



Planning Commission  
 Revised Preliminary Plan  
**Colonial Hills Subdivision, Phase 2**  
 Sharon Township  
 App. No. 026-2015-PP

<b>App. No.:</b>	026-2015-PP	<b>Blocks:</b>	None with Phase 2
<b>Meeting:</b>	May 6, 2015	<b>Zoning:</b>	R-1
<b>Applicant:</b>	Colonial Hills Properties, LLC	<b>Utilities:</b>	On-site water wells & central sanitary sewer
<b>Engineer:</b>	RMCN Group LLC	<b>School Dist.:</b>	Highland Local
<b>Site Area:</b>	27.4264 acres	<b>Reviewer:</b>	Susan Hirsch
<b>Sublots:</b>	9		

### EXECUTIVE SUMMARY

This subdivision is located south of Fixler Road and west of Colonial Hills Drive in Sharon Township. This is a revised Preliminary Plan for Phase 2 of the Colonial Hills development. Phase 2 will create 9 sublots. The Revised Preliminary Plan differs from the 2013 approved Preliminary Plan in that there are 9 sublots rather than 12. The area north of Beacon Hill Drive is reduced from 8 to 5 sublots and the cul-de-sac is removed.

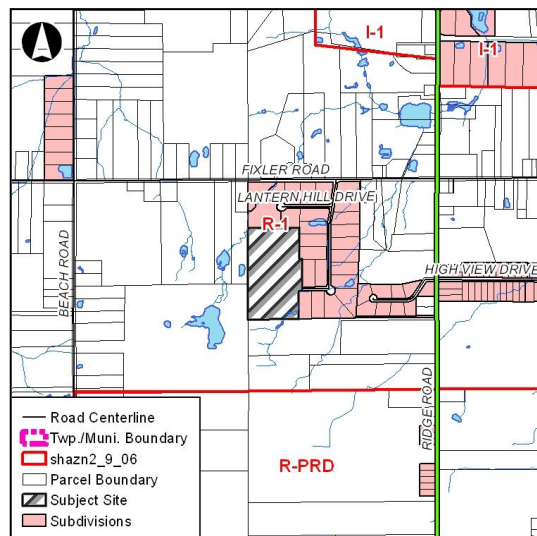
**Recommendation: APPROVE WITH MODIFICATIONS**

### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single-family homes
East	R-1 Residential	Single-family homes
South	R-1 Residential	Single-family homes/Agriculture
West	R-1 Residential	Single-family homes/ Wooded

**Current Proposal:** The current proposal is for Preliminary Plan approval for Colonial Hills Subdivision, Phase 2. Phase 2 will complete the division of property initiated in 1997. The currently submitted Preliminary Plan is a revision of the Preliminary Plan approved in July of 2013.

**Background:** The Preliminary Plan for the 38-sublot Colonial Hills Subdivision was originally approved by the Medina County Planning Commission (MCPC) in March of 1997. The MCPC approved the Phase 1 Final Plat on December 2, 1998 and it was approved by the County Commissioners on December 14, 1998. Phase 1 was approved with 26 sublots, each with county sewer and individual wells. Phase 1 is built out.



A Concept Plan meeting was held for Phase II on February 21, 2007 at which time the adequacy of the fire pond was discussed. The developer was advised to determine with the township the acceptability of the T turn-around at the west end of Beacon Hill Drive. A subsequent Preliminary Plan, consistent with the 1997 Plan, was approved by the MCPC on April 4, 2007. A new Preliminary Plan, (The 2007 Plan had expired.) for Phase 2 showing 12 sublots was approved in July of 2013.

**Site Conditions:** The site is slightly rolling with steeper slopes at the southern end of the site. A small stream flows through sublots 27 and 28 at the south end of the property. A 50' riparian easement is indicated, 25' on each side of the stream. Also, there is wooded area on the southern portion of sublots 27-30.

**Access:** Access to Phase 2 is through Phase 1, which accesses Fixler Road by way of Colonial Hills Drive and Beacon Hills Drive, both are public streets with 60 foot rights-of-way. Beacon Hill Drive stubs into undeveloped land to the west with a temporary T-turn-around and a 10' reservation strip.

**Agency Comments:** (As of 4/28/15) *Italicized text* indicates quotations from submitting agency comments.

**Medina County Highway Engineer,** Andy Conrad, 4/28/2015. *Conditional Approval. A temporary cul-de-sac would be required instead of the T-type turnaround shown.*

**Medina County Health Department,** Christine Fienga, 4/24/2015. *As this subdivision will be serviced by public sewer, this office has no further comment.*

**Ohio Dept. of Transportation,** Jared Feller, 4/22/15. *Since the Colonial Hills subdivision does not have direct access to a state highway, ODOT does not have any objections.*

**Tax Maps,** Beth Mika, 4/9/2015. *Conditional Approval.*

1. *Tax Maps currently shows 27.3753 acreage in subject parcel.*
2. *Remove parcel numbers on final plat.*
3. *Submit final plat to Tax Maps for review before obtaining signatures.*

**Medina County Sanitary Engineer,** Jeremy Sinko, 4/8/2015. *Conditional Approval. Detailed engineering plans at the time of construction must meet the current rules and regulations*

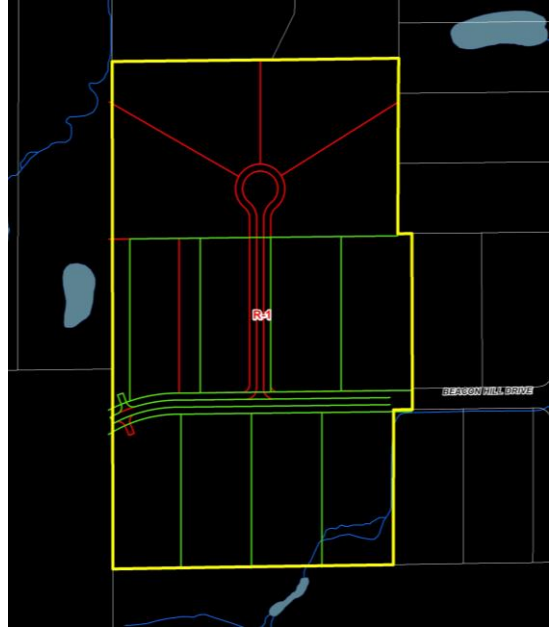
**Medina County Soil and Water Conservation District,** Jim Dieter, 4/9/2015. *No additional comments since 2007.*

**Columbia Gas Transmission,** Russ Johnson, 4/8/2015. *Approved. Colonial Pipeline does not have any facilities in the proposed area.*

**Staff Comments:**

1. The proposed subdivision is currently zoned R-1. The R-1 regulations require a 2-acre minimum lot with 200' of frontage and a 90' front setback from the right-of-way line.

2. The proposed Preliminary Plan amends the area north of Beacon Hill Drive from eight (8) sublots off a cul-de-sac to five (5) sublots, four (4) along Beacon Hill Drive averaging between 2.0 and 2.1 acres and one back lot of 10.1 acres.
3. A copy of the letter directed to the US Army Corps of Engineers (USACE) regarding the potential impact on jurisdictional wetlands and notifying the Corps that this development is proceeding, must be submitted to the Department of Planning Services.
4. A temporary cul-de-sac will be required at the western end of Beacon Hill Dr. along with a 10' reservation strip.
5. Revise acreage figure per Tax Maps comment.
6. The Homeowner's Association documents have been reviewed and approved by Prosecutor's Office and the Township.



**Recommendation:** The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Colonial Hills Subdivision Phase 2, subject to the following:

1. Submit USACE letter.
2. Provide a temporary cul-de-sac and 10' reservation strip at the western end of Beacon Hill Drive.
3. Revise acreage figure.

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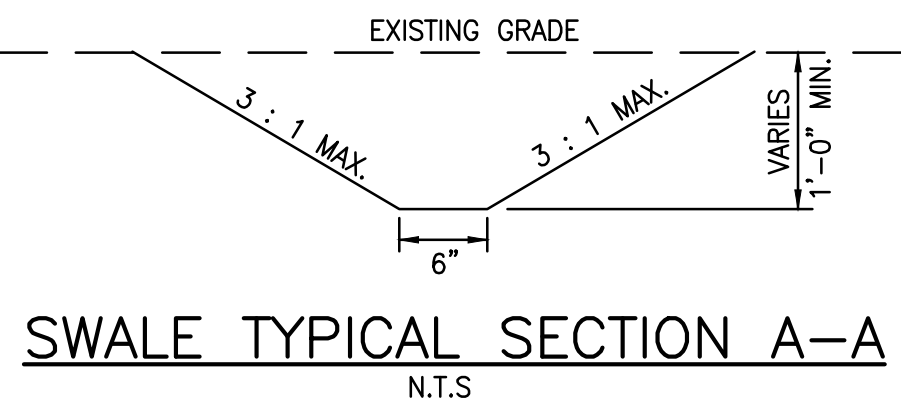






**LEGEND**

- 700 = EXISTING CONTOURS
- 700 = PROPOSED CONTOURS
- = SILT FENCE
- = PROPOSED INLET PROTECTION
- = PROPOSED STORM SEWER
- = LIMITS OF DISTURBANCE

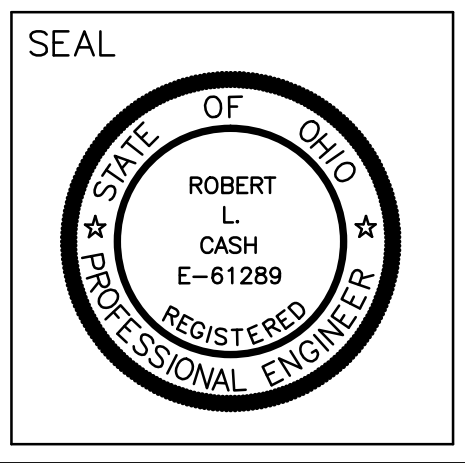
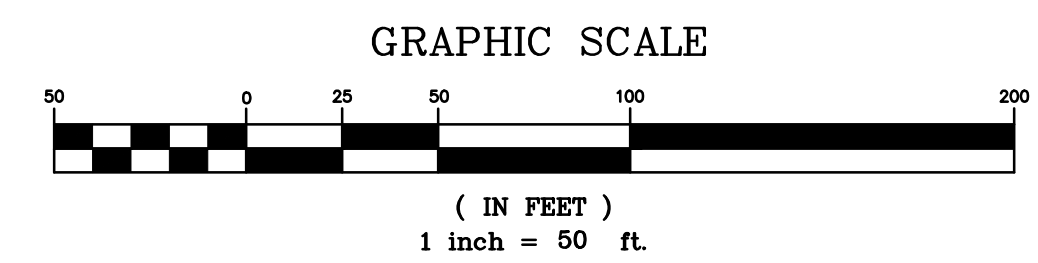
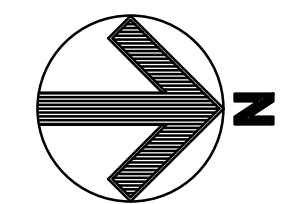


**GRADING NOTES**

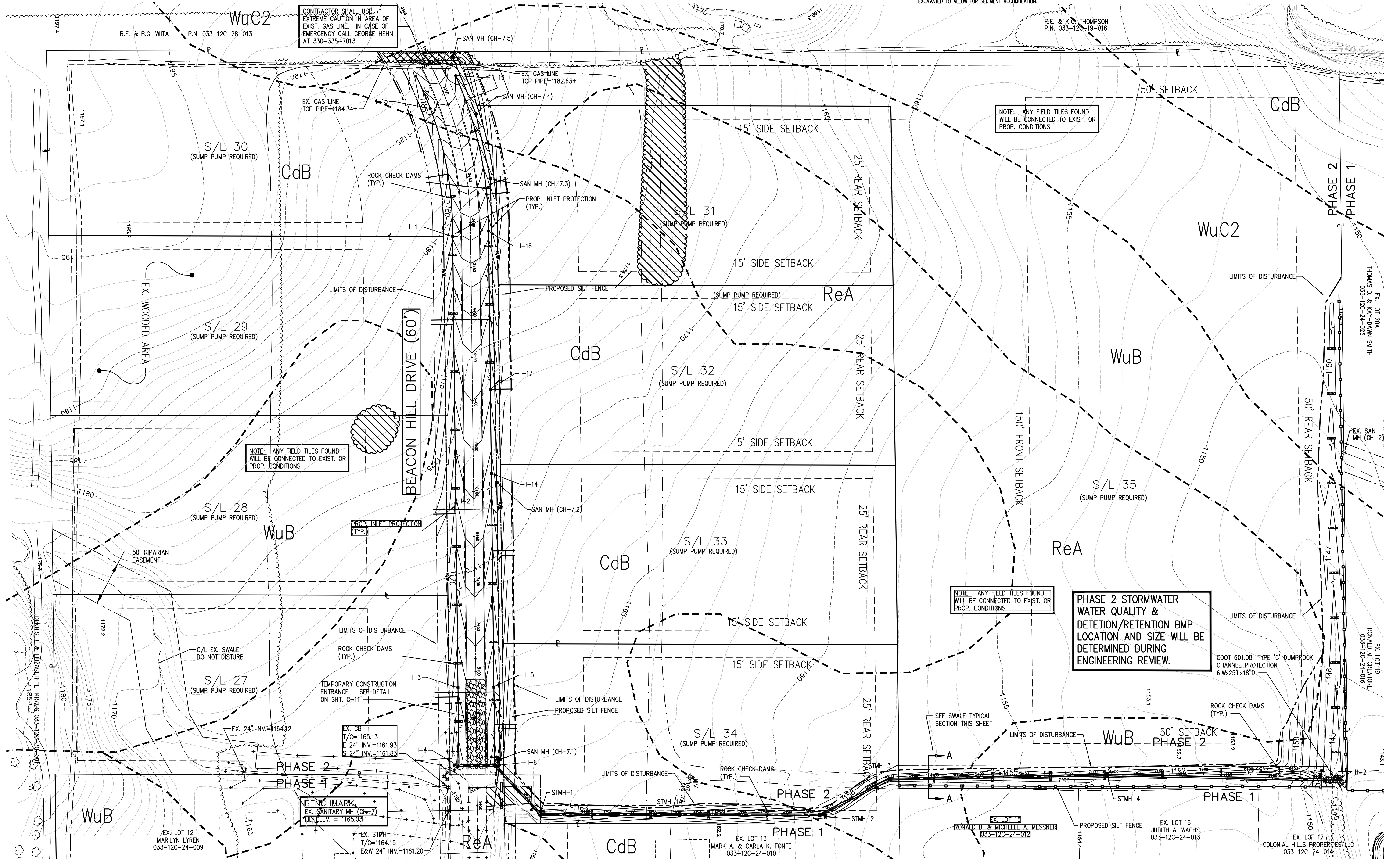
1. THE BOLD PROPOSED CONTOURS AND SHOWN ARE FINISHED GRADE IN PAVED AREAS AND IN LAWN AREAS. CONTOURS ARE IN ONE (1) FOOT INCREMENTS.
2. LIGHT, DASHED CONTOURS ARE EXISTING GRADE AND ARE IN ONE (1) FOOT INCREMENTS.
3. GRADES SHALL BE STRAIGHT LINE BETWEEN POINT ELEVATIONS AND CONTOURS SHOWN.
4. ALL EMBANKMENT UNDER PAVEMENTS AND STRUCTURES SHALL BE COMPACTED WITH SELECT SITE MATERIAL PER ODOT SPEC. 203.
5. ALL AREAS AFFECTED BY SITE WORK, EXCLUDING PAVED AND STRUCTURE AREAS, SHALL BE SEEDED AND MULCHED PER ODOT SPEC. 659.
6. CONTRACTOR SHALL STRIP ANY TOPSOIL AND STOCKPILE PRIOR TO SITE GRADING OPERATION. CONTRACTOR SHALL PLACE STOCKPILED TOPSOIL TO A THICKNESS OF SIX (6) INCHES PER ODOT SPEC. 653 IN ALL NON-PAVING AND BUILDING AREAS.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED PER ODOT ITEM 667 SEEDING AND JUTE MATTING.

**CONSTRUCTION SEQUENCE**

- GENERAL CONSTRUCTION ACTIVITIES:  
RESIDENTIAL DEVELOPMENT
- GENERAL CONSTRUCTION SEQUENCE:
1. INSTALLATION OF THE TEMPORARY CONSTRUCTION ENTRANCE.
  2. THE PROJECT SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
  3. INSTALL SILT FENCING, CHECK DAMS & TEMPORARY RISER PIPE IN FIRE POND.
  4. PERFORM MASS GRADING OPERATIONS.
  5. FERTILIZE, SEED & MULCH ALL DISTURBED AREA WHERE GRADING HAS BEEN PERFORMED WHICH WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.
  6. INSTALL UTILITIES PER APPROVED CIVIL PLANS.
  7. STABILIZE ALL REMAINING DISTURBED AREAS PER TEMPORARY SEEDING SPECS.
  8. SILT FENCING MAY BE REMOVED ONCE UPLAND AREAS ARE SUFFICIENTLY STABILIZED WITH VEGETATIVE GROWTH.
  9. OTHER DAMS MAY BE REMOVED ONCE SWALES ARE SUFFICIENTLY STABILIZED.
  10. OFF-SITE VEHICLE TRACKING SEDIMENT SHALL BE MINIMIZED. CONSTRUCTION VEHICLES ARE LIMITED TO THE CONSTRUCTION ACCESS ROAD(S) NOTED ON THE PLAN.
  11. SEDIMENT BUILDUP SHALL BE MONITORED BY THE CONTRACTOR. SEDIMENT SHALL BE REMOVED AS NECESSARY FOR BMP'S TO REMAIN EFFECTIVE DURING CONSTRUCTION AND/OR POND MAY BE OVER EXCAVATED TO ALLOW FOR SEDIMENT ACCUMULATION.



PREPARED BY: *Robert L. Cash*  
ROBERT L. CASH  
DATE: 4/6/15



PREPARED BY:  
**RMCN GROUP, LLC**  
1079 Green Valley Drive, Akron, Oh 44319 (330) 606-0623  
REVISIONS: DATE 04/06/2015

This drawing is the property of Robert L. Cash, Engineer. It is to be used only for the project and must not be reproduced or revealed to any other persons without the written authorization of the Engineer.

PROJECT: **COLONIAL HILLS SUBDIVISION PHASE 2**  
RESIDENTIAL DEVELOPMENT  
SHARON TOWNSHIP, OHIO  
DRAWING: **GRADING & S.W.P.P. PLAN**

PROJECT NO. **06100**  
SHEET NO. **C-5**

2015 RE-SUBMITTAL RLC 04/06/15