

VILLAGE OF DOYLESTOWN

COMPREHENSIVE PLAN



2012 UPDATE

I. INTRODUCTION / COMMUNITY GOALS AND POLICIES

This document updates the original comprehensive planning effort by the Village of Doylestown and provides a logical and goal driven strategy for the future. The Comprehensive Plan for Doylestown is intended to serve as a guide for decision making for both day-to-day issues and long-range policies. Planning efforts today will allow the Village to retain its identity while accommodating growth and change in the future.

COMMUNITY GOALS AND POLICIES

This plan focuses on the achievement of four primary goals for the future growth and development of the Village.

(1.) Continue expansion of the customer base for the Village's sewer and water facilities.

The Village of Doylestown has made and continues to make capital investments to provide quality utility services to its residents and businesses. The Village operates a water treatment and distribution system and a wastewater collection and treatment system. The Village has through arrangements with Wayne County substantially increased its customer base by eliminating the package treatment plant for The Meadows residential development and connecting those homes to the Village's sewage treatment facility. Such expansion of the customer base provides greater operating efficiencies, assists in the reduction of long-term debt service, and provides resources for continued maintenance and improvement of the wastewater system.

The Village's approach should be to continue to work with Chippewa Township and Wayne County officials to extend its utility services to those areas where there is a positive cost/benefit. This approach will generate the maximum return to the Village both in terms of customer base and community growth.

(2.) Increase the commercial and industrial tax base of the Village.

The Village of Doylestown should assume an aggressive posture regarding attraction and encouragement of commercial and industrial developments which will provide significant contributions to the Village's tax base and create local employment opportunities for residents. This includes use of techniques such as assessment of improvements and leveraging of private investments to stimulate and/or accelerate economic development. Such efforts should,

however, be limited to those businesses and industries which are determined to be appropriate for the Village and consistent with its desired image and character. An expanded tax base can permit the Village to provide enhanced services to its residents.

(3.) Expand the corporate boundaries to accommodate residential growth.

Some new home construction and influx of new residents is essential to maintain the viability and vitality of any community. There is limited land available within the Village of Doylestown for residential expansion. If the core of older homes, which contribute to the established character and image of the Village, are to be preserved, Doylestown will need to pursue a policy of annexing the additional land area required to accommodate development of new home sites. Doylestown should identify potential annexation areas based upon the ability to reasonably extend and maintain Village services, including police protection.

(4.) Preserve the small town character of the Village.

Even as the Village of Doylestown grows and expands, both in terms of population and land area, many of the existing elements which define the character and essence of Doylestown should be preserved in order to retain the small town community identity which originally attracted many of its residents, and to avoid assuming the sameness in appearance of many areas of suburban development.

II. REGIONAL RELATIONSHIPS

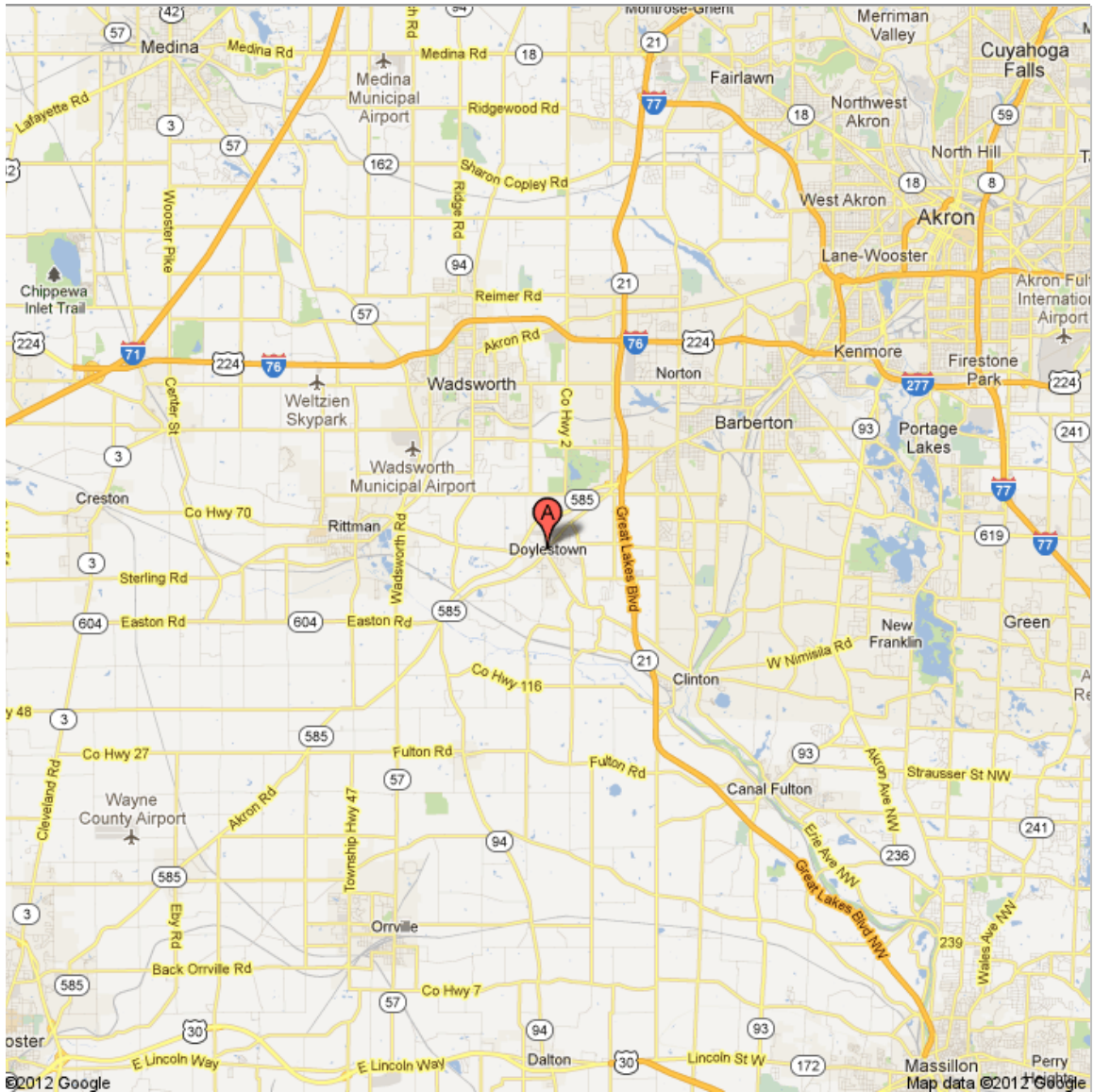
The Village of Doylestown is situated in the northeast corner of Wayne County. The Village is surrounded by several communities — Rittman to the west, Wadsworth to the north, Medina to the northwest, Clinton to the south, as well as Norton and Barberton to the northeast. Its location, approximately 12 miles southwest of Akron, 25 miles northwest of Canton, and 35 miles south of Cleveland, places the Village within minutes of a variety of job opportunities and a large population base.

State Route 585, Portage Street, Church Street, Clinton Street, and Gates Street are the main transportation routes within the Village. Just east of the Village is Route 21, a major north-south highway.

Doylestown is highly accessible within the northeastern Ohio area. Major interstates and State Routes are within a few minutes drive of Doylestown. Interstates 77 (runs north to Cleveland and south through Canton) and 76 (runs east towards Youngstown and west through Wadsworth linking to I-71) can be accessed via State Route 21. State Route 585 runs northeast through Barberton and southwest to Wooster. State Route 21 runs north to Cleveland and south to Massillon.

VILLAGE OF DOYLESTOWN

REGIONAL LOCATION



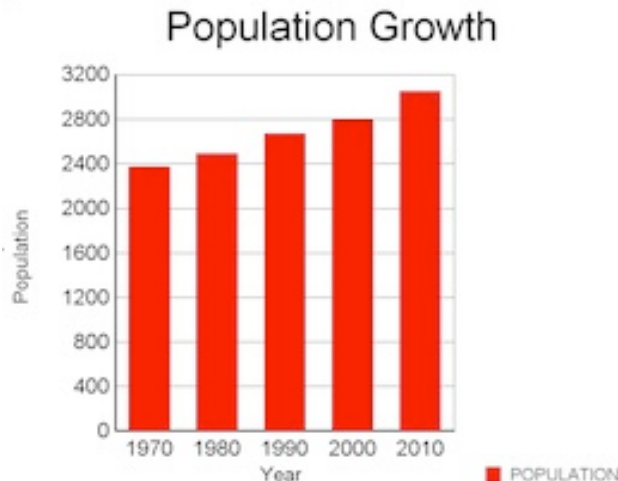
III. POPULATION TRENDS AND CHARACTERISTICS

Between 1980 and 2010, the population of Doylestown increased by **22.4%**. In comparison, during that same time period the population of Chippewa Township increased by 7.9% and the population of Wayne County increased by 17.6%. Thus, over the past thirty years, the Village has grown faster than both the surrounding Township and with Wayne County as a whole. The same pattern is true for the period since the year 2000, where the Village population increased by 9% in comparison with a decrease in Chippewa Township and a 3% for Wayne County.

POPULATION 1970 - 2010									
	Doylestown			Chippewa Township			Wayne County		
Year	Pop.	Change (#)	Change (%)	Pop.	Change (#)	Change (%)	Pop.	Change (#)	Change (%)
1970	2,373	-	-	4,894	-	-	87,123	-	-
1980	2,493	120	5	6,634	1,740	35	97,408	10,285	12
1990	2,668	175	7	6,506	-128	-2	101,461	4,053	4
2000	2,799	131	5	7,286	780	12	111,564	10,103	10
2010	3,051	252	9	7,161	-125	-2	114,520	2,956	3

Source: U.S. Department of Commerce, Bureau of Census, 1970, 1980, 1990, 2000, 2010

As evidenced in both the above table and the adjacent chart, the Village of Doylestown has experienced a steady rate of population growth from 1970 to the present. This stable but consistent growth pattern has allowed the Village to adequately accommodate changes while maintaining the established small town character of the community.



The regular influx of new residents adds vitality to the community and provides necessary customer growth for local businesses. It is interesting to note the increasing percentage of residents with relatively short residency in the Village and their potential influence on the future of the Village.

Village residents are relatively young with a median age of just over 41 years of age. This is consistent with the ratio of owner versus renter

MEDIAN AGE		
Doylestown	Chippewa Township	Wayne County
41.6	43	38.3

housing and the smaller average household and family sizes in the Village.

As evident by the following table, residents of Doylestown are generally better educated than those in the surrounding Township within Wayne County. The percentage of Village residents lacking a high school diploma is much lower and the Village has a significantly higher percentage of residents with Bachelor's Degrees.

EDUCATION ATTAINMENT			
	Doylestown	Chippewa Township	Wayne County
Less than High School	5.3%	9.5%	15.3%
High School Graduate	48.2%	50.9%	43.4%
College-No Degree	19.2%	15.8%	16.3%
Associates Degree	3.3%	6.0%	6.0%
Bachelor Degree	17.0%	12.8%	12.7%
Graduate Degree	7.1%	5.0%	6.3%
Source: U.S. Department of Commerce, Bureau of Census, 1970, 1980, 1990, 2000, 2010			

IV. HOUSING TRENDS

Similar to the pattern observed for population change, new housing starts in the Village from 1980 through 2010 kept pace with new housing construction in both Chippewa Township and Wayne County as a whole. The number of housing units in the Village has grown steadily and at a fairly consistent rate.

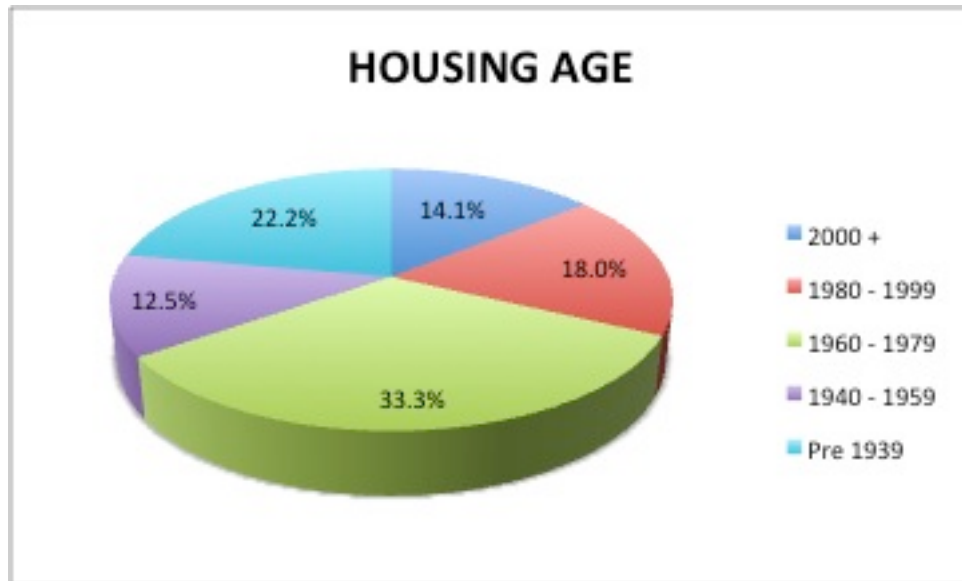
HOUSING UNITS						
Doylestown, Chippewa Township, Wayne County						
1970 - 2010						
Year	Doylestown		Chippewa Township		Wayne County	
	# Units	% Change	# Units	% Change	# Units	% Change
1970	682	-	1,396	-	25,907	-
1980	903	32	2,232	60	34,331	33
1990	1,026	14	2,370	6	37,036	8
2000	1,167	14	2,608	10	42,324	14
2010	1,292	10	2,345	9	45,847	8
Source: U.S. Department of Commerce, Bureau of Census, 1970 - 2010						

The percentage of owner occupied units within the Village showed a sharp increase during the ten year period from 1990 to 2000. In addition, both the actual number and the percentage of rental units in the Village decreased from 1990 to 2000.

	1980 Percentage	1990 Percentage	2000 Percentage	2010 Percentage
Owner occupied	67.3	62.0	69.5	70.1
Renter occupied	26.9	34.7	30.5	29.9

These changes in occupancy rates are reflective of the type of new housing which was constructed during that time period. Most of the new housing built in Doylestown since 1990 was single-family detached dwelling units constructed on individual building lots. Those types of housing units are most frequently owner occupied.

The following graphic summarizes the age of housing units within the Village. It is worth noting that approximately 33% of the housing units in the Village have been constructed since 1980. Almost 25% of the Village’s housing stock was constructed prior to 1960 and is therefore at least fifty (50) years old. That has implications for property maintenance of older housing units.



The average household size in the Village is less than either Chippewa Township or Wayne County. This may be partially due to the percentage of rental housing units located within the Village.

AVERAGE HOUSEHOLD SIZE		
Doylestown	Chippewa Township	Wayne County
2.45	2.57	2.6

In 2010 11.4 % of Doylestown residents lived somewhere else one year prior to moving to Doylestown. That represents a significant number of new residents to the Village in a very short period of time. Of those new residents, 34% moved from within Wayne Co. to Doylestown, so there were familiar with the area. Another 35% moved from outside of the County to Doylestown. This is a significant migration trend. Most shocking, is that 31% of the residents who lived somewhere else one year prior moved to the Village of Doylestown from outside the of State of Ohio. It is interesting to think of Doylestown as a destination for people from out of state.

V. ECONOMIC BASE

A variety of occupational types are present among Doylestown's residents. Management and professional positions are the single largest occupational categories for Village residents, accounting for over one-third of the Village's labor force. It is worth noting that Doylestown has a significantly higher concentration persons employed in management and professional positions than does the County as a whole. Conversely, Wayne County has a much higher percentage of persons employed in production and transportation jobs than does the Village.

OCCUPATION	Doylestown Percent	Chippewa Twp. Percent	Wayne County Percent
Management and Professional	28.5%	28.9%	28.7%
Service Occupations	19.3%	15.3%	16.5%
Sales and Office Occupations	25.4%	24.7%	22.7%
Construction and Maintenance	8.3%	10.8%	10.7%
Production and Transportation	18.5%	20.8%	21.4%
Total	100.0%	100.0%	100.0%

The following table describes the industry segment in which the Villages labor force is employed. Only 17.8% of the Village's labor force is employed in manufacturing. That is significantly less than the 27% figure for Wayne County. Both figures are reflective of the overall national trend which is moving from a manufacturing based economy to more of a service based economy. Employment in farming and related fields continues to decline in both the Village and Wayne County. It is interesting to note that 23% of Doylestown's total labor force is employed in the education, health, and social services industries. That percentage is significantly higher than the countywide average of 18.4%.

INDUSTRY SECTOR	Doylestown PERCENT	Chippewa Twp. PERCENT	Wayne PERCENT
Education, Health, and Social Services	24.3%	17.1%	20.8%
Manufacturing	16.7%	18.7%	21.8%
Retail Trade	11.6%	11.6%	11.6%
Arts, Entertainment, Recreation, Hotel, Food Services	8.8%	7.1%	7.6%

According the 2010 Census, Doylestown's residents had an average commuting time of 21.9 minutes to work compared to 24.4 minutes for Chippewa Township 19.8 minutes for Wayne County and 22.8 minutes for the State of Ohio. Most Village residents make that commute by car and travel alone as shown in the following table. The number of commuters driving alone is higher than the State average, which is at least partially due to the rural location of the Village and the lack of public transportation.

COMMUTE TO WORK		
	Doylestown	State of Ohio
Drive Alone	92.2%	83.8%
Car Pool	4.0%	7.8%
Work at Home	3.5%	3.5%

Income levels for Doylestown residents were higher on a Per Capita basis than either the surrounding Township or the County. In fact, the per capita income level was significantly higher than that for Wayne County. Conversely, the Village had a lower median household income than either the County or Township residents. That may be reflective of the lower average household size in the Village as noted in the Housing Section.

INCOME			
	Doylestown	Chippewa Township	Wayne County
Median Household Income	\$45,995	\$53,475	\$48,375
Mean Household Income	\$63,726	\$65,827	\$60,206
Per Capita Income	\$26,757	\$26,167	\$22,645

The Village has been aggressively promoting economic development in order to enhance the tax base. The Administration works with potential businesses to find suitable land or buildings and to assist them through the approval process. The Village has also made capital improvements intended to encourage additional economic development including the extension of water and sanitary sewer service to the large commercial area located on the north side of State Route 585.

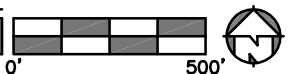
Revised Code. The purpose of the CRA is to encourage economic investment within those designated portions of the Village. Improvements made to real property located within the Community Reinvestment Area receive a fifty percent (50%) exemption from property taxes for a designated number of years. The Village has employed the CRA as an incentive to attract new business and industry to the community with the intent of expanding the local tax base for both the Village and the schools and to create new job opportunities for Village residents. The following map depicts the current limits of the Community Reinvestment Area.



Engineering, Inc.
 10 WEST ERIE STREET - SUITE 201 - PAINESVILLE, OHIO 44077

CRA DISTRICT

VILLAGE OF DOYLESTOWN, OHIO



VI. LAND USE PATTERNS AND TRENDS

Land use distribution within the Village is generally unchanged from the inventory conducted in 1997 for the original Comprehensive Plan. Business and commercial uses are still primarily concentrated along Portage Street from Maple Street to Frederick Street. Some commercial development has begun on Gates Street at S.R. 585. Collier Street is still the focal area for industrial uses. Residential uses include a mixture of single family, two-family, and multi-family units. Lots sizes generally increase in size further from the Village core.

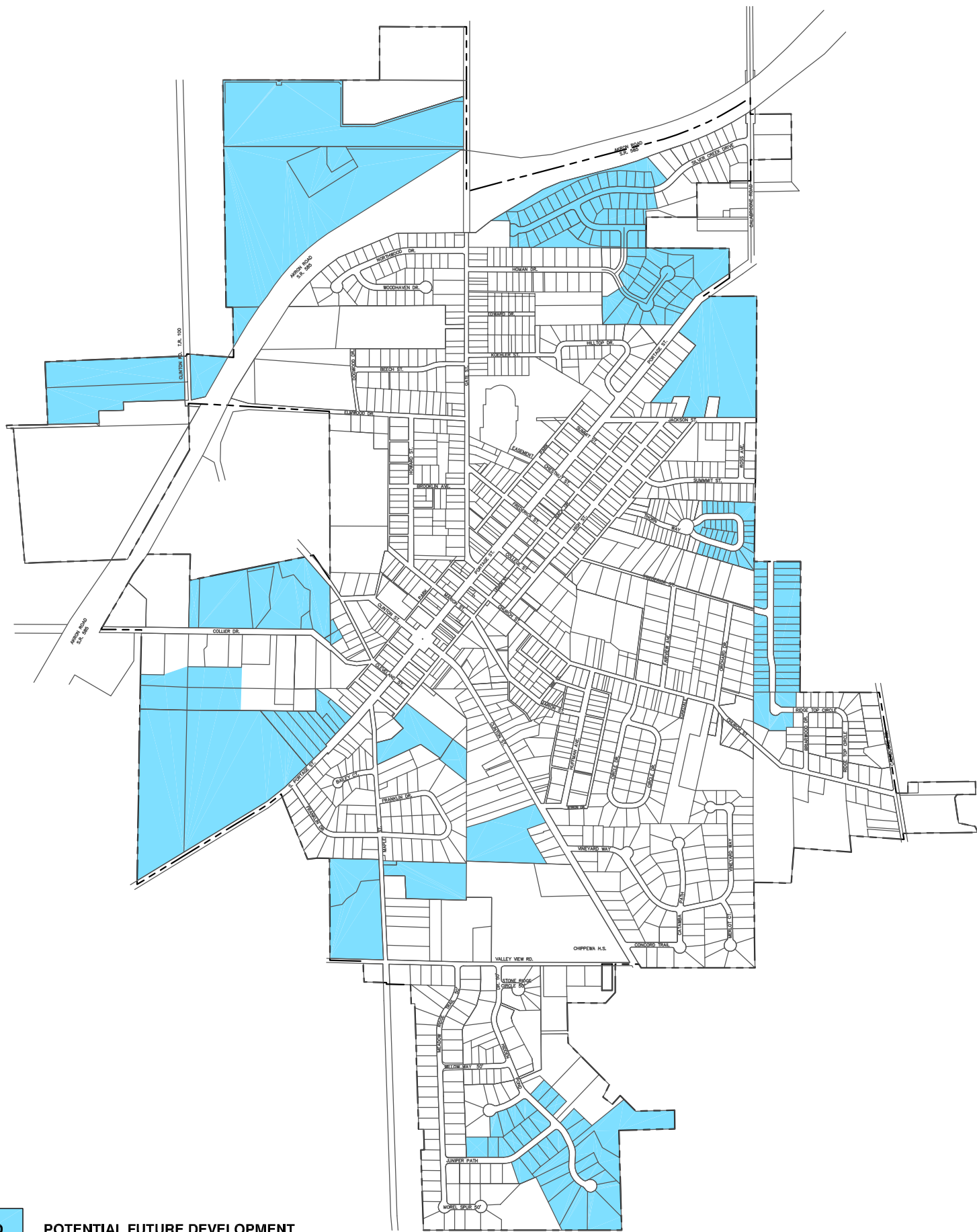
New residential development since the 1999 Comprehensive Plan has occurred at the periphery of the Village in new subdivisions located on the north, east, and south sides. New homes were constructed on the eastern edge of the Village in Church Hill Estates. Residential development on the southern edge of the Village was in the expansion of Valley View Estates. On the north, the boundary was expanded with the annexation of land on the south side of S.R. 585, which became the Woods at Silver Creek subdivision. All of those new subdivisions involved the construction of single-family homes.

No new parks have been added since the 1999 Comprehensive Plan, however, there have been improvements and upgrades constructed at the existing facilities. Institutional changes include the construction of a new library on Portage Street. The building formerly occupied by the library has been converted to the new Police Station and the Police Department moved from the Village Hall building.

There are a number of parcels with future development potential remaining in the Village. Most of the major development parcels are located along the corporation boundaries. The core of the Village is well established and will mostly experience either infill or redevelopment. Some the potential development parcels have already been planned. The major potential future development areas are depicted on the following map.

In some instances subdivision plats have been approved and recorded and public improvements installed, but the construction of homes has been delayed by the current economic conditions. The most recent phases of Valley View Subdivision and Phase 2 of Bramblewoods are examples of this situation. In other cases, only preliminary development plans have been approved and the land has not yet been improved. The last phase of Church Hill Estates and the future phases of The Woods at Silver Creek fall into this category. For other parcels, there is only the potential for some future development.

The two major opportunities for non-residential development remain the undeveloped areas along Collier drive and South Portage Street and the large commercially zoned area north of State Route 585 on the west side of Gates Street.



POTENTIAL FUTURE DEVELOPMENT

Engineering, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077
 Phone (440) 352-9559/352-9222 Fax (440) 352-9196
 oxbowengineering@sbcglobal.net

VILLAGE OF DOYLESTOWN, OHIO



VII. TRANSPORTATION

Village Street Network

State Route 585 to the north and State Route 21 to the east are the major arterial highways that service the Village of Doylestown. These two primary State Routes interconnect via an interchange just northeast of the Village. State Route 94 also provides some access to the Village. Interstates 76 and 77 are within close proximity to Doylestown. I-76, which runs west towards Wadsworth and east towards Akron, can be accessed via State Route 21. State Route 21 and 585 provide access to I-77, which runs north to Cleveland and south towards Canton.

Within the Village there are several collector streets that collect traffic from the local residential streets and interconnect them with the surrounding arterial highways. The collector streets also serve as the main thoroughfares for moving vehicles around the Village. The Village's collector streets include Gates Street, Portage Street, Clinton Street, and Church Street. The remaining streets within Doylestown are considered to be local streets which have the primary function of providing access to abutting property. The Village also has a system of alleys that provide rear access to many properties.

Traffic Volumes

Based upon traffic counts performed by the Ohio Department of Transportation the three State Routes serving the Village had the following traffic volumes in 2009:

TRAFFIC VOLUMES 2009		
STATE ROUTE NO.	LOCATION	VOLUME
S.R. 585	At State Route 94	11,340
S.R. 21	At Grill Road	14,700
S.R. 94	At State Route 585	1,280
Source: ODOT Traffic Survey Report		

Information was also obtained from the Wayne County Engineer's office regarding traffic volumes on the County roads serving the Village of Doylestown. Traffic volumes for County Routes were obtained from counts taken during 2008.

TRAFFIC VOLUMES 2008		
STREET NAME	LOCATION	VOLUME
Calaboone	At Church Street	1,394
Church	At Calaboone	1,625
Clinton	South of Village	1,255
Coal Bank	South of Village	1,131
Collier	West of Village	1,625
Doylestown	West of Village	1,286
Gates Extension	North of Village	1,831
Grill	At Calaboone	588
Jackson		411
Portage	North of Village	1,012
Portage	South of Village	1,501

Water

The Village of Doylestown operates its own water treatment plant and distribution system which serves over 1,200 customers. The source of raw water for the system has historically been ground water from a well field with five (5) functioning wells located west of the Village on west Clinton Road north and west of State Route 585. The existing treatment facility has a maximum rated capacity of 300,000 gallons per day (0.3 MGD).

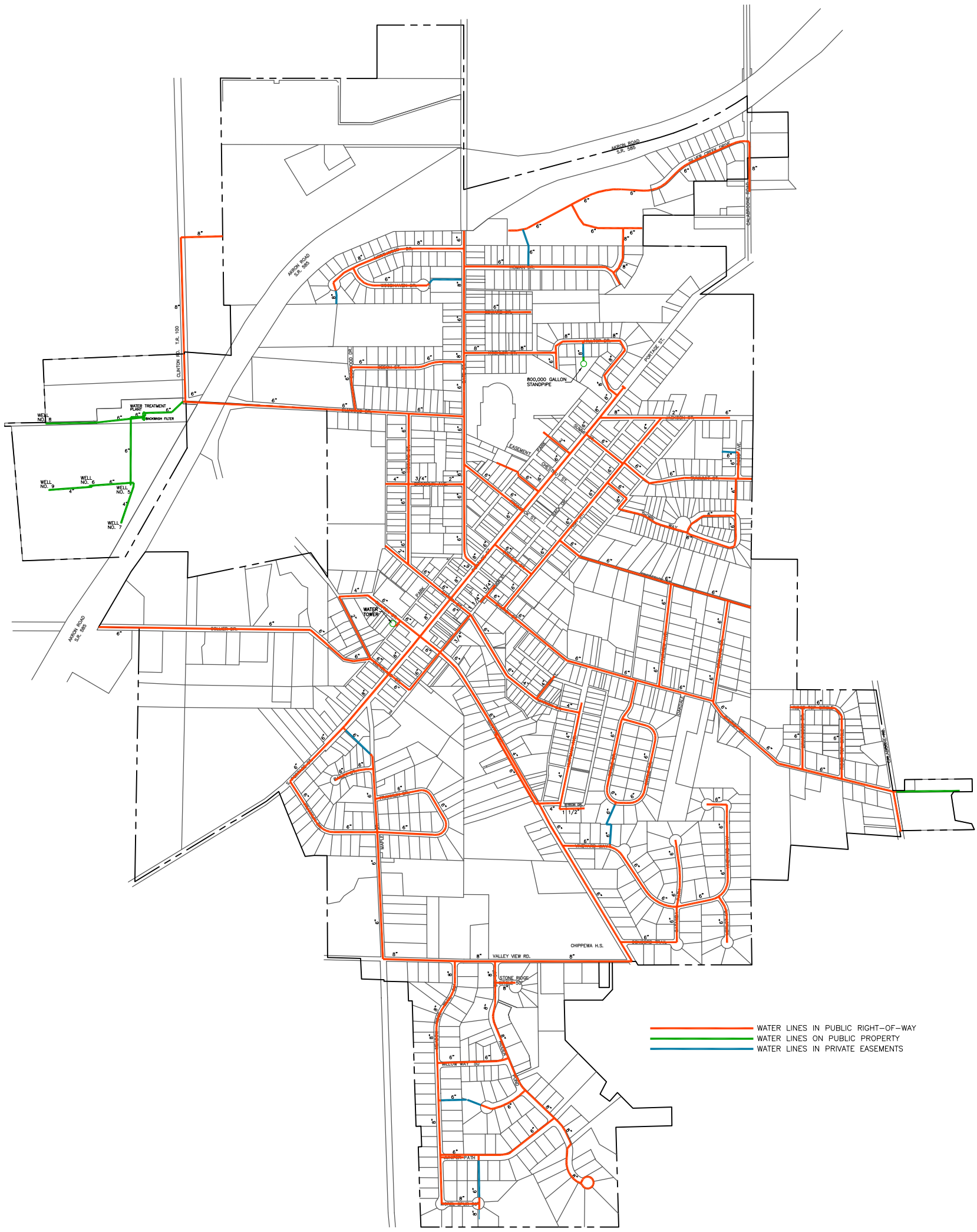
Doylestown also owns a one hundred (100) acre well field south of the Village that was acquired to serve as the source for a newer, larger water treatment facility capable of meeting anticipated future needs.

The water treatment system has been operating very near to capacity and requires expansion to accommodate the continued growth of the Village. Unlike the Village's sanitary sewer system, the existing water treatment and distribution system constitutes an impediment to growth and development of the Village and for the Village to take advantage of development opportunities and to maximize the use of its sanitary sewer capacity.

For many years, water quality was very good and there was never a problem until the early 2000's when iron levels in the water from the north well field exceeded EPA standards. In order to correct this problem, the Board of Public Affairs was forced to either make costly upgrades to the existing treatment facility or start treating water from the south water field. At that time, the board opted to start treating water from the south water field and as a result, water hardness became more prevalent. In order to treat the hardness problem, it became necessary to upgrade the existing treatment plant, however the life expectancy of any such upgrade would only last 10 to 15 years. The existing water treatment facility was built in 1936 and more than exceeded its anticipated life expectancy.

In response to those needs, the Board of Public Affairs opted to replace the aging existing facility and is moving forward with plans to build a new water treatment facility which will be operational in the fall of 2013. The cost of the new treatment facility is being partially funded by grant funds from the Ohio Public Works Commission. Once the new water plant is built, water quality will immediately improve and the Village of Doylestown will be in a position to serve the water and sewer needs of its residents for many years to come.

As with most communities, the Village experiences seasonal fluctuations in water consumption, winter pumpage generally less than summer usage. It is estimated that water loss in the lines is approximately ten percent (10%) of total pumpage.



— WATER LINES IN PUBLIC RIGHT-OF-WAY
— WATER LINES ON PUBLIC PROPERTY
— WATER LINES IN PRIVATE EASEMENTS

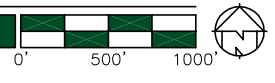
UPDATED 2012



Engineering, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077
 Phone (440) 352-9559/942-0041 Fax (440) 352-9196
 oxbowengineering@sbcglobal.net

WATER MASTER PLAN

VILLAGE OF DOYLESTOWN, OHIO



That is the difference between the amount of water treated and pumped at the plant and the amount consumed based upon metering. Such differences are typically the result of such things as minor line and valve leaks, malfunctioning meters, and loss through hydrants. The percentage of loss experienced by Doylestown is within the reasonable range limits for similar systems.

Another key factor for water distribution systems is storage. Storage aids with both system pressure and system flows. The Village currently has an 800,000 gallon storage tank and a 190,000 gallon storage tank. Adequate storage does not appear to be an issue for the Village.

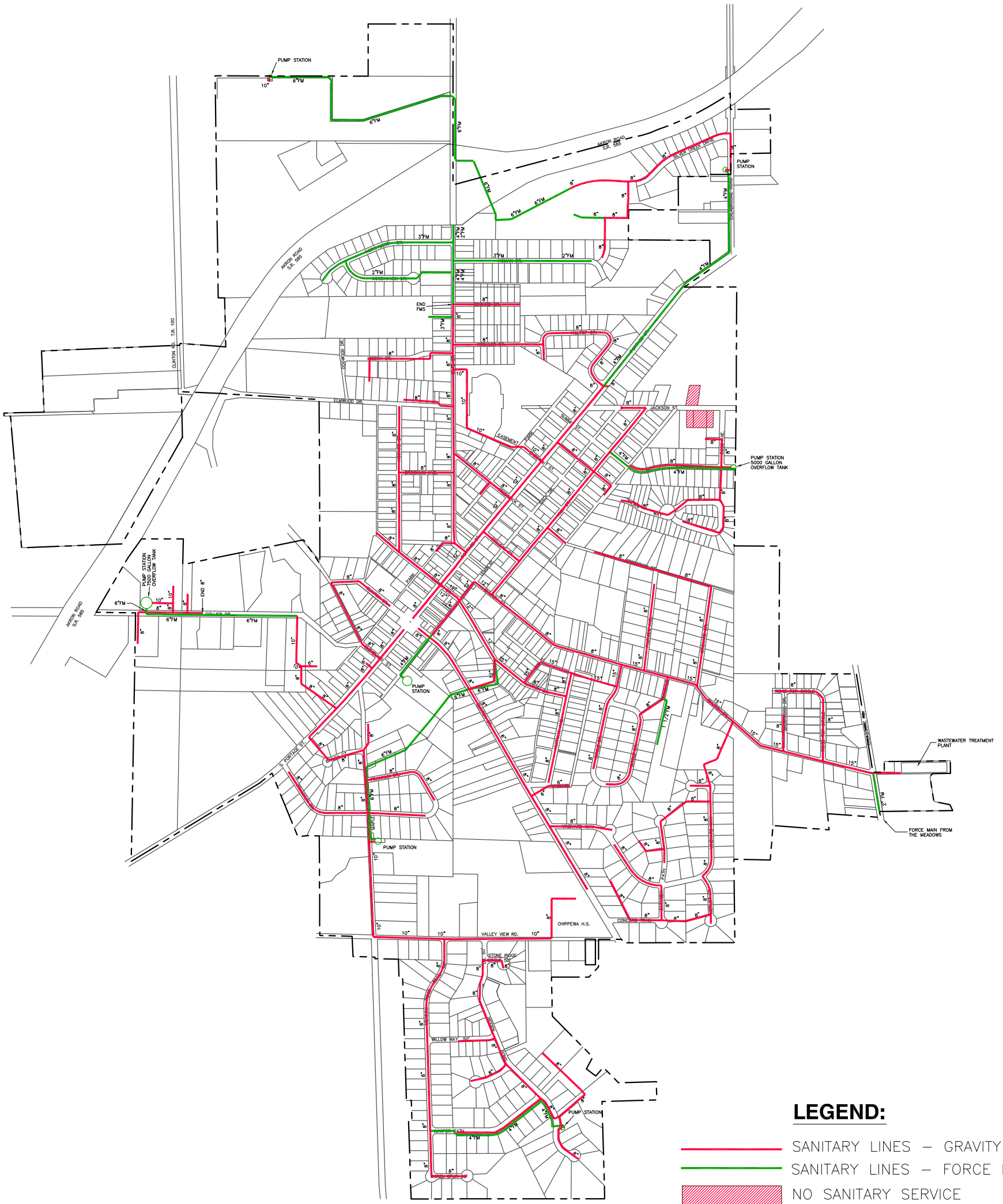
Water distribution mains are mainly cast iron with some ductile iron and a limited amount of plastic. The Village has converted most of the old 2-inch and 4-inch lines to either 6-inch or 8- inch lines. Doylestown's system does not experience pressure problems.

Sanitary Sewers

The Village of Doylestown operates its own sanitary sewage collection system and wastewater treatment plant. With the construction of the Gates Street pump station and force main, the sewer collection system serves virtually the entire Village (see map). The sanitary sewer collection system consists of a combination of vitrified clay and plastic pipes. The gravity sewer lines are supplemented with seven (7) sanitary pumping stations and associated force mains, which are necessary to overcome topographic conditions within the Village.

The wastewater treatment plant is located on Calaboone Road with a discharge to Silver Creek. The wastewater treatment facility was expanded in 1990 and currently has a rated capacity of 500,000 gallons per day (0.5 MGD). Average daily flows at the wastewater treatment plant are around sixty percent (60%) of rated capacity. That means that the existing system is capable of supporting substantial growth and expansion of the Village. Unless Doylestown's growth rate increases dramatically or the Village accepts a large flow producer as a customer, the available capacity should be adequate to meet the community's needs for several years into the future. In addition, the treatment plant was designed to be capable of expansion to a rated capacity of 1,000,000 gallons per day (1.0 MGD). Such an expansion would provide Doylestown with the ability to service a large area beyond the current corporate boundaries.

Recent additions to the sanitary sewer collection system include the recent phases of the Valley View and Church Hill Estates subdivisions, the Woods at Silver Creek, Bramblewoods Phase 2, the Gates Street pump station and force main improvements, and most significantly, the connection of The Meadows development located just outside the corporation limits in Chippewa Township. The Village is providing sanitary sewer treatment services to The Meadows development under



LEGEND:

- SANITARY LINES — GRAVITY
- SANITARY LINES — FORCE MAIN
- NO SANITARY SERVICE

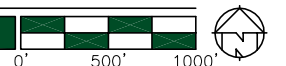
UPDATED 2012



SANITARY MASTER PLAN

Engineering, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077
 Phone (440) 352-9559/942-0041 Fax (440) 352-9196
 oxbowengineering@sbcglobal.net

VILLAGE OF DOYLESTOWN, OHIO

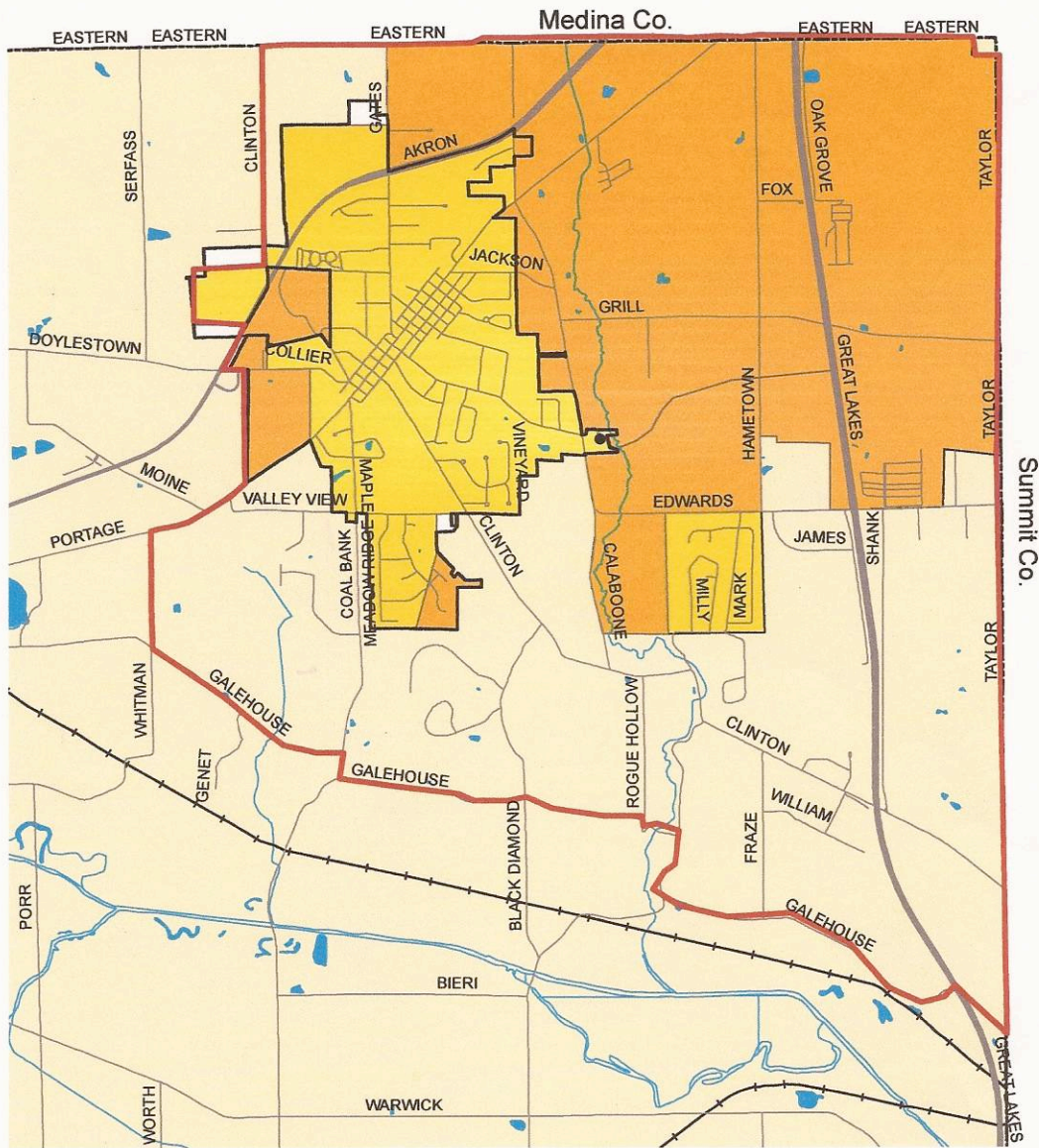


an agreement with Wayne County. The Village has also explored options to extend sanitary sewer lines north from the treatment plant along Silver Creek and east from the plant to State Route 21. Such expansions of the service area would broaden the availability of sanitary sewer service east of the Village and would enhance the opportunity for economic development along the State Route 21 corridor. Such extensions of sewer service are consistent with the Village's 201/208 facilities plan that includes all of the areas east of the Village to the eastern Wayne County Line (see map).

The Village's 208 Facilities Planning Area was expanded to include those additional areas. Both Wayne County and the Northeast Ohio Four County Planning and Development Organization (NEFCO) approved the revised Facilities Planning Area in 2011. The change was officially made a part of the 201/208 Clean Water plan by the Ohio Environmental Protection Agency in 2012.

Doylestown Facilities Planning Area

208 Clean Water Plan

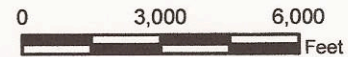


- Areas Currently Served with Sanitary Sewers
- Areas Expected to be Served with Sanitary Sewers within the Next 20 Years
- Areas that will be Served by Home Sewage and Semi-Public Sewage Disposal Systems
- Areas without a Wastewater Treatment Planning Prescription
- Lakes and Ponds

- FPA Boundary
- Stream
- Community Boundary
- Road
- Railroad
- Publicly Owned Wastewater Treatment Works (POTW)

* Please see Clean Water Plan text for a complete explanation of the mapping categories.

* Please see the FPA Reference Map (figure 3-1a) for names of adjacent FPAs.

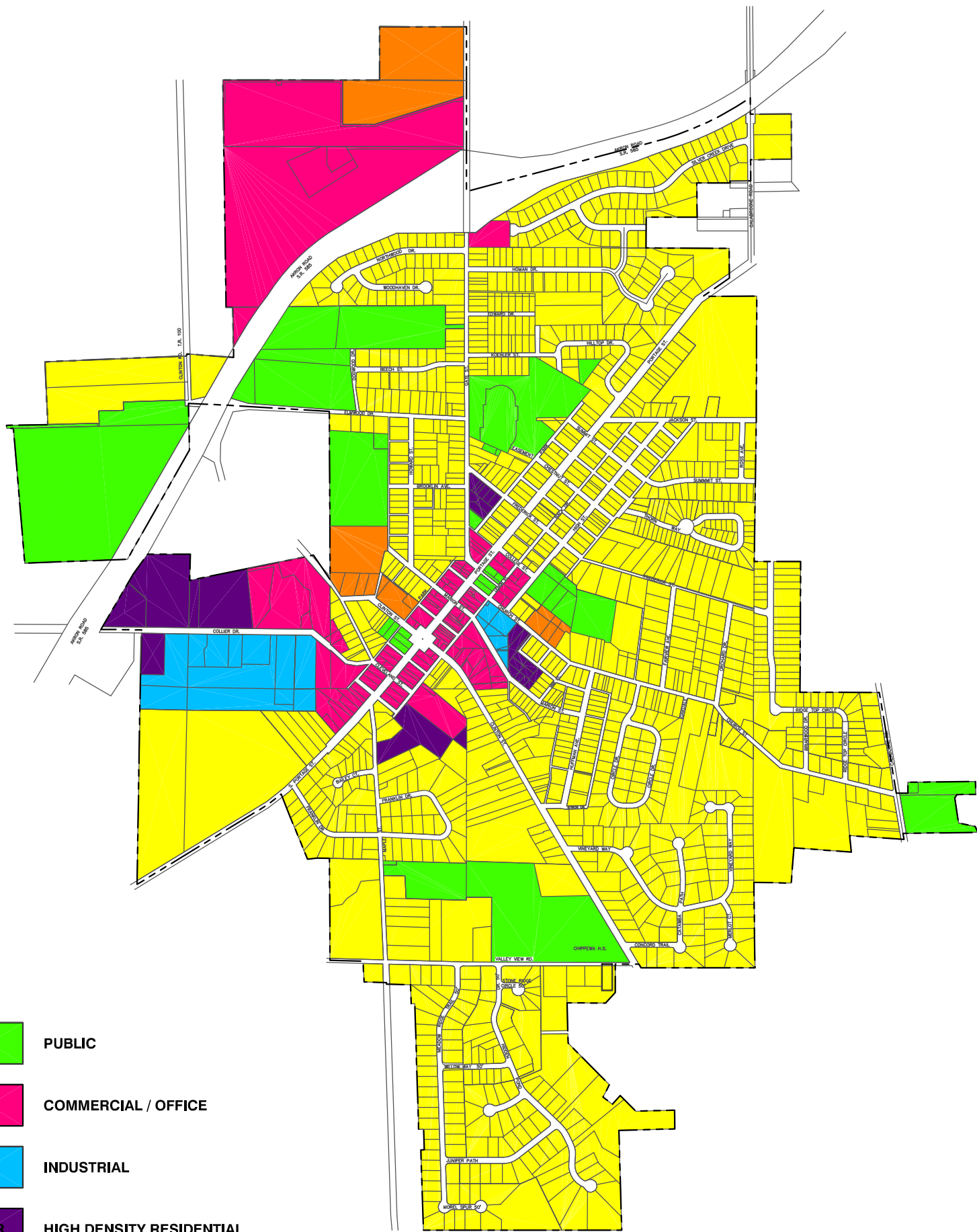


IX. COMPREHENSIVE PLAN

The Land Use Plan recommends the appropriate locations for different land use types. The main goal of the Land Use Plan is to ensure that the future land uses will be properly supported by roads, utilities, and services.

Proposed Land Use

Residential	The proposed land use plan upholds the low-moderate single family residential character of the Village but also allows for some moderate-high density in appropriate areas.
Commercial / Office	The planned commercial / office areas are highly visible and will impact the community's economic environment and image. The main commercial / office area is the central core or downtown area of Doylestown. This area is a prominent feature of the Village and is served by both vehicular and pedestrian traffic. The property located in northern Doylestown is proposed for commercial / office use. This highly visible area on SR 585 requires careful control of site design, landscaping, and signs.
Industrial	The proposed plan reserves approximately 34 acres for light industrial uses such as manufacturing, processing, production, storage, research and testing. It is important for industrial areas to have access to transportation facilities and utilities. Strict controls for setbacks, signage, buffers, landscaping, and site plans should be established for the proposed industrial areas.
Parks and Public Lands	The proposed plan recommends preserving and possibly expanding parks and public lands. These areas will contribute to the character and quality of life in Doylestown.



- P** PUBLIC
- B** COMMERCIAL / OFFICE
- M** INDUSTRIAL
- HDR** HIGH DENSITY RESIDENTIAL
- LDR** LOW DENSITY RESIDENTIAL
- S** INSTITUTIONAL



Engineering, Inc.
 10 WEST ERIE STREET, SUITE 201, PAINESVILLE, OHIO 44077
 Phone (440) 352-9559/352-9222 Fax (440) 352-9196
 oxbowengineering@sbcglobal.net

PROPOSED LAND USE

VILLAGE OF DOYLESTOWN, OHIO



SUMMARY OF PROPOSED LAND USE
Village of Doylestown, Ohio

	<u>Percent of Village</u>
Low Density Residential	61%
High Density Residential	4%
Commercial / Office	13%
Industrial	3%
Institutional	4%
Public Lands	<u>15%</u>
TOTAL VILLAGE	100%

Transportation Improvements

Traffic patterns will be affected along SR 21 and SR 585 when industrial and commercial development occurs. It is expected that the trips generated during the peak hours each morning and afternoon will warrant the installation of turning lanes or possibly traffic signals. A significant amount of truck traffic is necessary to support industry and additional demands would be placed on emergency and safety forces. However, tax revenues generated will more than accommodate any increase in services required.

Future signalization is recommended at the intersections of SR 585 and Gates Street and at SR 21 and Grill Road. Widening and improving is recommended for Grill Road between Hametown Road and SR 21. This improvement will accommodate traffic generated by the proposed commercial/service area.

When development along SR 21 begins to occur, a couple of road relocations are recommended in order to ensure access and circulation throughout the community. First, a connection between Jackson Street and Grill Road should be established in order to provide easier access to and from the central core of Doylestown to SR 21. Also, the realignment of Hametown Road is critical in order to expedite traffic to and from SR 585 to the proposed commercial area.

Utility Expansion Strategy

The Village has entertained discussions regarding extension of sanitary sewer service northward along Silver Creek from the existing wastewater treatment plant to the commercially zoned area at the intersection of Gates Street and State Route 585 with the cost of such extension to be paid through a combination of economic development grants and special assessments levied against the benefitting commercial development. Construction of that project would also make sanitary

sewer service readily available to a substantial portion of the potential annexation area located east and north of the Village. Additional construction of sewer trunk lines could extend sanitary sewer service eastward to State Route 21. It is anticipated that such additional sewer trunk lines would also be funded using a combination of grant money, where available, and special assessments against benefitting properties.

Water service to any substantial developments or to the potential annexation area will be dependent upon the construction of new well fields and either a new treatment plant or a substantial upgrade of the existing plant. It is recommended that the Village policy regarding extension of water service include provisions for funding of the necessary improvements to the plant and well fields. It is anticipated that the cost of upgrading and expanding the Village's water supply system will be funded primarily through assessments against benefitting properties which require water service to develop and through acquisition of some State grant funding to support economic development.

The Village must be prepared to assume an aggressive and cooperative role in working with property owners and developers to create an appropriate funding program and implementation schedule for construction of a water treatment plant, raw water supply, and water distribution system which is capable of meeting the projected demands of future development. Such an approach is particularly important since the existing water plant and distribution system have a rated capacity which is only one-half of that of the wastewater treatment facility and sanitary sewer collection system, making water supply the major impediment to growth and development. Given the Village's extensive financial investment in the wastewater treatment plant, it is essential that the Village look to other sources for the primary funding both the extension of the sanitary sewer collection system and the construction of new water supply facilities.