

## WHERE WE ARE TODAY

The current status of community features was examined. This included physical or geological characteristics such as soils, bedrock, groundwater, and flood areas; community facilities such as emergency services, schools, infrastructure, parks and open space, and churches; and existing land use and development patterns. The following summarizes these community features.

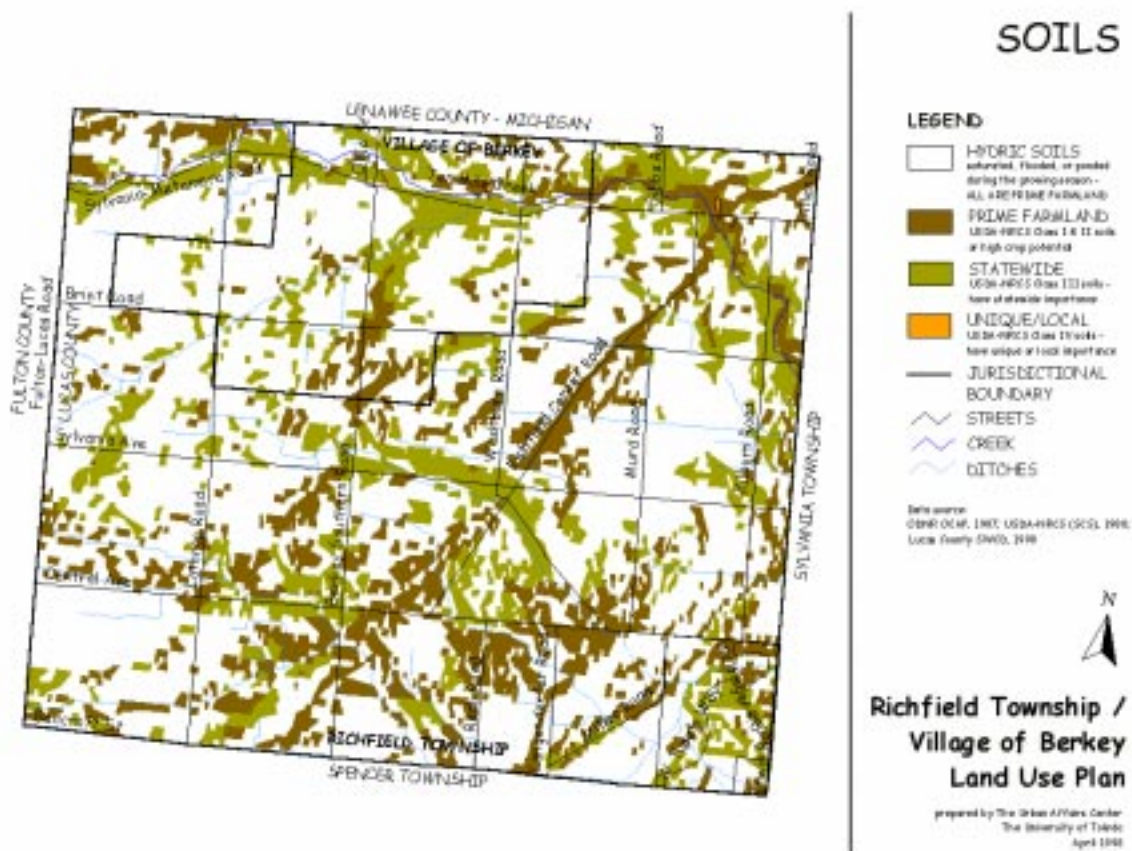
### PHYSICAL FEATURES

#### Soils

The soil in Richfield Township and Village of Berkey is predominantly (85%) prime farmland. Prime farmland is the most productive and easiest to farm (defined by USDA-NRCS as Class I or II soils). More technically, it is land that has the best combination of physical and chemical characteristics, growing seasons, and moisture supply needed to produce sustained high yields with proper management. Nearly three-quarters of the prime soil in the community is considered "hydric". Hydric soil is saturated, flooded, or ponded during the growing season — or simply put, it is wet. An elaborate system of ditches drains these soils to enhance their production.

The distribution of soils within the community is summarized on the following table and map, and a detailed list of soils, acres and characteristics is provided in the Appendix.

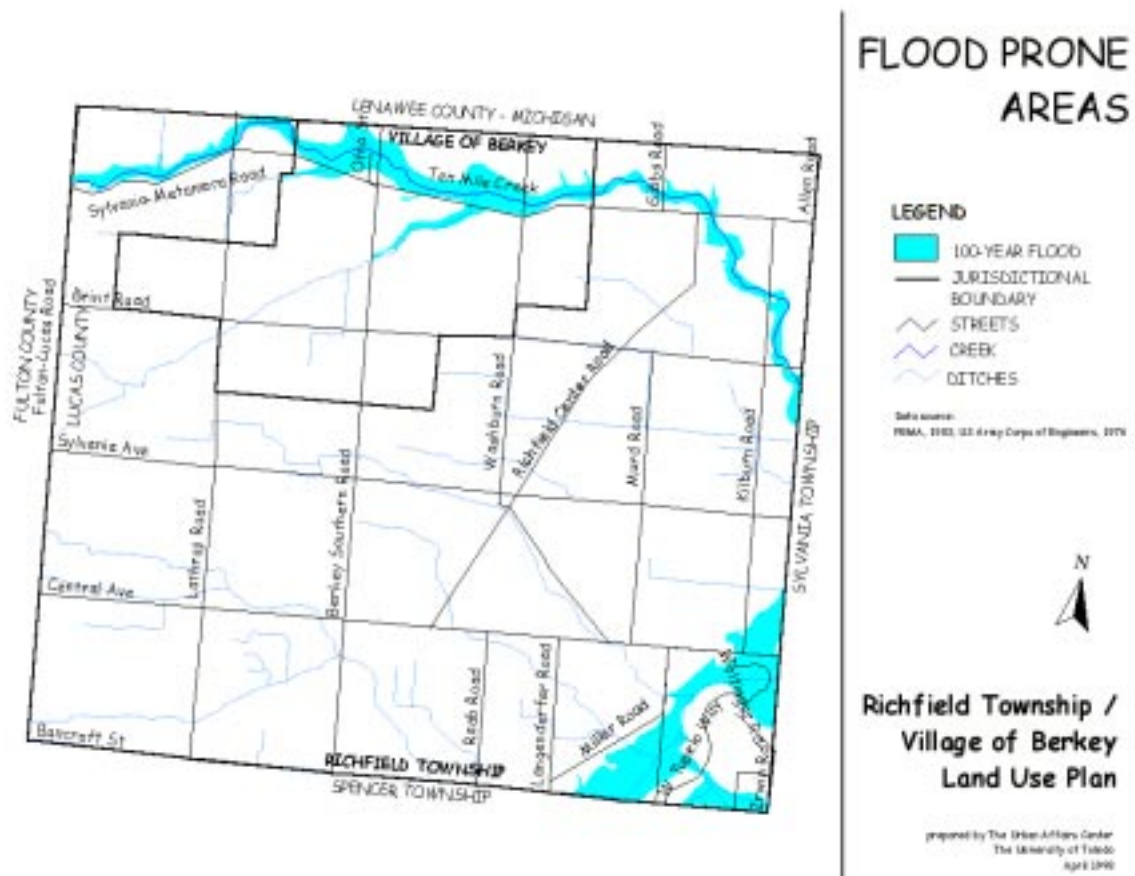
<u>CHARACTERISTIC</u>	<u>ACRES</u>	<u>PERCENT</u>
Prime Farmland	12,333	85
Hydric	10,223	71
Statewide, Unique or Local Importance	2,131	15



The data show that almost all of the soil in the community is well suited to agricultural production. The dilemma is that the very quality that makes prime farmland easy to farm, also makes it very easy to develop. However in this area the wet, clayey soil qualities also introduce other factors which need to be considered when development occurs, such as drainage and functional septic systems. If not properly managed the long term, collective impact of development upon the soil, water quality, and flooding potential will be adverse. Given the soil characteristics and the current septic/sewer problem in the village, future development in the community needs to be supported with public sewer facilities.

### Flood Areas

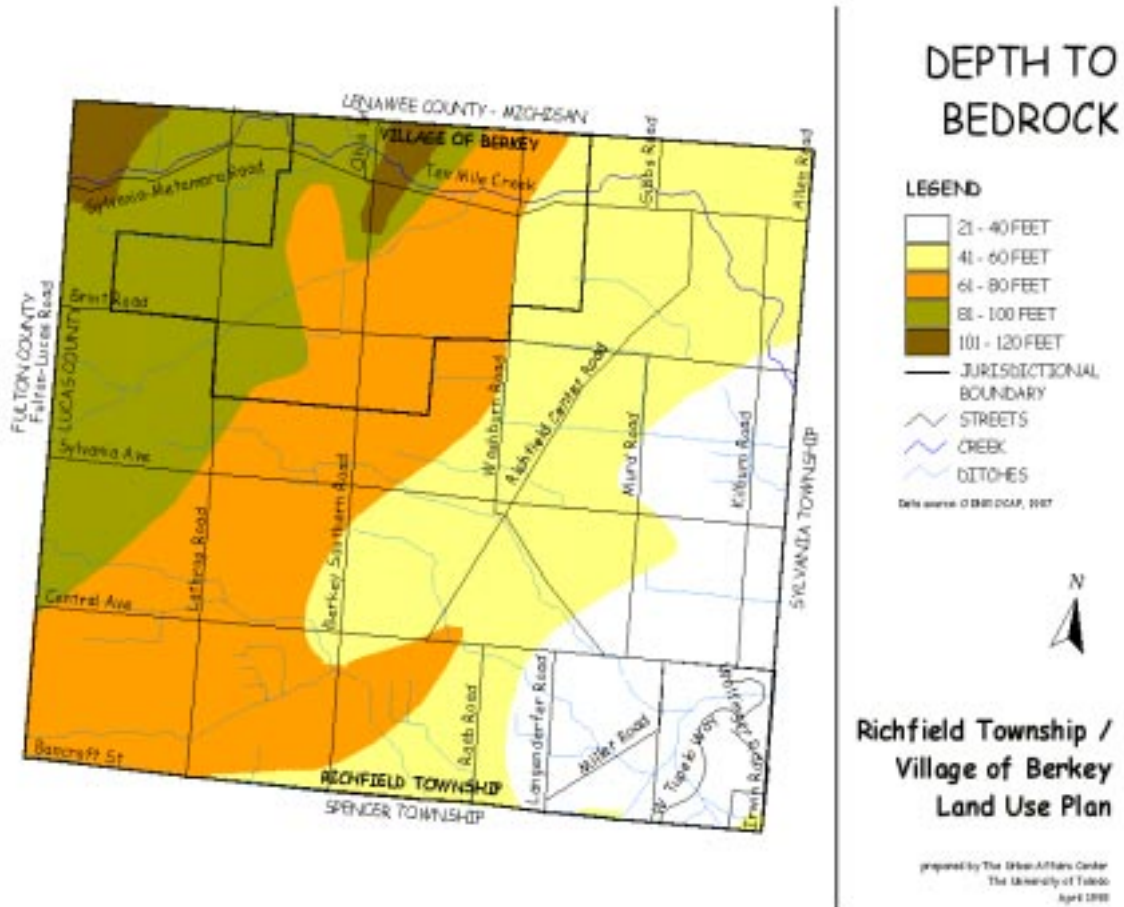
The flood prone areas within the community occur along Ten Mile Creek in the north and the Prairie/Wiregrass ditches throughout Secor Metropark in the southeast corner of the township. These areas encompass the 100-year flood boundary as designated by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers.



Portions of this flood prone area are already developed residentially, and experienced flooding with recent (Jan-Mar 1998) heavy rains. This flooding may also be attributed, in part, to the increased development in nearby communities. Only limited recreational activity should be permitted within this flood prone area in the future.

### Bedrock and Groundwater Availability

The depth to bedrock is progressively deeper from the east (21-40 feet to bedrock) to the northwest corner of the community (101-120 feet to bedrock). The community is different from the remainder of Lucas County in that a layer of Ohio shale (clay) is present over the surface bedrock, which naturally affects drainage/absorption capacity and groundwater quantity and quality.

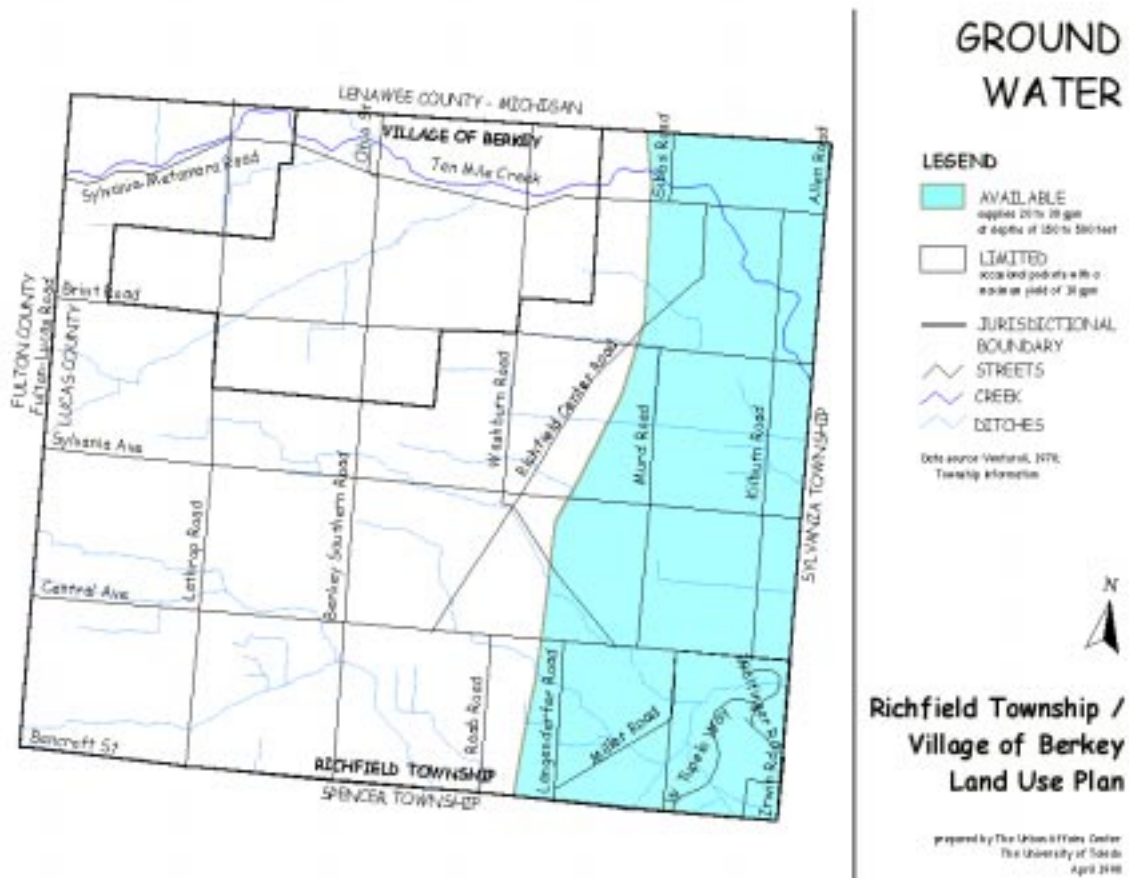


The dense, impervious shale layer inhibits the vertical movement of water and makes only limited amounts of water available along joints and bedding planes. Additionally, the qualities of the shale create water quality problems (hard water, odor) when coming in contact with the oxygen and minerals in the groundwater. Residents in the community have experienced diminishing water pressure and quality in recent years, which also may be caused in part by the increasing development in surrounding areas.

Water is available through the surficial and deep aquifers in the eastern portion of the township. Domestic wells in this area supply water at a rate of about 20-30 gallons per minute (gpm). Limited and occasional pockets of water from the surficial aquifer are scattered in the remaining western portion of the community with supplies of about 10 gpm. There is no deep (carbonate) aquifer in this portion of the community.

Unfortunately the area in which groundwater is most available (albeit in limited amounts) is also

the area with the shallowest depth to bedrock. This makes establishing productive wells within the community especially troublesome.



These geological and physical features contribute to the difficulties additional wells within and nearby the community will have on the quantity and quality of groundwater available for domestic or commercial use. Therefore, future development within the community needs to be supported with public water infrastructure.

**Unique plants**

There are some unique plants within the southeast portion of the township according to data compiled by the Ohio Department of Natural Resources (ODNR). The ODNR capability analysis program shows the following in Secor Metropark:

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
<i>Emydoidea blandingii</i>	Blanding's Turtle
<i>Actaea rubra</i>	Red Baneberry
<i>Cypripedium calceolus</i> var. <i>pubescens</i>	Large Yellow Lady's Slipper
<i>Coeloglossum viridie</i>	Long-Brachted Orchid
<i>Betula populifolia</i>	Grey Birch
<i>Geranium bicknellii</i>	Bicknell's geranium
<i>Spiranthes lucida</i>	Shining Ladies'-Tresses

According to this data, no other unique flora or fauna are present within the community.

## **COMMUNITY FACILITIES & SERVICES**

General municipal and township offices are located at 12360 Sylvania Metamora Road in Berkey and 3951 Washburn Road in Richfield Township. A township meeting hall is also located at 3915 Washburn Road. The township recently acquired land adjacent to the current township building for future expansion.

### **Police, Fire, EMS**

Police service for the township is provided by the Lucas County Sheriff's office, while the village is protected by part-time police officers. Police facilities are located in downtown Berkey, Ohio Street. Fire and emergency services are provided by Berkey/Richfield Fire and Rescue located on Berkey Southern Road (SR 295) and 3951 Washburn Road. Current staffing and volunteer levels are expected to meet the demand for police, fire and emergency services over the next 20 years.

### **Schools**

The community is within the Evergreen Local School District headquartered in Metamora, Fulton County. Total enrollment is 1,350 students with 72 teachers, and the elementary schools are near capacity. Approximately 14% of the current enrollment are students from Richfield Township and Village of Berkey (183 total public school students from the community). An additional 101 students from the community attend private schools, including Holy Trinity School in Assumption which also accommodates pre-school and kindergarten levels. Based on population projections, over the next twenty years there will be 80 additional students from the community attending these schools.

The defeated August 1998 school levy would have allowed a new high school to be constructed within the next two years. The current middle school in Metamora would have become an elementary school to meet increasing demands, and the current high school would have become the middle school. Other measures and resources will need to be found to address these current demands. Over the next 20 years, however, the increase in the Richfield/Berkey student population is not expected to create any additional need for improvements.

### **Infrastructure**

There are no public water or sewer facilities currently serving the community. However, public water and sewer is available within one mile of the border along Bancroft Street, Central Avenue, Sylvania Avenue, and Sylvania Metamora Road. The village is now working to get public water and sewer service to the downtown area (Sylvania Metamora and Berkey Southern Roads), prompted by inquiries from the Ohio Environmental Protection Agency (OEPA).

There are two state roads through the community: SR 120 - Central Avenue, which runs east/west, and SR 295 - Berkey Southern Road, which runs north/south. The remainder of roads within the community are local roads maintained by the county, village, or township.

The community receives its power from Toledo Edison, is included within the Lucas County Solid Waste Management District, and has recycling collection available at the township maintenance building on Washburn Road.

### **Parks & Open Space**

Secor Metropark is located in the southeast corner of the township and encompasses 600 acres, 436 acres of which are within the township. The park is part of the Toledo Area Metroparks system that serves a regional population. Within Secor Metropark are trails for hiking, picnic shelters, playground areas, natural areas and the Nature Discovery Center with hands-on exhibits. Pacesetter Park on Sylvania Metamora Road (Sylvania Township) and Irwin Prairie on Bancroft Street (Spencer Township) are other parks and open space areas nearby. The 15-acre Lathrop Park north of Sylvania Metamora Road on Berkey Southern Road also serves the residents of the community.

More commercially oriented recreation opportunities are available at Toledo Trap & Skeet on Berkey Southern Road and Central Avenue, a golf driving range on Central Avenue across from the metropark, and a golf course immediately outside of the township on Central Avenue (Spuyten Duyval, Sylvania Township).

The predominant feature of the community is its agriculture, which provides plentiful open space as well as food and livestock. Other natural open space occurs along Ten Mile Creek throughout the northern portion of the community. Three cemeteries are also provided in the community on Sylvania Metamora Road and Sylvania Avenue (in close proximity to the churches) and the historic Wolfinger Cemetery within Secor Metropark.

### Churches

Three churches are located and play a strong role within the community: Farley United Methodist on Sylvania Avenue and Berkey Southern Road, St. Elizabeth's on Sylvania Avenue and Washburn Road, and Berkey Congregational on Sylvania Metamora Road. Churches in nearby communities also serve residents.

### LAND USE

The community is primarily agricultural. Nearly 90% of the land in both the village and township is in agricultural use, with an average parcel size of 40 acres. Residential use is the next most frequent land use within the community at about 10% of the total land area and a 2-acre average parcel size.

Recent development activity has been single-family residences scattered throughout the community along Brint Road, Berkey Southern Road, Sylvania Avenue, Central Avenue, Raab Road, and Murd Road. Continuation of this residential pattern will create increased costs for the community as demand for services increase at a rate that surpasses the tax revenue generated by such development. The following table and map illustrate the existing land use pattern.

### EXISTING LAND USE (1997)

LAND USE	<u>Berkey</u>		<u>Richfield Twp</u>		<u>TOTAL</u>		<u>PARCEL INFO</u>		
	Acres	%	Acres	%	ACRES	%	AVG ACS	#	%
Agricultural	2,365	88.0%	10,268	87.2%	<b>12,633</b>	<b>87.3%</b>	40.5	312	32.8%
Cemetery	2	0.1%	25	0.2%	<b>27</b>	<b>0.2%</b>	8.9	3	0.3%
Church	2	0.1%	4	0.0%	<b>5</b>	<b>0.0%</b>	1.3	4	0.4%
Commercial	13	0.5%	8	0.1%	<b>21</b>	<b>0.1%</b>	1.5	14	1.5%
Open Space	19	0.7%	47	0.4%	<b>65</b>	<b>0.5%</b>	2.1	31	3.3%
Parks/Recreation	15	0.6%	486	4.1%	<b>501</b>	<b>3.5%</b>	83.5	6	0.6%
Public	5	0.2%	2	0.0%	<b>7</b>	<b>0.0%</b>	1.1	6	0.6%
Residential	268	10.0%	931	7.9%	<b>1,199</b>	<b>8.3%</b>	2.1	572	60.1%
Vacant	0	0.0%	6	0.1%	<b>6</b>	<b>0.0%</b>	1.5	4	0.4%
<b>TOTAL</b>	<b>2,688</b>	<b>100.0%</b>	<b>11,776</b>	<b>100.0%</b>	<b>14,464</b>	<b>100.0%</b>	<b>15.2</b>	<b>952</b>	<b>100.0%</b>



## EXISTING LAND USE

- LEGEND**
- AGRICULTURAL
  - CEMETERY
  - CHURCH
  - COMMERCIAL
  - OPEN
  - PARK/RECREATION
  - PUBLIC
  - RESIDENTIAL
  - VACANT
  - JURISDICTIONAL BOUNDARY
  - STREETS
  - CREEK
  - DITCHES

Data source: 1991 parcel map, updated by field survey October 2007



### Richfield Township / Village of Berkey Land Use Plan

prepared by the Urban Affairs Center  
The University of Toledo  
April 2008