Planning Commission
Final Plat

Forest Creek, Phase 4

York Township

Meeting:	July 3, 2018	**Sublots:**	22
App. No.:	043-2018-FP	**Zoning:**	R-1 PUD Overlay
Applicant:	Pulte Homes of Ohio	**Utilities:**	Central water and sanitary sewers
Engineer:	TGC Engineering, LLC	**School Dist.:**	Buckeye Local
Area:	14.6063 acres	**Reviewer:**	Rob Henwood

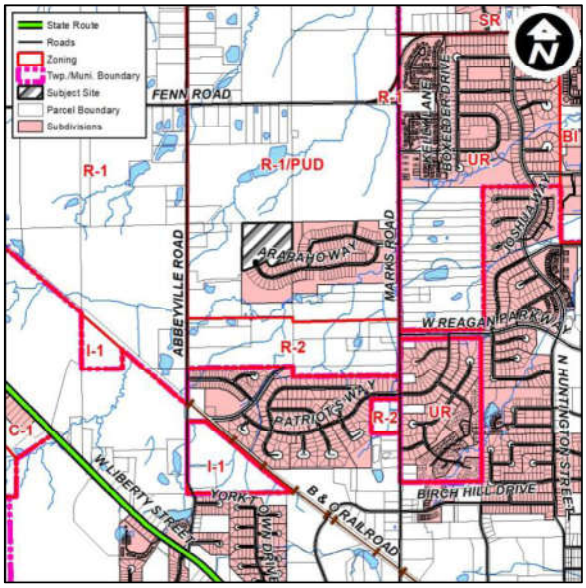
EXECUTIVE SUMMARY

The subject site is located on the west side of Marks Road, east of Abbeyville Road and north of West Reagan Parkway (see *Map 1: Location Map*). The proposal for the site includes 22 single family sublots on public streets. The applicant proposes the extension of two public streets. The site will be served by central water and sanitary sewers.

Recommendation: **CONDITIONAL APPROVAL**

Proposal: The proposed Final Plat for Phase 4 includes the following: [1]

- 28 sublots.
- 5.6036 acres of Open Space (Block L).
- 0.2926 acres of Open Space (Block K).
- Two public streets with 60 foot right-of-ways (ROW) and associated utility easements:
  - Extend Arapaho Way to the north and east to terminate in a permanent cul-de-sac.
  - Create Prescott Lane to terminate at the eastern border of the subdivision site with a reservation easement.
- Central sewer and water.



Map 1: Location Map

Access: Access to the site is provided via Arapaho Way and Daintree Lane to Marks Road.

History: The Medina County Planning Commission (MCPC) approved a Variance from § 604(B)(9) of the Subdivision Regulations to allow more than 40 sublots on a cul-de-sac street in September of 2014; the MCPC also approved the Preliminary Plan at the same meeting. The first phase of the subdivision was approved by the MCPC in August of 2015. A complete approval history is included below in *Table 1: Approval History*.

[1] For purposes of this staff review, the following document was utilized: *Forest Creek, Phase 4: Creating Sublot Nos. 96-117, Blocks "L" & "M"....* TGC Engineering, Project No. 1073-P4. Sheets 1 through 3. Date stamped by DPS staff on 6/5/2018.

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

Tax Maps, Beth Mika, 6/27/2018. *APPROVED*
1. *Prescott Lane, road name has been reserved for this subdivision.*
2. *Subject to all Tax Map Dept. comments from previous Planning Dept. reviews and/or extension requests.*
3. *Subject to the Land Conveyence Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf*

MCPC Approval	Date
Concept Plan	April 2014
Preliminary Plan	Sept. 2015
Final Plat, Phase 1	Aug. 2015
Rev. Preliminary Plan Admin. Approval	July 2016
Final Plat, Phase 2	Aug. 2016
Final Plat, Phase 3	Nov. 2017

Table 1: Approval History

Ohio Department of Transportation (ODOT), Jared Feller, 6/11/2018. *No objections.*

Health Dept, Steve Mazak**,** 6/11/2018. *No comment.*

Highway Engineer, Matt Martin. *CONDITIONAL APPROVAL.*
1. *Label Sublot 98 and include the acreage.*
2. *The centerlines of N and E Arapaho should meet in the cul-de-sac without C1 and L2.*
3. *The summary (upper right of Sheets 2 and 3) should read 117 instead of 17.*
4. *Provide the document number for the easement to be recorded in Block B on the mylar.*
5. *Block B is part of Phase 2, currently shown as Phase 1.*

Sanitary Engineer, Jeremy Sinko, 6/13/2018. *CONDITIONAL APPROVAL. Information for Sublot 98 is missing on Sheets 2 and 3. Once information is added approval will be granted.*

Columbia Gas, Russ Johnson, 6/13/2018. *APPROVED*

Staff Comments:
1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
   a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the original mylar.***
   b. Land for public use - Show boundaries and identify the use of all parcels…. § 404(D)(2)f.14. ***Label Block J as a Block for Future Development and Block K as an "Open Space Block" on all sheets of the plat.***
   c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Include the surveyor's signature and seal on each sheet of the plat.***
   d. Notarized certification by the owner or owners of the subdivision…. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
   e. Certification from the Township that the Final Plat 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. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
   f. A subdivision served by a public central sanitary sewer [and water] shall be certified by the Sanitary Engineer stating all required wastewater disposal facilities

and 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. § 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer.***

g. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide the signature of the Highway Engineer.***

h. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. ***Provide the signatures of the County Commissioners.***

3. The revised Preliminary Plan, administratively approved per the approval notice issued on March 10, 2016, indicates that the properties owned by Pulte Homes of Ohio, LLC comprised of Parcel ID numbers 045-05D-14-009 (1.5000 acres), 045-05D-15-014 (19.8833 acres), and 045-05D-14-002 (22.9724 acres) are to be part of the subdivision and are part of Open Space Block G. The Phase 4 Final Plat does not include the above referenced parcels as part of the subdivision as depicted on the approved Preliminary Plan. ***Add the above referenced parcels as an Open Space Block on the Phase 4 Final Plat***
4. Provide ROW for the extension of North Commerce Drive on the Phase 4 Final Plat as shown on the revised Preliminary Plan and per the Highway Engineer's comments included in the Concept Plan conducted on April 16, 2014. ***Provide street ROW for the extension of North Commerce Drive.***
5. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
6. The proposed Final Plat **IS NOT** in substantial conformance with the approved Preliminary Plan per § 404(D)(5)b.3.
7. The Final Plat appears to conform with York Township Zoning per § 404(D)(5)b.4.
8. The Sanitary Engineer has determined that all required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
9. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat 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 per § 404(D)(5)b.7.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Phase 3 Final Plat for the Forest Creek Subdivision subject to the following modifications**:**

1. Make the above corrections as required by the Highway and Sanitary Engineers' offices.
2. Provide all above listed missing data/information on or with a corrected Final Plat.
3. Provide all the above listed required signatures.
4. Add the above referenced parcels as an Open Space Block.
5. Provide street ROW for the extension of North Commerce Drive.

The following steps must be completed to finalize the Final Plat approval:

1. Three copies of the corrected Final Plat and a PDF of the layout must be submitted to the Department of Planning Services (DPS) for transmittal to the appropriate agencies.

2. All approval conditions must be satisfied prior to the Director signing the Final Plat.
3. Upon recordation, the applicant shall provide a copy of the recorded Final Plat to the DPS.

Attachments: GIS map
Final Plat

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Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Forest Creek, Ph. 4
Final Plat
App. 043-2018-FP
York Township

Meeting Date: 7/3/2018
Zoning: R-1 PUD Overlay
Sublots: 22
Area: 14.6063 acres

1 inch = 200 feet
0 27.5 55 110 165 220 275
Feet

Forest Creek Phase 4

Creating Sublot Nos. 96-117, Blocks "L" and "M" and dedicating a portion of Arapaho Way and Prescott Lane

Situated in the Township of York, County of Medina and State of Ohio and known as being part of Original York Township Tract 2, Lot 23 and being a replat of all of Block "J" as shown by the plat recorded in Doc. No. 2017PL000044 of the Medina County Recorder's Records

APPROVALS

The Township Trustees of York Township on this day of _____ , 20____ . hereby certify this plat meets all the requirements of the Township Zoning Resolution

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

Approved by the Medina County Planning Commission on this ____ day of _____ , 20_____.

_____
Director

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

_____
Medina County Engineer

All required central wastewater disposal facilities and 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

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

_____
Tax Map Draftsman

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

_____
Medina County Auditor

Received and recorded this ____ day of _____ , 20_____.
At _____ A.M./P.M recorded in Plat Document No._____.
Fee:_____.

_____
Medina County Recorder

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

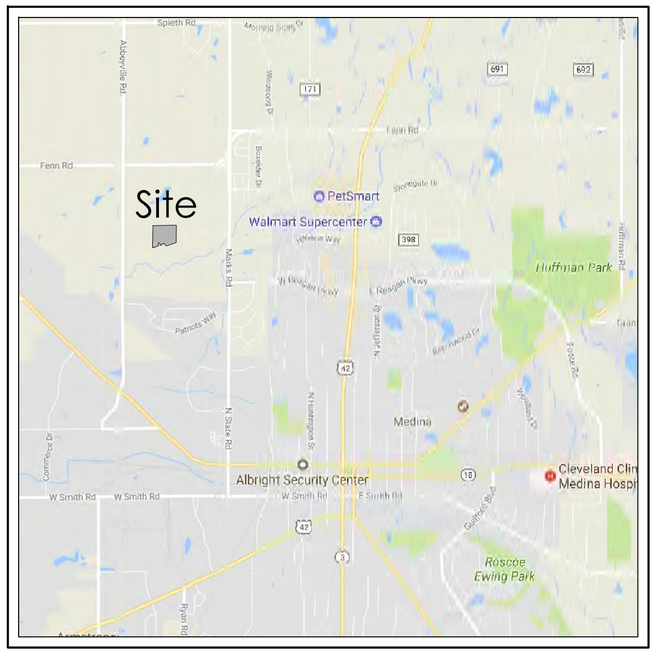
_____
President, Commissioners

_____
Commissioner

_____
Commissioner

LEGEND

IRON PIPE FOUND (SURVEYOR)	○
PK NAIL FOUND	⊗
MONUMENT BOX FOUND WITH 3/4" IRON PIN WITH CAP READING "TGC ENG 7631-8557"	Ⓜ
MONUMENT BOX SET WITH 3/4" IRON PIN WITH CAP READING "TGC ENG 7631-8557"	■
5/8" x 30" IRON PIN FOUND WITH CAP READING "TGC ENG 7631-8557" (UNLESS OTHERWISE NOTED)	○I.P.F.
5/8" x 30" IRON PIN SET WITH CAP READING "TGC ENG 7631-8557"	●
CENTERLINE	——–——–——
PROPERTY LINE	————
RIGHT-OF-WAY LINE	— — — Ex R/W — — — Ex R/W —
EASEMENT LINE	— — — — — — — —
ORIGINAL PROP. LINE	·····Z·····
ORIGINAL LOT LINE	—— — —— — —— — ——



LOCATION MAP
N.T.S.
LATITUDE: 41°09'38.0" LONGITUDE: 81°53'11.9"

NOTES

VARIANCE:

Variance granted from Subdivision Regulation, Section 604 (B)(9) granted by the Medina County Planning Commission September 3, 2014.

REFERENCE WORKS:

"Plat of Survey" by Guy P. Haney, P.S. 7631 of Rolling Hocevar & Associates, on file in Book 33, Page 82 of the Medina County Highway Engineer's Survey Records.

"Forest Creek Phase 1" by Jeremy M. Sack, P.S. 8557 of TGC Engineering, on file in plat no 2015PL000044 of the Medina County Recorder's Records.

"Forest Creek Phase 2" by Jeremy M. Sack, P.S. 8557 of TGC Engineering, on file in Plat No. 2016PL000055 of the Medina County Recorder's Records.

"Forest Creek Phase 3" by Jeremy M. Sack, P.S. 8557 of TGC Engineering, on file in Plat No. 2017PL000092 of the Medina County Recorder's Records.

BASIS OF BEARINGS:

Centerline bearing of Arapaho Way was calculated to be South 71°24'42" West based upon "Forest Creek Phase 3" by Jeremy M. Sack, P.S. 8557 of TGC Engineering.

ACCEPTANCE

Know all men by these presents that _____ ,
(Print Name)

owner/agent of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant easements as shown. 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
Owner/Agent

who acknowledged the making 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

_____
Witness

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.

_____ June 01, 2018
Jeremy M. Sack P.S. No. S-8557 Date

COVENANTS, RESTRICTIONS & EASEMENTS

The Subdivision shown on this plat is subject to the covenants, restrictions and easements contained in the declaration or restrictions, covenants and easements, filed for record on the 11th day of September and recorded in Reception No. 201508020032 in the Medina County Recorders Records, State of Ohio.

AREA TABLE	
Name	Acres
Sublots (22)	7.1077
Block "L"	5.6036
Block "M"	0.2926
Dedicated R/W	1.6024
Total	14.6063

SHEET INDEX	
Sheet Number	Sheet Title
1	TITLE
2	PLAT
3	EASEMENTS

DRAWN BY:	JMS	2018-05-29
CHECKED BY:	GPH	2018-06-01

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

FOREST CREEK PHASE 4

TITLE

PROJECT NUMBER
1072-P4

DATE
2018-05-30

1 / 3

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Forest Creek Phase 4

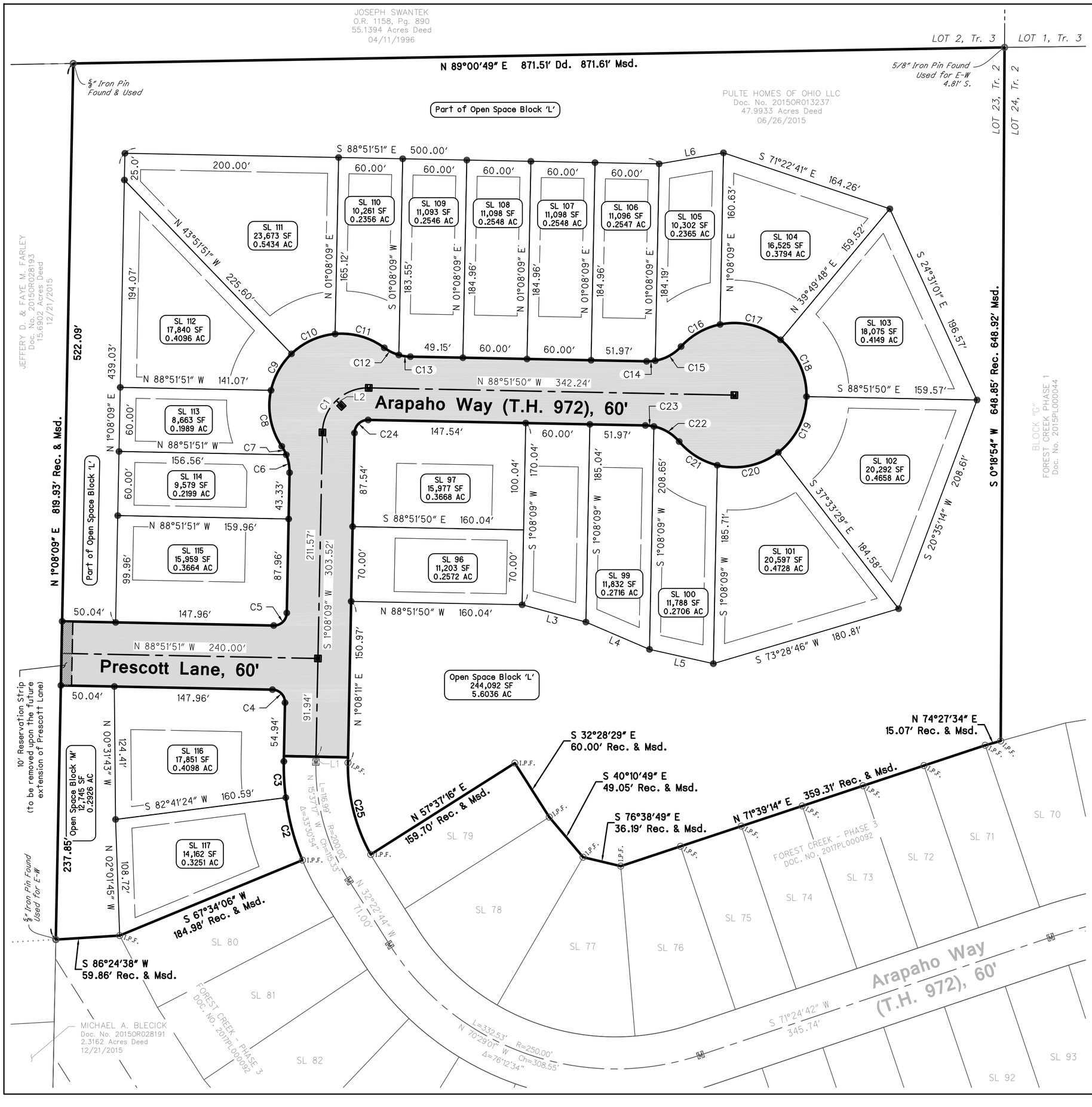
Creating Sublot Nos. 96-17, Blocks "L" and "M" and dedicating a portion of Arapaho Way and Prescott Lane Situated in the Township of York, County of Medina and State of Ohio

SETBACKS

FRONT YARD:
40 FEET

SIDE YARD:
10 FEET

REAR YARD:
15 FEET



GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BRG	DELTA
C1	66.76'	42.50'	60.10'	S 46°08'09" W	90°00'00"
C2	60.71'	230.00'	60.53'	S 14°52'58" E	15°07'24"
C3	33.95'	230.00'	33.92'	S 03°05'32" E	8°27'27"
C4	18.85'	12.00'	16.97'	S 43°51'51" E	90°00'00"
C5	18.85'	12.00'	16.97'	S 46°08'11" W	89°59'57"
C6	17.12'	42.50'	17.01'	S 10°24'26" E	23°05'11"
C7	9.03'	42.50'	9.02'	S 28°02'19" E	12°10'35"
C8	54.79'	67.50'	53.30'	S 10°52'28" E	46°30'16"
C9	39.74'	67.50'	39.17'	S 29°14'35" W	33°43'49"
C10	45.76'	67.50'	44.89'	S 65°31'41" W	38°50'24"
C11	48.88'	67.50'	47.82'	N 74°18'21" W	41°29'33"
C12	15.22'	42.50'	15.14'	S 63°49'06" E	20°31'03"
C13	10.97'	42.50'	10.94'	S 81°28'14" E	14°47'13"
C14	8.08'	42.50'	8.07'	S 85°41'27" W	10°53'24"
C15	28.10'	42.50'	27.59'	S 61°18'22" W	37°52'45"
C16	42.64'	67.50'	41.93'	S 60°27'47" W	36°11'35"
C17	60.46'	67.50'	58.46'	N 75°46'51" W	51°19'09"
C18	60.43'	67.50'	58.43'	N 24°28'32" W	51°17'31"
C19	60.40'	67.50'	58.40'	N 26°48'13" E	51°15'58"
C20	60.41'	67.50'	58.41'	N 78°04'28" E	51°16'33"
C21	42.64'	67.50'	41.93'	S 58°11'28" E	36°11'35"
C22	28.10'	42.50'	27.59'	S 59°02'03" E	37°52'45"
C23	8.08'	42.50'	8.07'	S 83°25'08" E	10°53'25"
C24	19.63'	12.50'	17.68'	N 46°08'09" E	90°00'00"
C25	89.49'	170.00'	88.46'	S 13°56'42" E	30°09'42"

GENERAL LINE TABLE

SEGMENT	LENGTH	DIRECTION
L1	5.00'	N 01°08'09" E
L2	6.85'	N 44°08'15" W
L3	61.85'	N 74°49'40" W
L4	64.76'	N 66°45'28" W
L5	61.22'	N 77°23'34" W
L6	61.10'	N 80°14'34" E

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.

June 1, 2018
Jeremy M. Sack P.S. No. S-8557 Date

DRAWN BY:	JMS	2018-05-29
CHECKED BY:	GPH	2018-06-01

TGC Engineering, LLC
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.9423

SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120
N

FOREST CREEK PHASE 4
PLAT

PROJECT NUMBER
1072-P4

DATE
2018-05-30

2
3

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Forest Creek Phase 4

Creating Sublot Nos. 96-17, Blocks "L" and "M" and dedicating a portion of Arapaho Way and Prescott Lane Situated in the Township of York, County of Medina and State of Ohio

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JOSEPH SWANTEK
O.R. 1158, Pg. 890
55.1394 Acres Deed
04/11/1996

JEFFERY D. & FAYE M. FARLEY
Doc. No. 201508028193
15.6902 Acres Deed
12/21/2015

MICHAEL A. BLECICK
Doc. No. 201508028191
2.3162 Acres Deed
12/21/2015

PULTE HOMES OF OHIO LLC
Doc. No. 201508013237
47.9933 Acres Deed
06/26/2015

BLOCK "G"
FOREST CREEK PHASE 1
Doc. No. 2015PL000044

FOREST CREEK - PHASE 3
DOC. NO. 2017PL000092

LOT 2, Tr. 3 | LOT 1, Tr. 3 | LOT 23, Tr. 2 | LOT 24, Tr. 2

Open Space Block 'L' | Open Space Block 'M'

Storm Water Management Easement

Ex. Storm Water Management Easement Doc. No. _____

SL 111 | SL 110 | SL 109 | SL 108 | SL 107 | SL 106 | SL 105 | SL 104 | SL 103 | SL 102 | SL 101 | SL 100 | SL 99 | SL 97 | SL 96 | SL 114 | SL 115 | SL 112 | SL 113 | SL 116 | SL 117 | SL 79 | SL 78 | SL 77 | SL 76 | SL 75 | SL 74 | SL 73 | SL 72 | SL 71 | SL 70 | SL 80 | SL 81 | SL 82 | SL 93 | SL 92

N 89°28'31" E 289.56'
S 88°51'51" E 306.17'
N 88°51'51" W 307.62'
N 82°51'39" E 126.02'
S 82°51'39" W 133.44'
N 71°22'41" W 153.53'
N 39°49'48" E 156.38'
S 39°49'48" W 155.47'
N 24°31'01" W 166.71'
S 0°18'53" W 238.61'
N 88°51'50" W 342.24'
N 88°51'50" W 272.39'
S 88°51'51" E 179.96'
N 88°51'51" W 159.96'
N 88°51'51" W 240.00'
S 1°08'09" W 303.52'
211.57'
91.94'
10.00'

Arapaho Way (T.H. 972), 60'

Prescott Lane, 60'

10' Reservation Strip (To be removed upon the future extension of Prescott Lane)

12' Gen. Util. Esmt.
12' San. Sewer Esmt.
20' Stm. Sewer Esmt.
20' San. Sewer Esmt.
12.00' Gen. Util. Esmt.
12.00' San. Sewer Esmt.
Ex. 12' Gen. Util. Esmt. Doc. No. 2017PL000092
Ex. 12' San. Sewer Esmt. Doc. No. 2017PL000092
Temp. Turn-Around Easement Doc. No. 2017PL000092 (Vacate)

L=116.99' R=200.00' N 15°37'17" W Ch=115.33' Δ=33°30'54"
N 32°22'44" W 71.00'
L=332.53' R=250.00' N 70°29'01" W Ch=308.55' Δ=76°12'34"
S 71°24'42" W 345.74'

I.P.F.

Arapaho Way (T.H. 972), 60'

EASEMENT CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD BRG.	CHORD	DELTA
EC26	20.07'	67.50'	S 50°07'15" E	20.00'	17°02'21"
EC27	33.38'	67.50'	N 89°32'37" E	33.05'	28°20'16"
EC28	28.29'	67.50'	N 63°21'58" E	28.09'	24°01'01"

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E7	20.01'	S 88°51'51" E
E8	80.24'	S 00°31'43" E
E9	20.00'	S 89°28'17" W
E10	80.82'	N 00°31'43" W
E11	20.00'	N 88°51'51" W
E12	109.96'	N 01°08'09" E
E13	20.00'	S 01°08'09" W
E14	89.96'	S 01°08'09" W
E15	20.00'	S 01°08'09" W
E16	11.01'	S 23°45'22" E
E17	57.11'	S 51°31'48" W
E18	65.18'	N 47°32'25" W
E19	33.05'	N 74°37'43" E
E20	61.10'	N 80°14'34" E
E21	38.15'	S 88°51'51" E
E22	21.17'	S 23°45'22" E
E23	22.72'	S 71°13'52" E
E24	20.00'	S 18°46'08" W
E25	42.44'	N 71°13'52" W

SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

N

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.

Jeremy M. Sack P.S. No. S-8557 — June 1, 2018 Date

DRAWN BY:	JMS	2018-05-29
CHECKED BY:	GPH	2018-06-01

FOREST CREEK PHASE 4
EASEMENTS

PROJECT NUMBER
1072-P4
DATE
2018-05-30

3
3

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