Final Plat

The Estates at Prairie Vista

Hinckley Township

Meeting:	July 3, 2024	**Units:**	21
App. No.:	043-2024 FP	**Zoning:**	R-1 Residential
Applicant:	Jake Josh Land Co., LLC	**Utilities:**	Central sewer and water
Engineer:	Davey Resource Group	**School Dist.:**	Highland Local
Parcels:	016-03C-16-028	**Reviewer:**	Rob Henwood
Site Area:	54.7222 acres		

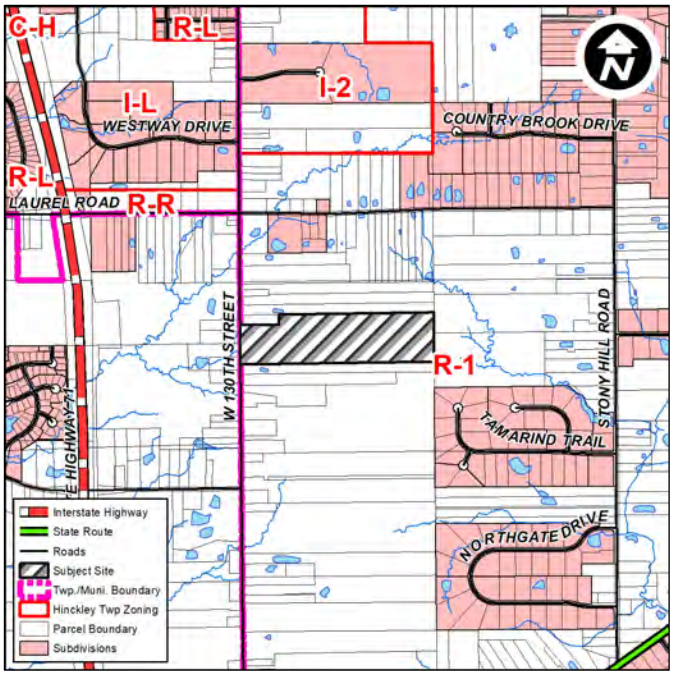
EXECUTIVE SUMMARY

The site is located on the east side of West 130th Street between Laurel and Sleepy Hollow Roads. The proposal includes 21 sublots served by central sewer and water located on a private permanent cul-de-sac street.

Recommendation: APPROVAL WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 54.7-acre site:

- 21 sublots between 2.0 and 4.8 acres;
- Central sewer and water;
- Prairie Lane, a private permanent cul-de-sac street with a 60-foot access easement; and
- Two stormwater basins utilizing existing ponds and one new pond.



Access: Access to the site is by the proposed Prairie Lane to West 130th Street.

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

Erik Malinoski: CONDITIONAL APPROVAL
County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. *All plat sheets to be stamped and signed by a professional surveyor.*
2. *Revise the acceptance language that streets and easements are being dedicated to public use. The streets and easements are private in this subdivision.*
3. *Add a note that sublots 1 and 21 are to access the interior subdivision street only.*
4. *Monuments are not being shown along the street centerline.*
5. *Label 60' Access Easement and Storm Water Management Easements as private.*

Christian Putzier
Ohio Edison
cputzier@firstenergycorp.com
440.326.3208

First Energy has facilities at West 130th that will be able to feed Estates Prairie Vista with a line extension.

Ben Romine: APPROVAL
Sanitary Engineer
bromine@ohmedinaco.org
330.723.9575

The proposed plat is acceptable to the Medina County Sanitary Engineer. Our office can sign the plat once our utilities have been installed or adequate financial guarantees have been met.

Lilian Gonzalez
TC Energy
us_crossings@tcenergy.com
1.800.562.8931

TC does not have any facilities impacted by this project.

Hinckley Township Agencies
speterlin@hinckleytwp.org
330.278.4181

Service - Road Superintendent Behary
Approval based on the plans showing that the road width meets the updated subdivision standards as a width of 22 feet total with 11 foot lanes.

Fire Department – Chief Grossenbaugh
Approval as long as the cul-de-sac meets the turning radius requirements to ensure there is clearance and maneuverability for any fire apparatus, should an island exist. Chris Schmidt from Davey Resources previously responded (as noted in the Preliminary Site Plan MCDPS Staff Report) the same roadway dimensions for the cul-de-sac as previously approved for the Rock Ridge project.

Wheelbase	221	inches
SAE Radius	31.046	feet
Curb Clearance	31.726	feet
Swing Clearance	37.018	feet
Inside Clearance	17.272	feet

Would like to see a rendering of the actual dimensions of the cul-de-sac to confirm that the below requirements are met.

Approval of hydrants as long as Medina County's codes are met.

Police Department - Chief Centner
No issues.

Zoning Inspector Wilson
Based on the Final Plan dated 5/02/2024 by Davey Resource Group the location of Estates at Prairie Vista (FNA Hollow at Willow Lakes) falls within the R1-Residential District (Single Family Dwelling) of Hinckley Township.

Lot areas meet the minimum two (2) acres, with the computation of the "lot area" measuring from the center of the road. The owner of said lot will hold title to one-half of the width of the road. This should be noted and request appropriate documentation evidencing the ownership.

All lots meet the 175' width at building line and the front yard width as well as the driveway setback per Hinckley Zoning Resolution.

The cul-de-sac looks to have an octagonal shape, however, I believe this is a method drafting the shape of a cul-de-sac rather than showing the circular shape.

All Riparian setbacks must be adhered to in accordance to Chapter 17 – Establishment of Riparian Setbacks; to include wetlands.

The Township Zoning Department is in receipt of an Application for a Final Site Plan Review which will be reviewed by the Township's Zoning Commission at their Regular Meeting scheduled for August 1, 2024.

The Site Information shows a private street and noted on the site map as Prairie Lane (PVT). Please confirm ownership and responsible party for maintenance, repair and control of street.

Declaration of Covenants. Concern over maintenance of the Private Road.

Section 1 1.1.5 = Common Areas – Please check wording – showing Rock Ridge Drive……

Sub-Division sign will require an Application for Zoning permit; to include approval of location of signage.

Medina County Tax Map Department
taxmaps@medinaco.org
330.722.9777

The Tax Map Office has completed a preliminary review of this plat and all comments have been addressed.

Jim Smith
Medina Soil and Water
jsmith@medinaco.org
330.722.9317

- *This site is made up of Mahoning silt loam with 2-6% slopes with limiting factors of slow permeability and seasonal wetness, Ellsworth silt loam with 6-12% slopes with limiting factors of slope, slow permeability, a clayey subsoil, and seasonal wetness, and Condit silt loam. Condit silt loam is in the eastern portion of this lot. Wetness and a perched seasonal high-water table are limiting factors for non-farm uses in this type of soil. The degree of limitations for these factors in Condit silt loam are severe when it comes to dwellings with basements and septic tank absorption fields due to the slow permeability, wetness, and high-water table.*
- *There are two permanent ponds within this lot, and a riparian setback that stretches the drainage pattern that connects the two. Riparian setbacks must be followed.*
- *There are multiple delineated wetlands on this site. Any plans to manipulate these wetlands are regulated by the U.S. Army Corps of Engineers and/or Ohio EPA and they must be involved with plans of altering wetlands.*
- *It is recommended to leave any trees not within the immediate construction area unless they are cause for safety concern.*
- *The proposed stormwater management pond at the southeast end of this lot should have a plan for maintenance. This plan could include debris removal, dam/spillway maintenance and monitoring, invasive removal, and removal of sediment build up.*
- *Watersheds throughout this lot must be maintained to follow their natural drainage pattern throughout all phases of construction.*
- *Overland flow routes are encouraged to convey rain runoff to wetland areas, ponds, or stormwater management basins.*

Department of Planning Services Staff Comments:

1. The applicant submitted the following documents with the application:
   a. Declaration of Covenants, Conditions, Restrictions and Easements for The Estates at Prairie Vista Hinckley, Ohio.
   b. Army Corps of Engineer's Permit No. LRB-2018-00958, Nationwide Permit No. 29.
2. Provisions for maintenance of the private street and the stormwater basins need to be added to the Declaration of Covenants, Conditions, Restrictions and Easements.
3. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
   a. (2)d. An original mylar of the Final Plat.
   b. (2)f.2. Title identifying the intent of the plat.
   c. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   d. (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.
   e. (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.

f. (2)g.4. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, 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.

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**.**

i. (2)i. Protective covenants, conditions and restrictions, if any, shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat.

j. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.

k. (5)b.3. The Final Plat is in substantial conformity with the Preliminary Plan and approval conditions.

l. (5)b.4. The proposed subdivision appears to be in conformity with the Hinckley Township Zoning Resolution.

m. (5)b.6. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.

n. (5)b.7. 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.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Estates at Prairie Vista Final Plat pending submission of the required data/information and satisfying all regulatory agency comments.

The Estates at Prairie Vista

Creating Sublot Nos. 1 through 21 and Prairie Lane (Private Street) and dedicating a portion of West 130th Street (C.H. 17)

Situated in the Township of Hinckley, County of Medina and State of Ohio and being part of Original Hinckley Township Lot No. 80 and further known as being all of a 54.7222 acre parcel of land conveyed to Jakejosh Land, LLC by deed filed November 9, 2023 and recorded in Document No. 2023OR017531 of the Medina County Recorder's Records.

APPROVALS

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

_____ _____
Chairman (Print) (Sign)

_____ _____
Trustee (Print) (Sign)

_____ _____
Trustee (Print) (Sign)

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

_____ _____
Director (Print) (Sign)

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

_____ _____
Engineer (Print) (Sign)

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_____.

_____ _____
Sanitary Engineer (Print) (Sign))

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

_____ _____
Tax Map Draftsman (Print) (Sign)

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

_____ _____
Medina County Auditor (Print) (Sign)

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

_____ _____
Medina County Recorder (Print) (Sign)

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.

_____ _____
Commissioner (Print) (Sign)

_____ _____
Commissioner (Print) (Sign)

_____ _____
Commissioner (Print) (Sign)

LOCATION MAP
N.T.S.
LATITUDE: 41°13'15.9" LONGITUDE: 81°46'47.7"

AREA TABLE	
Sublots (21)	54.2049 acres
Right of Way	0.5173 acres
Total	**54.7222** acres

NOTES

REFERENCES:

Deed & Plat documents as referenced by survey, Medina County Recorder's records.

"Lot Split Survey" by Joseph A. Burgoon, P.S. 8325 on file in Survey Book 52, Page 64 of the Medina County Engineer's Survey Records.

"Survey for The George Nemetz Heirs" by V.T. Grimes on file in Survey Book 1, Page 155 of the Medina County Engineer's Survey Records.

"Plat of Survey" by Howard R. Selee on file in Survey Book 43, Page 120 of the Medina County Engineer's Survey Records.

"Plat of Survey" by Thomas A. Cunningham, P.S. 5274 on file in Survey Book 32, Page 62 of the Medina County Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of West 130th Street (C.R. 17) was calculated to be North 00°31'26" West between monuments found, 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 Jakejosh Land, LLC, 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

_____
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.

_____
Daniel P. Engle P.S. No. S-8452 Date

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	X
MONUMENT BOX	Ⓜ	Ⓜ
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	. . . . . Ƶ	
ORIGINAL LOT LINE	——— — — ——— — — ———	

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

THE ESTATES AT PRAIRIE VISTA

TITLE

PROJECT NUMBER
1974

DATE
2024-05-02

1 / 4

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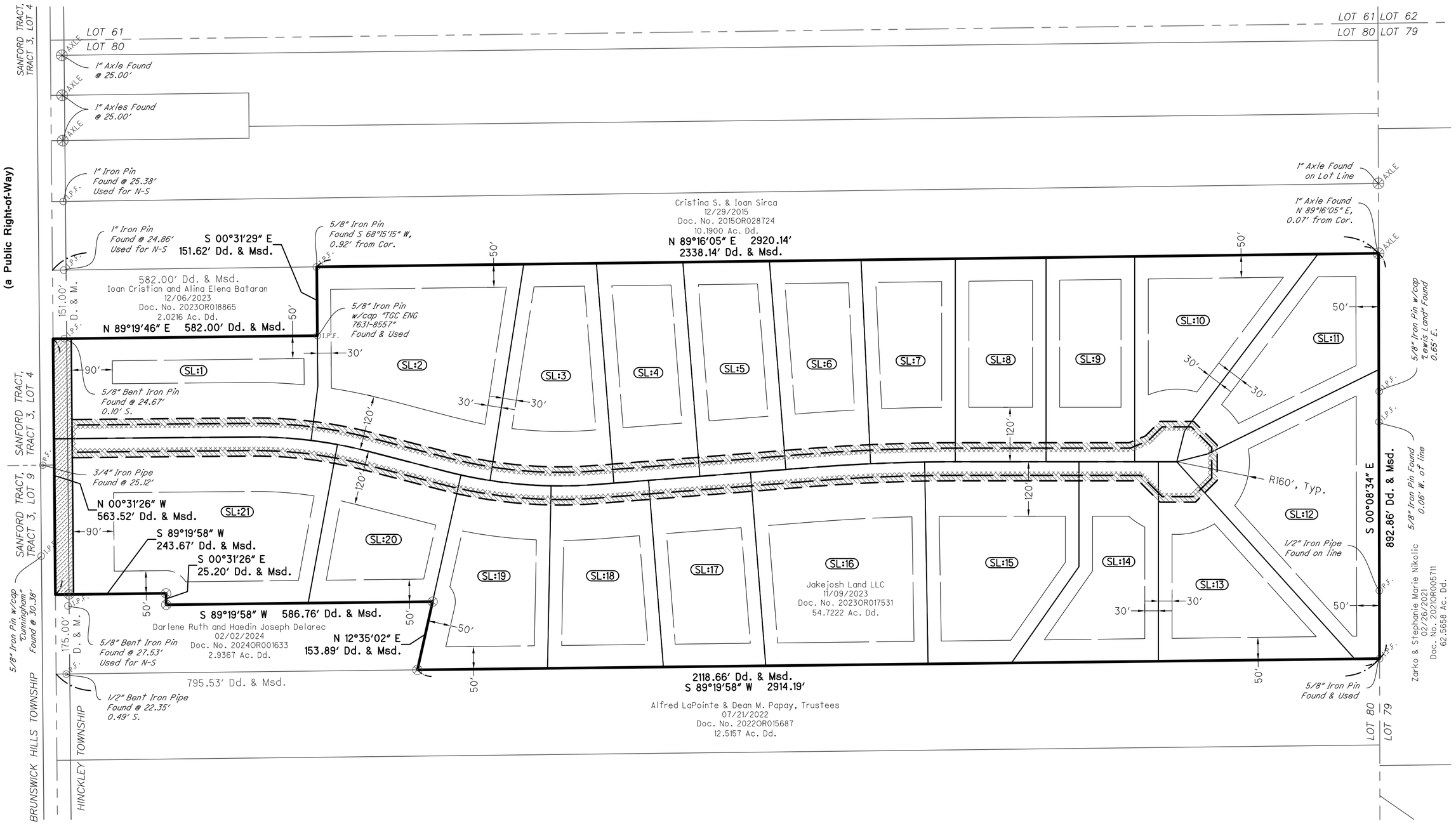

SETBACKS

FRONT YARD:
120 FEET (FROM PROP LINE)

SIDE YARD:
30 FEET, TYP. UNLESS
OTHERWISE SHOWN

REAR YARD:
50 FEET, TYP. UNLESS
OTHERWISE SHOWN

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DAVEY Resource Group

0 75 150 300
SCALE (IN FEET)
1 inch = 150 ft.

N

THE ESTATES AT PRAIRIE VISTA

OVERALL

PROJECT NUMBER
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DATE
2024-05-02

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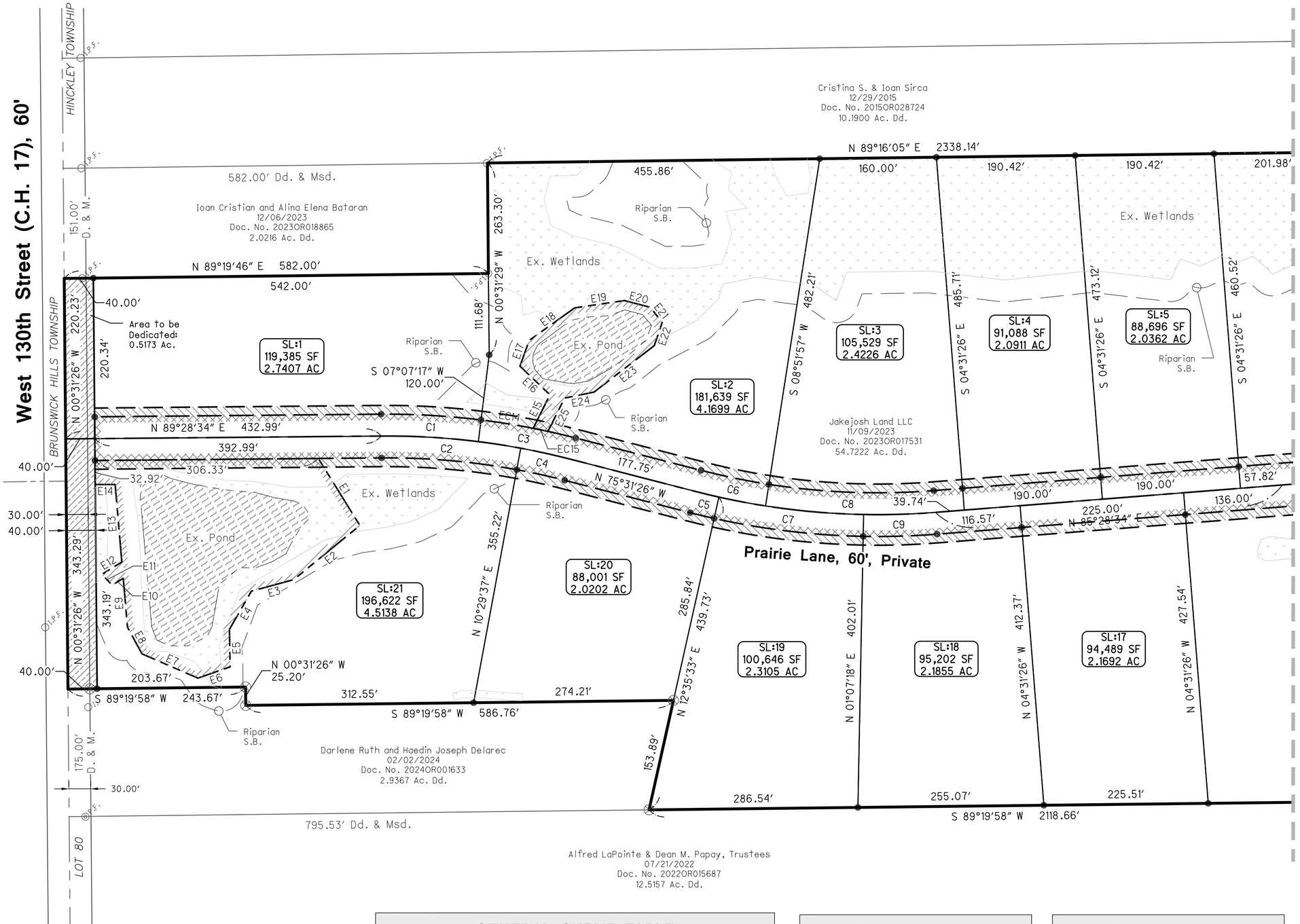

Hatch Legend

- Right of Way to be Dedicated
- Storm Water Management Easement
- 60' Access Easement
- 12' General Utility Easement

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	133.44'	1000.00'	133.34'	S 86°42'05" E	7°38'43"
C2	192.30'	1000.00'	192.00'	S 85°00'55" E	11°01'04"
C3	128.36'	1000.00'	128.28'	S 79°12'05" E	7°21'17"
C4	69.50'	1000.00'	69.49'	S 77°30'55" E	3°58'56"
C5	32.79'	1000.00'	32.79'	S 76°27'48" E	1°52'44"
C6	97.92'	1000.00'	97.88'	S 78°19'45" E	5°36'37"
C7	200.28'	1000.00'	199.95'	S 83°08'26" E	11°28'32"
C8	233.70'	1000.00'	233.17'	S 87°49'45" E	13°23'23"
C9	98.54'	1000.00'	98.50'	N 88°17'56" E	5°38'45"
EC14	72.46'	1030.00'	72.44'	S 80°51'48" E	4°01'50"
EC15	20.69'	1030.00'	20.69'	S 78°16'22" E	1°09'03"

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E1	108.14'	S 31°46'18" E
E2	117.18'	S 50°41'01" W
E3	60.37'	S 74°35'20" W
E4	60.27'	S 29°53'23" W
E5	51.40'	S 01°05'30" E
E6	46.81'	S 70°36'44" W
E7	83.61'	N 66°35'14" W
E8	41.72'	N 28°31'21" W
E9	67.40'	N 04°56'05" W
E10	17.95'	S 58°15'47" W
E11	20.41'	N 43°14'58" W

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E12	32.12'	N 58°15'47" E
E13	106.73'	N 04°56'05" W
E14	27.34'	N 90°00'00" W
E15	51.41'	N 26°32'00" E
E16	56.92'	N 46°20'01" W
E17	37.53'	N 19°52'17" E
E18	76.58'	N 54°20'47" E
E19	69.26'	N 81°37'33" E
E20	36.54'	S 75°14'08" E
E21	26.44'	S 38°01'06" E
E22	33.54'	S 18°52'24" W

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E23	104.40'	S 52°23'26" W
E24	41.16'	S 78°24'06" W
E25	51.03'	S 26°32'00" W

Davey Resource Group
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DAVEY Resource Group

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

THE ESTATES AT PRAIRIE VISTA
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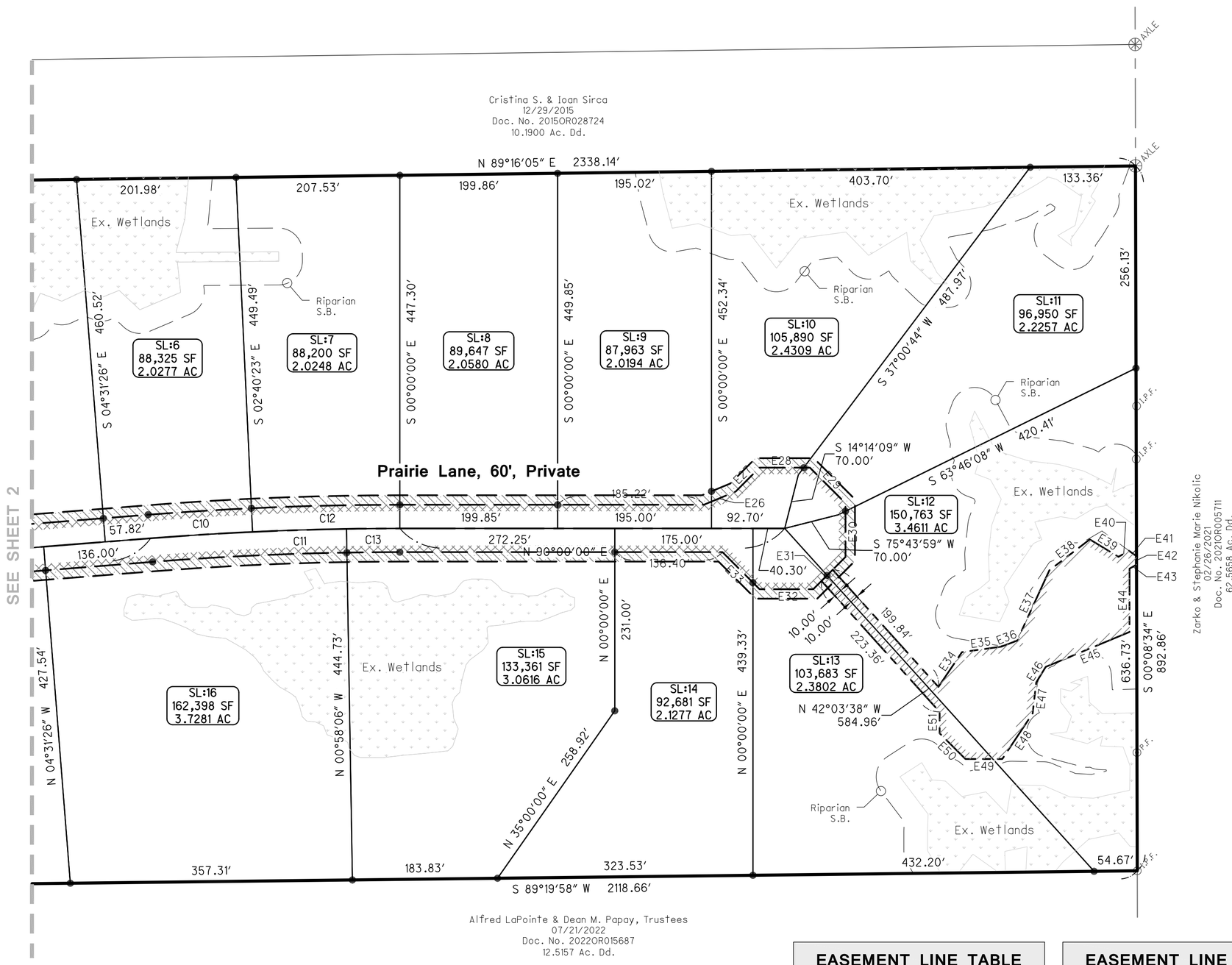

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- 12' General Utility Easement

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C10	129.22'	4000.00'	129.21'	N 86°24'05" E	1°51'03"
C11	119.02'	4000.00'	119.02'	N 88°10'46" E	1°42'18"
C12	186.62'	4000.00'	186.60'	N 88°39'48" E	2°40'23"
C13	67.59'	4000.00'	67.59'	N 89°30'57" E	0°58'06"

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E26	43.58'	N 67°30'00" E
E27	42.88'	N 45°00'00" E
E28	63.79'	N 90°00'00" E
E29	63.79'	S 45°00'00" E
E30	68.03'	S 00°00'00" E
E31	57.79'	S 45°00'00" W
E32	68.03'	N 90°00'00" W
E33	66.47'	N 45°00'00" W
E34	53.20'	N 34°07'39" E
E35	50.37'	N 82°03'03" E
E36	21.37'	N 69°06'16" E
E37	98.02'	N 24°38'30" E
E38	64.42'	N 52°38'00" E

EASEMENT LINE TABLE

SEGMENT	LENGTH	DIRECTION
E39	42.50'	S 58°48'32" E
E40	15.40'	N 60°11'53" E
E41	11.70'	S 53°48'52" E
E42	10.72'	S 00°08'34" E
E43	10.10'	S 60°11'53" W
E44	80.22'	S 00°04'36" W
E45	114.86'	S 67°24'05" W
E46	23.22'	S 31°31'32" W
E47	39.49'	S 06°31'50" W
E48	69.42'	S 33°39'28" W
E49	46.70'	N 90°00'00" W
E50	46.17'	N 45°00'00" W
E51	27.07'	N 00°00'00" E

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SCALE (IN FEET)
1 inch = 100 ft.

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THE ESTATES AT PRAIRIE VISTA
EAST

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