**Final Plat**

# Valley Estates, Phase VI

*Liverpool Township*

| | | | |
|---|---|---|---|
| **Meeting:** | August 7, 2019 | **Site Area:** | 18.7641 acres |
| **App. No.:** | 058-2019-FP | **Sublots:** | 12 sublots (35 total sublots) |
| **Applicant:** | Valley Investments 2 LTD. | **Zoning:** | RR Rural Residential |
| **Engineer:** | Rolling & Hocevar, Inc. | **Utilities:** | Central Water & Sewer |
| **Parcel No.:** | 025-01C-09-038, 025-01C-10-064, 025-01C-17-086 | **School Dist.:** | Buckeye Local |
| | | **Reviewer:** | Sonja Pagniano |

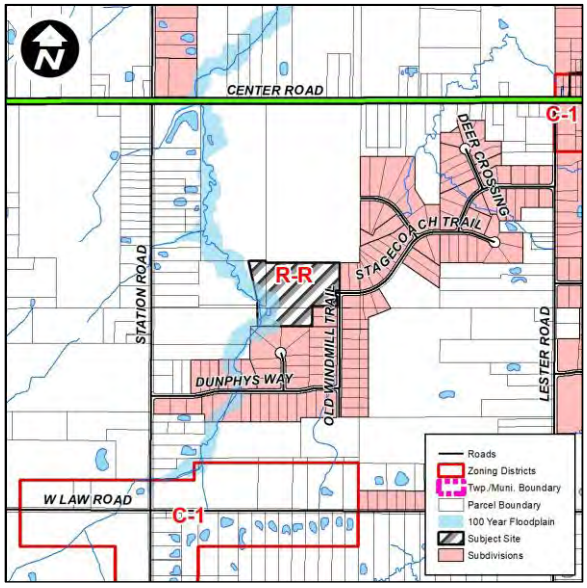
## EXECUTIVE SUMMARY

The site is located east of Station Road between Center Road (SR 303) and West Law Road (see Map 1 below). The proposal for phase 6 will create 11 sublots on the 18.7641-acre site, all of which will be served by central water and sewer, as previously approved. All streets are public. The Final Plat is for Phase 6, 11 sublots, 18.7641 acres.

**Recommendation:** **APPROVAL WITH MODIFICATIONS**

**Proposal:** The following elements are proposed on the final plat 18.7641-acre site: [1]

- 11 sublots (116-127) served by central water and sewer.
- Part of Old windmill Trail (T.H. 894) and Stagecoach Trail (T.H. 642) extended, (60' ROW). Stagecoach Trail terminates in a street stub to undeveloped property to the north and a temporary turn-around easement (70' RAD).




***Map 1: Location Map***

**History:** The most recent Preliminary Plan was approved by the Planning Commission in August 2018. See Table 1 below for complete history.

**Access:** All of the streets within the proposed subdivision are public and are proposed to have 60-foot ROWs. Access to the site is provided to Lester (via Stagecoach Trail and Country View Drive) and Station Roads (via Dunphy's Way and Old Windmill Trail. A stub is provided to the north on Stagecoach Trail and shows a reservation strip and a temporary turn-around easement (70' RAD).

**Zoning:** The subject property is zoned R-R Rural Residential. The Liverpool Township Zoning Resolution indicates that the purpose of the district is to;

[1] For the purposes of this staff review the following Final Plan, Phase VI document was utilized: *Valley Estates Subdivision Phase VI; Creating Sublots 11 Through 17 Inclusive*. Rolling and Hocevar, Inc. Project No. 22,074: Four sheets. Date stamped by DPS staff on July 8, 2019.

- Provide for rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township.
- Where central sewer and water are available, provide for low density residential development at a density of one (1) acre per dwelling unit. § 301.1

Single family dwellings are a permitted use. § 301.2(A)

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

| MCPC Approval | Date |
|---|---|
| Concept Plan Phs. 4-6 | Jan. 2004 |
| Rev. Preliminary Plan | March 2004 |
| Final Plat Ph. 4 | July 2005 |
| Rev. Preliminary Plan | Sept. 2005 |
| Replat Ph. 4 | March 2006 |
| Preliminary Plan | March 2008 |
| Preliminary Plan Ext. | May 2010 |
| Preliminary Plan Ext. | March 2011 |
| Preliminary Plan | June 2015 |
| Rev. Preliminary Plan Adminstrative Approval | March 2016 |
| Final Plat Ph. 5 | Aug. 2016 |
| Preliminary Plan Ext. | Aug. 2018 |

***Table 1: Approval History***

**Tax Maps,** Beth Mika, 7/25/2019. ***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 the Medina County Engineer Land Conveyence Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

**Liverpool Township**, Zoning Inspector, Dave Boettner, 7/24/2019. ***DISAPPROVED***. *Sec 301.3 B 1 a. States minimum lot frontage width continuous to building line for single family dwellings on lots served with both water and sewer is 120'. Sublots 117, 118, 119, 120, 121, 122, and 125 all fail to meet that requirement. No variances for reduction in required frontages are on file or awaiting any Zoning Board of Appeals hearings.*

**Sanitary Engineer**, Jeremy Sinko, 7/17/2019. ***APPROVED.***

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

**Highway Engineer**, Matt Martin, 7/11/2019. ***CONDITIONAL APPROVAL.***

1. *Per Preliminary Plan comment include following note on the record plat: "Grading that would alter the FEMA Floodplain Boundary may cause proposed homes to be subject to floodplain construction requirements. Any fill or grading within the FEMA Floodplain is prohibited without analysis and approval"*
2. *Add to the floodplain panel reference note "and NVGD29 topographic elevations.*
3. *Subdivision parcel acreage does not match parent parcel acreage.*

*4. Specify what entity is accepting/enforcing the 25' Forest Buffer/Grass Strip Reserve Easement. Include any restrictions.*

**Health Department**, Steve Mazak, 7/10/2019. *The Valley Estates Subdivision, Ph. 6, is to be serviced by sanitary sewer and public water. Therefore, our office has no further comments.*

**Soil and Water Conservation District,** Jim Dieter, 6/12/2015. ***NO COMMENTS.***

**Columbia Gas,** Russ Johnson, 6/15/2015. ***CONDITIONAL APPROVAL.*** *Columbia Gas Transmission has a high-pressure transmission line that will be impacted by this development. It is shown on the map. We want to make sure that any further development of the parcels that will be impacted 1) know that there is a transmission line on their property and 2) develop in accordance with our guidelines. …. All driveways will have to be built in accordance with our guidelines.*

**Staff Comments:**

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
    a. Wetlands –The developer shall contact in writing the US Army Corp of Engineers (USACE) regarding the proposed subdivision and shall submit such correspondence to the MCPC as a condition of Preliminary Plan approval. § 404(C)(2)c.18. ***Submit correspondence with the USACE.***
    b. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a NOI.***
    c. The plat shall be drawn in ink on mylar on a sheet…at a scale of 1"=100'…§ 404(D)(2)c. ***Submit the plat on mylar at a scale of 1"=100'.***
    d. An original mylar of the Final Plat… § 404(D)(2)d. ***Submit an original mylar.***
    e. The required building setback lines accurately shown with dimensions § 404(D)(2)(f)8. ***Show all setback lines.***
    f. Total site data – Including…number of residential lots…§ 404(D)(2) (f)13. ***Provide the total number of residential lots as part of the total site data with the acreage.***
    g. Signature and seal of a Registered Surveyor on each sheet… § 404(D)(2)(f)16. ***Provide signatures.***
    h. 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.***
    i. 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 the following certifications from: the Township, documentation and permits from County and State regulatory agencies and 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.***

j. 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).

- ***Move HOA note to sheet 1 from sheet 2.***
- ***The existing HOA note indicates that the Phase VI HOA documents will be recorded during 2019. If new documents will be drafted, these must be submitted for Prosecutor and Township review and approval.***

2. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4) b.1.
3. The proposed final plat **DOES NOT** conform with Liverpool Township Zoning Resolution per § 301.3 (B)(1). ***Single Family dwellings with both central water and sewer require 120 feet of minimum lot frontage width continuous to building line. Variances from the Township for Sublots 117-122 are required (see Township Zoning comment above).***
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) b.3.

**Recommendation:** Staff recommends **APPROVAL WITH MODIFICATIONS** of the Final Plat for Valley Estates. The Final Plat, Phase VI must be corrected as follows:

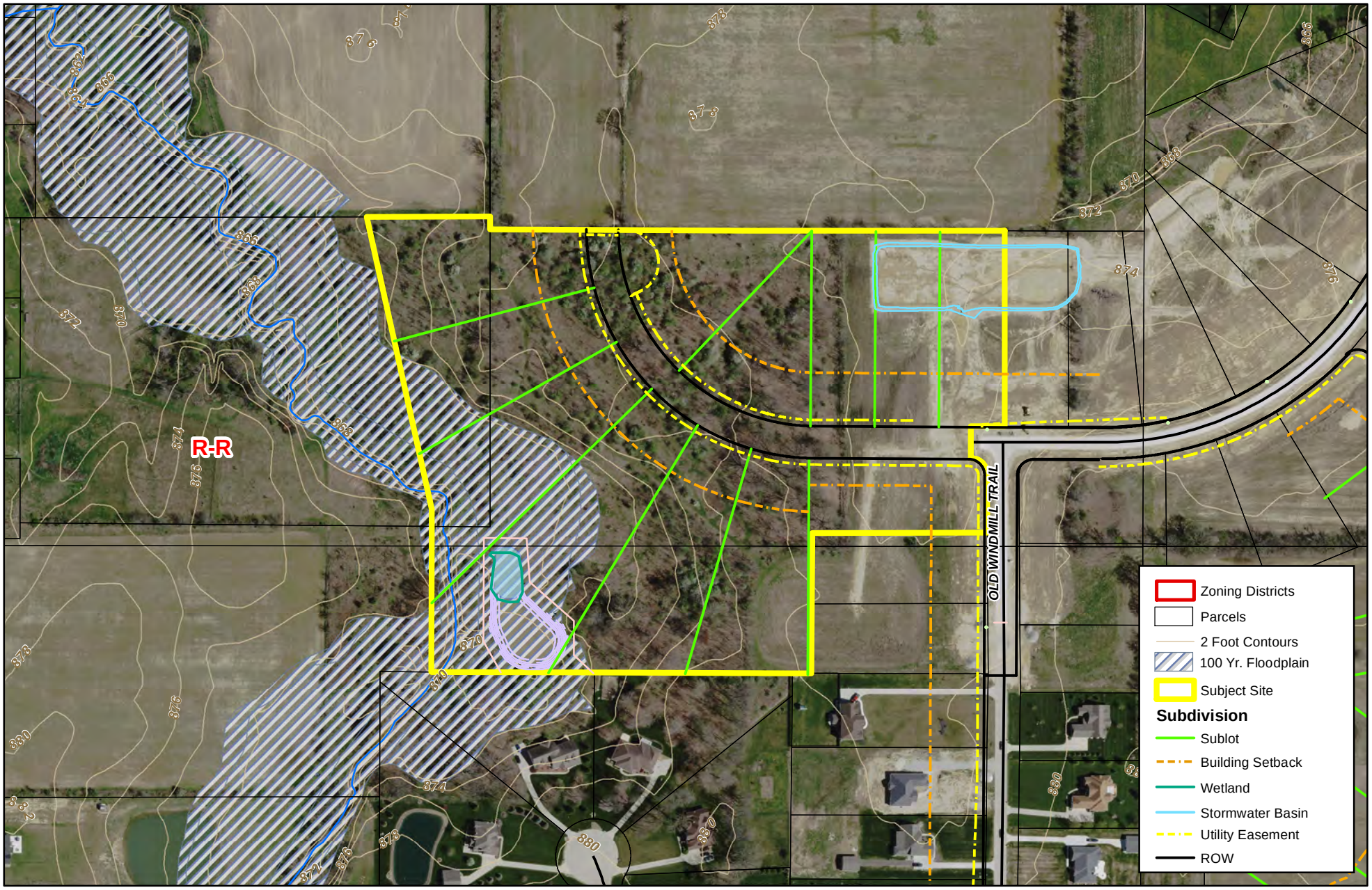
1. Demonstrate conformance with Liverpool Township zoning or provide evidence of variances for Sublots 117-122.
2. Satisfy all commenting agency comments listed above.
3. Satisfy all staff comments listed above.

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:** GIS Map
Final Plat

R:\wp\planning\major_subdivisions\2019\Valley Estates\valleyestates_final_ph6_08_07_19.docx




Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

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

Valley Estates, Ph. VI
Final Plat
App. 058-2019-FP
Liverpool Township

Meeting Date: 8/7/2019
Zoning: Rural Residential
Sublots: 12
Area: 18.7641 acres

1 inch = 250 feet

0 35 70 140 210 280 350

Feet

# VALLEY ESTATES SUBDIVISION PHASE VI

## CREATING SUBLOTS Nos. 116 THRU 127, INCLUSIVE

SITUATED IN THE TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF LIVERPOOL TOWNSHIP LOT No. 4,
SECTION 12 AND LOT No. 1, SECTION 19

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 AS SHOWN.

STATE OF OHIO
ANDREW G. PLANET S-7802
REGISTERED PROFESSIONAL SURVEYOR

ANDREW G. PLANET — REG. OHIO SURVEYOR NO. S-7802

ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS

## ACCEPTANCE & DEDICATION

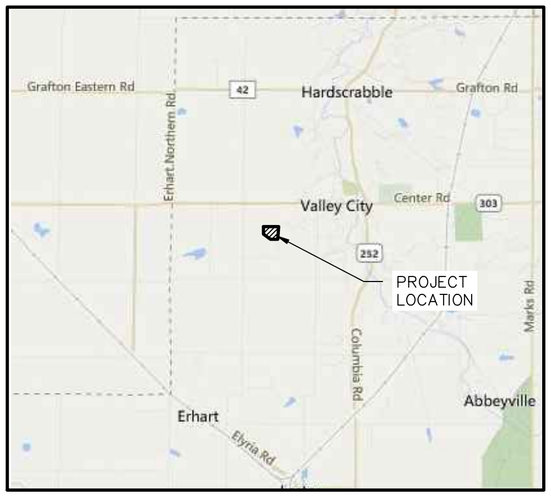
I, THE UNDERSIGNED OWNER OR DULY APPOINTED REPRESENTATIVE THEREOF OF THE LANDS EMBRACED WITHIN THIS PLAT, HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS SHOWN SHADED AND GRANT EASEMENTS SHOWN HATCHED. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THESE LANDS.

THOMAS MASON, OWNER
VALLEY INVESTMENTS 2 LTD &
T & D BUILDERS INC

STATE OF OHIO
MEDINA COUNTY ss

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC




LOCATION MAP

### ACREAGE SUMMARY

| | | |
|---|---|---|
| LAND IN SUBLOTS: | 17.5090 | ACRES |
| LAND IN DED. R.-O.-W: | 1.2551 | ACRES |
| PHASE VI SUBDIVISION TOTAL: | 18.7641 | ACRES |

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.

DATE — MEDINA COUNTY SANITARY ENGINEER

## APPROVALS

THE TOWNSHIP TRUSTEES OF LIVERPOOL TOWNSHIP ON THIS ____ DAY OF _____ 2019 HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN TRUSTEES — TRUSTEE — TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 2019.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS ___ DAY OF _____ 2019 HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNER OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES. COMMISSIONERS — COMMISSIONER — COMMISSIONER

CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN APPROVED AND ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

MEDINA COUNTY ENGINEER — DATE

APPROVED FOR TRANSFER THIS ___ DAY OF _____, 2019.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ____ DAY OF _____, 2019.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS ___ DAY OF _____, 2019.

AT _____ A.M./P.M. IN DOCUMENT No. _____.

MEDINA COUNTY RECORDER

P.N.: 22,074

SEE SHEET 3 FOR CONTINUATION

VALLEY ESTATES SUBDIVISION PHASE IV
DOC. No. 2005PL000117
09/26/2005

S/L 62

229.55'

S16° 11' 19"W 438.71'

SUBLOT 118

STAGECOACH TRAIL (T.H. 642) 60'

SUBLOT 117
1.6091 Ac.

EXISTING 50' WIDE COLUMBIA GAS EASEMENT

SECTION 19 LOT 1

SECTION 12 LOT 4

100' MIN. BLDG. LINE

E10 E11 E26 C10 E27 C9 E34 C6 E49

VARIABLE WIDTH SANITARY SEWER EASEMENT

SUBLOT 123

N43° 20' 56"E 360.50'

SUBLOT 124
1.1360 Ac.

PART OF
VALLEY INVESTMENTS 2 LTD
23.8131 Ac.
DOC. No. 20170R005327
03/10/2017

20' WIDE STORM SEWER & DRAINAGE EASEMENT

71.38' 132.50' S00° 09' 33"W 405.03' 132.50' 140.02'

N00° 09' 33"E 364.90'

E44 361 S89° 50' 27"E 961.98'

80' R/W

12' WIDE UTILITY EASEMENT

EXISTING 20' WIDE STORM SEWER & DRAINAGE EASEMENT (DOC. No. 2017PL000025)

E67 E63 E43 E41 120.00' E40

SUBLOT 125
1.0055 Ac.

TIMOTHY FULLER
O.R. VOL. 1122, PG. 252
12/29/1995

50' MIN. BLDG. LINE

E68 E66 E9 E23 E64 E65

VALLEY ESTATES SUBDIVISION PHASE V
DOC. No. 2017PL00025
04/24/2017

WATER LINE EASEMENT

E42 E54 E56 E55 365.00' E53 E50 E33 111.46'

N00° 09' 33"E

S/L 97 S/L 98 S/L 99

N90° 00' 00"W 328.69'

SUBLOT 116
1.0472 Ac.

288.06'

347.89'

SUBLOT 126
1.0055 Ac.

E62

EXISTING STORMWATER MANAGEMENT / DRAINAGE EASEMENT (DOC. No. 2017PL000025)

120.00'

R/W

EXISTING 20' WIDE STORM SEWER EASEMENT

E61

N00° 09' 33"E 365.00'

100' MIN. BLDG. LINE

UTILITY EASEMENT

N89° 50' 27"W

E52 120.00' E59

E60

E29 E30 E7 C4 L3 L2 L4 E51

SUBLOT 127
1.0055 Ac.

E58

EXISTING 12' WIDE UTILITY EASEMENT (DOC. No. 2005PL000117)

109.07'

R/W

530.86' 63.41' E32 E31

100' MIN. BLDG. LINE

120.00'

OLD WINDMILL TRAIL (T.H. 894) 60'

N 00°00'00" W

S00° 09' 33"W 365.00' E57

R/W

EX. SANITARY SEWER & WATER LINE EASEMENT (DOC. No. 2005PL000117)

S/L 100

VALLEY ESTATES SUBDIVISION PHASE V
DOC. No. 2017PL00025
04/24/2017

120.00'

182.97'

59.39'

S/L 115 S/L 114 S/L 113

SECTION 19 LOT 1

SECTION 12 LOT 4

STAGECOACH TRAIL (T.H. 642) 60'

S/L 101

EXISTING 12' WIDE UTILITY EASEMENT (DOC. No. 2017PL000025)

VALLEY ESTATES SUBDIVISION, PHASE VI IS GOVERNED BY A H.O.A. AGREEMENT RECORDED ON _____, 2019 IN DOCUMENT No. _____.

NORTH

0 50 100

SCALE: 1" = 50'

NOTE: BEARINGS FOR THIS PLAT ARE BASED ON THE CENTERLINE OF OLD WINDMILL TRAIL, N 00°00'00" W, AS SHOWN ON VALLEY ESTATES SUBDIVISION PHASE V, PER DOCUMENT No. 2017PL000025.

## LEGEND

- ◪ – 5/8" IRON PIN FOUND W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND
- ○ – 5/8" IRON PIN FOUND (NO CAP)
- ◉ – IRON PIPE FOUND
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED
L.O.E. = LOWEST OPENING ELEVATION

DELINEATED WETLANDS

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

ACCESS EASEMENT FOR UTILITY EASEMENT

BFE=870(88)
870.7(29)

BFE = BASE FLOOD PLANE ELEVATION
(88) NAVD88 VERTICAL DATUM
(29) NGVD29 VERTICAL DATUM

**VALLEY ESTATES SUBDIVISION**
**PHASE VI**
**SHEET 2 of 4**

VALLEY ESTATES SUBDIVISION PHASE IV
DOC. No. 2005PL000117
09/26/2005

JOHN & LJILJANA STANCU
DOC. No. 20080R019936
09/10/2008

JOE SEELEY
DOC. No. 20080R020716
09/22/2008

PLUM CREEK

BFE=870(88)
870.7(29)

BFE=869.6(88)
870.3(29)

BFE=871.4(88)
872.1(29)

BFE=871(88)
871.7(29)

N00° 11' 07"W 305.04'
129.04'
176.00'
105.86'
N12° 47' 14"W 560.42'
216.18'
238.38'
160.52'
230.39'
N89° 27' 41"E

S/L 61
S/L 62

E90 E91 E92 E93 E94 E95 E96 E97 E98 E99 E100 E101 E102 E103 E104 E105 E106 E107 E108 E109 E110 E111 E112 E113 E114 E115 E116 E117 E118 E119 E120 E121 E122 E123 E124 E125 E126 E127 E128 E129 E130 E131 E132 E133 E134 E135 E136 E137 E138 E139 E140 E141 E142 E143 E144 E145 E146 E147 E148 E149 E150 E151 E152 E153 E154 E155 E156 E157 E158 E159 E160 E161 E162 E163 E164 E165 E166 E167 E168 E169 E170 E171 E172 E173 E174 E175 E176 E177 E178 E179 E180 E181 E182 E183 E184 E185 E186 E187 E188 E189

218.18'
255.59'
703.32'
229.55'

SUBLOT 120
1.9004 Ac.
L.O.E. = 873.7

SUBLOT 121
1.4819 Ac.
L.O.E. = 873.7

SUBLOT 122
1.5805 Ac.
L.O.E. = 872.7

SUBLOT 123
1.2184 Ac.

SUBLOT 124

SUBLOT 117

SUBLOT 118
1.9065 Ac.
L.O.E. = 873.7

SUBLOT 119
2.6124 Ac.
L.O.E. = 873.7

SECTION 19
LOT 1

SECTION 12
LOT 4

S45° 30' 02"W 574.38'
S50° 50' 38"W 540.85'
S60° 09' 28"W 423.56'
S75° 48' 56"W 386.74'
S16° 11' 19"W 438.71'
N43° 20' 56"E 360.50'
N89° 27' 41"E 961.98'
180.53'
361.43'

T & D BUILDER INC.
2.2110 Ac.
DOC. No. 20080R018430
08/18/2008

PAUL J. LAMPERT
DOC. No. 20000R013717
05/18/2004
VOL. OR. 848, PG. 886
08/31/1993

PART OF
VALLEY INVESTMENTS 2 LTD
23.8131 Ac.
DOC. No. 20170R005327
03/10/2017

TIMOTHY FULLER
O.R. VOL. 1122, PG. 252
12/29/1995

STAGECOACH TRAIL
(T.H. 642) 60'

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19

EC17 EC18 EC19

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88 L89 L90 L91 L92 L93 L94 L95 L96 L97 L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109 L110 L111 L112 L113 L114 L115 L116 L117 L118 L119 L120 L121 L122 L123 L124 L125 L126 L127 L128 L129 L130 L131 L132 L133 L134 L135 L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188 L189

E1 E2 E3 E4 E5 E6 E7 E8 E9 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21 E22 E23 E24 E25 E26 E27 E28 E29 E30 E31 E32 E33 E34 E35 E36 E37 E38 E39 E40 E41 E42 E43 E44 E45 E46 E47 E48 E49 E50 E51 E52 E53 E54 E55 E56 E57 E58 E59 E60 E61 E62 E63 E64 E65 E66 E67 E68 E69 E70 E71 E72 E73 E74 E75 E76 E77 E78 E79 E80 E81 E82 E83 E84 E85 E86 E87 E88 E89

100' MIN. BLDG. LINE

R/W

℄

25' WIDE FOREST BUFFER/ GRASS STRIP RESERVE EASEMENT

FEMA 100-YR FLOOD PLANE PER COMMUNITY PANEL No. 39103C01030E EFFECTIVE DATE: 8/19/2013 (shaded)

EXISTING DETENTION POND EASEMENT (DOC. No. 2005PL000117)

DELINEATED WETLANDS (cross-hatched)

EXISTING 10' WIDE STORM SEWER EASEMENT (DOC. No. 2005PL000117)

EXISTING 50' WIDE COLUMBIA GAS EASEMENT

12' WIDE UTILITY EASEMENT

VARIABLE WIDTH WATER LINE EASEMENT

VARIABLE WIDTH SANITARY SEWER EASEMENT

10' RESERVATION STRIP TO MEDINA COUNTY COMMISSIONERS (TO BE REMOVED UPON STREET EXTENSION & DEDICATION)

TEMPORARY TURN-AROUND EASEMENT (70' RAD.)

20' WIDE STORM SEWER EASEMENT

20' WIDE STORM SEWER & DRAINAGE EASEMENT

## LEGEND

- ◪ – 5/8" IRON PIN FOUND W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
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- ◉ – IRON PIPE FOUND
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED
L.O.E. = LOWEST OPENING ELEVATION

DELINEATED WETLANDS

RIGHT OF WAY DEDICATION

UTILITY EASEMENT

ACCESS EASEMENT FOR UTILITY EASEMENT

BFE=870(88) 870.7(29) BFE = BASE FLOOD PLANE ELEVATION
(88) NAVD88 VERTICAL DATUM
(29) NGVD29 VERTICAL DATUM

NORTH

0 50 100

SCALE: 1" = 50'

NOTE: BEARINGS FOR THIS PLAT ARE BASED ON THE CENTERLINE OF OLD WINDMILL TRAIL, N 00°00'00" W, AS SHOWN ON VALLEY ESTATES SUBDIVISION PHASE V, PER DOCUMENT No. 2017PL000025.

VALLEY ESTATES SUBDIVISION, PHASE VI IS GOVERNED BY A H.O.A. AGREEMENT RECORDED ON _____, 2019 IN DOCUMENT No. _____.

SEE SHEET 2 FOR CONTINUATION

**VALLEY ESTATES SUBDIVISION**
**PHASE VI**
**SHEET 3 of 4**

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 24.01' | S00° 10' 32"E |
| L2 | 30.00' | S00° 09' 33"W |
| L3 | 30.00' | N00° 09' 33"E |
| L4 | 60.00' | S00° 09' 33"W |
| L5 | 30.00' | S89° 50' 27"E |
| L6 | 30.00' | S89° 50' 27"E |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Tangent | Chord | Chord Bearing |
| C1 | 576.19' | 370.00' | 089° 13' 33" | 365.03' | 519.71' | S45° 13' 41"E |
| C2 | 623.32' | 400.00' | 089° 17' 02" | 395.03' | 562.14' | S45° 11' 56"E |
| C3 | 670.44' | 430.00' | 089° 20' 02" | 425.03' | 604.57' | S45° 10' 26"E |
| C4 | 47.04' | 30.00' | 089° 50' 27" | 29.92' | 42.37' | N44° 55' 13"W |
| C5 | 8.54' | 370.00' | 001° 19' 19" | 4.27' | 8.54' | S89° 10' 47"E |
| C6 | 273.17' | 370.00' | 042° 18' 05" | 143.15' | 267.01' | S67° 22' 05"E |
| C7 | 294.49' | 370.00' | 045° 36' 08" | 155.54' | 286.77' | S23° 24' 58"E |
| C8 | 10.33' | 430.00' | 001° 22' 33" | 5.16' | 10.33' | S89° 09' 10"E |
| C9 | 109.97' | 430.00' | 014° 39' 12" | 55.29' | 109.67' | S81° 08' 17"E |
| C10 | 109.99' | 430.00' | 014° 39' 19" | 55.30' | 109.69' | S66° 29' 02"E |
| C11 | 110.00' | 430.00' | 014° 39' 24" | 55.30' | 109.70' | S51° 49' 40"E |
| C12 | 110.00' | 430.00' | 014° 39' 27" | 55.30' | 109.70' | S37° 10' 15"E |
| C13 | 110.00' | 430.00' | 014° 39' 27" | 55.30' | 109.70' | S22° 30' 48"E |
| C14 | 110.15' | 430.00' | 014° 40' 39" | 55.38' | 109.85' | S07° 50' 45"E |
| C15 | 533.20' | 400.00' | 076° 22' 30" | 314.63' | 494.59' | S51° 39' 12"E |
| C16 | 89.71' | 400.00' | 012° 51' 02" | 45.05' | 89.53' | S07° 02' 25"E |

| Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| E7 | 12.00' | S00° 09' 33"W |
| E8 | 38.65' | S70° 30' 10"W |
| E9 | 296.48' | N89° 50' 27"W |
| E10 | 89.63' | N78° 35' 27"W |
| E11 | 89.63' | N67° 20' 27"W |
| E12 | 89.63' | N56° 05' 27"W |
| E13 | 89.63' | N44° 50' 27"W |
| E14 | 89.63' | N33° 35' 27"W |
| E15 | 89.63' | N22° 20' 27"W |
| E16 | 89.63' | N11° 05' 27"W |
| E17 | 39.81' | N00° 09' 33"E |
| E18 | 12.00' | S89° 50' 27"E |
| E19 | 13.03' | S89° 50' 27"E |
| E20 | 38.63' | S00° 09' 33"W |
| E21 | 87.26' | S11° 05' 27"E |
| E22 | 87.26' | S22° 20' 27"E |
| E23 | 87.26' | S33° 35' 27"E |
| E24 | 87.26' | S44° 50' 27"E |
| E25 | 87.26' | S56° 05' 27"E |
| E26 | 87.26' | S67° 20' 27"E |

| Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| E27 | 87.26' | S78° 35' 27"E |
| E28 | 295.29' | S89° 50' 27"E |
| E29 | 18.38' | N45° 09' 33"E |
| E30 | 23.40' | S89° 50' 27"E |
| E31 | 39.66' | N89° 50' 27"W |
| E32 | 7.65' | N00° 00' 00"E |
| E33 | 381.11' | N88° 59' 14"W |
| E34 | 114.47' | N69° 47' 25"W |
| E35 | 120.39' | N51° 11' 13"W |
| E36 | 106.21' | N32° 41' 49"W |
| E37 | 141.08' | N13° 27' 08"W |
| E38 | 10.90' | N01° 29' 40"W |
| E39 | 8.00' | N89° 50' 27"W |
| E40 | 118.38' | N89° 50' 27"W |
| E41 | 104.53' | S71° 27' 30"E |
| E42 | 21.08' | S00° 09' 33"W |
| E43 | 107.46' | N71° 27' 30"W |
| E44 | 292.52' | N89° 48' 10"W |
| E45 | 27.20' | S44° 42' 38"W |
| E46 | 33.43' | N85° 19' 25"E |

| Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| E47 | 102.12' | S32° 41' 49"E |
| E48 | 116.47' | S51° 11' 13"E |
| E49 | 110.48' | S69° 47' 25"E |
| E50 | 355.20' | S88° 59' 14"E |
| E51 | 20.01' | S00° 14' 41"W |
| E52 | 56.59' | N89° 50' 27"W |
| E53 | 19.18' | N89° 50' 27"W |
| E54 | 163.37' | S00° 09' 33"W |
| E55 | 19.18' | S89° 50' 27"E |
| E56 | 163.37' | N00° 09' 33"E |
| E57 | 163.37' | S00° 16' 45"E |
| E58 | 92.82' | N89° 50' 27"W |
| E59 | 22.22' | S50° 48' 43"W |
| E60 | 187.55' | S00° 09' 33"W |
| E61 | 201.63' | N00° 09' 33"E |
| E62 | 110.00' | N89° 50' 27"W |
| E63 | 101.09' | S89° 50' 27"E |
| E64 | 20.12' | S89° 50' 27"E |
| E65 | 140.42' | S06° 27' 33"W |
| E66 | 20.13' | N90° 00' 00"W |

| Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| E67 | 96.00' | N90° 00' 00"W |
| E68 | 140.48' | N06° 27' 33"E |
| E69 | 40.59' | N61° 16' 08"E |
| E70 | 25.58' | S89° 27' 41"W |
| E71 | 241.59' | S12° 47' 14"E |
| E72 | 62.55' | S48° 29' 16"E |
| E73 | 38.47' | S53° 58' 00"E |
| E74 | 49.67' | S43° 34' 56"E |
| E75 | 70.05' | S67° 22' 47"E |
| E76 | 43.70' | N83° 17' 41"E |
| E77 | 100.59' | S56° 40' 38"E |
| E78 | 30.92' | S82° 09' 47"E |
| E79 | 15.28' | S44° 29' 58"E |
| E80 | 153.66' | S45° 30' 02"W |
| E81 | 19.79' | S45° 30' 02"W |
| E82 | 36.58' | N82° 09' 47"W |
| E83 | 97.14' | N56° 40' 38"W |
| E84 | 41.13' | S83° 17' 41"W |
| E85 | 81.86' | N67° 22' 47"W |
| E86 | 52.67' | N43° 34' 56"W |

| Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| E87 | 37.39' | N53° 58' 00"W |
| E88 | 71.79' | N48° 29' 16"W |
| E89 | 16.68' | N12° 47' 14"W |
| E90 | 129.18' | S89° 50' 27"E |
| E91 | 67.16' | N28° 56' 43"W |
| E92 | 192.61' | N00° 00' 00"E |
| E93 | 79.61' | N90° 00' 00"E |
| E94 | 82.21' | S04° 36' 04"E |
| E95 | 109.50' | S49° 10' 33"E |
| E96 | 64.57' | S00° 00' 00"E |
| E97 | 49.79' | S47° 17' 26"E |
| E98 | 84.15' | N89° 49' 12"W |

| Easement Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| EC19 | 174.69' | 82.00' | 122° 03' 45" | N3° 05' 26"E | 143.48' | 148.12' |
| EC18 | 128.56' | 71.18' | 103° 29' 13" | N7° 39' 43"E | 111.78' | 90.26' |
| EC17 | 137.55' | 51.18' | 154° 00' 21" | N7° 22' 50"E | 99.73' | 221.72' |