 123 (70' R/W)
PINE VIEW ESTATES No. 1 SUBD.
PINE VIEW ESTATES No. 1 SUBD.
WADSWORTH TOWNSHIP
SHARON TOWNSHIP
N89° 43' 44.91"E 1312.42' (CSEE NOTE 2 THIS SHEET)
N89° 43' 44.91"E 1312.42'
S1°17'31"W 440.87'
S1°17'31"W 500.00'
S1°17'53"W 663.23'
S1°17'31"W 1150.98'
S1°17'31"W 2517.04'
N1°17'53"E 730.54'
N1°17'53"E 387.02'
N1°17'53"E 343.50'
N1°17'53"E 106.50'
N1°17'53"E 1356.18'
N1°17'53"E 300.00'
S89°22'44"W 2508.33'
S89°22'44"W 581.12'
S89°22'44"W 415.05'
S89°22'44"W 415.03'
S89°22'44"W 581.12'
S89°22'44"W 581.12'
S89°22'44"W 581.12