Preliminary Plan

Bailey Subdivision

Sharon and Wadsworth Townships

Meeting:	March 3, 2021	**Site Area:**	71.96 acres
App. No.:	012-2021-PP	**Sublots:**	69
Owner:	Chris Bailey Bailey Development	**Zoning:**	R-PRD Planned Residential Development District and R-1 Residential District
Engineer:	Lewis Land Professionals, LLC	**Utilities:**	Central Water & Non-Discharging Septic
Parcel Nos.:	033-12C-40-001 033-17A-05-001	**School Dist.:**	Highland Local & Wadsworth City
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 71.96-acre site is located west of Ridge Road, south of Fixler Road and east of Beach Road. The Preliminary Plan proposes 69 sublots between .30 and 2.16 acres located in Sharon and Wadsworth Townships to be completed in two phases.

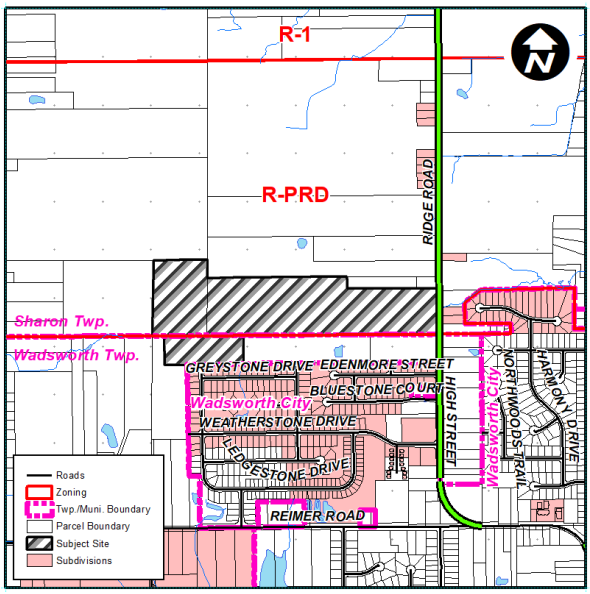
RECOMMENDATION: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-PRD Sharon Township Planned Residential Development District	Open Field
East	R-PRD Sharon Township Planned Residential Development District	Open Field
South	R-2 Wadsworth Township Residential District	Single-Family Homes Wooded Area
West	R-PRD Sharon Township Planned Residential Development District	Open Field

Proposal: The applicant proposes the following on the 71.96-acre site: 69 Sublots (64 in Sharon, 5 in Wadsworth); Sublots in Phase I are located on the eastern side of Street A in Sharon Township; Phase II includes remaining Sublots on Street A, and all sublots on Ledgestone Drive in Sharon and Wadsworth Townships;

- Central water & individual septic, non-discharging systems;
- Creation of two storm water management basins;
- Street A, with 60' Right-Of-Way leading to a cul-d-sac with five single family residential lots on Ledgestone Drive to the north and connecting into a subdivision to the south;



- Street B includes a cul-d-sac with seven single family residential lots;
- Sharon Township Sublots: The gross density in the Sharon Township section calculates at .98 units per acre; and
- Wadsworth Township Sublots: The acreage of Sublots 29-33 ranges between 1.5 and 2.16 acres.

Access: Access to the site is provided to Ridge Road (SR94) if variance is approved by ODOT. The Subdivision connects to Ledgestone Drive leading to ingress and egress onto Reimer Road and Weatherstone Drive leading to ingress and egress onto Ridge Road (SR94).

Site Conditions: The planned site includes primarily open fields. The area indicated as possible future street layout located in Wadsworth Township is primarily wooded with a small portion of open field on the east side. An existing coal mine is located to the west of the subdivision, and the coal mine is within the Subdivision boundaries. A house with 4.8 acres is located at the northeast corner and excluded from the subdivision.

Sharon Township Zoning: The property is zoned R-Planned Residential Development District including Sublots 1-28 and 34-69. Based on the 2018 Sharon Township Zoning Book, the purpose of the R-PRD District is to "promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to accommodate development at a density of approximately [1.33] units per acre in order to provide a transition between the lower density areas in Sharon Township and more developed areas in the city of Wadsworth." Note: On December 8, 2020, the Sharon Township Board of Trustees revised the permitted density from 1.33 units/homes per acre to 1.0 units/homes per acres and eliminated multi-family housing.

Wadsworth Township Zoning: The property is zoned R-2 Residential District including Sublots 29-33. Based on the Wadsworth Township Zoning Resolution, "The purpose of this district is to provide for rural residential development at varying densities based on services available at locations throughout the township. This district is intended to allow residential development of sufficiently low density to preclude the creation of public health and safety problems which could result in the need to extend central facilities in an uneconomical fashion. This district is also intended to promote the continuation of the predominant rural character in areas of township where services are not available."

Agency Comments: *Italicized text* indicates agency comments.

Jeremy Sinko, Medina County Sanitary Engineer (MCSE): APPROVED
330.723.9585
jsinko@medinaco.org

An 8" water main must be installed along Street A and to the southern property line along Ledgestone Drive.

Per NOACA's Facilities Planning Area (FPA), the MCSE is only able to service sublots 1-11 and sublots 61-69 with sewer service. All remaining lots would be serviced by The City of

Wadsworth unless a revised FPA Boundary amendment is agreed upon by the City of Wadsworth and Medina County and approved by NOACA's Board.

Matt Martin, Medina County Highway Engineer's Office: CONDITIONAL APPROVAL
330.723.9561
mmartin@medinaco.org

1. *ODOT approval for Ridge Road access.*
2. *Show mailbox kiosk location.*
3. *Relocate cell tower access or provide easement for access.*
4. *Drainage Maintenance Fund required.*
5. *Maintain existing watersheds.*
6. *Overland flood routes to be part of drainage design.*
7. *Provide rear yard drainage conveyance as part of construction drawings.*
8. *Provide a temporary turn around at Phase I and II boundary; T-Type turn around requires Sharon Township Trustee approval.*
9. *Sublot 29 cannot cross Township lines.*
10. *Sharon and Wadsworth Townships do not have a common allowable typical pavement section. Townships to approve a variance from typical pavement if necessary.*
11. *The stormwater management basin and utility easement near the Street A and SR94 intersection is to be located within the subdivision boundary.*

Neil Jones, Sharon Township: CONDITIONAL APPROVAL
njones@sharontwp.org
330.239.4406

These comments only pertain to the 2/01/2021 Bailey Subdivision Preliminary Plan as we have received several versions of this plan since late November 2020. Part of the subdivision located in Wadsworth is not under the jurisdiction of Sharon Township, but those Wadsworth lots are included in the total lots count. The location of the detention/retention pond near the Ridge Road entry is now removed. Where will it be placed, as we are concerned with future drainage issues? No multi-family units are permitted. The additional smaller lots do not reflect the intent of the Sharon Township Comprehensive Plan.

Jim Bozigar, City of Wadsworth: CONDITIONAL APPROVAL
jbozigar@wadsworthcity.org
330.335.2751

The water lines should not be connected at Ledgestone. If the water is to be connected to the City water line on Ledgestone, there shall be a valve between the two systems installed and left in the closed position and to be opened for emergency use only.

If the phase lines are to indicate the split between the sanitary sewer flow directions (east to MCSE; west to City of Wadsworth) it must match the FPA boundary. The City of Wadsworth has the capacity at the WWTP to treat the flow. Prior to the City agreeing to accept the flow, the applicant will need to prepare engineered plans and to have an engineer perform a study to

verify the capacity in the sewers including the sewer to the Weatherstone pump station, the capacity at the Weatherstone pump station, and sewers downstream to the sewer crossing at the interstate. Improvements to correct any deficiencies will be required.

Stonepointe should also be extended to Street "A."

The lot located at the NE corner of Ledgestone and Greystone is a city lot and the PPN will need to be corrected.

Jared Feller, ODOT
Transportation Manager
419.207.7058
jared.feller@dot.ohio.gov

This section of SR 94 is a Category 2 facility. ODOT's State Highway Access Management Manual states that one direct private access will be permitted per parcel or contiguous parcels under common ownership, no direct private access will normally be permitted if the property has other reasonable access or opportunity to obtain such access from the local street network, and no additional access will be provided for the splitting or dividing of existing parcels currently under common ownership or control. Additional access would require a variance. Since the proposed subdivision shows access to Ledgestone Drive, and has the opportunity for access to Balmoral Lane and Stonepoint Drive, a variance would need to be granted by ODOT for the proposed access along SR94. Also, the existing parcel currently has access to SR 94 and the proposed access does not meet the minimum intersection spacing of ½ mile for rural areas or ¼ miles for urban areas. If direct access to SR 94 is granted, a traffic study may be required to determine if turn lanes are required along SR 94.

Since the proposed access site does not meet the requirements of the State Highway Access Management Manual, a variance request would need to be submitted to ODOT District 3 by the property owner or developer. If a variance request is submitted it should specific why the State Highway Access Management Manual standards cannot be met, along with why access cannot be met and the additional access point is needed.

Mike Stanec, Sharon Township Fire Department
mike.stanec@sharonfire.org
330.239.4992

The Sharon Township Fire Department recommends that streets "A" and "B" DO NOT contain any of the following words: Brent, Fair, Falls, Field, Fox, Hidden, High, Ridge, Sharon, View or Wood. The Sharon Township Fire Department has no objection to any of the Sharon Township portions of the Bailey subdivision preliminary plan, as submitted.

Steve Mazak, Medina County Health Department
smazak@medinahealth.org
330.725.9523 x715

The Bailey Subdivision will be serviced by sanitary sewer from both Medina County Sanitary Engineer and the City of Wadsworth, and MCSE is providing public water. Our office has no further comment.

Mike Martin, Medina County Tax Maps
mamartin@medinaco.org
330.722.9798

1. *It is recommended the final subdivision plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Bailey Subdivision has been added to the "reserved subdivision name" list.*
3. *Remove existing parcel numbers from final plat.*
4. *Remove contour lines from final plat.*
5. *Road names have been added to the Reserved Road Name List or road names will need to be checked with Tax Map Office for approval before signatures.*
6. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS at debra.m.biernot@usps.com or 216-443-4024 to discuss the location of the centralized collection boxes so allocation of space for equipment can be made on the subdivision plat.*
7. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Department comments from previous Planning Department reviews.*
8. *Major Issue: Sublot 29 cannot cross Township lines.*

Eric Hange, Medina County Soil and Water Conservation District
ehange@medinaco.org
330.722.9322

Included from Concept Plan meeting on December 16, 2020.

1. *Majority of the soil types for this area have limitations that include moderate to excessive seasonal wetness, slow permeability, and susceptibility to frost action.*
2. *Loudonville (LoC2) soils are shallow to bedrock (20 to 40 inches). Test holes will need to be done on each lot within the soil boundary to determine the depth to bedrock. Bedrock will limit basement depth.*
3. *One stormwater detention basins appear to be located in the open space area. Plans will need to be made in order to manage this pond once the building phase of construction has been completed.*
4. *One stormwater detention basins sit within a housing lot. A plan needs to be in place to determine who will be responsible for the maintenance of this pond. It is also recommended this ponds location be reevaluated due to its proximity to the abandoned coal mine to the west.*

5. *Setbacks for the detention basins should be checked to ensure they meet zoning requirements.*
6. *Wetland inventory maps do not indicate any wetlands on this site. However, it is recommended the owner or developer hires a private consultant in order to make the determination regarding the existence or non-existence or jurisdictional wetlands on the property.*
7. *Our office would like to emphasize green infrastructure considerations in regards to stormwater. Implementing practices such as pervious pavement and bioretention swales increase the amount of stormwater infiltration. This can reduce the amount of runoff, filter the stormwater, lessen flooding potential and reduce erosion issues for downstream communities.*
8. *It is recommended the site receive excess stormwater retention capacity. With the increase in impervious surfaces in this area stormwater will shed off the parcel faster than it had in the past. This stormwater is headed to the development to the south. Receiving stormwater at a fast rate has potential to negatively affect property in that development.*
9. *Construction and grading of the property that will be done cannot affect the natural drainage; water should enter and leave the property where it did prior to any construction activities.*
10. *Watersheds must not be broken; changing the flow of water in a manner that causes damage to an upstream or downstream neighbor may result in legal liabilities for those damages.*
11. *This property is currently cropland and appears to have some tile systems running across it. Plans should be put in place to maintain the flow of tile systems leaving the neighboring fields to the north that flow south through this parcel. This will ensure the northern field's current drainage is maintained and agriculture production will be able to continue.*

Frank Lawrence, Highland School District
flawrence@highlandschools.com
330.239.1901

Looks like the majority of the lots fall within Sharon Township which is part of the Highland School District. Sublots 29-33 fall within Wadsworth Township. I will have to investigate whether the entire subdivision can be classified as Highland or de we split accordingly with Wadsworth City Schools.

Mike Stanec, Sharon Township Fire Department
mike.stanec@sharonfire.org
330.239.4992

The Sharon Township Fire Department recommends that Streets A and B do not contain the following words: Brent, Fair, Falls, Field, Fox, Hidden, High, Ridge, Sharon View or Wood. The Sharon Township Fire Department has no objection to the Sharon Township portions of the Bailey Subdivision Preliminary Plan.

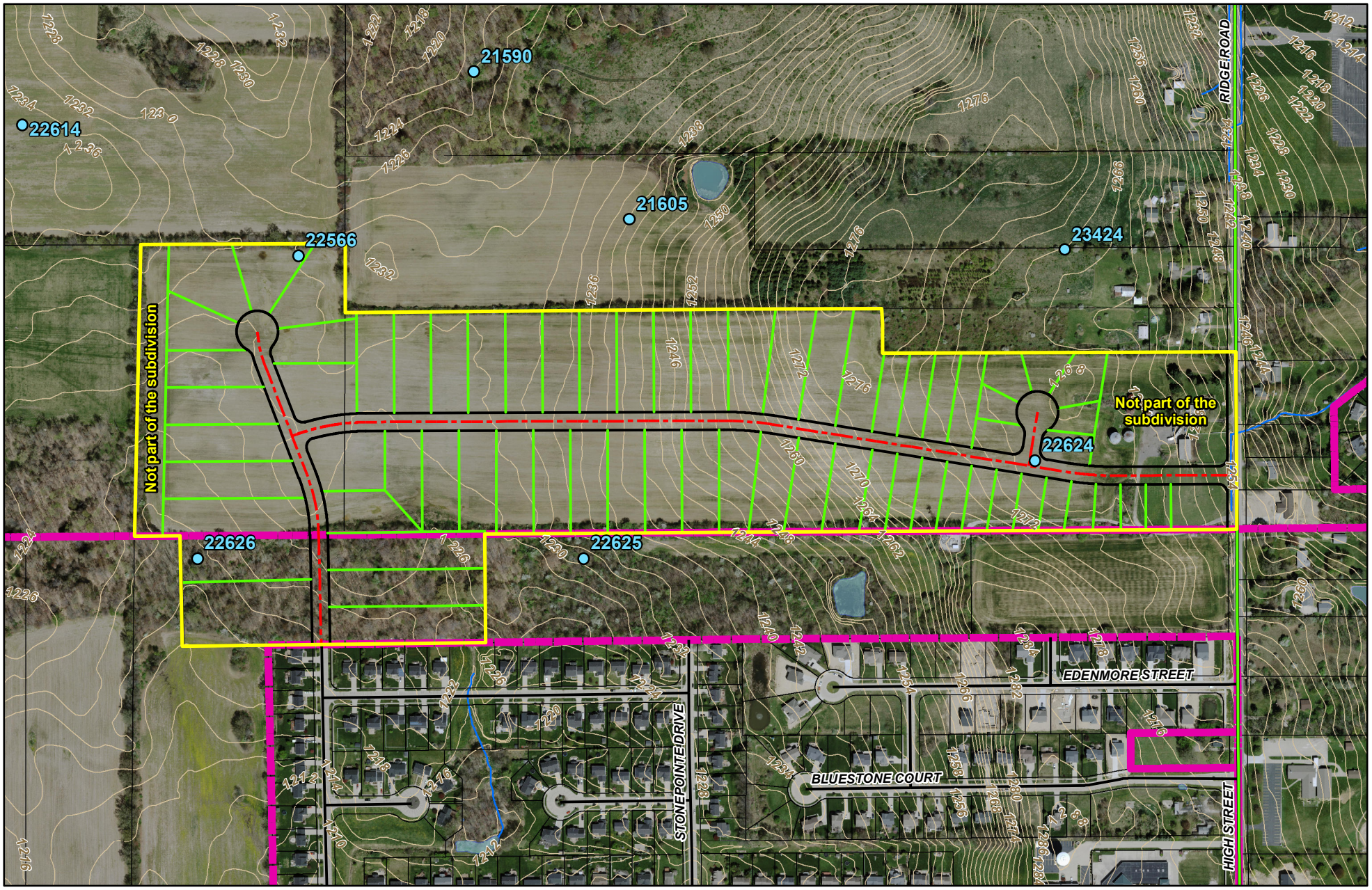
Department of Planning Services (DPS) Comments:

1. The following required data/information was not provided on or with the Preliminary Plan as outlined in Article IV Section C of the Subdivision Regulations.
   a. Subdivision Regulations 2-a-6: Revise the location map to reflect parcels located in Wadsworth Township.
   b. Subdivision Regulations 2-a-7, Base Information: The Preliminary Plan indicates 69 Sublots are located in Sharon Township. Based on the survey, this number needs to be revised to 64 Sublots in the Site Data.
   c. Subdivision Regulations 2-a-7, Base Information: On the Preliminary Plan, revise the Notes section to indicate sanitary services to Sublots 1-11 and 61-69 will be serviced by the Medina County Sanitary Engineer and Sublots 12-60 will be serviced by the City of Wadsworth.
   d. Subdivision Regulations 2-b-9, Existing Data: A well is located in the rear yard in Sublot 69. See attached Ohio Department of Natural Resources Well Plugging Report for details.
   e. Subdivision Regulations 2-c-4, Proposed Preliminary Plan: Indicate Sublot acreage if greater than one acre.
   f. Subdivision Regulations 2-c-9, Proposed Preliminary Plan: Submit the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation; and Corporate Bylaws for review.
   g. Subdivision Regulations 2-c-16, Proposed Preliminary Plan: The boundaries of an existing coal mine are shown as part of the Subdivision on the survey; however, the survey notes the coal mine is not part of the Subdivision. Additional information is needed about the status of the coal mine.
   h. Subdivision Regulations 2-c-18, Proposed Preliminary Plan: The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval.
   i. Subdivision Regulations 2-d-7, Proposed Stormwater and Environmental Management Plan/Map: Provide a copy of the Developer Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
   j. Subdivision Regulations 4-b-1, Planning Commission Consideration: The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Sharon and Wadsworth Townships Zoning Resolutions.
   k. Subdivision Regulations 4-b-2, Planning Commission Consideration: The Medina County Sanitary Engineer (MCSE) and the City of Wadsworth has determined the subdivision will be adequately serviced by sanitary sewer and the MCSE will service water subject to approval of detailed plans.
   l. Subdivision Regulations 4-b-3, Planning Commission Consideration: 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.

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

1. Satisfy required agency comments listed in the staff report above.
2. Submit the required data/information as listed above.
3. Satisfy all DPS comments listed in the staff report above.

The applicant shall provide all requested documentation and corrections prior to Final Plat submission.



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

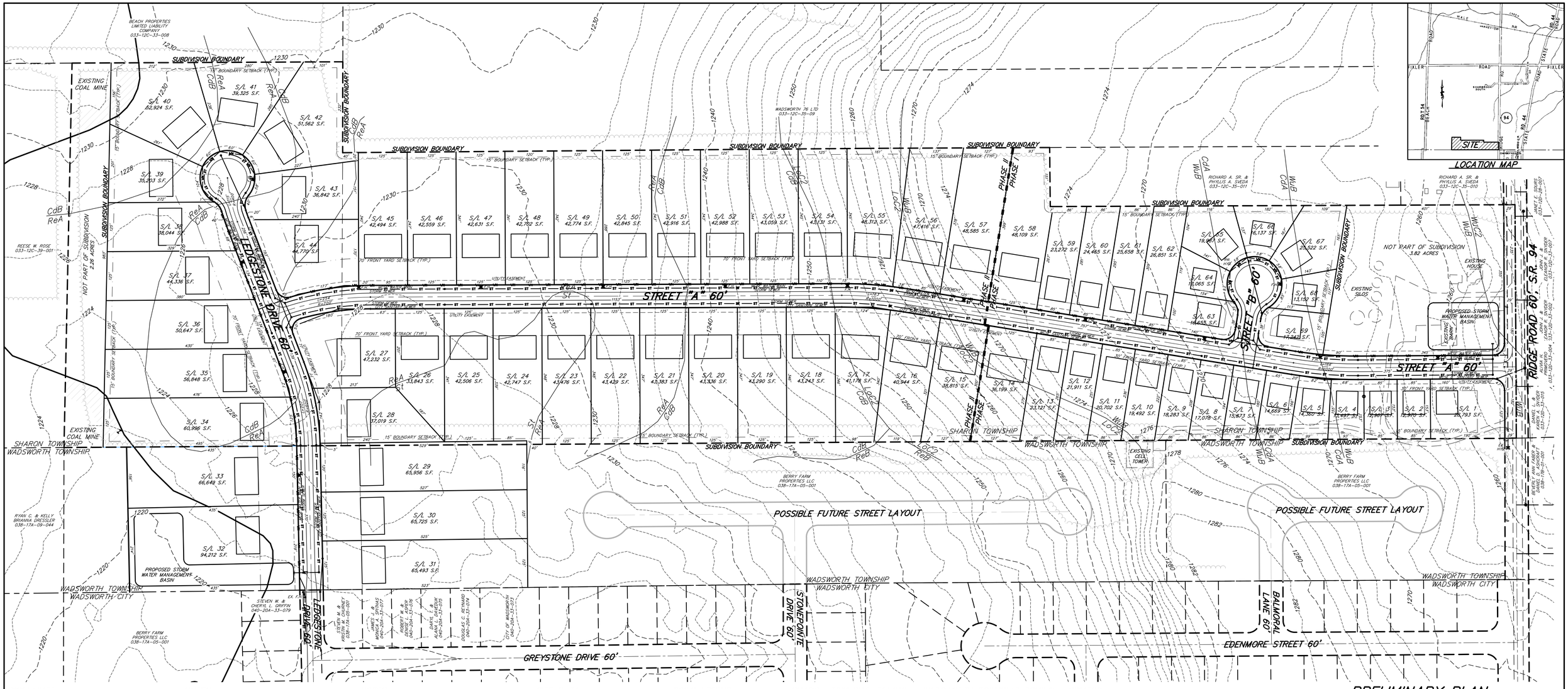
Visit us on the web at www.planning.co.medina.oh.us

Bailey Subdvision
Preliminary Plan
App. 012-2021-PP
Sharon & Wadsworth Townships

Meeting Date: 3/3/2021
Zoning: R-PRD
Sublots: 69
Area: 71.96 acres

1 inch = 450 feet

0 65 130 260 390 520 650 Feet


SUBDIVISION BOUNDARY
EXISTING COAL MINE
BEACH PROPERTIES LIMITED LIABILITY COMPANY 033-12C-33-008
S/L 40 52,924 S.F.
S/L 41 39,325 S.F.
S/L 42 51,562 S.F.
S/L 43 36,842 S.F.
S/L 44 44,770 S.F.
S/L 39 35,203 S.F.
S/L 38 38,044 S.F.
S/L 37 44,336 S.F.
S/L 36 50,647 S.F.
S/L 35 56,848 S.F.
S/L 34 60,996 S.F.
S/L 33 66,648 S.F.
S/L 32 94,212 S.F.
S/L 31 65,493 S.F.
S/L 30 65,725 S.F.
S/L 29 65,956 S.F.
S/L 28 37,019 S.F.
S/L 27 47,232 S.F.
S/L 26 33,843 S.F.
S/L 25 42,506 S.F.
S/L 24 42,747 S.F.
S/L 23 43,476 S.F.
S/L 22 43,429 S.F.
S/L 21 43,383 S.F.
S/L 20 43,336 S.F.
S/L 19 43,290 S.F.
S/L 18 43,243 S.F.
S/L 17 41,178 S.F.
S/L 16 40,944 S.F.
S/L 15 38,815 S.F.
S/L 14 36,199 S.F.
S/L 13 23,121 S.F.
S/L 12 21,911 S.F.
S/L 11 20,702 S.F.
S/L 10 19,492 S.F.
S/L 9 18,283 S.F.
S/L 8 17,078 S.F.
S/L 7 15,873 S.F.
S/L 6 14,669 S.F.
S/L 5 14,360 S.F.
S/L 4 12,497 S.F.
S/L 3 12,340 S.F.
S/L 2 12,370 S.F.
S/L 1 20,793 S.F.
S/L 45 42,494 S.F.
S/L 46 42,559 S.F.
S/L 47 42,631 S.F.
S/L 48 42,702 S.F.
S/L 49 42,774 S.F.
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S/L 51 42,916 S.F.
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S/L 59 23,272 S.F.
S/L 60 24,485 S.F.
S/L 61 25,658 S.F.
S/L 62 26,851 S.F.
S/L 63 18,655 S.F.
S/L 64 18,065 S.F.
S/L 65 19,981 S.F.
S/L 66 16,137 S.F.
S/L 67 25,522 S.F.
S/L 68 13,192 S.F.
S/L 69 17,342 S.F.
STREET "A" 60'
STREET "B" 60'
LEDGESTONE DRIVE 60'
GREYSTONE DRIVE 60'
STONEPOINTE DRIVE 60'
BALMORAL LANE 60'
EDENMORE STREET 60'
RIDGE ROAD 60', S.R. 94
NOT PART OF SUBDIVISION 2.28 ACRES
NOT PART OF SUBDIVISION 3.82 ACRES
EXISTING HOUSE
EXISTING SILOS
PROPOSED STORM WATER MANAGEMENT BASIN
EXISTING SHANTY
EXISTING CELL TOWER
PROPOSED STORM WATER MANAGEMENT BASIN
POSSIBLE FUTURE STREET LAYOUT
POSSIBLE FUTURE STREET LAYOUT
SHARON TOWNSHIP
WADSWORTH TOWNSHIP
WADSWORTH TOWNSHIP
WADSWORTH CITY
WADSWORTH TOWNSHIP
WADSWORTH CITY
REESE W. ROSE 033-12C-39-001
RYAN C. & KELLY BRIANNA DRESSLER 038-17A-09-044
BERRY FARM PROPERTIES, LLC 038-17A-05-001
WADSWORTH 76 LTD 033-12C-35-09
RICHARD A. SR. & PHYLLIS A. SVEDA 033-12C-35-011
RICHARD A. SR. & PHYLLIS A. SVEDA 033-12C-35-010
JANE E. SOURS 033-12C-36-007
JOHN J. & KAREN ELLEN 033-12C-33-002
DANIEL S. & KAREN SCHEER 033-12C-33-015
BEVERLY ANN FABER & DONALD E. FABER 038-17B-01-001
STEVEN W. & CHERYL L. GRIFFIN 040-20A-33-079
JAMES J. & MICHELLE PAUL 040-20A-33-057
ABBEY W. & DENISE L. ASHER 040-20A-33-076
MARK A. & ALICIA BLANK 040-20A-33-075
DOUGLAS C. REYNARD 040-20A-33-074
CITY OF WADSWORTH 040-20A-33-073
STEVEN M. & KRISTIN M. CHAPPLE 040-20A-33-072
EX. FIRE HYDRANT
EX. WATER VALVE
EX. SANITARY MANHOLE
EX. STORM SEWER MANHOLE
EX. STORM SEWER CATCH BASIN
EX. SANITARY SEWER
EX. WATER LINE
EX. GAS LINE
EX. OVERHEAD UTILITY
EX. CONTOUR
EX. TREE LINE
EX. FENCE
EX. GUARDRAIL
EX. ASPHALT
EX. CONCRETE
EX. GRAVEL
EX. BUILDING
EX. SHED
EX. GARAGE
EX. SILO
EX. POLE
EX. MAILBOX
EX. SIGN
EX. WELL
EX. SEPTIC
EX. CULVERT
EX. CATCH BASIN
EX. MANHOLE
EX. INLET
EX. HEADWALL
EX. END SECTION
EX. UTILITY EASEMENT
EX. DRAINAGE EASEMENT
EX. ACCESS EASEMENT
EX. SANITARY EASEMENT
EX. STORM EASEMENT
EX. WATER EASEMENT
EX. GAS EASEMENT
EX. OVERHEAD UTILITY EASEMENT
EX. CONSERVATION EASEMENT
EX. RIGHT-OF-WAY
EX. PROPERTY LINE
EX. CENTERLINE
EX. ROAD
EX. DRIVE
EX. PARKING
EX. CURB
EX. SIDEWALK
EX. TRAIL
EX. POND
EX. STREAM
EX. WETLAND
EX. FLOODPLAIN
EX. FLOODWAY
EX. FLOOD FRINGE
EX. FLOOD HAZARD
EX. FLOOD ZONE
EX. FLOOD PLAIN
EX. FLOOD W