Preliminary Plan

Emerald Run

York Township

Meeting:	June 1, 2022	**Sublots:**	3
App. No.:	030-2022 CP	**Zoning:**	R-1 Low Density Residential
Owner:	James Wise	**Utilities:**	Central Water & Onsite Septic
Engineer:	Davey Resource Group	**School Dist.:**	Buckeye Local
Parcel Nos.:	045-05C-08-026	**Reviewer:**	Denise Testa
Site Area:	30.2868 acres		

EXECUTIVE SUMMARY

The site is located south of Norwalk Road, east of the Emerald Woods Subdivision, and north of Stone Road. The proposal includes a 3 sublots on a permanent cul-de-sac served by central water and onsite septic systems.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

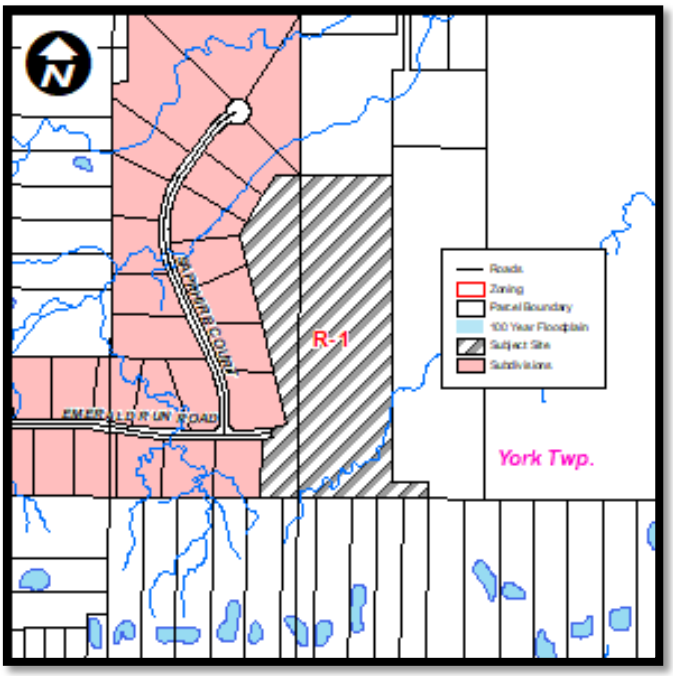
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Low Density Residential	Residential
East	R-1 Low Density Residential	Residential/Agriculture
South	R-1 Low Density Residential	Residential
West	R-1 Low Density Residential	Residential

Proposal: The applicant proposes the following on the 30-acre site:

- Three sublots;
- Central water and onsite septic;
- No storm water management; and
- Extension of Emerald Run Road (60’ ROW) to a proposed permanent cul-de-sac.

Access: Access to the site is by the extension of Emerald Run Road (60’ ROW) to a proposed permanent cul-de-sac. There is an existing reservation strip at the end of Emerald Run Road.



Site Conditions: The site is primarily used for agriculture (cropland). The portion to the west and south is mostly wooded. The site has gently rolling topography throughout as well as an existing stream and riparian setback.

Zoning: York Township Zoning Resolution, Section 301 R-1 Low Density Residential District, "The purpose of the R-1 District is to accommodate residential development at a low-density that will promote the continuation of the predominantly rural residential character of York Township…Minimum frontage on cul-de-sac turn arounds shall be seventy-five (75) feet…Setback from the street right-of-way can not be less than one hundred (100) feet. If there is no established street right-of-way for any road or street, said line shall be deemed to be thirty (30) feet from the center line of the road…"

Comprehensive Plan: 2012, Comprehensive Plan Update, "The rural character of York Township, which has been unchanged for decades, is developing suburban features as the City of Medina and the townships surrounding York Township have experienced rapid growth in the past 20-plus years and the recent development of the Shale Creek golf and residential complex and the Keswick development north of Spieth Road…Every comprehensive plan must be based upon goals of the community. The goals and objectives expressed in this plan are intended to serve as broad guidelines for future growth and development. The goals strive to achieve a balance of residential, commercial, industrial, agricultural, institutional, and recreational land uses in order to maintain a healthy economic base and provide a quality living environment for residents of York Township.

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

Matt Martin: Conditional Approval
Medina County Engineer's Office
mmartin@medinaco.org
330.722.9358

1. *Typical pavement should be revised to the 8" with doweled joints.*
2. *Construction plans to be submitted for review prior to construction.*

Stephen Mazak, REHS
Medina County Health Department
smazak@medinahealth.org
330.723.9523

All lots to be built on must have soil reports completed by a registered soil scientist in the State of Ohio and a positive Site Evaluation from the Medina County Health Department before the mylar can be signed by the Health Commissioner.

Steve Ibos: APPROVAL
York Township
yorktwp@yorktwp.org
330.722.0185

We are going to handle these three lots under a General Development since they are meeting all the frontage and setback requirements. We will not require Davey Resource Group/Mr. Wise to have a separate development review process with the Trustees for approval. That process will be handled at the County level and I will handle the buildout of the homes as a normal application, review and approval for the R1 District.

Department of Planning Services Staff Comments

1. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section (§) C of the Subdivision Regulations:
    a. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
    b. (2)c.18. 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. The applicant has submitted Appendix 1: Request for Corps Jurisdictional Determination.
    c. (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
    d. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
2. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Township Zoning Resolution per §404(C)(4)b.1. The Township indicated the Preliminary Plan is approved.
3. The Medina County Health Department needs to determine the proposed lots are suitable for on-site wastewater systems. §404(C)(4)b.2.
4. The Medina County Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings per §404(C)(4)b.3.

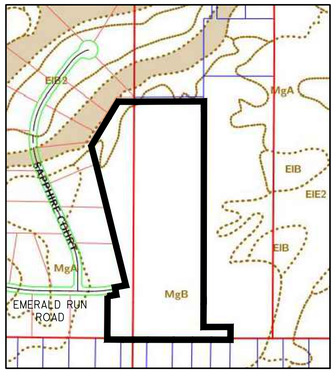
Recommendation: The Department of Planning Services (DPS) recommends that the Medina County Planning Commission **Approve with Modifications** the Preliminary Plan for the Emerald Run Subdivision subject to the following:
1. Satisfy required agency and DPS comments listed in the staff report above.
2. Submit the required data/information as listed above.

PRELIMINARY PLAN

FOR

EMERALD RUN ROAD

TOWNSHIP OF YORK, COUNTY OF MEDINA
AND STATE OF OHIO

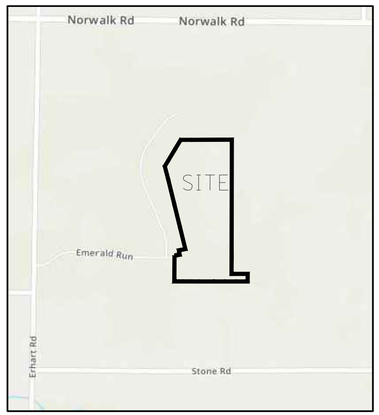


FLOOD PRONE SOIL: Or

SOILS MAP

0 300 600 1200
SCALE (IN FEET)
1 inch = 600 ft.

N



LOCATION MAP

NO SCALE

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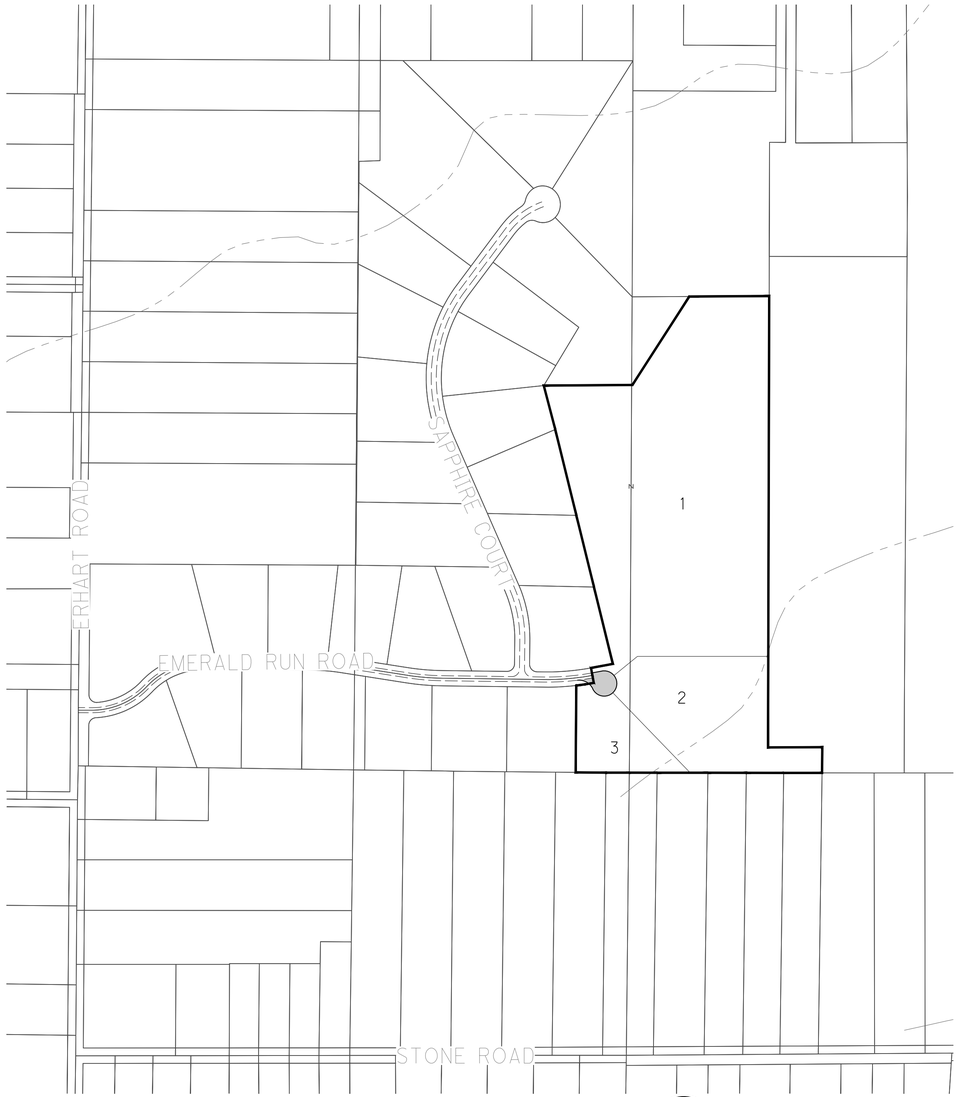


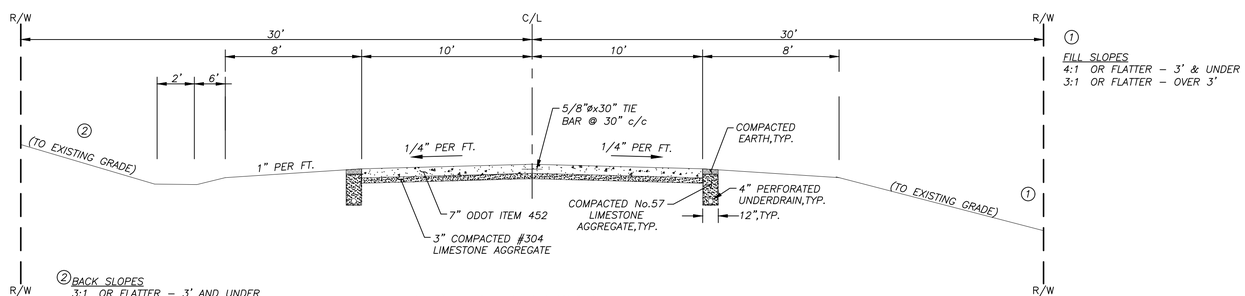
OVERALL SITE PLAN

SCALE: 1" = 300'

N

SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN
SHEET 3 EXISTING DRAINAGE MAP



(1) FILL SLOPES
4:1 OR FLATTER – 3' & UNDER
3:1 OR FLATTER – OVER 3'

(2) BACK SLOPES
3:1 OR FLATTER – 3' AND UNDER
2:1 OR FLATTER – OVER 3'

PAVEMENT SECTION

NO SCALE

SITE INFORMATION:

PARCEL: 045-05C-08-026
NORWALK ROAD
YORK TOWNSHIP, OHIO
30.29 AC

OWNERS: JAMES WISE
4207 BROOKPARK RD
CLEVELAND, OHIO 44134

PROPOSED LOTS:

SL 1	(22.07 AC)
SL 2	(5.74 AC
SL 3	(2.14 AC)

PROPOSED RIGHT-OF-WAY: 0.34 AC

ZONING: R-1 LOW DENSITY RESIDENTIAL (301), SINGLE FAMILY DWELLING;
-MIN. LOT AREA: 2.1 AC
-MIN. LOT WIDTH AT BUILDING LINE: 200'
-MIN. LOT FRONTAGE AT STREET: 200', 75' ON CUL-DE-SAC
-MIN. YARDS: FRONT: 100'
SIDE: 15'
REAR: 15'
NOTE: RIPARIAN SETBACK: 50' RIPARIAN SETBACK, EACH SIDE, SHOWN PER SECTION 306 CONSERVATION DEVELOPMENT OVERLAY DISTRICT. NO OTHER RIPARIAN SETBACK MENTIONED IN YORK TOWNSHIP ZONING CODE.

OWNER:

PARCEL: 045-05C-08-026
JAMES WISE
4207 BROOKPARK RD
CLEVELAND, OHIO 44134

DESIGN ENGINEER/SURVEYOR:

DAVEY RESOURCE GROUP
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
JEREMY SACK, P.S.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	05/02/2022

DAVEY Resource Group®

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

EMERALD RUN ROAD
PRELIMINARY PLAN

PROJECT NUMBER
2330

DATE
2022-05-02

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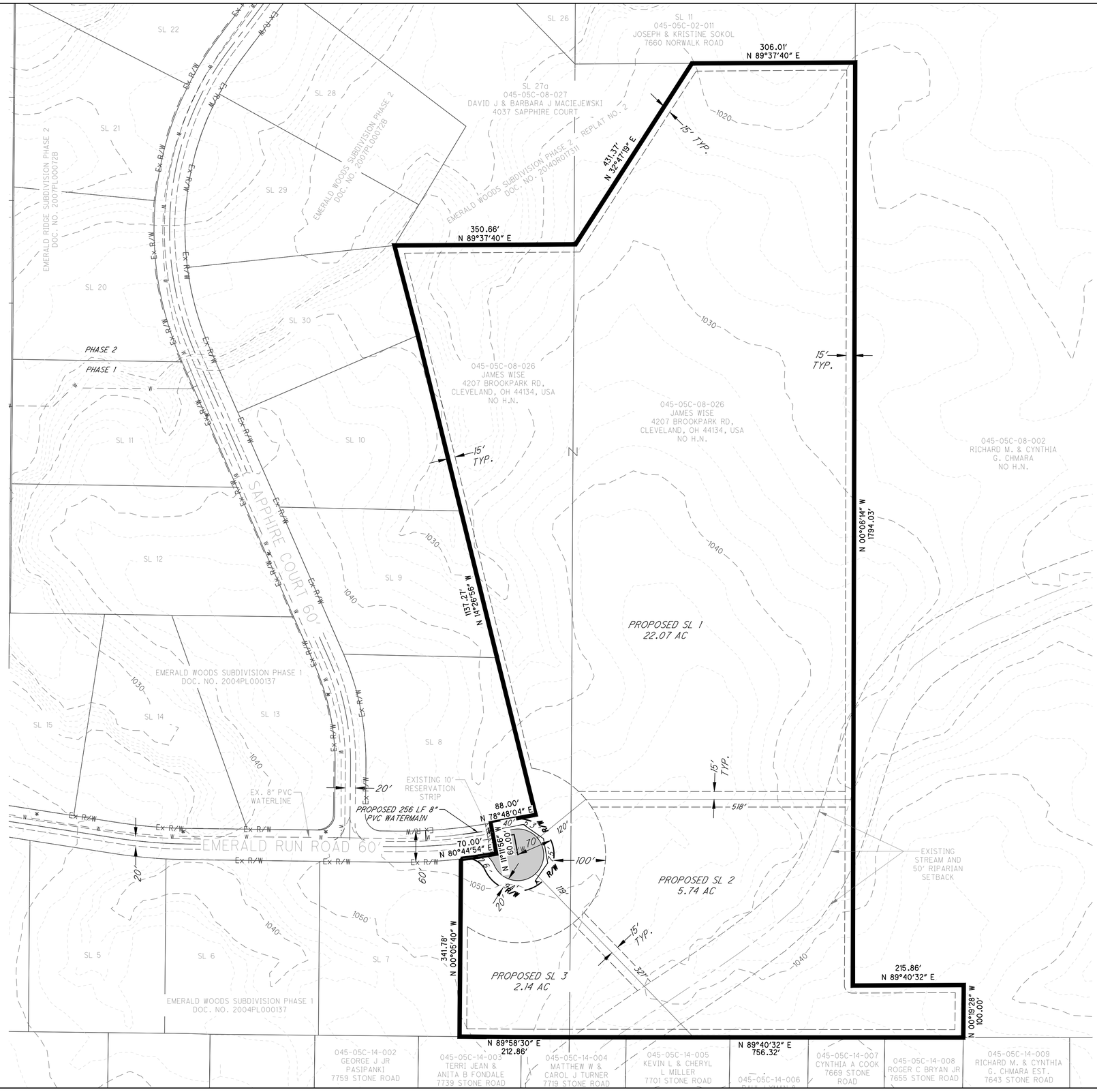

Davey Resource Group
1310 SHARON-COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.800.8423

DAVEY Resource Group

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

N

EMERALD RUN ROAD
SITE PLAN

PROJECT NUMBER
2330
DATE
2022-05-02

2
3

DAVEY Resource Group

Date: 5/5/22 Drawing: N:\Projects\2330 emerald run subdivision\dwg\2330 plan view (rev) v3.dwg Scale: 1"=100' Plotted: 5/12/2022 12:26 PM (mdc000) Plotted By: Page Setup (-----) Page Setup (-----)

Davey Resource Group
1310 SHARON-COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

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EMERALD RUN ROAD
EXISTING DRAINAGE MAP

PROJECT NUMBER
2217
DATE
2022-05-02

3
3

DAVEY Resource Group

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