Replat No. 1

The Reserve at Sharon

Sharon Township

Meeting:	September 4, 2024	**Site Area:**	23.3414 acres
App. No.:	063-2024 R	**Sublots:**	31 Sublots
Surveyor:	Davey Resource Group, Inc	**Zoning:**	R-PRD Planned Residential District
Developer:	Pulte Homes of Ohio LLC		
Applicant:	Jeremy Krahe	**Utilities:**	Central Water and Sewer
Parcels:	033-12D-23-034 033-12D-29-032 033-12D-28-009	**School Dist.:**	Highland Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 23.3414-acre site is located north of Reimer Road, south of Fixler Road, west of State Road and east of Ridge Road (SR 94). The total acreage is 51.966 with three phases.

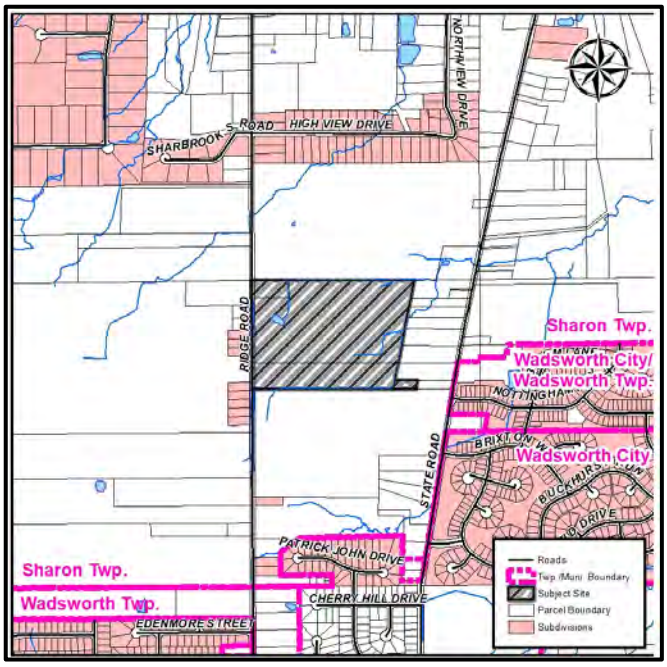
RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Open Field/Farm
East	R-PRD Planned Residential District	Residential/Commercial
South	R-PRD Planned Residential District	Open Field/Church
West	R-PRD Planned Residential District	SR94/Residential

Proposal: The applicant proposes to create Sublots 24-54, Open Space Block C-1, and dedicate Ashbourne Court and a portion of John Arthur Lane. This Replat will complete the subdivision.

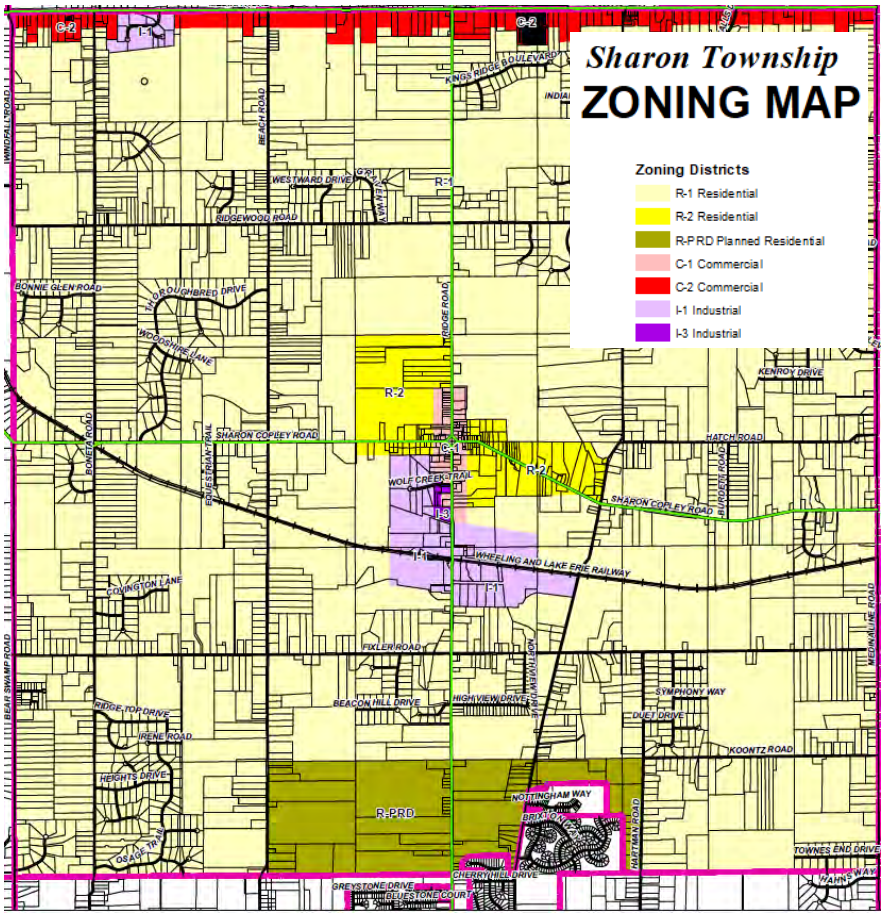
Access: Access to the site is provided from Ridge Road leading to three cul-de-sacs and John Arthur Lane leading to an 80-acre parcel.



Site Conditions: The majority of the undeveloped planned site includes open fields with trees. Two sublots include existing homes with access to SR94. A tank battery and oil well are located in the open space near Sublot 21.

Zoning: At a special meeting scheduled October 19, 2021, the Sharon Township Trustees indicated The Reserve at Sharon will be reviewed based on the zoning resolution described below and demonstrated in the Sharon Township Zoning Map.

The subject property is zoned R-PRD Planned Residential Development. Based on the 2021 Sharon Township Zoning Resolution, the primary objective 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 1.0 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."



A. To encourage more efficient use of land and public services through unified development.
B. To establish development review criteria which promotes creative design solutions to ensure that new development is sensitive to the surrounding character to the area.
C. To establish a review process that maintains the local review and approval of the overall development plan and that results in the timely consideration of an application.
D. To ensure that the proposed transitional development is in compliance with the objectives of the Sharon Township Comprehensive Plan.

The Township Zoning Resolution also indicates the following project requirements listed below.

- "Minimum Project Area: The gross area of a tract of land proposed for development according to the planned residential development option shall be a minimum of fifteen (15) acres, but shall not include any area within an existing public street right-of-way. The area proposed shall be in one ownership or, if in multiple ownership, the application shall be filed jointly by all the owners of the properties included in the planned residential development."

- "The overall density of a planned residential development shall not exceed 1.00 dwelling units per acre, provided that on any one (1) acre there shall not be more than four (4) dwelling units."

- "A planned residential development shall not have more than one (1) entrance on Ridge Road (SR94)."

- "Development shall be served by individual or public sewage disposal structures consistent with the Medina County systems. Individual sewage disposal systems shall comply with all applicable regulations of the Medina County Health Department and may be located within common areas when approved by the township."

Agency Comments: *Italicized text* indicates agency comments.

Neil Jones, Sharon Township Zoning Inspector: APPROVAL
njones@sharontwp.com
330.239.4406

The plat was presented to and approved by the Sharon Township Zoning Commission on October 19, 2023.

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

The Fire Department has no objections or comments for the Replat 1 of The Reserve at Sharon.

Ben Romine, Medina County Sanitary Engineer: APPROVAL
bromine@medinaco.org
330.723.9575

The proposed plat is acceptable to the Medina County Sanitary Engineer and can be signed upon receipt if our utilities have been installed or financial guarantees have been met.

Erik Malinowski, Medina County Engineer's Office: CONDITIONAL APPROVAL
emalinowski@medinaco.org
330.723.8879

1. *All plat pages to be stamped and signed by the Surveyor.*
2. *Should the plat be titled Reserve at Sharon Phase 2 & 3 in order to match the Preliminary Plan and Subdivision Construction Drawings?*
3. *Should this plat include a Covenants, Restrictions & Easements section, similar to on the Lakeview Pines Plat, since there will be an HOA?*
4. *Rear corner of sublots 32 & 33 is missing a property corner pin.*
5. *Include a different hatching for the 10' reservation strip.*
6. *Show building setback lines if applicable.*

Jim Bozigar, City of Wadsworth Engineering: CONDITIONAL APPROVAL
jbozigar@wadsworthcity.org
330.335.2738

All sanitary sewer improvements to be installed by the developer, tested, and accepted by the City of Wadsworth. Financial guarantees and maintenance bond to be in place prior to the City Engineer signing the plat. A signature line needs to be added for the Director of Public Service to accept the sanitary sewer easements to the City of Wadsworth.

Add to the plat: "Pulte and its successors shall not erect any buildings, fences, structures, pavement, or obstructions of any kind within the location/limits of the sanitary sewer easements without the written consent of the City of Wadsworth Director of Public Service."

Jared Feller, ODOT
Jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Reserve at Sharon Replat.

Christian Putzier, Ohio Edison
cputzier@firstenergycorp.com
440.326.3208

This is not First Energy territory. We will not serve.

Medina County Tax Map Office
taxmaps@medinaco.org
330.722.9777

This has been reviewed and approved by the Tax Map Department.

Jim Smith, Soil and Water Conservation District
jsmith@medinaco.org
330.722.9317

1. *Watershed and drainage must be maintained across this parcel.*
2. *This lot has been previously agriculture ground. It is possible that existing field tile is present.*
3. *Sediment and erosion control BMPS must be in place until vegetation is established on the site.*
4. *It is recommended that tree removal is limited to the immediate construction area.*
5. *Our office would recommend green infrastructure such as curb cuts and bio swales when applicable.*
6. *Sublots 53 & 54 appear to be within a drainage pattern. Adequate stormwater runoff management should be in place.*

Department of Planning Services (DPS) Comments:

1. The Declaration of Covenants, Conditions, Easements and Restrictions for The Reserve at Sharon were filed with the Medina County Recorder in Document 2024OR002352.
2. The applicant submitted a corrected letter addressed to the Medina County Sanitary Engineer and dated June 11, 2024, from the Ohio EPA approving the revised plans.
3. The following data/information was not provided on or with the Replat submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
    a. (2)d. An original mylar of the Replat.
    b. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
    c. (2)f.17. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat.
    d. (2)g.1. Certification from the Township that the Replat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees.
    e. (2)g.4. A subdivision served by a public central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar.
    f. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
    g. (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**
    h. (2)g.8. Certification by the Medina County Engineer stating, “Construction plans have been approved.”

i. (2)g.9. For new subdivisions with planned public improvements, or replatting of existing subdivisions, which modifies previous public improvements, written approval by the U.S. Army Corp of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements.
j. (5)b.1. and 2. The proposed Replat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
k. (5)b.3. The Replat is in substantial conformity with Preliminary Plan and approval conditions with the exception of the items listed above.
l. (5)b.4. The proposed subdivision appears to be in conformity with the Sharon Township Zoning Resolution.
m. (5)b.6. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
n. (5)b.7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Replat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **Approve with Modifications** The Reserve at Sharon Replat No. 1 pending submission of the required data/information and satisfying all regulatory agency comments.

The Reserve at Sharon Replat No. 1

Creating Sublot Nos. 24 through 54, Block 'C1', and
Dedicating Ashbourne (T.H. _____) Court and a portion of
John Arthur Lane (T.H. 1030)

Situated in the Township of Sharon, County of Medina and State of Ohio and known as being part of Sharon Township Lot No. 75, further known as being a replat of all of Blocks "C" and "D" as shown on The Reserve at Sharon, recorded in document no. 2024PL000008 of the Medina County Recorder's Records.

APPROVALS

This Plat was duly accepted by the Trustees of Sharon Township on the_____ day of _____ , 20____ .

_____ _____
Chairman, Trustees (Print) (Sign)

_____ _____
Trustee (Print) (Sign)

_____ _____
Trustee (Print) (Sign)

The Medina County Commissioners hereby accept all offers of dedication by the owners of this subdivision and certify that the required improvements have been constructed and accepted by the County Engineer on the _____ day of _____ , 20____ .

_____ _____
Commissioner (Print) (Sign)

_____ _____
Commissioner (Print) (Sign)

_____ _____
Commissioner (Print) (Sign)

This Plat was duly accepted by the Medina County Planning Commission at its regular meeting held on the _____ day of _____ , 20____ .

_____ _____
Director (Print) (Sign)

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer this _____ day of _____ , 20_____ .

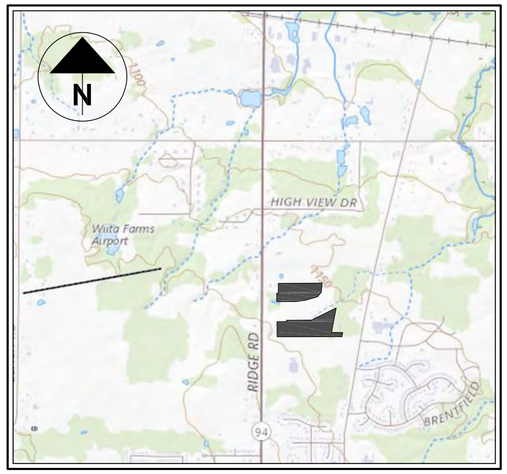
_____ _____
Medina County Engineer (Print) (Sign)

All required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on this _____ day of _____ , 20_____.

_____ _____
Medina County Sanitary Engineer (Print) (Sign)

All required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved by the City of Wadsworth Engineer this _____ day of _____ , 20_____ .

_____ _____
City of Wadsworth Engineer (Print) (Sign)



LOCATION MAP
N.T.S.
LATITUDE: 41°04'15.1" LONGITUDE: 81°43'51.4"

AREA TABLE	
NAME	ACRES
Sublots (31)	19.6352
Block 'C1' Open Space	0.3765
Dedicated Right of Way	3.3297
TOTAL	23.3414

NOTES

REFERENCES:

Deed & Plat documents as referenced by survey, Medina County Recorder's records

Medina County Engineer's Survey Records as listed below:

Book	Page
25	119a
26	197
31	151
38	22
M	348b
25	119a
2023	60
2023	68

BASIS OF BEARINGS:

Centerline bearing of Ridge Road was calculated to be North 00°06'43" West, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

SURVEY CONTROL NOTE:

All iron pins set at property corners are 5/8 inch by 30 inch and affixed with cap "DAVEY RESOURCE GROUP"

All iron pins set in centerline monument boxes are 3/4 inch by 30 inch and affixed with cap "DAVEY RESOURCE GROUP"

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED
PROFESSIONAL SURVEYOR

_____
Daniel P. Engle P.S. No. S-8452 Date

APPROVALS

Sanitary sewer easements shown hereon are accepted by the City of Wadsworth, Ohio this _____ day of _____ , 20_____ pursuant to Ordinance No. 15-039.

_____ _____
Director of Public Services (Print) (Sign)

Approved for transfer this ____ day of _____ , 20_____.

_____ _____
Tax Map Draftsman (Print) (Sign)

Received for transfer this ____ day of _____ , 20_____.

_____ _____
Medina County Auditor (Print) (Sign)

Received and recorded this ____ day of _____ , 20_____.

At _____ A.M./P.M recorded in Plat Document No._____.

Fee:_____.

_____ _____
Medina County Recorder (Print) (Sign)

ACCEPTANCE

Know all men by these presents that _____,
(Print Name/Title)
owner/agent of Pulte Homes of Ohio, LLC owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and do hereby dedicate to public use forever the streets shown shaded and grant easements shown hatched. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____
Owner/Agent Date

County of Medina
SS
State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named _____ who acknowledged the making
Owner/Agent
of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this day of _____, 20_____.

_____ _____
Notary public My commission expires

_____
Witness

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

THE RESERVE AT SHARON REPLAT NO. 1

TITLE

PROJECT NUMBER
1992

DATE
2024-05-13

1
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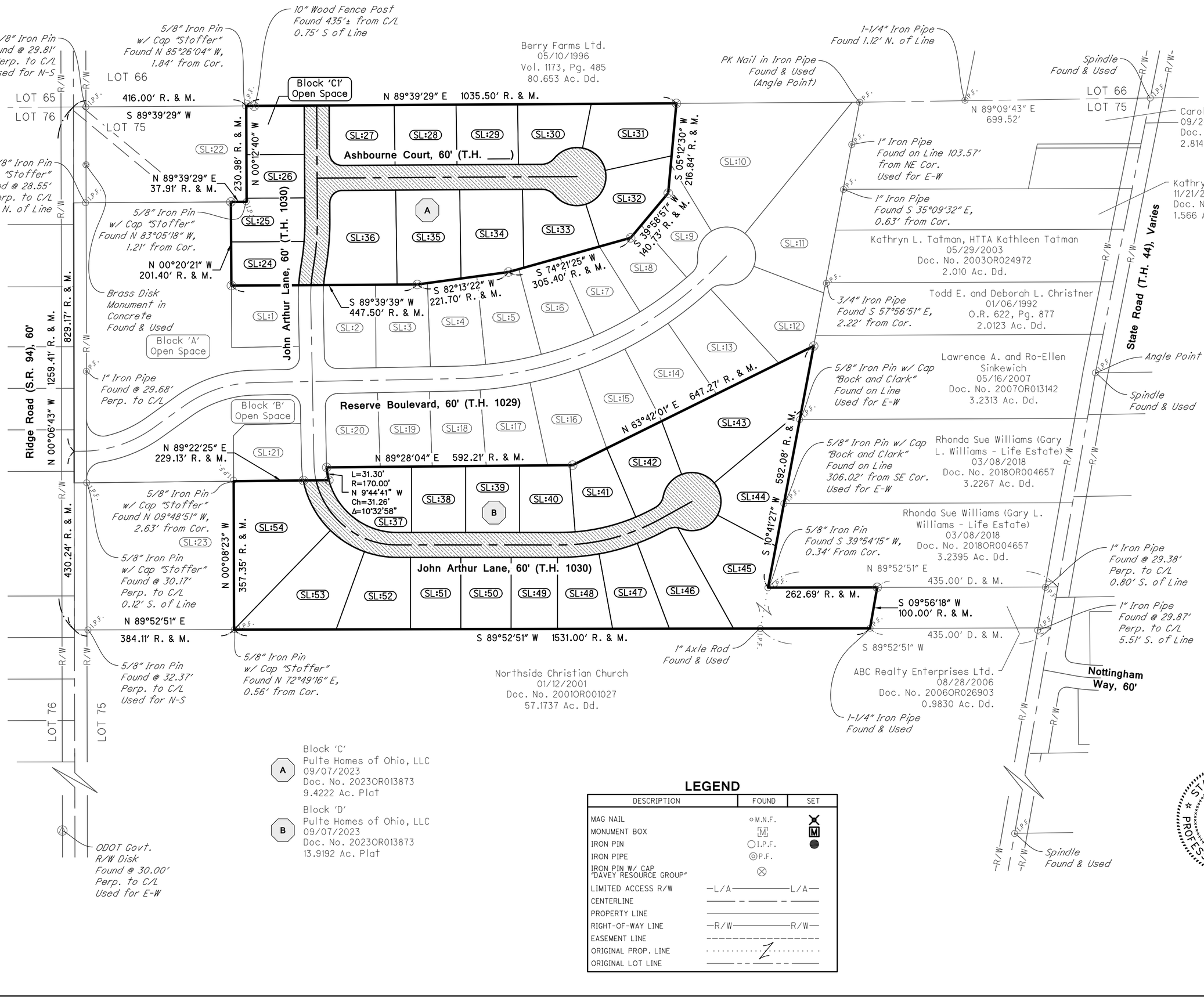

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	✕
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○ I.P.F.	●
IRON PIPE	◎ P.F.	
IRON PIN W/ CAP "DAVEY RESOURCE GROUP"	⊗	
LIMITED ACCESS R/W	—L/A—	—L/A—
CENTERLINE	——— – ——— – ———	
PROPERTY LINE	———	
RIGHT-OF-WAY LINE	—R/W—	—R/W—
EASEMENT LINE	– – – – – – – –	
ORIGINAL PROP. LINE	· · · · · · · · ·	
ORIGINAL LOT LINE	——— – – ——— – – ———	

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED PROFESSIONAL SURVEYOR

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

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SCALE (IN FEET)
1 inch = 150 ft.

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THE RESERVE AT SHARON REPLAT NO. 1

OVERALL

PROJECT NUMBER
1992
DATE
2024-05-13

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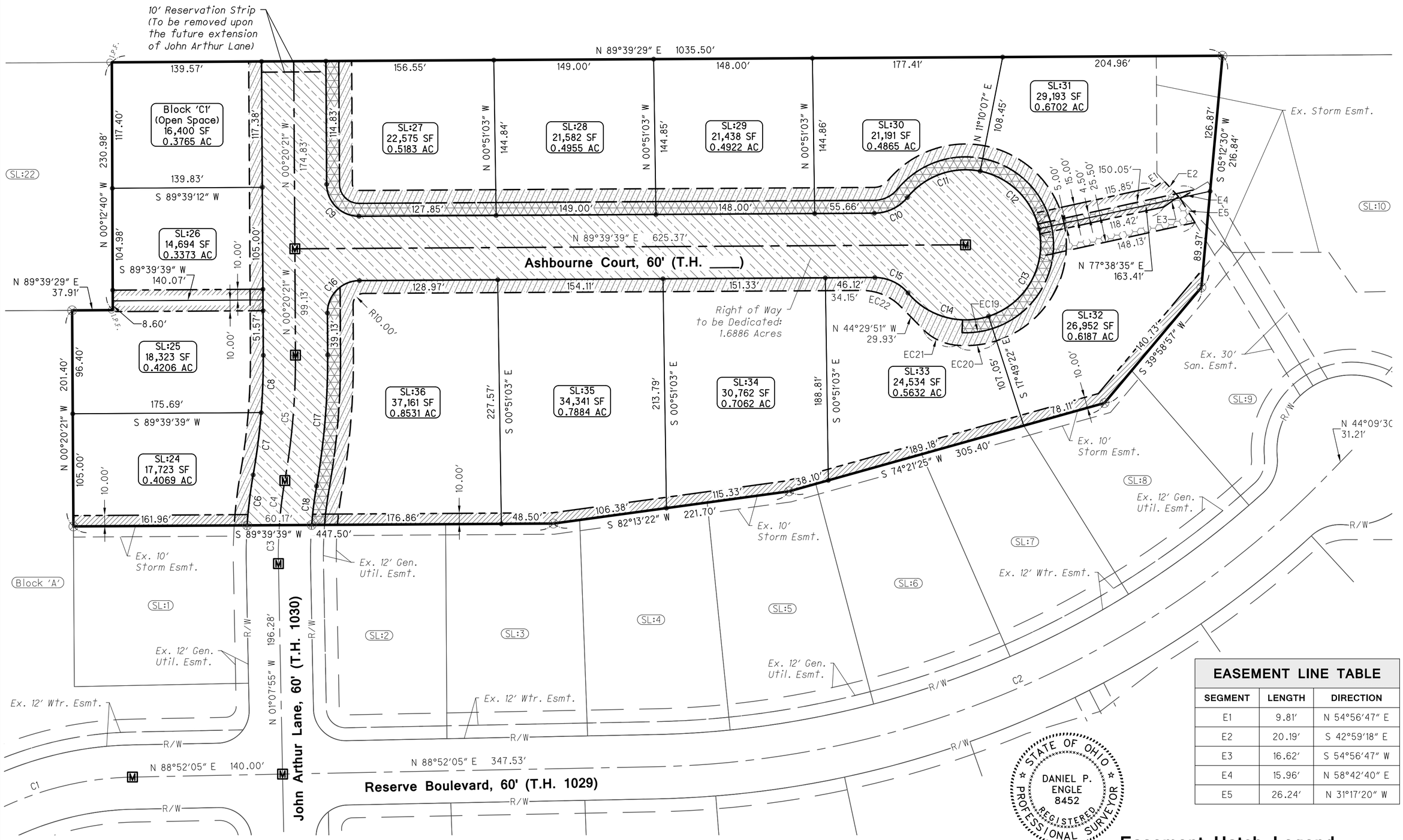

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E1	9.81′	N 54°56′47″ E
E2	20.19′	S 42°59′18″ E
E3	16.62′	S 54°56′47″ W
E4	15.96′	N 58°42′40″ E
E5	26.24′	N 31°17′20″ W

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C1	180.84′	300.00′	178.11′	N 71°35′57″ E	34°32′16″
C2	702.30′	900.00′	684.62′	N 66°30′48″ E	44°42′35″
C3	35.89′	400.00′	35.88′	N 01°26′19″ E	5°08′27″
C4	41.94′	400.00′	41.93′	N 07°00′47″ E	6°00′29″
C5	117.49′	650.00′	117.33′	N 04°50′20″ E	10°21′23″
C6	47.37′	430.00′	47.35′	S 06°51′40″ W	6°18′43″
C7	58.57′	620.00′	58.55′	S 07°18′39″ W	5°24′45″
C8	53.50′	620.00′	53.48′	S 02°07′58″ W	4°56′38″
C9	47.12′	30.00′	42.43′	N 45°20′21″ W	90°00′00″

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C10	35.24′	40.00′	34.11′	S 64°25′17″ W	50°28′44″
C11	75.73′	70.00′	72.09′	S 70°10′31″ W	61°59′12″
C12	81.21′	70.00′	76.73′	N 45°35′39″ W	66°28′28″
C13	103.28′	70.00′	94.16′	N 29°54′37″ E	84°32′03″
C14	83.03′	70.00′	78.25′	S 73°50′30″ E	67°57′45″
C15	35.24′	40.00′	34.11′	S 65°05′59″ E	50°28′44″
C16	47.12′	30.00′	42.43′	N 44°39′39″ E	90°00′00″
C17	122.91′	680.00′	122.74′	N 04°50′20″ E	10°21′21″
C18	36.52′	370.08′	36.51′	N 07°11′22″ E	5°39′16″

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
EC19	28.84′	82.00′	28.69′	S 82°15′09″ W	20°09′02″
EC20	37.51′	94.00′	37.26′	S 83°36′28″ W	22°51′40″
EC21	35.31′	50.00′	34.58′	N 64°43′47″ W	40°27′51″
EC22	40.00′	50.00′	38.95′	N 67°25′06″ W	45°50′30″

*Notes:

- Certain Pins are set on the edges of Storm Water Management Easements due to potential conflict with Storm Water infrastructure
- All Easements established by The Reserve at Sharon Phase 1, recorded in Document No. 2024PL000008 unless otherwise noted.

STATE OF OHIO
DANIEL P. ENGLE
8452
REGISTERED
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Easement Hatch Legend

- 12′ Water Easement
- Storm Water Management Easement
- 12′ General Utility Easement (unless otherwise noted)
- Right of Way to Be Dedicated
- 30′ Sanitary Easement

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

THE RESERVE AT SHARON REPLAT NO. 1

PLAN NORTH

PROJECT NUMBER
1992

DATE
2024-05-13

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GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C4	39.64′	200.00′	39.57′	N 06°48′35″ W	11°21′20″
C23	269.34′	200.00′	249.44′	N 51°24′16″ W	77°09′38″
C24	253.15′	500.00′	250.46′	S 75°30′38″ W	29°00′32″
C25	31.30′	170.00′	31.26′	N 09°44′41″ W	10°32′58″
C26	222.43′	170.00′	206.90′	N 52°30′08″ W	74°57′55″
C27	37.10′	470.00′	37.09′	S 87°45′13″ W	4°31′22″
C28	151.12′	470.00′	150.47′	S 76°16′52″ W	18°25′21″
C29	49.74′	470.00′	49.72′	S 64°02′17″ W	6°03′49″
C30	35.24′	40.00′	34.11′	S 35°46′00″ W	50°28′44″
C31	71.92′	70.00′	68.80′	S 39°57′44″ W	58°52′11″
C32	86.51′	70.00′	81.10′	N 75°12′01″ W	70°48′19″
C33	82.72′	70.00′	77.99′	N 05°56′39″ W	67°42′25″

GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C34	102.11′	70.00′	93.29′	N 69°41′50″ E	83°34′33″
C35	9.05′	40.00′	9.03′	S 74°59′59″ E	12°58′09″
C36	26.19′	40.00′	25.72′	N 79°45′40″ E	37°30′35″
C37	77.45′	530.00′	77.38′	N 65°11′34″ E	8°22′23″
C38	95.70′	530.00′	95.57′	N 74°33′07″ E	10°20′43″
C39	95.19′	530.00′	95.06′	N 84°52′11″ E	10°17′26″
C40	80.14′	230.00′	79.74′	S 80°00′11″ E	19°57′50″
C41	97.18′	230.00′	96.46′	S 57°54′59″ E	24°12′33″
C42	138.89′	230.00′	136.79′	S 28°30′45″ E	34°35′54″
EC43	63.12′	94.00′	61.94′	N 47°08′47″ E	38°28′28″
EC44	35.31′	50.00′	34.58′	N 86°36′57″ E	40°27′51″
EC45	39.13′	50.00′	38.14′	N 84°25′33″ E	44°50′38″

*Notes:

- Certain Pins are set on the edges of Storm Water Management Easements due to potential conflict with Storm Water infrastructure
- All Easements established by The Reserve at Sharon Phase 1, recorded in Document No. 2024PL000008 unless otherwise noted.

STATE OF OHIO
DANIEL P. ENGLE
8452
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Easement Hatch Legend

- 12′ Water Easement
- 12′ General Utility Easement (unless otherwise noted)
- Storm Water Management Easement
- Right of Way to Be Dedicated

Detail 'A'

0 10 20 40
SCALE (IN FEET)
1 inch = 20 ft.

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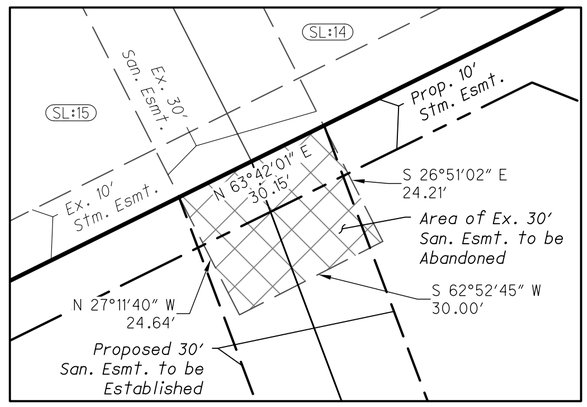

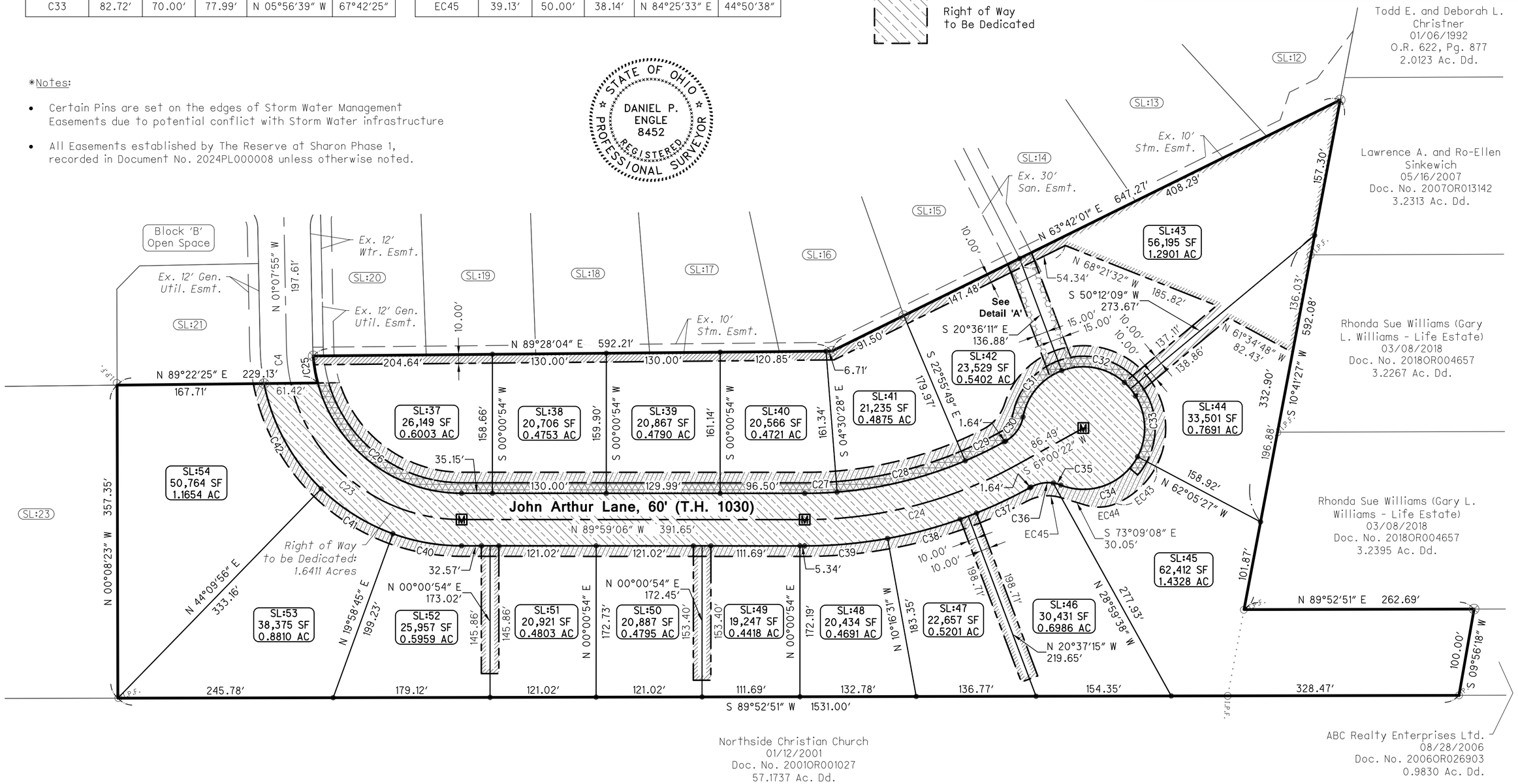

Davey Resource Group
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(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

0 40 80 160
SCALE (IN FEET)
1 inch = 80 ft.

N

THE RESERVE AT SHARON REPLAT NO. 1

PLAN SOUTH

PROJECT NUMBER
1992
DATE
2024-05-13

4
4

File= F:\Igc- eng\projects\1992 the reserve at sharon phase 2\dwg\1992 p2 plat.dwg Saved: 7/2/2024 10:13 AM (bc0014) Plotted: 7/25/2024 1:56 PM (bc0014) PlotStyle= (TGC 2017.ctb) Scale= (1:1) Page Setup= (24 BY 18 PDF)