Planning Commission
Variance & Preliminary Plan

Woodhaven Preserve

Wadsworth Township

Meeting:	December 6, 2017	**Sublots:**	26 (36 total)
App. No:	100-2017-PP & V	**Variance:**	§ 604(B)(9) Cul-de-sac length
Applicant:	Helen Scott Custom Builders, LLC	**Zoning:**	R-2 Residential
		Utilities:	On-site wells and sanitary sewer
Engineer:	GBC Design, Inc.	**School Dist.:**	Wadsworth City
Area:	48.8733 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

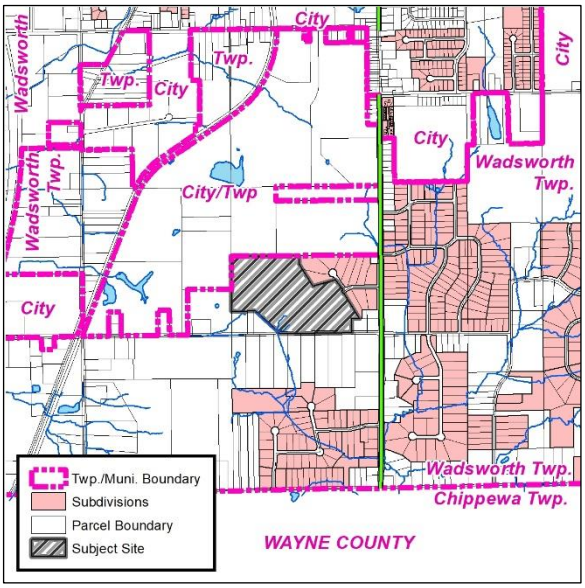
The site is located on the north side of Wall Road, west of Mount Eaton Road (SR 94) (see location map). Phase 1 is platted. The applicant proposes 26 sublots served by a public permanent cul-de-sac. The site is proposed to be served by on-site wells and central sewer.

Recommendation: **APPROVAL WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential Wadsworth City I-2 Heavy Industrial Wadsworth City R-R Rural Residential	Agriculture/undeveloped Wadsworth City/Twp. Agriculture/undeveloped Wadsworth City/Twp. Single-family homes/sublots Woodhaven Preserve, Ph 1
East	R-R Rural Residential	Single-family homes/sublots Woodhaven Preserve, Ph 1 Single-family homes fronting on Wall & Mt. Eaton Rds.
South	R-R Rural Residential	Single-family homes fronting on Wall Rd.
West	I-2 Heavy Industrial Wadsworth City R-R Rural Residential	Gravel pit Wadsworth City/Twp. Single-family homes fronting on Wall Rd.

Proposal: The applicant proposes to develop the remainder of the property in two phases containing 26 sublots and one public street, with 60 feet of right-of-way (ROW), Bolich Drive.[1] Phase 1 has been platted and nine of 10 homes have been constructed. The entire subdivision will contain 36 sublots. The site is to be served by on-site wells and City of Wadsworth central sewer. A stormwater basin is proposed on Sublots 10, 11, and 12.



Access: A single access street, Bolich Drive, is proposed from Mount Eaton Road to the east.

Street stubs to the north, west, and south are not

[1] The following document was utilized for this review: Preliminary Plat for Woodhaven Preserve Subdivision…. GBC Design, Inc., November 2017. Sheets 1 and 2. Date stamped by DPS staff on 11/6/2017.

practical for the following reasons:

- Access to the north and west were not considered as interconnection between residential and industrial properties is not desirable.
- Steep topography on the adjacent property to the west prohibits a street connection.
- Access to Wall Road to the south is not feasible due to inadequate sight distance.

Bolich Drive, as proposed, requires a Variance from Section (§) 604(B)(9) of the Medina County Subdivision Regulations (Regulations) to permit it to be 2,640 feet in length; 140 feet longer than the maximum permitted cul-de-sac length of 2,500 feet.

Site Conditions: The majority of the site is open area in scrub/brush and wooded land cover. The site has significant topography with 60+ feet of relief and highly erodible soils. A small stream is located on the southwest corner of the site. The Plan indicates a small area of wetlands along and to the east of the stream. The site does not contain a FEMA mapped floodplain.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in May of 2005 and the Final Plat for Phase 1 in July of 2007 (see table for complete approval history).

MCPC Approval	Date
Concept Plan	December 2004
Preliminary Plan	May 2005
Preliminary Plan Extension	June 2007
Final Plat, Phase 1	July 2007
Replat	August 2012
Replat	February 2013
Preliminary Plan	June 2015

Zoning: The subject property is zoned R-R Rural Residential. The Wadsworth Township Zoning Resolution indicates that the purpose of the district is to provide and permit the following:

- [L]ow density, large lot, residential development based on services available at locations throughout the township.
- Residential development [types] permitted are single-family and two-family structures [clarification added]. § 401-1

Single-family homes served by central sewer are permitted on 1½ acre lots with a minimum lot width of 125 feet.

Comprehensive Plan: The Future Land Use map contained in the 2007 Update of the Wadsworth Township Comprehensive Plan (Plan) recommends the subject site for residential uses with a minimum lot size of two acres. § 6

Staff Comments: This staff report presents staff comments and recommendations for both the Variance request and the Preliminary Plan. The MCPC must vote on each item separately. Preliminary Plan comments are presented assuming that the Variance is approved.

VARIANCE REQUEST

1. The applicant has requested a Variance to § 604(B)(9) of the Regulations. This Section reads:

> *A cul-de-sac turnaround shall be provided at the end of all permanent turnarounds in accordance with the standards of the Engineering Code. For greater convenience to traffic, more effective police and fire protection, and efficiency of maintenance, permanent cul-de-sac streets shall not serve in access of 40 dwelling units, nor have a length in excess of 2,500 feet. The length of the cul-de-sac street shall be measured along the centerline of the proposed cul-de-sac street from the centerline of the nearest existing or proposed intersecting through street to the center of the cul-de-sac turnaround.*

The length of Bolich Drive is 2,640 feet, 140 feet longer than the maximum permitted cul-de-sac length of 2,500 feet.

2. The following justifications for the Variance were submitted by the applicant:
   a. Abutting properties to the west and north are zoned for industrial use.
   b. Topography on the adjoining western property impairs the opportunity for a street connection.
   c. The subdivision proposes 36 sublots, which is four less than the maximum 40 units permitted on a cul-de-sac street.
3. § 203(A)(2) of the Regulations stipulates the criteria for granting Variances. The criteria are as follows (Staff comments regarding compliance with the criteria are shown in *italics*):
   a. In order to approve a Variance, the MCPC must find that an unnecessary hardship may result from the strict application of the Regulations due to exceptional topographic or other physical conditions.
      i. The provision of a street stub is important to the Variance discussion because providing an opportunity for a future street connection changes how the cul-de-sac length is measured, which in turn allows for additional street length and sublots.
      ii. The applicant sites topographical constraints on the adjoining western property as a factor that prohibits a street stub to the west. An unnecessary hardship may result.
      iii. The applicant does not, however, site a physical condition or topographic reason that prevents the addition of a street stub to the north; rather they imply that a vehicular connection between residential and future industrial uses is not desirable and as such should not be made. While this does not establish a hardship due to topographic or other physical conditions, staff believes that providing a street stub to the north and potentially routing industrial traffic through a subdivision would create a significant hardship that the MCPC should consider.
   b. The MCPC may vary the Regulations so as to relieve an established hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and the community. *The R-R Rural Residential District requires a one and a half acre lot and 150 feet of frontage. Given this frontage requirement, the 2,500 foot maximum cul-de-sac length requirement limits the number of sublots to fewer than what would be permitted given the acreage of the site and the regulation that permits up to 40 units on a cul-de-sac.*

Permitting the additional 140 feet would not prove a detriment to the public interest, the neighborhood, or the community.

4. § 203(A)(2) of the Regulations also states that the MCPC action must not conflict with certain policies, as follows:
   a. In no instance shall a Variance be granted for the sole purpose of increasing economic benefit to the applicant. *Although strict adherence to the subdivision regulation limiting cul-de-sac length to 2,500 feet would undoubtedly reduce the number of sublots, it will also significantly reduce the applicant's ability to efficiently and effectively use the property and design the site in harmony with the existing topography.*
   b. In no instance shall a Variance be granted which has the effect of nullifying the intent and purposes of the Regulations or a valid township zoning resolution if such exists. *Granting the Variance will not have the effect of nullifying the intent and purposes of the Regulations or the Wadsworth Township Zoning Resolution.*

Recommendation: Staff recommends that the MCPC grant a Variance to § 604(B)(9) of the Regulations permitting Bolich Drive in the Woodhaven Preserve subdivision to exceed the maximum cul-de-sac length by 140 feet.

PRELIMINARY PLAN

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

Tax Maps, Beth Mika, 11/29/2017. *APPROVED*

1. *It is recommend that the final plat be submitted to the Tax Map Dept. for review before obtaining signatures.*
2. *Subject to Medina County Engineer Land Conveyence Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Wadsworth Township Zoning Commission, Chairman, Frank Maimone, 11/29/2017. *Wadsworth Township Trustees and Zoning Commission reviewed 11-20-17 - no concerns with Preliminary Plan for Woodhaven Preserve Subdivision Phase II and Phase III.*

Highway Engineer, Andy Conrad, 11/13/2017. *APPROVED*

Ohio Department of Transportation, District 3, Jared Feller, 11/13/2017. *No objections.*

Medina County Health Dept., Steve Mazak, 11/9/2015. *The proposed Phases 2 and 3 of Woodhaven Preserve Subdivision will be served by sanitary sewers. If Private Water Systems, such as wells or cisterns are to be used instead of public water, no preliminary approvals are needed to move forward with the subdivision and its final approval. Private Water System permits are issued to the property at the time of installation.*

TransCanada/Columbia Gas, Russ Johnson, 11/9/2017. *APPROVED*

Sanitary Engineer, Jeremy Sinko, 11/8/2017. *We do not have any utilities at this location.*

Medina County Soil and Water Conservation District, Jim Dieter, 4/17/2014. *No comments.*

Staff Comments:

1. The applicant submitted the following data/information in support of the Preliminary Plan application:
   a. A letter dated November 8, 2017 from Erik Flickinger of Flickinger Wetland Company, in lieu of correspondence with the U.S. Army Corp of Engineers District Office (USACE), indicating that the proposed subdivision will not require a permit.
   b. A draft HOA document untitled "Declaration of Covenants, Easements and Restrictions for Woodhaven Preserve."
2. The following required data/information was not provided on or with the Preliminary Plan (Regulation section references are included):
   a. Existing zoning and proposed zoning, lot sizes and yard frontage and setback requirements. 404(C)(2)a.8 and 404(C)(2)b.10. ***Correct zoning information. Wadsworth Township combined all residential districts into a single RR Rural Residential district per Staff Review application number 109-2016-TA conducted in December of 2016. Single-family minimum lot width when central sewer is available changed from 150 feet to 125 feet.***
   b. 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. ***Include a watershed boundaries inset map.***
   c. The Developers Notice of Intent to obtain an Ohio EPA. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI.***
3. The proposed subdivision is consistent with the Wadsworth Township Zoning Resolution (see township comments above).
4. The proposed subdivision is consistent with the Wadsworth Township Plan.
5. The [City of Wadsworth Engineer] has not determined the subdivision will be adequately serviced by sanitary sewer subject to approval of detailed plans [clarification added by author].
6. The Medina County Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings.

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

1. Submit all required data/information listed above.
2. Provide evidence that the City of Wadsworth Engineer has determined the subdivision will be adequately serviced by sanitary sewer.

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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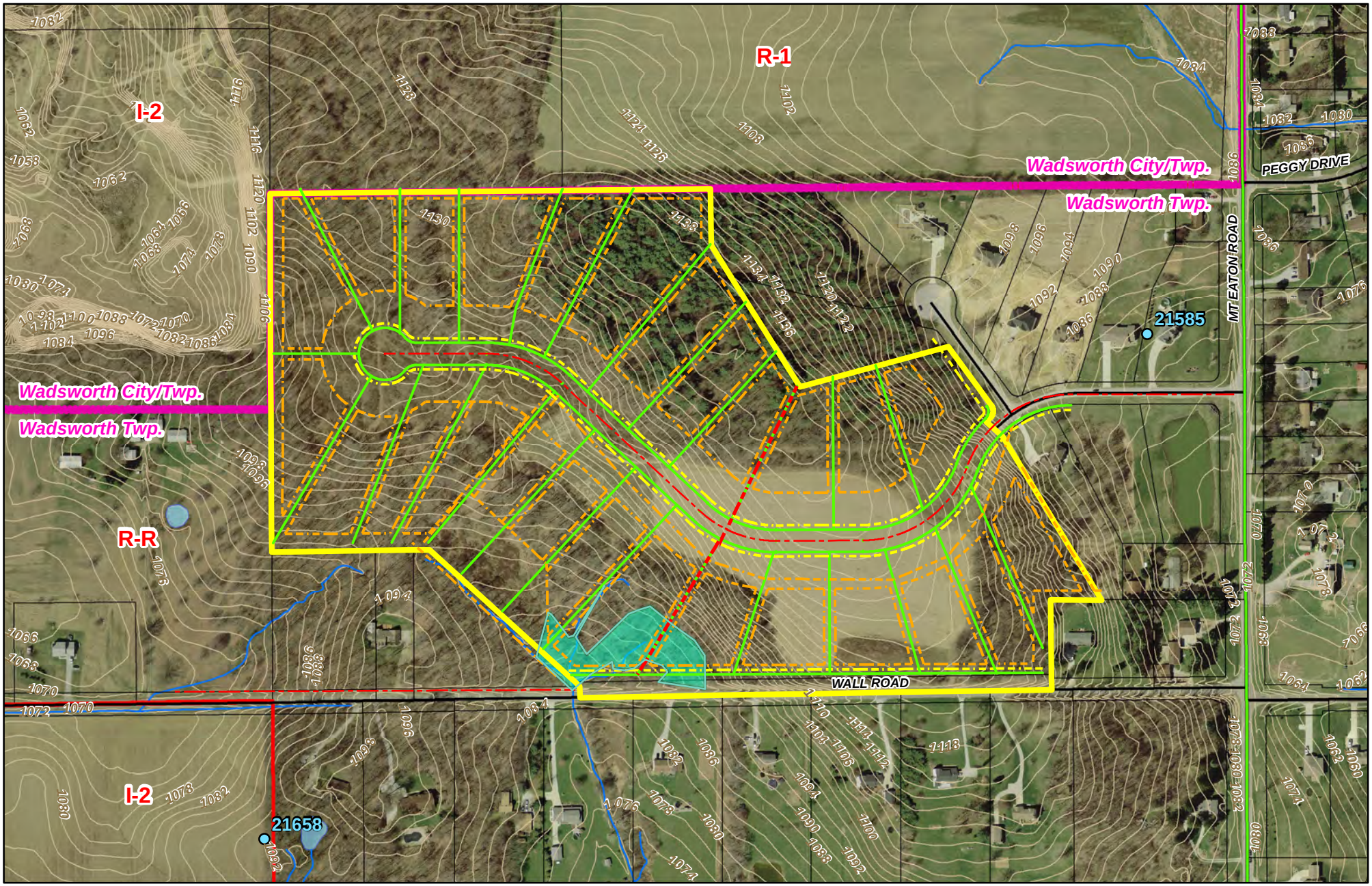
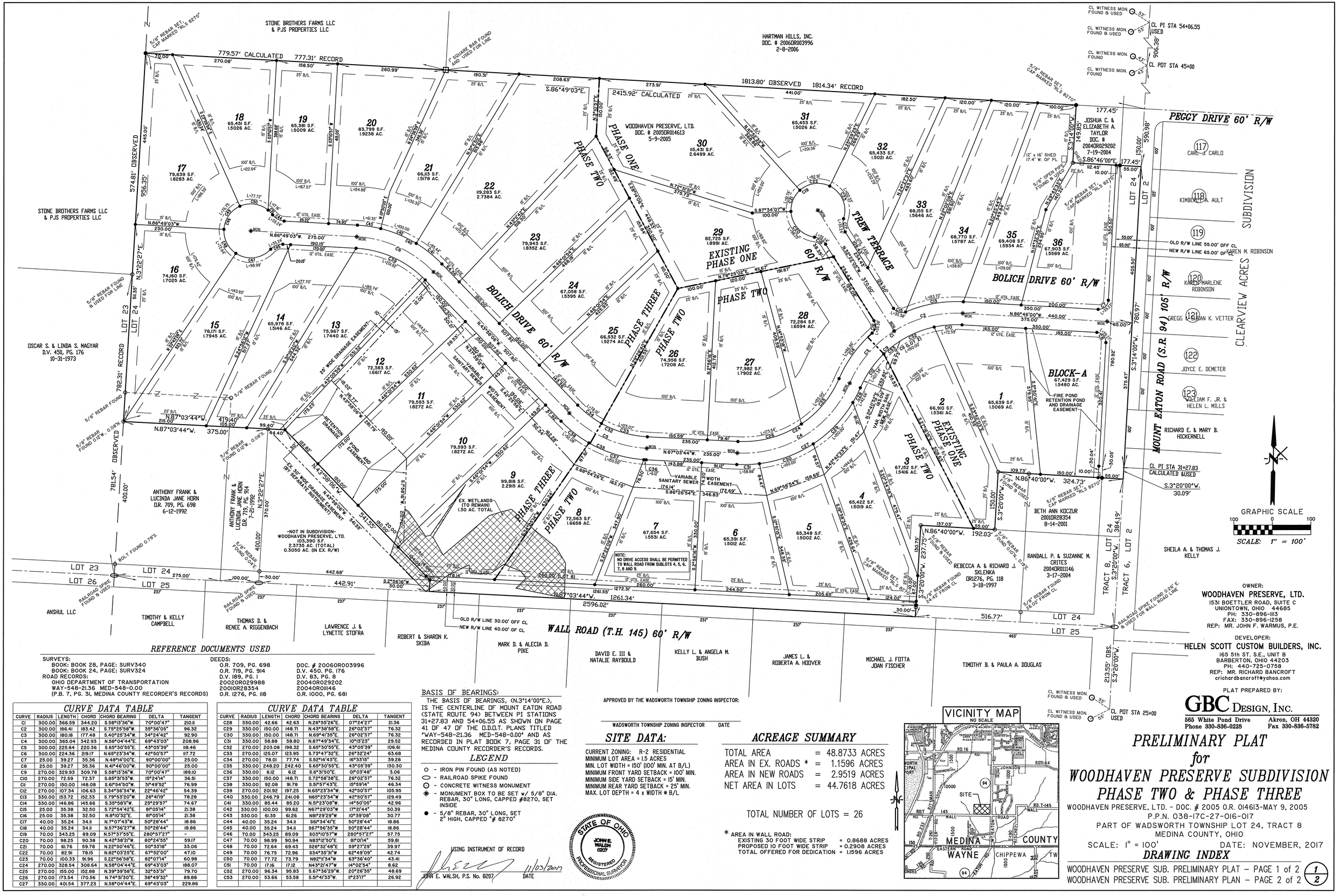


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Woodhaven Preserve
Preliminary Plan
Apps. 100-2017-PP
Wadsworth Township

Meeting Date: 12/6/2017
Zoning: RR
Sublots: 26
Area: 48.8733 acres

1 inch = 350 feet
0 50 100 200 300 400 500
Feet



REFERENCE DOCUMENTS USED

SURVEYS:
BOOK: BOOK 28, PAGE: SURV340
BOOK: BOOK 24, PAGE: SURV324
ROAD RECORDS:
OHIO DEPARTMENT OF TRANSPORTATION
WAY-548-21.36 MED-548-0.00
(P.B. 7, PG. 31, MEDINA COUNTY RECORDER'S RECORDS)

DEEDS:

O.R. 709, PG. 698	DOC. # 20060R003996
O.R. 719, PG. 914	D.V. 450. PG. 176
D.V. 189, PG. 1	D.V. 83, PG. 8
20020R029988	20040R029202
20010R28354	20040R011146
O.R. 1276, PG. 118	O.R. 1000, PG. 681

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	300.00	366.59	344.20	S.58°13'36"W.	70°00'47"	210.11
C2	300.00	186.41	183.42	S.75°25'58"W.	35°36'05"	96.32
C3	300.00	180.18	177.48	S.40°25'34"W.	34°24'42"	92.90
C4	300.00	365.04	342.93	N.58°04'44"E.	69°43'03"	208.96
C5	300.00	225.64	220.36	S.65°30'55"E.	43°05'39"	118.46
C6	300.00	224.36	219.17	N.65°23'34"W.	42°50'57"	117.72
C7	25.00	39.27	35.36	N.48°14'00"E.	90°00'00"	25.00
C8	25.00	39.27	35.36	N.41°46'00"W.	90°00'00"	25.00
C9	270.00	329.93	309.78	S.58°13'36"W.	70°00'47"	189.10
C10	270.00	72.59	72.37	S.85°31'53"W.	15°24'14"	36.51
C11	270.00	150.00	148.08	S.61°54'50"W.	31°49'52"	76.99
C12	270.00	107.34	106.63	S.34°36'34"W.	22°46'42"	54.39
C13	330.00	153.72	152.33	S.79°53'20"W.	26°41'19"	78.28
C14	330.00	146.86	145.66	S.35°58'11"W.	25°29'57"	74.67
C15	25.00	35.38	32.50	S.72°54'42"E.	81°05'14"	21.38
C16	25.00	35.38	32.50	N.8°10'32"E.	81°05'14"	21.38
C17	40.00	35.24	34.11	N.7°07'43"W.	50°28'44"	18.86
C18	40.00	35.24	34.11	N.57°36'27"W.	50°28'44"	18.86
C19	70.00	343.25	89.09	N.57°37'55"E.	280°57'27"	-
C20	70.00	98.25	90.38	N.42°38'21"W.	80°24'55"	59.17
C21	70.00	61.76	59.78	N.22°50'46"E.	50°33'18"	33.06
C22	70.00	82.91	78.15	N.82°03'25"E.	67°52'00"	47.10
C23	70.00	100.33	91.96	S.22°56'58"E.	82°07'14"	60.98
C24	270.00	328.54	308.64	N.58°04'44"E.	69°43'03"	188.07
C25	270.00	155.00	152.88	N.39°39'58"E.	32°53'31"	79.70
C26	270.00	173.54	170.56	N.74°31'30"E.	36°49'32"	89.88
C27	330.00	401.54	377.23	N.58°04'44"E.	69°43'03"	229.86

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C28	330.00	42.66	42.63	N.26°55'26"E.	07°24'27"	21.36
C29	330.00	150.00	148.71	N.43°39'56"E.	26°02'37"	76.32
C30	330.00	150.00	148.71	N.69°41'35"E.	26°02'37"	76.32
C31	330.00	58.88	58.80	N.87°49'34"E.	10°13'23"	29.52
C32	270.00	203.08	198.32	S.65°30'55"E.	43°05'39"	106.61
C33	270.00	125.07	123.95	S.73°47'32"E.	26°32'24"	63.68
C34	270.00	78.01	77.74	S.52°14'43"E.	16°33'15"	39.28
C35	330.00	248.20	242.40	S.65°30'55"E.	43°05'39"	130.30
C36	330.00	6.12	6.12	S.6°3'50"E.	01°03'48"	3.06
C37	330.00	150.00	148.71	S.72°58'38"E.	26°02'37"	76.32
C38	330.00	92.08	91.78	S.51°57'43"E.	15°59'14"	46.34
C39	270.00	201.92	197.25	N.65°23'34"W.	42°50'57"	105.95
C40	330.00	246.79	241.08	N65°23'34"W	42°50'57"	129.49
C41	330.00	85.44	85.20	N.51°23'06"W.	14°50'05"	42.96
C42	330.00	100.00	99.62	N67°29'03"W	17°21'44"	50.39
C43	330.00	61.35	61.26	N81°29'29"W	10°39'08"	30.77
C44	40.00	35.24	34.11	S61°34'41"E	50°28'44"	18.86
C45	40.00	35.24	34.11	S67°56'35"W	50°28'44"	18.86
C46	70.00	343.25	89.09	S03°05'57"W	280°57'27"	57.75
C47	70.00	98.99	90.94	N83°12'50"E	81°01'41"	59.81
C48	70.00	72.64	69.43	S26°32'48"E	59°27'29"	39.97
C49	70.00	76.75	72.96	S34°35'31"W	62°49'09"	42.74
C50	70.00	77.72	73.79	N62°11'34"W	63°36'40"	43.41
C51	70.00	17.16	17.12	N43°21'47"W	14°02'54"	8.62
C52	270.00	96.34	95.83	S.67°36'29"W.	20°26'35"	48.69
C53	270.00	53.66	53.58	S.51°41'33"W.	11°23'17"	26.92

BASIS OF BEARINGS:

THE BASIS OF BEARINGS, (N.3°14'00"E.), IS THE CENTERLINE OF MOUNT EATON ROAD (STATE ROUTE 94) BETWEEN PI STATIONS 31+27.83 AND 54+06.55 AS SHOWN ON PAGE 41 OF 47 OF THE O.D.O.T. PLANS TITLED "WAY-548-21.36 MED-548-0.00" AND AS RECORDED IN PLAT BOOK 7, PAGE 31 OF THE MEDINA COUNTY RECORDER'S RECORDS.

LEGEND

- ○ - IRON PIN FOUND (AS NOTED)
- ⬭ - RAILROAD SPIKE FOUND
- ⊙ - CONCRETE WITNESS MONUMENT
- ◈ - MONUMENT BOX TO BE SET w/ 5/8" DIA. REBAR, 30" LONG, CAPPED #8270, SET INSIDE
- ● - 5/8" REBAR, 30" LONG, SET 2" HIGH, CAPPED "# 8270"

USING INSTRUMENT OF RECORD

JOHN E. WALSH, P.S. No. 8207 — DATE

STATE OF OHIO — JOHN E. WALSH 8207 — REGISTERED PROFESSIONAL SURVEYOR

APPROVED BY THE WADSWORTH TOWNSHIP ZONING INSPECTOR:

WADSWORTH TOWNSHIP ZONING INSPECTOR — DATE

SITE DATA:

CURRENT ZONING: R-2 RESIDENTIAL
MINIMUM LOT AREA = 1.5 ACRES
MIN. LOT WIDTH = 150' (100' MIN. AT B/L)
MINIMUM FRONT YARD SETBACK = 100' MIN.
MINIMUM SIDE YARD SETBACK = 15' MIN.
MINIMUM REAR YARD SETBACK = 25' MIN.
MAX. LOT DEPTH = 4 x WIDTH @ B/L

ACREAGE SUMMARY

TOTAL AREA	=	48.8733 ACRES
AREA IN EX. ROADS *	=	1.1596 ACRES
AREA IN NEW ROADS	=	2.9519 ACRES
NET AREA IN LOTS	=	44.7618 ACRES

TOTAL NUMBER OF LOTS = 26

* AREA IN WALL ROAD:
EXISTING 30 FOOT WIDE STRIP = 0.8688 ACRES
PROPOSED 10 FOOT WIDE STRIP = 0.2908 ACRES
TOTAL OFFERED FOR DEDICATION = 1.1596 ACRES

VICINITY MAP
NO SCALE

OWNER:
WOODHAVEN PRESERVE, LTD.
1531 BOETTLER ROAD, SUITE C
UNIONTOWN, OHIO 44685
PH: 330-896-1113
FAX: 330-896-1258
REP: MR. JOHN F. WARMUS, P.E.

DEVELOPER:
HELEN SCOTT CUSTOM BUILDERS, INC.
165 5th ST. S.E., UNIT B
BARBERTON, OHIO 44203
PH: 440-725-0758
REP: MR. RICHARD BANCROFT
crichardbancroft@yahoo.com

PLAT PREPARED BY:
GBC DESIGN, INC.
565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

PRELIMINARY PLAT for WOODHAVEN PRESERVE SUBDIVISION PHASE TWO & PHASE THREE

WOODHAVEN PRESERVE, LTD. - DOC. # 2005 O.R. 014613-MAY 9, 2005
P.P.N. 038-17C-27-016-017
PART OF WADSWORTH TOWNSHIP LOT 24, TRACT 8
MEDINA COUNTY, OHIO
SCALE: 1" = 100' DATE: NOVEMBER, 2017

DRAWING INDEX

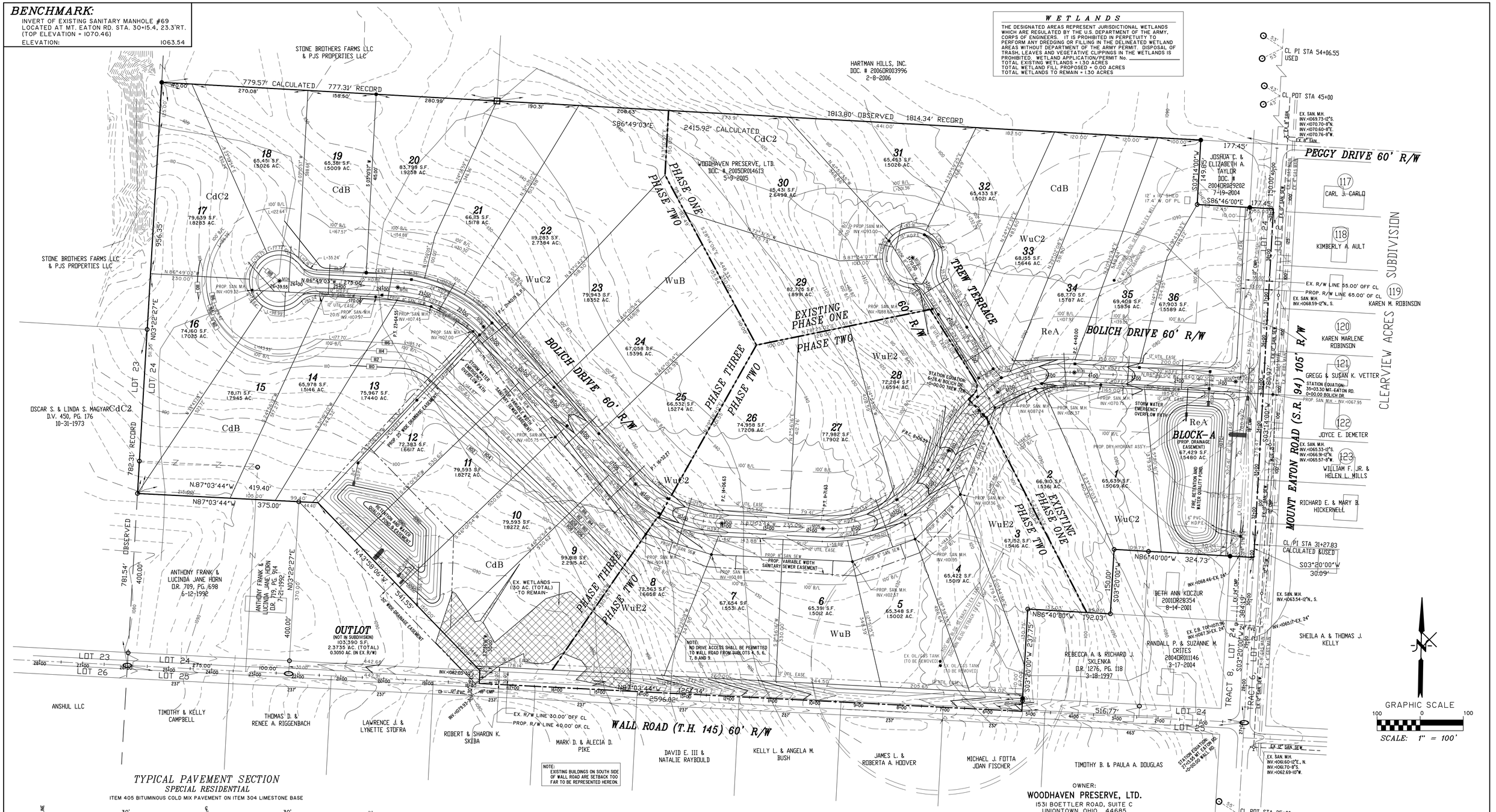
WOODHAVEN PRESERVE SUB. PRELIMINARY PLAT – PAGE 1 of 2 (1)
WOODHAVEN PRESERVE SUB. PRELIMINARY PLAN – PAGE 2 of 2 (2)

BENCHMARK:

INVERT OF EXISTING SANITARY MANHOLE #69
LOCATED AT MT. EATON RD. STA. 30+15.4, 23.3'RT.
(TOP ELEVATION = 1070.46)
ELEVATION: 1063.54

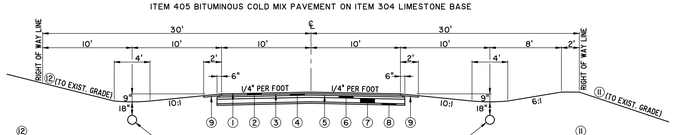
WETLANDS

THE DESIGNATED AREAS REPRESENT JURISDICTIONAL WETLANDS WHICH ARE REGULATED BY THE U.S. DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS. IT IS PROHIBITED IN PERPETUITY TO PERFORM ANY DREDGING OR FILLING IN THE DELINEATED WETLAND AREAS WITHOUT DEPARTMENT OF THE ARMY PERMIT. DISPOSAL OF TRASH, LEAVES AND VEGETATIVE CLIPPINGS IN THE WETLANDS IS PROHIBITED. WETLAND APPLICATION/PERMIT No. _____
TOTAL EXISTING WETLANDS = 1.30 ACRES
TOTAL WETLAND FILL PROPOSED = 0.00 ACRES
TOTAL WETLANDS TO REMAIN = 1.30 ACRES



TYPICAL PAVEMENT SECTION
SPECIAL RESIDENTIAL

ITEM 405 BITUMINOUS COLD MIX PAVEMENT ON ITEM 304 LIMESTONE BASE



SCALE: 1" = 8'

(12) BACK SLOPES
4:1 2' & UNDER
3:1 OVER 2' & LESS THAN 3'
2:1 OVER 3'

(11) FILL SLOPES
4:1 OR FLATTER - 3' AND UNDER
3:1 OVER 3'
2:1 WHEN APPROVED BY THE COUNTY ENGINEER

No.	MATERIAL
(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 AT 4,000 LBS. PER CUBIC YARD
(7)	6" - No. 1 & No. 2 LIMESTONE MIX BASE AGGREGATE AT 2,700 LBS. PER CUBIC YARD
(8)	2" - No. 304 LIMESTONE BASE AGGREGATE AT 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 (SEE UNDERDRAIN NOTE).

SITE NOTES:

A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND APPROVED, IN ACCORDANCE WITH THE MEDINA COUNTY STORM WATER MANAGEMENT AND SEDIMENT CONTROL RULES AND REGULATIONS. THIS SHALL INCLUDE PERMANENT WATER QUALITY FEATURES IN ACCORDANCE WITH OHIO E.P.A. PHASE TWO REQUIREMENTS. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO ANY EARTHWORK AND UTILITY CONSTRUCTION.

ALL WETLAND PERIMETERS AND ALL AREAS DOWNHILL FROM PROPOSED GRADING SHALL BE PROTECTED WITH THE INSTALLATION OF SILT FENCE.

ROADWAY SHALL BE 20' IN WIDTH (21' WIDE BASE), WITH OPEN DITCHES (SEE SECTION), AND IN ACCORDANCE WITH MEDINA COUNTY ENGINEER'S STANDARDS.

STORMWATER MANAGEMENT SHALL MEET THE CURRENT MEDINA COUNTY ENGINEER'S REGULATIONS.

GAS, ELECTRIC AND TELEPHONE ARE AVAILABLE TO SITE.

WATER SERVICE FOR LOTS SHALL BE INDIVIDUAL WELLS IN ACCORDANCE WITH MEDINA COUNTY HEALTH DEPARTMENT REGULATIONS.

SANITARY SEWER SERVICE SHALL BE VIA GRAVITY PUBLIC SANITARY SEWER OWNED BY THE CITY OF WADSWORTH.

THE SUBJECT SITE IS IN FLOOD ZONE "X" - AREA OUTSIDE OF THE 0.20% ANNUAL CHANCE FLOOD PLAIN PER F.I.R.M. MAP COMMUNITY PANEL No. 39103C0450D, DATED AUGUST 4, 2008.

LEGEND

- ○ - IRON PIN FOUND
- ⬭ - RAILROAD SPIKE FOUND
- ⊙ - CONCRETE WITNESS MONUMENT
- ⊛ - MONUMENT BOX TO BE SET w/ 5/8" DIA. REBAR, 30" LONG, CAPPED #8270, SET INSIDE
- ● - 5/8" REBAR, 30" LONG, SET 2" HIGH, CAPPED "# 8270"

CENTERLINE CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	300.00	366.59	344.20	S58°13'36"W	70°00'47"	210.11
C2	300.00	186.41	183.42	S75°25'58"W	35°36'05"	96.32
C3	300.00	180.18	177.48	S40°25'34"W	34°24'42"	92.90
C4	300.00	365.04	342.93	N58°04'44"E	69°43'03"	208.96
C5	300.00	225.64	220.36	S65°30'55"E	43°05'39"	118.46
C6	300.00	224.36	219.17	N65°23'34"W	42°50'57"	117.72

STATE OF OHIO — JOSEPH A. MOSYJOWSKI E-43021 — REGISTERED PROFESSIONAL ENGINEER

OWNER:
WOODHAVEN PRESERVE, LTD.
1531 BOETTLER ROAD, SUITE C
UNIONTOWN, OHIO 44685
PH: 330-896-1113
FAX: 330-896-1258
REP: MR. JOHN F. WARMUS, P.E.

DEVELOPER:
HELEN SCOTT CUSTOM BUILDERS, INC.
165 5th ST. S.E., UNIT B
BARBERTON, OHIO 44203
PH: 440-725-0758
REP: MR. RICHARD BANCROFT
crichardbancroft@yahoo.com

PLAT PREPARED BY:
GBC DESIGN, INC.
565 White Pond Drive Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

JOSEPH A. MOSYJOWSKI, P.E. No. 46021 — 11/6/2017 DATE
C.P.E.S.C. No. 5007

PRELIMINARY PLAN for WOODHAVEN PRESERVE SUBDIVISION PHASE TWO & PHASE THREE

WOODHAVEN PRESERVE, LTD. - DOC. # 2005 O.R. 014613-MAY 9, 2005
P.P.N. 038-17C-27-016-017
PART OF WADSWORTH TOWNSHIP LOT 24, TRACT 8
MEDINA COUNTY, OHIO
SCALE: 1" = 100' DATE: NOVEMBER, 2017

DRAWING INDEX

WOODHAVEN PRESERVE SUB. PRELIMINARY PLAT - PAGE 1 of 2 (2/2)
WOODHAVEN PRESERVE SUB. PRELIMINARY PLAN - PAGE 2 of 2 (2/2)