Medina County Ohio

Final Plat

Sharon Falls, Phase II

(FKA Sharon Preserve)

Sharon Township

grants housing subdivisions PLANNING SERVICES zoning

Meeting:	August 7, 2019	**Sublots:**	7 sublots (37 total sublots)
App. No.:	059-2019-FP	**Zoning:**	R-1 Residential
Applicant:	Sharon Acres, Inc.	**Utilities:**	Central Water & Sewer
Engineer:	Lewis Land Professionals	**School Dist.:**	Highland Local
Parcel No.:	033-12B-14-042 & 067	**Reviewer:**	Sonja Pagniano
Site Area:	20.8390 acres		

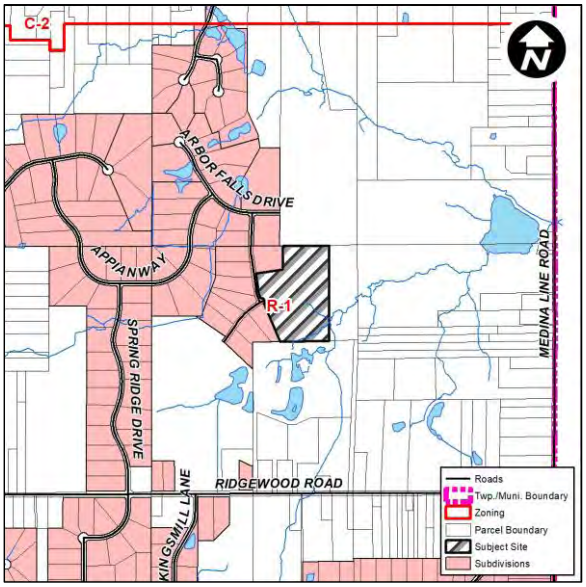
EXECUTIVE SUMMARY

The site is located on the north side of Ridgewood Road between Ridge and Medina Line Roads (see Map 1 below). Phase II of the proposal will create 7 sublots on the 20.8390-acre site, all of which will be served by central water and sewer, as previously approved. All streets are public.

Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: The following elements are proposed on the final plat 20.8390-acre site: [1]

- 7 sublots (11-17) served by central water and sewer.
- Two permanent cul-de-sac streets, Stags Leap and Sharon Falls Drive; each with 60 foot right of way (ROW)
- A stormwater management easement on Sublots 16 and 17.



Map 1: Location

History: The most recent Preliminary Plan was approved in February of 2017. See Table 1 for a complete approval history.

Access: The subdivision accesses Ridgewood Road to the south as well as Stags Leap the proposed street connection to the north into Estates of Sharon Falls (see the attached GIS map). Permanent cul-de-sacs are proposed in the northwestern and northeastern portions of the site. All streets are public with 60 feet of right-of-way (ROW).

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are permitted uses (§ 601). The minimum lot size is two acres with

[1] For the purposes of this staff review the following Final Plat document was utilized: *Sharon Falls Subdivision Phase II; Creating Sublots 11 Through 17 Inclusive and Dedication of a Portion of Sharon Falls Drive*. Lewis Land Professionals, Inc. Project No. 17-152. Filename: 17-152_Plat.dwg. Six sheets: Date stamped by DPS staff on July 8, 2019.

a minimum 200-foot lot width or 60 feet of frontage on cul-de-sacs with 200-foot lot width, measured at the building line (§ 601-2(C)).

MCPC Approval	Date
Concept Plan	May 2007
Preliminary Plan	July 2007
Preliminary Plan Extension	July 2009
Preliminary Plan Extension	June 2010
Preliminary Plan	November 2013
Preliminary Plan Extension	November 2015
Preliminary Plan Extension	December 2016
Final Plat, Ph. 1	August 2017
Revised Preliminary Plan	February 2017
Preliminary Plan Extension	March 2019

Table 1: Approval History

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

Tax Maps, Beth Mika, 7/22/2019. ***APPROVED.***

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info: email - debra.m.biernot@usps.com; phone – 216-443-4024; e-fax – 651-365-9734*
3. *Subject to Medina County Engineer Land Conveyence Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf*

Sanitary Engineer, Jeremy Sinko, 7/17/2019. ***CONDITIONAL APPROVAL***. *Once Storm Easement between lots 14 & [and] 15 is labeled as a Sanitary Sewer Easement. The record plat will be ready for approval.*

Ohio Dept. of Transportation (ODOT), Jared Feller. 7/16/2019. *Since the Sharon Falls Subdivision does not have direct access to a state highway, ODOT has not objections regarding the Final Plat.*

Health Department, Steve Mazak, 7/10/2019. *The Sharon Falls Subdivision, Ph. 2 in Sharon Township is proposed to be serviced by sanitary sewer and public water. Therefore, our office has no further comments.*

Sharon Township Fire Department, Michael Stanec, 2/18/2019. ***CONDITIONAL APPROVAL.*** *The Fire Department would like the placement/spacing of fire hydrants to not exceed five hundred feet, in compliance with NFPA 1141, Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural and Suburban Areas, 2017 Edition.*

Highway Engineer, Andy Conrad, 2/15/2019. ***APPROVED.***

Columbia Gas, Russ Johnson, 10/15/2015. **APPROVED**. *Columbia Pipeline Group does not have any facilities near this proposed development.*

Sharon Township Zoning, Neil Jones, 10/28/2013.

- *All lots are within the R-1 zoning district.*

- *All lots are compliant for size (two acres) and frontage (200 feet or 60 feet on a cul-de-sac).*
- *All setbacks are compliant.*
- *The shape of the lots (several, Sublots 6, 12, 38, 22, 33, 34, 35) do not allow for placement of homes anywhere beyond the 90-foot building setback line. Variances will be required for accessory buildings.*

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 an original mylar.***
   b. The required building setback lines accurately shown with dimensions § 404(D)(2)(f)8. ***Show all setback lines.***
   c. Signature and seal of a Registered Surveyor on each sheet… § 404(D)(2)(f)16. ***Provide signatures on each sheet.***
   d. 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. § 404(D)(2)(f)17. ***Provide notarized certification by the owner or owners of the subdivision.***
   e. Plat Certification or appropriate documentation, or letters in lieu of actual signature on the Plat for the following must be submitted… § 404(D)(2)(g)1-9. ***Provide certification from the Township, documentation and permits from County and State regulatory agencies a public or private conservation organizations, certification from the Medina County Sanitary Engineer, certification from the County Engineer, and acceptance of offers of dedication by County Commissioners.***
   f. Covenants and Restrictions and/or deed restrictions including establishment of Owners Association, and if applicable, assignment of responsibilities, ownership of common areas, and any other areas of responsibility or concern relative to public or private maintenance of areas or facilities. Such covenants and/or Deed Restrictions shall be on a page or pages of the proposed Final Plat or referenced thereon and approved by the Medina County Prosecutors Office as to form and correctness.…§ 404(D)(2)(h). ***Add a note referencing the recorded HOA documents.***
2. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
3. The proposed subdivision appears to conform with the Sharon Township Zoning Resolution per § 404(C)(4)b.1.
4. The Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans per § 404(C)(4)b.2.
5. The Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4).3.

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Final Plat for Sharon Preserve. The Final Plat, Phase II must be corrected as follows:

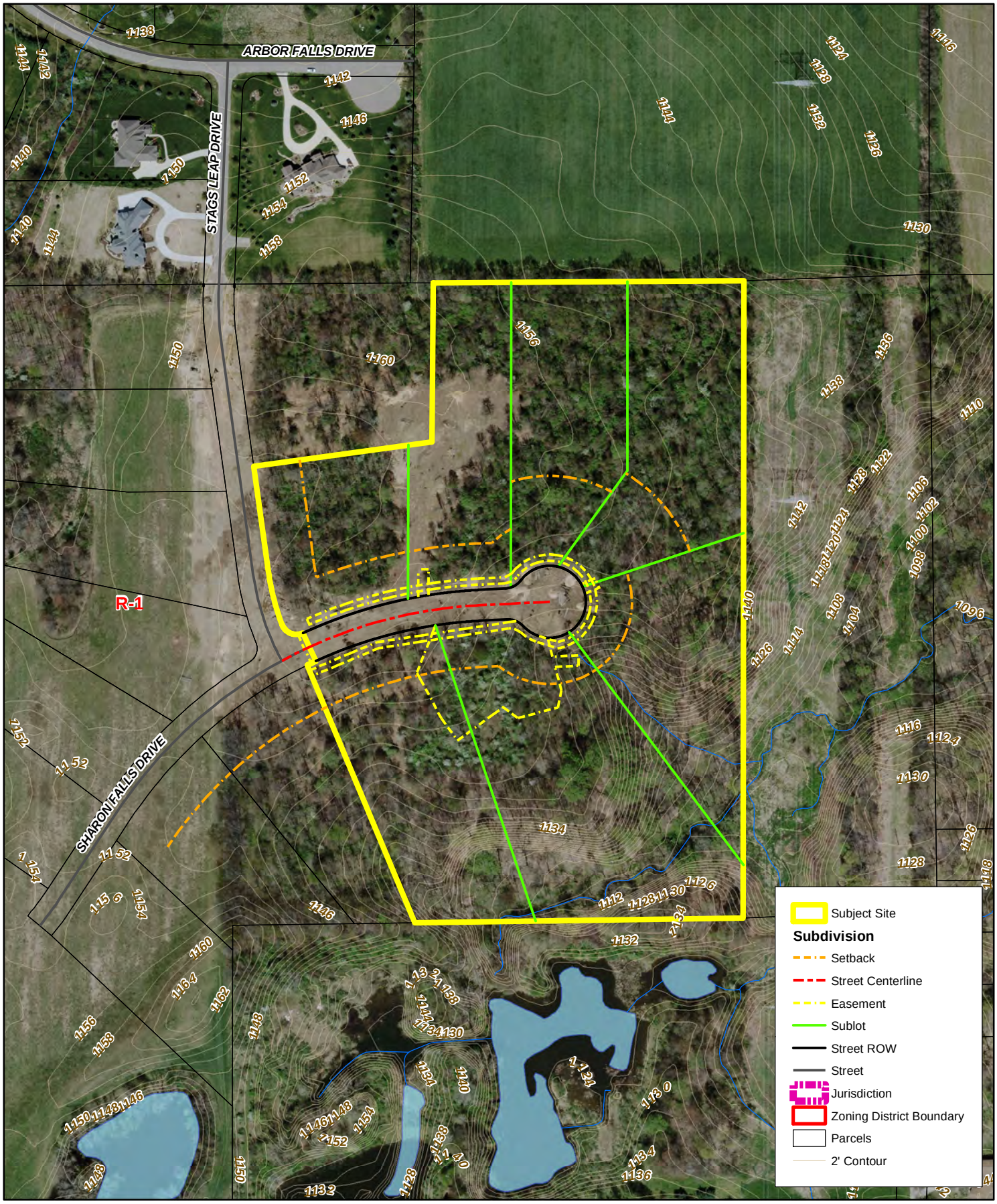
1. Satisfy all commenting agency comments listed above.
2. Satisfy all staff comments listed above.

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: Final Plat

R:\wp\planning\major_subdivisions\2019\Sharon Falls Ph 2 Final Plat\sharon falls_final_ph2_08_07_19.docx



Medina County Ohio

gravels homes subdivisions PLANNING SERVICES zoning

Visit us on the web at www.planning.co.medina.oh.us

Sharon Falls, Ph. II
Final Plat
App. 059-2019-FP
Sharon Township

Meeting Date: 8/7/2019
Zoning: R-1 Residential
Sublots: 7
Area: 20.8390 acres

1:3,000

0 35 70 140 210 280

Feet

SHARON FALLS SUBDIVISION PHASE II

CREATING SUBLOTS 11 THROUGH 17 INCLUSIVE AND DEDICATION OF A PORTION OF SHARON FALLS DRIVE

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 12

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Mark Michaels, President, Sharon Acres Inc., owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the right of way shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

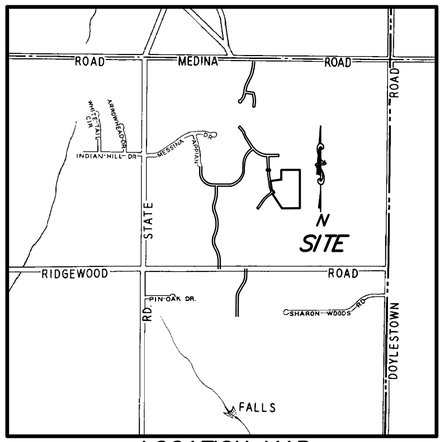
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right-of-way and easement as shown, under, over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground gas facilities as deemed necessary or convenient by the grantee for distributing, transporting, and transmitting gas for public and private use at such locations as the grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within said easement premises which may interfere with the installation, maintenance, repair or operation of said gas facilities. The right to install, repair, augment and maintain services and pipe lines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All lands shall be restricted to underground utility service.

_____
Mark Michaels, President
Sharon Acres Inc.

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Mark Michaels, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this ____ day of _____, 201_.

_____
Notary Public



LOCATION MAP

ACREAGE SUMMARY

SUBLOTS (7)	*20.8390 ACRES*
AREA OF RIGHT-OF-WAY TO BE DEDICATED	*0.9233 ACRES*
TOTAL AREA	***21.7623 ACRES***

COVENANTS, RESTRICTIONS & EASEMENTS

This Subdivision is subject to the covenants, restrictions, and easements contained in the Declaration filed for record in the Medina County Recorder's Office as Document No. 20180R000085, and is subject to all revisions thereto.

APPROVALS

Approved this ____ day of _____ , 201_ by the Trustees of Sharon Township and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ *Trustee: _____*

The Medina County Commissioners on this_____ day of _____, 201_ hereby accept financial guarantees and have entered into construction agreements for the construction of all required improvements for this subdivision and accept all dedications shown on this plat.

_____
President

_____ _____
Commissioner *Commissioner*

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer.

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 this ____ day of _____ , 201_.

Medina County Sanitary Engineer: _____

Approved this ____ day of _____ , 201_ by the Medina County Planning Commission.

Director: _____

Approved for transfer this ____ day of _____ , 201_ by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____ , 201_ by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____ , 201_ by the Medina County Recorder's Office and is recorded by Plat Document No._____. at _____ A.M. / P.M. *Fee: $_____*

Recorder: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:

Joseph A. Burgoon *Reg. Ohio Surveyor No. PS-#8325*

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone:(330) 335-8232
www.landprosinc.com

STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

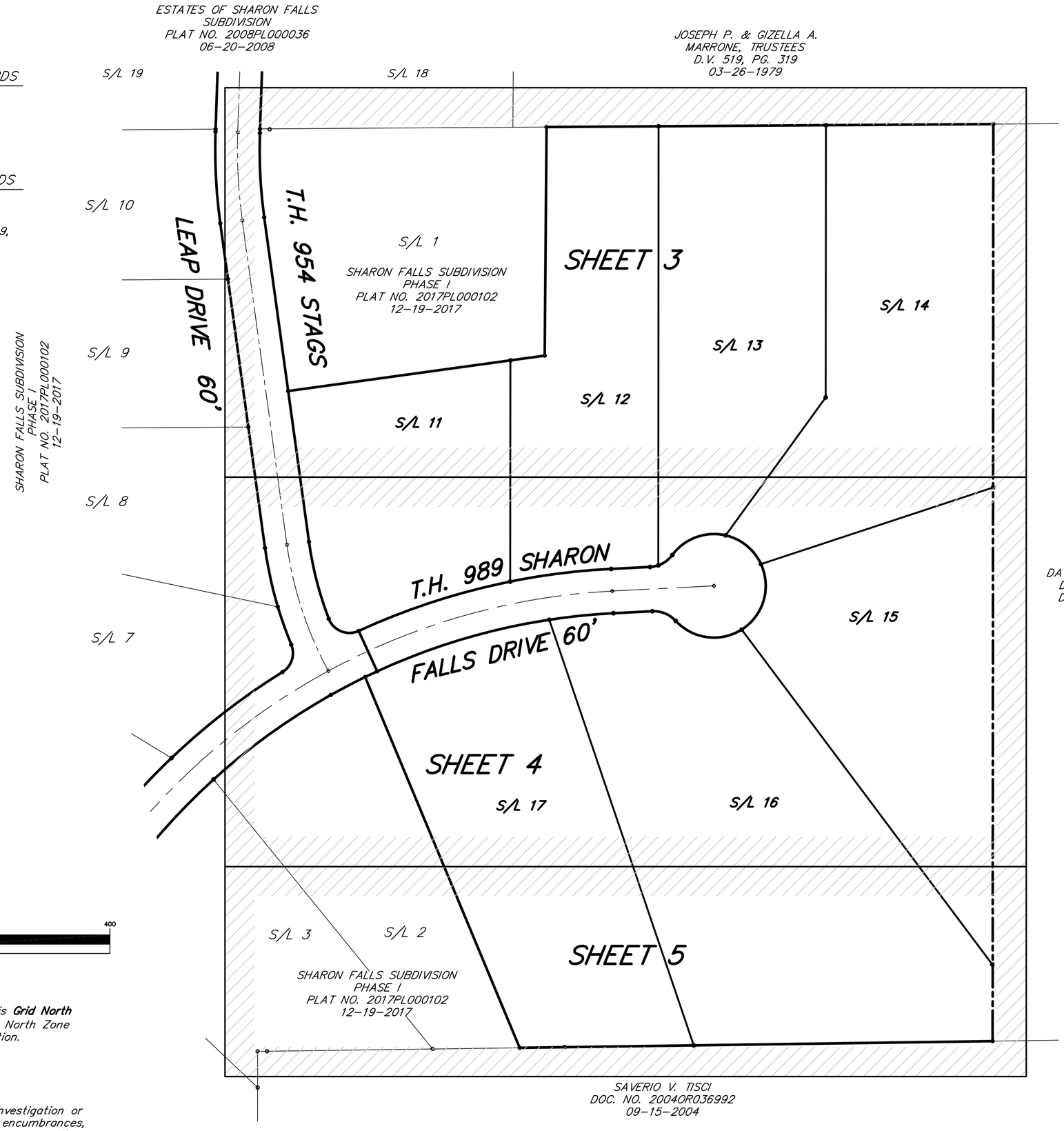
SHARON FALLS SUBDIVISION PHASE II
SHEET 1 OF 6 – TITLE PAGE
PROJ. No. 17-152 DRAWING NAME 17-152_Plat.dwg

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
B/12, 19/22, 19/23, 19/39, 19/87, 19/109, 28/143, 33/186, 34/153, 41/149, 44/132, 50/33 and 2017-51.



STATE OF OHIO
JOSEPH A. BURGOON
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SUBJECT PARCELS:
SHARON ACRES INC.
DOC. NO. 2017OR017825
08-09-2017

DAVID L. POLING FAMILY LLC
DOC. NO. 2010OR001484
DOC. NO. 2010OR001487
1-26-2010

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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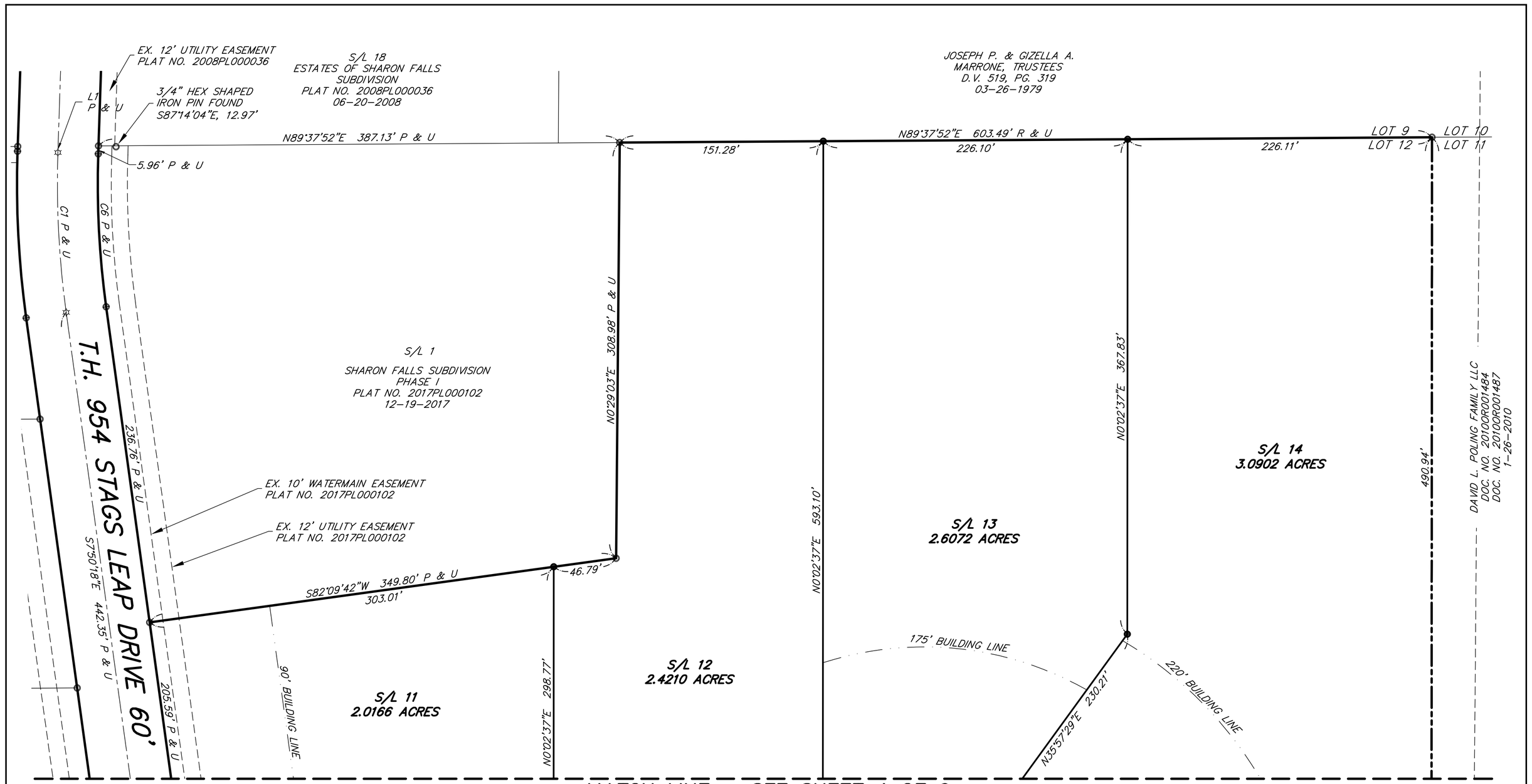
SHARON FALLS SUBDIVISION PHASE II
SHEET 2 OF 6 - SHEET MAP

PROJ. No. 17-152 DRAWING NAME 17-152_Plat.dwg



MATCH LINE – SEE SHEET 4 OF 6

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ☼ – 5/8" x 30" Iron Pin Found w/cap Lewis Land Professionals in box
- ○ – 5/8" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise Described
- ◉ – Iron Pipe Found & Described

Fnd. (F) – Found
Msd. (M) – Measured
Usd. (U) – Used
(P) – Plat
Obs. (O) – Observed
Rec. (R) – Deed
Calc. (C) – Calculated

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STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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SHARON FALLS SUBDIVISION PHASE II
SHEET 3 OF 6 – PLAT
PROJ. No. 17-152 DRAWING NAME 17-152_Plat.dwg

MATCH LINE – SEE SHEET 3 OF 6

T.H. 954 STAGS LEAP DRIVE 60'

T.H. 989 SHARON FALLS DRIVE 60'

EX. 10' WATERMAIN EASEMENT PLAT NO. 2017PL000102

EX. 12' UTILITY EASEMENT PLAT NO. 2017PL000102

90' BUILDING LINE

PART OF S/L 12

PART OF S/L 13

PART OF S/L 14

PART OF S/L 11

STORM SEWER EASEMENT "A" SEE SHEET 5 OF 6 FOR DETAILS

STORM SEWER EASEMENT "B" SEE SHEET 5 OF 6 FOR DETAILS

S71°44'26"W 330.19'

WATERMAIN EASEMENT SEE SHEET 6 OF 6 FOR DETAILS

12' UTILITY EASEMENT

10' WATERMAIN EASEMENT

C7 P & U

C2 P & U

C8 P & U

C9

C5

C3

C10

52.63'

N87°04'23"E 137.48'

C11

C12

C13

C14

C15

C16

C17

C18

52.63'

SANITARY SEWER EASEMENT

12' UTILITY EASEMENT

C30

C19

L2 P & U

C4 P & U

10' RESERVATION STRIP TO BE VACATED UPON THE RECORDING OF THIS PLAT

SANITARY SEWER EASEMENT SEE SHEET 6 OF 6 FOR DETAILS

S/L 15
2.7743 ACRES

90' BUILDING LINE

N0°02'37"E 1238.80'

644.88'

DAVID L. POLING FAMILY LLC
DOC. NO. 201100R001484
DOC. NO. 201100R001487
1-26-2010

90' BUILDING LINE

EX. 12' UTILITY EASEMENT PLAT NO. 2017PL000102

EX. SANITARY SEWER EASEMENT PLAT NO. 2017PL000102

S/L 2

SHARON FALLS SUBDIVISION PHASE I
PLAT NO. 2017PL000102
12-19-2017

N22°38'22"W 542.63' P & U

S/L 17
3.2140 ACRES

S18°44'13"E 607.09'

STORMWATER MANAGEMENT EASEMENT SEE SHEET 5 OF 6 FOR DETAILS

N36°48'38"W 565.77'

S/L 16
4.7157 ACRES

MATCH LINE – SEE SHEET 5 OF 6

SURVEY LEGEND

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- ◉ – Iron Pipe Found & Described

Fnd. (F) – Found
Msd. (M) – Measured
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SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLES.

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SHARON FALLS SUBDIVISION PHASE II
SHEET 4 OF 6 – PLAT

PROJ. No. 17-152 DRAWING NAME 17-152_Plat.dwg

MATCH LINE – SEE SHEET 4 OF 6

S/L 2

S/L 3

PART OF S/L 17

PART OF S/L 16

PART OF S/L 15

SHARON FALLS SUBDIVISION
PHASE I
PLAT NO. 2017PL000102
12-19-2017

DAVID L. POLING FAMILY LLC
DOC. NO. 201100R001484
DOC. NO. 201100R001487
1-26-2010

5/8" IRON PIN
W/CAP "6781"
FOUND AND USED

3/4" HEX SHAPED
IRON PIN FOUND 12.58'
EAST OF CORNER

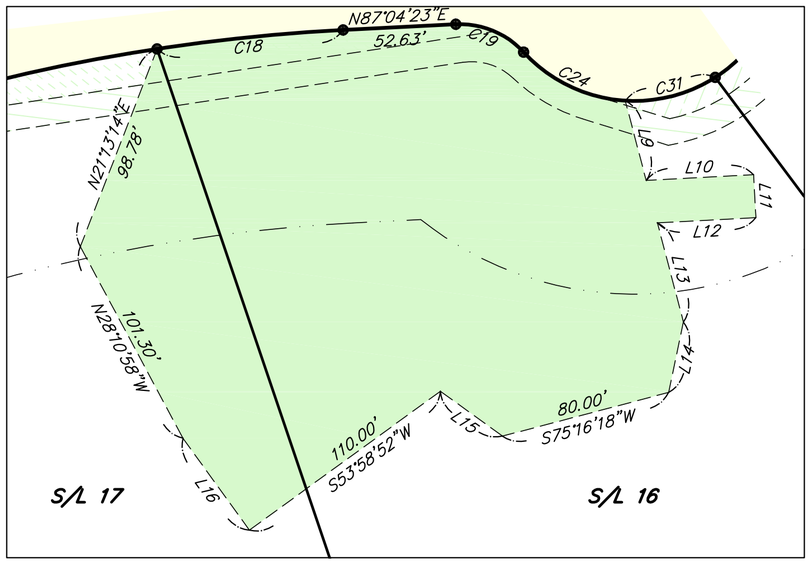
235.05'

403.91'

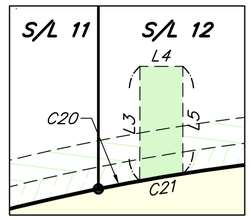
N89°11'34"E 638.96' P & U

102.98'

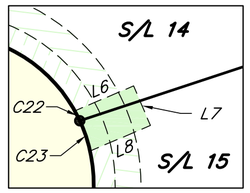
SAVERIO V. TISCI
DOC. NO. 20040R036992
09-15-2004



STORMWATER MANAGEMENT EASEMENT
1.0707 ACRES



STORM SEWER EASEMENT "A"
0.0237 ACRES



STORM SEWER EASEMENT "B"
0.0136 ACRES

SURVEY LEGEND

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Fnd. (F) – Found	Obs. (O) – Observed
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STATE OF OHIO
JOSEPH A. BURGOON
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SEE SHEET 6 OF 6 FOR
CURVE AND LINE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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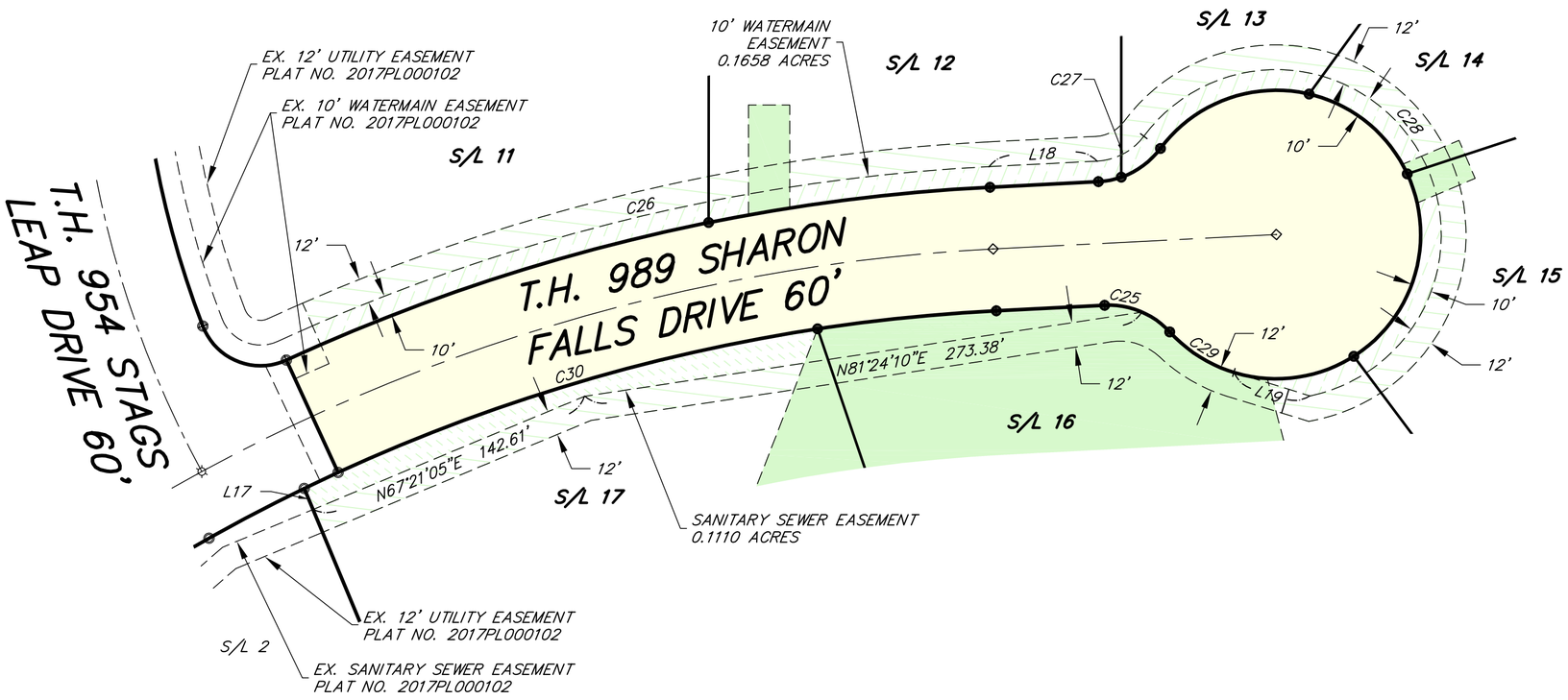
SHARON FALLS SUBDIVISION PHASE II
SHEET 5 OF 6 –
PLAT & EASEMENT DETAILS

PROJ. No. 17-152 DRAWING NAME 17-152_Plat.dwg



Line Table		
Line #	Length	Direction
L1	4.77'	S01°54'26"W
L2	60.00'	S24°41'44"E
L3	53.39'	N00°02'37"E
L4	20.00'	S89°57'23"E
L5	50.00'	S00°02'37"W
L6	29.78'	N67°02'12"E
L7	20.00'	S22°57'48"E
L8	30.50'	S67°02'12"W
L9	38.42'	S14°43'42"E
L10	50.11'	N86°57'16"E
L11	20.00'	S03°02'44"E
L12	45.98'	S86°57'16"W
L13	47.71'	S14°43'42"E
L14	33.54'	S11°50'13"W
L15	35.66'	N54°09'49"W
L16	52.76'	N35°52'18"W
L17	11.08'	N22°38'22"W
L18	52.63'	N87°04'23"E
L19	38.73'	N72°52'48"W

STATE OF OHIO
JOSEPH A. BURGOON
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ☼ – 5/8" x 30" Iron Pin Found w/cap Lewis Land Professionals in box
- ○ – 5/8" x 30" Iron Pin w/cap Lewis Land Professionals unless otherwise Described
- ◉ – Iron Pipe Found & Described

Fnd. (F) – Found
Msd. (M) – Measured
Usd. (U) – Used
(P) – Plat
Obs. (O) – Observed
Rec. (R) – Deed
Calc. (C) – Calculated

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	119.06'	700.00'	9°44'44"	S2°57'56"E	118.92'
C2	180.37'	500.00'	20°40'09"	S18°10'22"E	179.40'
C3	401.82'	900.00'	25°34'51"	N74°16'58"E	398.49'
C4	59.88'	900.00'	3°48'43"	N63°23'54"E	59.87'
C5	341.94'	900.00'	21°46'07"	N76°11'20"E	339.89'
C6	113.96'	670.00'	9°44'44"	S2°57'56"E	113.82'
C7	107.55'	470.00'	13°06'39"	S14°23'37"E	107.31'
C8	49.09'	30.00'	93°44'47"	S67°49'20"E	43.79'
C9	215.77'	930.00'	13°17'35"	N71°57'03"E	215.28'
C10	137.57'	930.00'	8°28'33"	N82°50'07"E	137.45'
C11	11.33'	40.00'	16°13'32"	N78°57'37"E	11.29'
C12	23.91'	40.00'	34°15'12"	N53°43'15"E	23.56'
C13	81.29'	70.00'	66°32'06"	N69°51'43"E	76.80'
C14	63.57'	70.00'	52°01'47"	S50°51'21"E	61.40'
C15	100.61'	70.00'	82°21'11"	S16°20'08"W	92.17'
C16	97.79'	70.00'	80°02'23"	N82°28'05"W	90.03'
C17	35.24'	40.00'	50°28'44"	N67°41'15"W	34.11'
C18	87.08'	870.00'	5°44'04"	S84°12'21"W	87.04'
C19	261.64'	870.00'	17°13'51"	S72°43'23"W	260.65'
C20	19.64'	930.00'	1°12'36"	N79°12'09"E	19.64'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	20.29'	930.00'	1°14'59"	S80°25'56"W	20.28'
C22	5.20'	70.00'	4°15'32"	N26°58'13"W	5.20'
C23	14.88'	70.00'	12°10'42"	N18°45'06"W	14.85'
C24	53.78'	70.00'	44°01'01"	S64°27'23"E	52.46'
C25	18.61'	40.00'	26°39'49"	S79°35'42"E	18.45'
C26	338.73'	940.00'	20°38'47"	N76°45'00"E	336.90'
C27	26.43'	30.00'	50°28'44"	N61°50'02"E	25.58'
C28	309.37'	80.00'	221°34'14"	S32°37'13"E	149.59'
C29	37.18'	70.00'	30°25'55"	N57°39'51"W	36.74'
C30	243.47'	870.00'	16°02'03"	N73°19'17"E	242.67'
C31	44.01'	70.00'	36°01'22"	N75°31'25"E	43.29'

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SHARON FALLS SUBDIVISION PHASE II
SHEET 6 OF 6 –
EASEMENT DETAILS & CURVE/LINE TABLES

PROJ. No. 17-152 DRAWING NAME 17-152_Plat.dwg