Preliminary Plan

Cambridge Estates

Sharon Township

Meeting:	March 3, 2021	**Site Area:**	19.07 acres
App. No.:	013-2021-P	**Sublots:**	7
Owner:	Michael and Kelley Clark	**Zoning:**	R-1 Residential
Engineer:	GBC Design Inc.	**Utilities:**	Wells & on-lot septic systems
Developer:	Four Leaf Investment Group	**School Dist.:**	Highland Local
		Reviewer:	Rob Henwood
Parcel Nos.:	033-12A-38-036		

EXECUTIVE SUMMARY

The 19.18 acres site is located on the north side of Sharon-Copley Road immediately across from Equestrian Trail (see Map 1). The proposal includes seven sublots on a public cul-de-sac street served by wells and on-lot septic systems.

Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Agriculture and wooded
East	R-1 Residential	Single-family fronting on Sharon-Copley Road Agriculture
South	R-1 Residential	Single-family Equestrian Estates Subdivision
West	R-1 Residential	Single-family and agriculture

Proposal: The applicant proposes the following on the 19.07 acre site: [1]

- Seven sublots.
- One public permanent cul-de-sac street (Equestrian Trail) with a 60 foot right-of-way (ROW)
- On-lot septic systems.
- Water wells.
- Two storm water ponds.

Access: Access to the site is by the proposed Equestrian Trail; it accesses Sharon-Copley Road to the south and terminates in a permanent cul-de-sac.

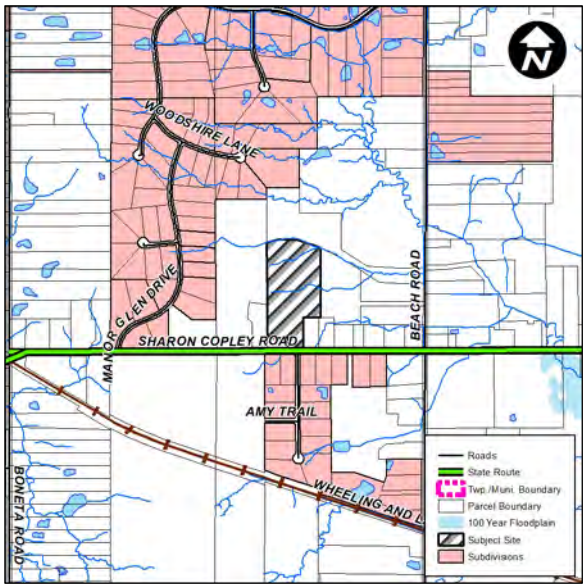
Street stubs or connections to the adjacent parcels were not considered for the following reasons:

- Access to the north is precluded by a stream.
- Property to the east and west are fully subdivided and have sufficient frontage access.

[1] For the purposes of this staff review the following Preliminary Plan document was utilized: *Preliminary Plan for Cambridge Estates Subdivision*. GBC Design, Inc. Project No. 53212: 1/29/2021. One sheet: dated stamped by DPS staff 2/1/2020.

Site Conditions: The site is primarily used for agriculture (cropland); the southern portion of the site is wooded. The site has gently rolling topography throughout. There is a stream along the northern boundary of the site; there is a wetland associated with the stream.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are permitted uses (§ 601). The minimum lot size is two acres with a minimum 200-foot lot width or 60 feet of frontage on cul-de-sacs with 200-foot lot width, measured at the building line (§ 601-2(C)).



Map 1: Location Map

Comprehensive Plan: The proposed subdivision is consistent with the current comprehensive plan. These Goals and Objectives from the Plan are relevant to the proposed subdivision as follows:

- Goal 1: Preserve the "Rural Residential" small-town atmosphere of Sharon Township.
  - New residential development shall be compatible with the predominant rural residential, small-town residential nature of the community.
  - New residential development shall be planned at densities appropriate for the Township and which will not result in public health hazards.

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

Matt Martin: CONDITIONAL APPROVAL
Medina County Highway Engineer's Office
mmartin@medinaco.org
330.722.9358

1. *ODOT to approve the street connection and improvements within the SR162 R/W.*
2. *Show mailbox kiosk location a minimum of 200 feet from the SR 162 intersection.*
3. *Drainage Maintenance Fund to be established.*
4. *Stormwater Basin easements to be clear cut of trees.*
5. *Provide overland flood routes as part of drainage design.*
6. *Maintain existing watersheds, pre and post design point analysis to be provided with construction drawings.*
7. *The proposed south stormwater management basin outlet location and path to be analyzed during the construction drawing review process with a detailed study to not cause negative impacts to existing downstream properties.*
8. *Show the fire pond dry hydrant pull off lane.*
9. *Show the outlet of the south pond in a storm sewer easement on the east side of the street.*

Tom Karris
Medina County Prosecutor's Office
tkarris@medinaco.org
330.723.9540

I have reviewed the proposed covenants and restrictions and find them to be satisfactory. I have no suggested revisions or corrections.

Jeremy Sinko: APPROVED
Medina County Sanitary Engineer's Office
jsinko@medinaco.org
330.764.8331

I have no comment as we do not have any utilities at this location.

Neil Jones: APPROVED
Sharon Township Zoning
njones@sharontwp.org
330.239.4406

Please note that there is a limited site distance east of Sharon Copley Road.

Jared Feller
Ohio Department of Transportation (ODOT)
Jared.Feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Preliminary Plan for the Cambridge Estates Subdivision. This section of SR 162 is considered a Category 3 access facility. The State Highway Access Management Manual states that one direct private access will be permitted per parcel or contiguous parcels under common ownership and no additional access will be provided for the splitting or dividing of existing parcels currently under common ownership. The property owner will need to submit a permit application to ODOT for the proposed street. An ODOT permit is needed before any work can be done within the right-of-way.

Christine Fienga, RS
Medina County Health Department
cfienga@medinahealth.org
330.723.9523

A certified soil scientist must evaluate the soil conditions for each lot and provide a report to this office in accordance with Chapter 3701-29 of the Ohio Administrative Code.

Michael Martin
Medina County Tax Map Office
mamartin@medinaco.org
330.725.9798

1. *It is recommended that the final plat be submitted to Tax Maps for review before obtaining signatures.*
2. *CAMBRIDGE ESTATES has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers from final plat.*
4. *Road names will need to be checked with the Tax Map Office for approval before signatures.*
5. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info:*
   Email: debra.m.biernot@usps.com phone: 216-443-4024 e-fax - 651-365-9734
6. *Subject to Medina County Engineer Land Conveyence Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

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

The Sharon Township Fire Department has no objection to any portion of the proposed Cambridge Estates subdivision, as submitted.

Eric Hange, District Technician
Soil and Water Conservation District
ehange@medinaco.org
330.722.9315

Note: Comments submitted for the Concept Plan held on April 15, 2020.

- *Rittman soils are the primary soil of this development. The limitations of this soil are: slow permeability for septic fields and moderate wetness for homes with basements.*
- *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.*
- *The proposed stormwater management pond on lot 5 sits within the soil boundary of a Chili gravely loam 6 to 12 percent slope moderately eroded. Due to the soil type and slope it is recommended that the placement of this pond be reevaluated.*
- *Plans need to be in place to determine who will be responsible for the maintenance of the retention ponds on lots 1 and 5.*

- *A minimum of a 15 ft. buffer should be maintained around the stormwater management ponds in order to perform maintenance.*
- *It is recommended that the placement of the homes on lot 4 and 5 be reevaluated. Their current placement has them sitting within a drainage pattern.*
- *Our office would like to ask for 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.*
- *Construction of homes or grading of the properties that will be done cannot affect the natural drainage of these properties as to allow for the drainage of the watershed and properties above.*
- *Tree removal should be limited to the construction area only.*
- *This property is former cropland and may be tiled.*

Staff Comments:

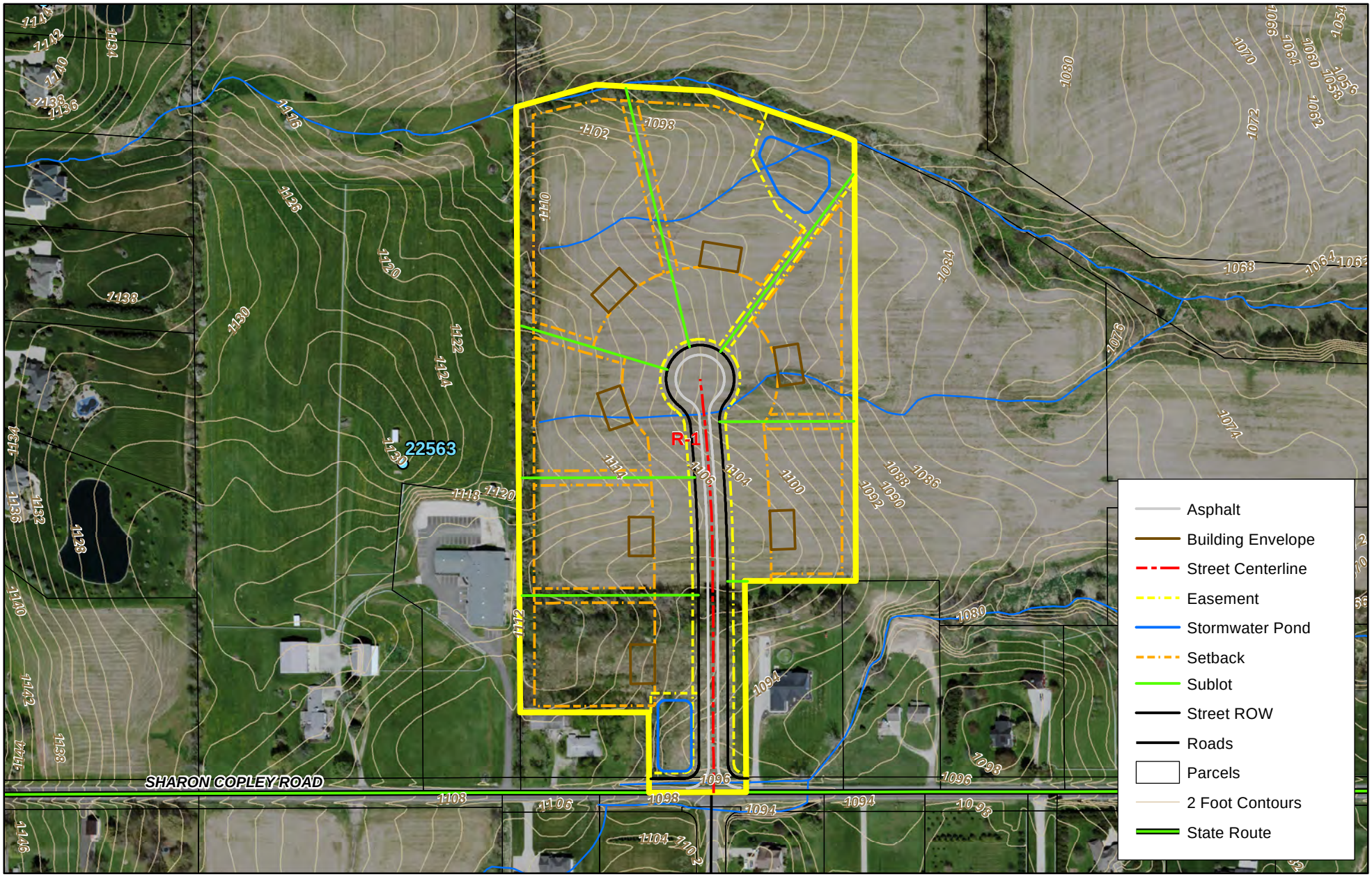
1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulations section (§) references are included):
    a. All land within a proposed subdivision, exclusive of dedicated roads, shall be designated as either a Sublot or a Block. … Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space." § 404(C)(2)c.1. ***Block A needs to be shown as Open Space Block A.***
    b. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. Said description shall include:
        a. Agreements and provisions for any community association, homeowner's association or owner's association with provision for association membership and responsibility. § 404(C)(2)c.8.a. ***Submit provisions for membership and responsibility.***
        b. The construction, administration, and maintenance of all proposed common property, common facilities and common lands. §404(C)(2)c.8.b. ***Provide provisions for maintenance of common property and facilities.***
    c. Fire pond location and associated easements for access. Maintenance of the dry hydrant and fire pond must be addressed as part of the home owner association documents and deed restrictions. § 404(C)(2)c.15. ***Address the fire pond and it's access in the Homeowners association documentation.***
    d. Wetlands –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. § 404(C)(2)c.18. ***Provide Army Corp correspondence.***
    e. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Provide the NOI.***

2. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conforms to the Township Zoning Resolution per §404(C)(4)b.1.
3. The Medina County Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans per §404(C)(4)b.2.
4. 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 per § 404(C)(4)b.3.

Recommendation: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Cambridge Estates subdivision subject to the following:

1. Satisfy all 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

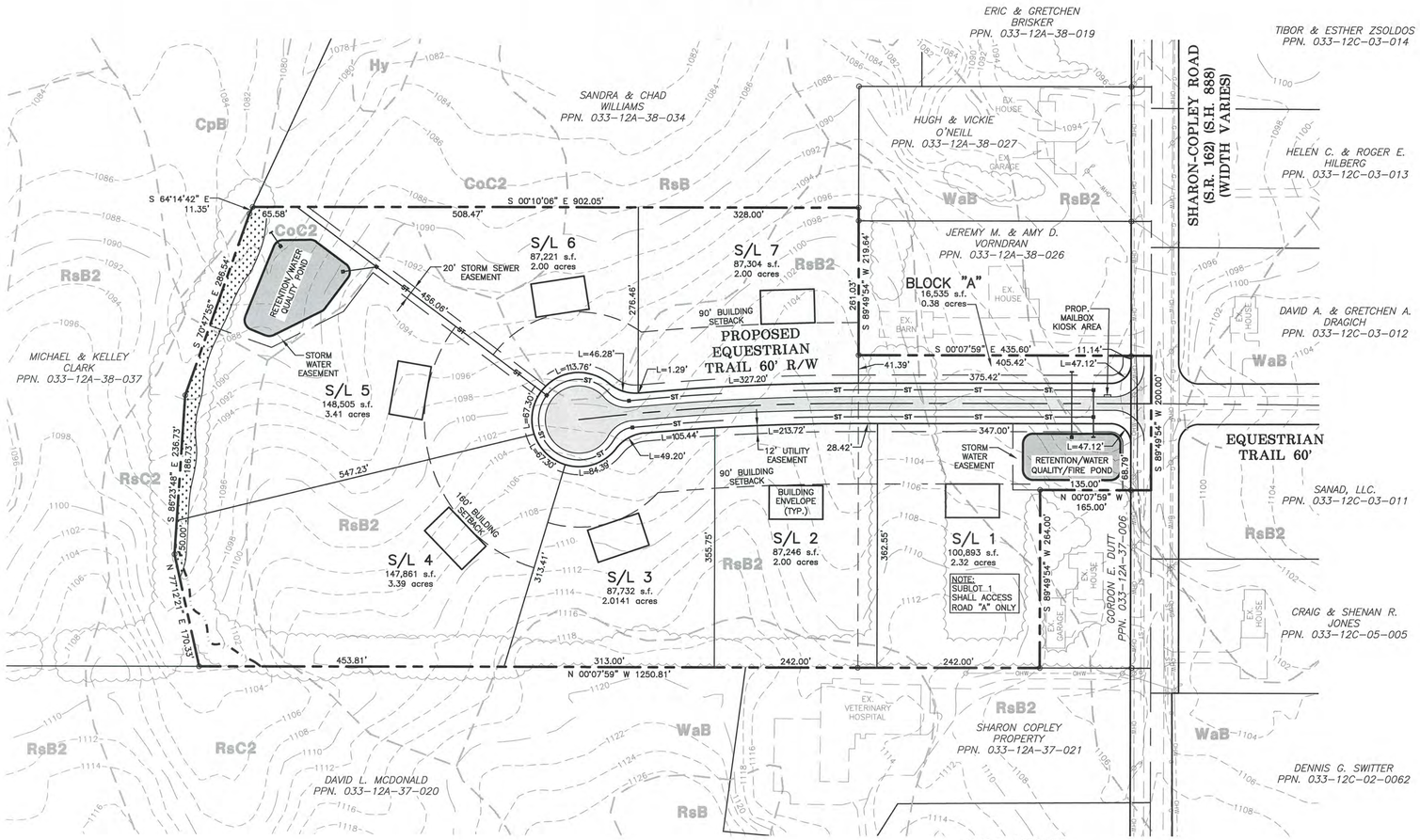
Cambridge Estates
Preliminary Plan
App. No. 013-2021-PP
Sharon Township

Meeting Date: 3/3/2021
Zoning: R-1 Residential
Sublots: 7
Area: 19.07 acres

1 inch = 275 feet

0 40 80 160 240 320 400 Feet

PRELIMINARY PLAN
FOR
CAMBRIDGE ESTATES



SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 38 OF SAID TOWNSHIP OF SHARON

SCALE: 1" = 100'

ZONING

TOTAL AREA PPN. 033-12A-38-036	19.07 AC,
TOTAL LOTS PROVIDED AREA OF LOTS AREA OF BLOCKS AREA OF RIGHT-OF-WAY	7 17.14 ACRES 0.38 ACRES 1.54 ACRES
R-1 RESIDENTIAL DISTRICT	
MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM FRONTAGE ON CUL-DE-SACS	2.00 AC. 200 FT. 60 FT. WITH 200 FT. AT BUILDING LINE
YARD REQUIREMENTS	
FRONT YARD SETBACK SIDE YARD SETBACK REAR YARD SETBACK	90 FT. 15 FT. 25 FT.

WATERSHED MAP

LOCATION MAP

LEGEND

- EX. WETLANDS
- PROP. PAVEMENT
- EX. INTERMITTENT STREAM (245 LINEAR FEET)
- EX. TREE LINE
- EX. GAS LINE
- EX. STORM SEWER
- PROP. STORM SEWER
- EX. CATCH BASIN
- PROP. CATCH BASIN
- EX. UTILITY POLE
- EX. OVERHEAD WIRE

NOTES:
1. NO GAS OR OIL WELLS EXIST ON THE PROPERTY PER ODNR'S WEBSITE.
2. INDIVIDUAL WELLS AND SEPTIC SYSTEMS ARE PROPOSED.
3. BOUNDARY SURVEY COMPILED FROM A FIELD SURVEY BY GBC DESIGN, INC. ON 01/26/2021.
4. TYPICAL SECTION TO INCLUDE STORM SEWER DITCH ENCLOSURE PIPES.
5. REAR YARD DRAINAGE TO BE EVALUATED DURING ENGINEERING DESIGN. ADDITIONAL INLET BASINS MAY BE INSTALLED.

WETLANDS
EXISTING WETLANDS SHOWN BASED ON WETLAND DELINEATION REPORT PREPARED BY DAVEY RESOURCE GROUP FOR OLD WORLD CLASSIC. DATED 12/15/2020.

FLOOD ZONE
PARCEL LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NO. 39103C0285E, DATED AUGUST 19, 2013.

NOTE:
SITE IS LOCATED IN THE WOLF CREEK ABOVE PIGEON CREEK WATERSHED.

SOILS TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
CoC2	CHILI GRAVELY LOAM, 6 TO 12 PERCENT SLOPES, MODERATELY ERODED
RsB	RITTMAN SILT LOAM, 2 TO 6 PERCENT SLOPES
RsB2	RITTMAN SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
RsC2	RITTMAN SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
WaB	WADSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES

SOIL BOUNDARIES HAVE BEEN PLOTTED PER THE MEDINA COUNTY SOIL SURVEY.

OWNER:
MICHAEL & KELLEY CLARK
2275 THOROUGHBRED DR.
WADSWORTH, OHIO 44281

DEVELOPER:
FOUR LEAF INVESTMENT GROUP, INC.
7056 MEARS GATE DR. N.W.
CANTON, OHIO 44720
REP: ANDY LEACH
TELE.: (330) 494-0228

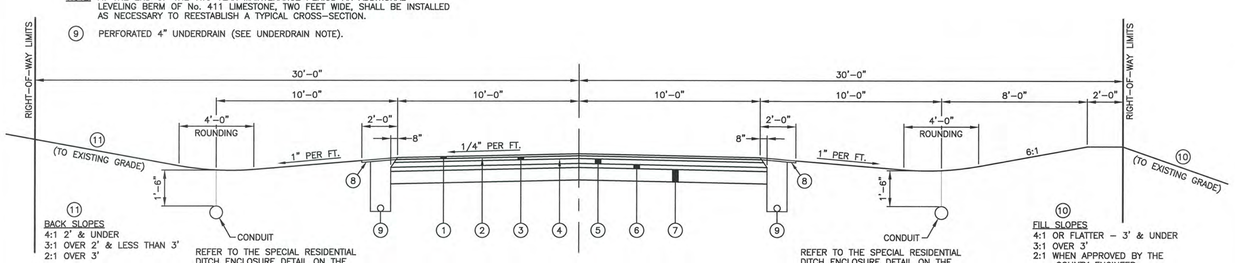
DESIGN ENGINEER:
GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

LEGEND

1. 1.5" ITEM 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (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 COMPLETE.

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).



11 BACK SLOPES
4:1 2' & UNDER
3:1 OVER 2' & LESS THAN 3'
2:1 OVER 3'

REFER TO THE SPECIAL RESIDENTIAL DITCH ENCLOSURE DETAIL ON THE TYPICAL STORM SEWER DETAIL SHEET FOR CONSTRUCTION SPECIFICATIONS.

10 FILL SLOPES
4:1 OR FLATTER - 3' & UNDER
3:1 OVER 3'
2:1 WHEN APPROVED BY THE COUNTY ENGINEER

TYPICAL PAVEMENT SECTION
(SPECIAL RESIDENTIAL)
N.T.S.

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

FOUR LEAF INVESMENT GROUP, INC.
7056 MEARS GATE DR. N.W.
CANTON, OHIO 44720

CAMBRIDGE ESTATES
SHARON TOWNSHIP
MEDINA COUNTY, OHIO
PRELIMINARY PLAN

DRAWN BY: D.A.P.
DATE: JAN. 29, 2021
PROJECT NO. 53212
DRAWING NO. 1 OF 1