Final Plat

Emerald Run

York Township

Meeting:	September 7, 2022	**Sublots:**	3
App. No.:	092-2022 FP	**Zoning:**	R-1 Low Density Residential
Owner:	James Wise	**Utilities:**	Central Water & Onsite Septic
Engineer:	Davey Resource Group	**School Dist.:**	Buckeye Local
Parcel Nos.:	045-05C-08-026	**Reviewer:**	Rob Henwood
Site Area:	30.2868 acres		

EXECUTIVE SUMMARY

The site is located south of Norwalk Road, east of the Emerald Woods Subdivision, and north of Stone Road. The proposal includes a 3 sublots on a permanent cul-de-sac served by central water and onsite septic systems.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

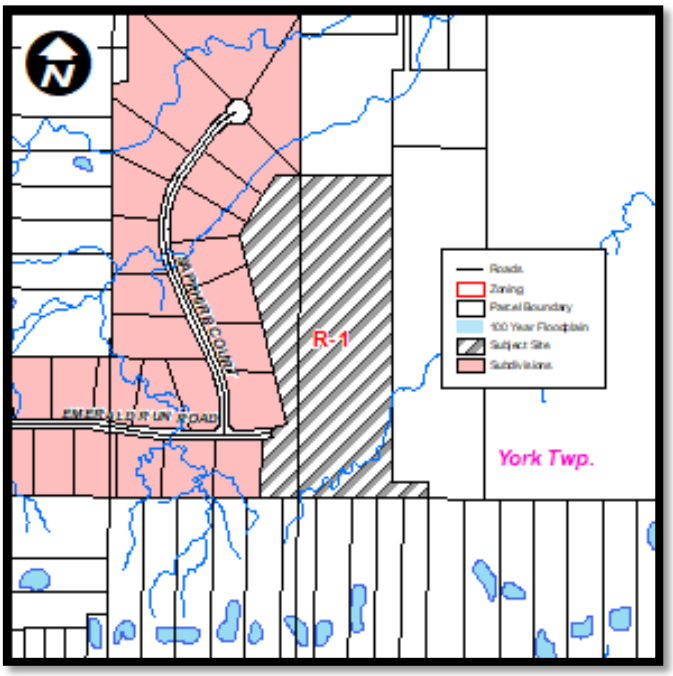
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Low Density Residential	Residential
East	R-1 Low Density Residential	Residential/Agriculture
South	R-1 Low Density Residential	Residential
West	R-1 Low Density Residential	Residential

Proposal: The applicant proposes the following on the 30-acre site:

- Three sublots;
- Central water and onsite septic;
- No storm water management; and
- Extension of Emerald Run Road (60’ ROW) to a proposed permanent cul-de-sac.

Access: Access to the site is by the extension of Emerald Run Road (60’ ROW) to a proposed permanent cul-de-sac. There is an existing reservation strip at the end of Emerald Run Road.



Site Conditions: The site is primarily used for agriculture (cropland). The portion to the west and south is mostly wooded. The site has gently rolling topography throughout as well as an existing stream and riparian setback.

Zoning: York Township Zoning Resolution, Section 301 R-1 Low Density Residential District, "The purpose of the R-1 District is to accommodate residential development at a low-density that will promote the continuation of the predominantly rural residential character of York Township…Minimum frontage on cul-de-sac turn arounds shall be seventy-five (75) feet…Setback from the street right-of-way cannot be less than one hundred (100) feet. If there is no established street right-of-way for any road or street, said line shall be deemed to be thirty (30) feet from the center line of the road…"

Comprehensive Plan: 2012, Comprehensive Plan Update, "The rural character of York Township, which has been unchanged for decades, is developing suburban features as the City of Medina and the townships surrounding York Township have experienced rapid growth in the past 20-plus years and the recent development of the Shale Creek golf and residential complex and the Keswick development north of Spieth Road…Every comprehensive plan must be based upon goals of the community. The goals and objectives expressed in this plan are intended to serve as broad guidelines for future growth and development. The goals strive to achieve a balance of residential, commercial, industrial, agricultural, institutional, and recreational land uses in order to maintain a healthy economic base and provide a quality living environment for residents of York Township.

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

Erik Malinowski: Conditional Approval
Medina County Engineer's Office
emalinowski@medinaco.org
330.764.8879

1. *All sheets of the mylar plat to be P.S. signed and dated.*
2. *A monument box is required at the start of L1 if it is not a continuation of the existing street arc.*
3. *Any wetlands identified by the Army Corp of Engineers should be shown on the final plat to alert future owners of their presence, which may affect building layout.*

Stephen Mazak, REHS
Medina County Health Department
smazak@medinahealth.org
330.723.9523

All lots to be built on must have soil reports completed by a registered soil scientist in the State of Ohio and a positive Site Evaluation from the Medina County Health Department before the mylar can be signed by the Health Commissioner. To date, the site evaluations have not been completed.

Ben Romine: Conditional Approval
Sanitary Engineer's Office
bromine@ohmedinaco.org
330.723.9575

Comments for revisions have been sent to the Engineer. The signature line for the Medina County Sanitary Engineer should read: "All 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 __." When the requirements have been met, the Medina County Sanitary Engineer will sign the plat.

Colene Conley: Conditional Approval
York Township Trustee
cconley@yorktwp.org
330.721.7027

This subdivision is completely within the Buckeye School District. The applicant is not required to attend the Trustee meeting on August 25, unless he has something to ask the Trustees. Thank everyone who worked on reviewing and commenting on this subdivision for York Township. York Township looks forward to reading the declaration of covenants, conditions and restrictions, the article of incorporation; and the corporate bylaws, as they relate to this subdivision.

Steve Ibos: Conditional Approval
York Township
yorktwp@yorktwp.org
330.722.0185

It appears the frontage for Sublot 1 is 74.50'. The Township requires frontage of 75' and believes the frontage can be adjusted to meet this requirement.

Department of Planning Services Staff Comments

1. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section C of the Subdivision Regulations:
   a. 2.c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
   b. 2.c.18. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office regarding the proposed subdivision and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. The applicant has submitted Appendix 1: Request for Corps Jurisdictional Determination.
   c. 2.d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
   d. 2.d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

2. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section D of the Subdivision Regulations:
   a. 2.d. An original mylar of the Final Plat.
   b. 2.f.16. Signature and seal of a Registered Surveyor on each sheet.
   c. 2.f.17. 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.
   d. 2.g.1. 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.
   e. 2.g.3. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department stating, "The Medina County Health Department had determined through site evaluations that the proposed lots for this subdivision are capable of supporting the installation of non-discharging sewage systems and hereby conditionally approve this plat as proposed. Any changes from the submitted proposal are not included in this approval. If noted, the following conditions and/or limitations shall apply to this subdivision." Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner.
   f. 2.g.4. A subdivision served by a central water system shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, stating all required 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.
   g. 2.g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
   h. 2.g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**

2. 404.D.5.b.1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
3. 404.D.5.b.2. The Final Plat meets the standards and requirements of the Subdivision Regulations.
4. 404.D.5.b.3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
5. 404.D.5.b.4. The Final Plat is in conformity with the Township Zoning Resolution.
6. 404.D.5.b.5. The Medina County Health Department has not determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems and has not conditionally approved the plat as proposed, provided no changes are made and subject to conditions or limitations of note.

7. 404.D.5.b.6. The Medina County Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
8. 404.D.5.b.7. The Medina County Highway Engineer has approved the construction drawings and the Director of Planning Services 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.

Department of Planning Services Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for the Emerald Run Subdivision subject to the following:

1. Satisfy all staff and agency comments listed in the staff report above.
2. Submit the required data/information as listed above.

Emerald Run Subdivision

Creating Sublot Nos. 1 through 3 and dedicating a portion of Emerald Run Road (T.H. 854)

Situated in the Township of York, County of Medina and State of Ohio and being part of York Township Lot Nos. 8 and 9 and further known as being a all of a 30.2868 acre parcel of land conveyed to James Wise by deed dated August 6, 2020 and recorded in Document No. 202OOR018631 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 by the Medina County Health Department on this ____ day of _____ , 20_____.

_____
Health Inspector

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

LOCATION MAP
N.T.S.
LATITUDE: 41°09'41.1" LONGITUDE: 81°57'54.3"

AREA TABLE	
Name	**Acres**
S/L 1	2.1279
S/L 2	5.6622
S/L 3	22.2236
Dedicated Right-of-Way	0.3433
Total	**30.3570**

NOTES

REFERENCES:

"Emerald Woods Phase 2 - Replat No. 2" by Richard J. Kole, P.S. 7889, recorded in Document No. 2020PL000025 of the Medina County Recorder's Records

Deed & Plat documents of the Medina County Recorder's Records are as referenced by survey.

BASIS OF BEARINGS:

Centerline bearing of Emerald Run Road (T.H. 854) was calculated to be South 89°45'07" East, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

ACCEPTANCE

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

owner/agent of James Wise, owner 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 all 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

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 Date

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	X
MONUMENT BOX	M	M
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ P.F.	
LIMITED ACCESS R/W	——— Ex LA ——— Ex LA ———	
CENTERLINE	——— – ——— – ———	
PROPERTY LINE	———————————	
RIGHT-OF-WAY LINE	——— — — Ex R/W ———	
EASEMENT LINE	- - - - - - - - - - - - - - - - - - - -	
ORIGINAL PROP. LINE	· · · · · · · · · · · Z · · · · · · · · · ·	
ORIGINAL LOT LINE	——— – – ——— – – ———	

Note: All property corners are marked by a 5/8 inch by 30 inch iron pin affixed with a plastic cap bearing the inscription "DRG ENG 7631-8557" unless otherwise noted. All centerline monuments boxes contain a 3/4 inch by 30 inch iron pin affixed with a plastic cap bearing the inscription "DRG ENG 7631-8557" unless otherwise noted

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

EMERALD RUN SUBDIVISION

TITLE

PROJECT NUMBER
2217

DATE
2022-07-29

1
2

File: f:\pc eng\projects\2217 emerald run subdivision replat\dwg\2217 plat.dwg Saved: 8/2/2022 2:09 PM (bc0014) Plotted: 8/2/2022 2:10 PM (bc0014) PlotStyle: (TDC 2017.ctb) Scale: (1:1) Page Setup: (24 BY 18 PDF)

12' General Utility Esmt.

Dedicated R.O.W.

Emerald Run Road (T.H. 854), 60'

Sapphire Court (T.H. 855), 60'

S/L 6

Ex. 12' G.U.E.

Emerald Woods Subdivision Phase 1 Doc. No. 2004PL000137

L=209.64'
R=500.00'
N 11°45'47" W
Ch=208.10'
Δ=24°01'21"

N 23°46'28" W 642.18' Rec. & Msd.

5/8" Iron Pin w/ cap "Selee 5471" in Mon. Box Found & Used

N 00°14'53" E
153.40' R. & M.

S 89°45'07" E
87.66' R. & M.

5/8" Iron Pin w/ cap "Selee 5471" in Mon. Box Found & Used

5/8" Iron Pin w/ cap "5471" Found & Used

L=193.81'
R=1000.00'
N 84°41'45" E
Ch=193.51'
Δ=11°06'16"

S/L 7

S/L 8

N 00°14'53" E 341.78' Rec. & Msd.

N 10°51'23" W 60.00' R. & M.

5/8" Iron Pin w/ cap "7954" Found & Used

N 79°08'37" E 88.00' R. & M.

N 14°06'23" W 1137.27' Rec. & Msd.

15' Setback, Typ.

5/8" Iron Pin Found Used for E-W 0.05' N.

N 89°42'54" W 212.86' Rec. 212.97' Msd.

SL:1
92,690 SF
2.1279 AC

100' Setback

R70.00'

C1 C2 C3 C4 C5 C6 L1 L2 L3

5/8" Iron Pin Found Used for N-S 0.07' W.

LOT 6 LOT 8
LOT 5 LOT 9

5/8" Iron Pin Found & Used

N 50°07'08" E
100.00'

100' Setback

S 43°51'31" E 417.79

238.28'

15' Setback, Typ.

SL:2
246,644 SF
5.6622 AC

N 89°59'17" W 756.32' Rec. 756.17' Msd.

517.89'

5/8" Iron Pin Found & Used on Line

360.75'

15' Setback, Typ.

N 89°56'59" E 215.86' Rec. & Msd.

5/8" Iron Pin Found Used for N-S 0.70' E.

5/8" Iron Pin Found & Used

S 00°12'52" W 100.00' Rec. 100.17' Msd.

5/8" Iron Pin w/ Cap "Boreman 6865" Found & Used

James Wise
08/06/2020
Doc. No. 2020OR018631
30.2868 Ac. Rec.

SL:3
968,058 SF
22.2236 AC

S 89°59'17" E 511.41'

15' Setback, Typ.

Richard M. and Cynthia G. Chmara
08/15/2002
Doc. No. 2002OR032328

S 00°14'04" W 1793.58' Rec. 1793.86' Msd.

1433.11'

15' Setback, Typ.

5/8" Iron Pin Found & Used

306.01' Rec. & Msd.

N 89°58'23" E 540.27'

Joseph M. and Kristine M. Sokol, Trustees
02/09/2018
Doc. No. 2018OR002686

5/8" Iron Pin w/ cap "7889" Found S 44°36'24" E, 0.08' from Cor.

N 33°57'49" E 431.37' Rec. 423.63' Msd.

234.26' Rec. & Msd.

S 44°46'38" E
433.13' R. & M.

N 88°21'34" E 350.66' Rec. 349.88' Msd.

5/8" Iron Pin w/ cap "7889" Found & Used

5/8" Iron Pin w/ cap "7954" Found S 14°12'48" W, 0.32' from Cor.

Emerald Woods Subdivision Phase 1 Doc. No. 2004PL000137

Emerald Woods Subdivision Phase 2 Doc. No. 2007PL000072

Emerald Woods Subdivision Phase 2 - Replat No. 2 Doc. No. 2020PL000025

S/L 9 S/L 10 S/L 30 S/L 29 S/L 28 S/L 27-A

5/8" Iron Pin w/ cap "McCutheon 7954" in Mon. Box Found & Used

L=629.49'
R=600.00'
N 6°16'53" E
Ch=601.01'
Δ=60°06'42"

5/8" Iron Pin in Mon. Box Found & Used

N 36°20'05" E
294.88' R. & M.

5/8" Iron Pin in Mon. Box Found & Used

L=179.25'
R=300.00'
N 53°27'08" E
Ch=176.60'
Δ=34°14'05"

5/8" Iron Pin in Mon. Box Found S 71°03'50" W, 0.04' from Center

5/8" Iron Pin Found & Used

A Terri Jean and Anita B. Fondale 07/26/1996 O.R. 1204, Pg. 497

B Matthew W. and Carol J. Turner 05/20/2003 Doc. No. 2003OR023180

C Kevin L. and Cheryl L. Miller, Co-Trustees of the Miller Family Trust 10/12/2021 Doc. No. 2021OR029992

D Paul Lyman and Wendi S. Volkert 04/28/2003 Doc. No. 2003OR019100

E Cynthia A. Cook 10/04/2000 Doc. No. 2000OR027991

F Jeffrey W. Trent 01/16/2020 Doc. No. 2020OR001157

G Richard M. and Cynthia G. Chmara 03/18/1985 O.R. 24, Pg. 53

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	7.52'	1030.00'	7.52'	N 82°49'43" E	0°25'07"
C2	50.10'	40.00'	46.89'	S 61°30'02" E	71°45'38"
C3	132.24'	70.00'	113.43'	S 79°44'22" E	108°14'18"
C4	105.10'	70.00'	95.50'	N 03°07'49" E	86°01'21"
C5	74.50'	70.00'	71.03'	N 70°22'07" W	60°58'31"
C6	62.48'	1030.00'	62.47'	N 80°52'53" E	3°28'32"

GENERAL LINE TABLE

SEGMENT	LENGTH	DIRECTION
L1	41.50'	N 79°08'37" E
L2	40.00'	N 10°51'23" W
L3	41.50'	N 79°08'37" E

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

N

SCALE (IN FEET)
1 inch = 100 ft.
0 50 100 200

EMERALD RUN SUBDIVISION

PLAT

PROJECT NUMBER
2217

DATE
2022-07-29

2 / 2

File= I:\tgc-eng\projects\2217 emerald run subdivision replat\dwg\2217 plat.dwg Saved: 8/2/2022 2:09 PM (bc0014) Plotted: 8/2/2022 2:10 PM (bc0014) PlotStyler: (TGC 2017.ctb) Scale= (1:1) Page Setup= (24 BY 18 PDF)