Final Plat

Fairway Landing, Phase 3

Lafayette Township

Meeting:	December 6, 2023	Sublots:	26
App. No.:	091-2023 FP	Zoning:	Golf Community Planned Unit Development (GCPUD)
Owner:	Arbor Falls Golf, LLC		
Parcel No.:	020-10B-32-003 & -004	Utilities:	Central Water and Sewer
Engineer:	Davey Resource Group	School Dist.:	Medina City
Site Area:	10.5611 acres	Reviewer:	Denise Testa

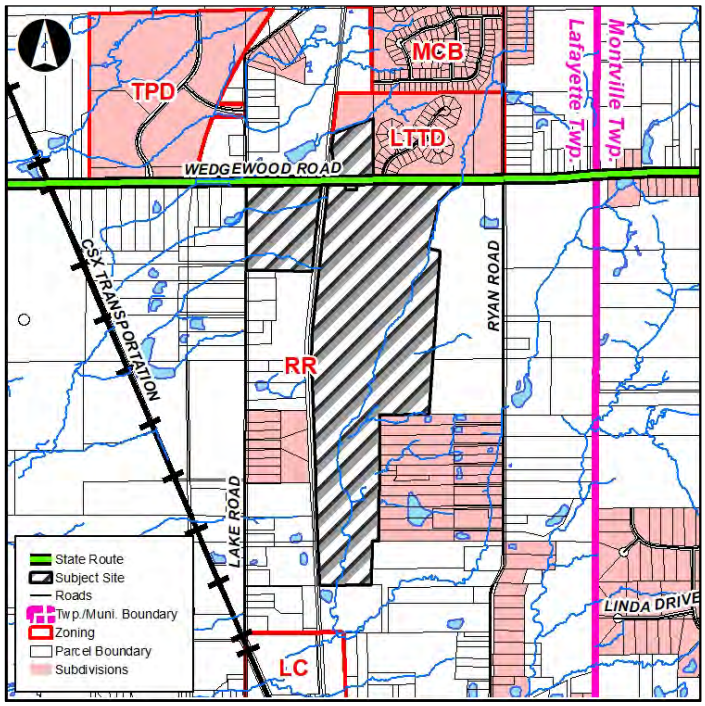
EXECUTIVE SUMMARY

The site is located north of Wedgewood Road (SR 162) in between Lake and Ryan Roads. The proposed Final Plat Phase 3 includes the creation of Sublots 58-83 and Blocks F and G, and dedicating Tristin Lane. This is the final phase for the subdivision.

Recommendation: APPROVAL WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 10.5611-acre site:

- 26 sublots;
- Two open space blocks; and
- One public street terminating in two permanent cul-de-sacs.



Access: Access to the site is provided by Wedgewood Road.

Zoning: According to the Lafayette Township Zoning Resolution the Golf Community Planned Unit Development (GCPUD) permits single-family residential structures at a density of one unit per acre.

Comprehensive Plan: According to the 2010 Lafayette Township Comprehensive Plan, the proposed subdivision is partially consistent with the Future Land Use map. A large portion of the proposed subdivision is shown as Medina Country Club PUD - the zoning precursor to the GCPUD.

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

Erik Malinoski, Medina County Engineer's Office: CONDITIONAL APPROVAL
emalinoski@medinaco.org
330-764-8879

Comments below are from Phase 2, and they are applicable to Phase 3.

1. All plat pages to be stamped and signed by the surveyor.
2. Label the street centerline monument boxes with 3/4" x 30" iron pins in the survey legend.

Jared Feller, Ohio Department of Transportation (ODOT)
Jared.Feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Final Plat for Fairway Landings Phase 3. The ODOT access permit for the new street along SR162 was issued in August 2023.

Nathan Eppink, Medina County Park District (MCPD)
neppink@medinaco.org
330-590-0112

MCPD is meeting with Fairway Landing representatives in the first week of December to discuss the transfer of the 0.57-acre parcel north of SR 162, across from Medina Country Club. It should close mid-month.

The park district is receiving the property in exchange for providing the developer with an easement for a cart path on the south side of SR 162/Wedgewood Road, connecting Phase 1 of the development with the country club.

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

The proposed plat is acceptable, and the Medina County Sanitary Engineer can sign once our utilities have been satisfactorily installed or adequate financial guarantees have been approved.

Tax Map Department
taxmaps@medinaco.org
330.725.9777

Approved.

Alliss Strogin, Lafayette Township Zoning Inspector: APPROVAL
astrogin@zoominternet.net
330-461-4790

There was a problem on lots 58, 59, and 60; however, I contacted Fairway Landing, and they advised the problem was fixed.

Staff Comments:

1. The following documents were submitted with the application.
   a. Declaration of Covenants and Restrictions
   b. Ohio EPA Approved Permit to Install
   c. ODOT Permit No. 23-16571
   d. Ohio EPA National Pollutant Discharge Elimination System Notice of Intent
2. 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.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.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.
   f. (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.
   g. (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**.**
   h. (2)g.8. Certification by the Medina County Engineer stating, “Construction plans have been approved.”
   i. (2)g.9. For new subdivisions with planned public improvements, or replatting of existing subdivisions, which modifies previous public improvements, written approval by the U.S. Army Corp of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements.
   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 Preliminary Plan and approval conditions with the exception of the items listed above.

l. (5)b.4. The proposed subdivision appears to be in conformity with the Lafayette 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: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for Fairway Landing Phase 3 subject to satisfying all regulatory agency and DPS staff comments and submitting submit the required data/information as listed above.

The applicant shall provide all requested documentation and corrections prior to the Director signing the Final Plat.

Fairway Landing Phase 3

Creating Sublots 58 through 83, Blocks 'F' and 'G', and dedicating Tristan Lane

Situated in the Township of Lafayette, County of Medina and State of Ohio and being part of Lafayette Township Tract No. 2, Lot No. 1

further known as being a all of two parcels conveyed to Arbor Falls Golf LLC by deed dated October 12, 2021, recorded in Document No. 2021OR029978 of the Medina County Recorder's Records.

APPROVALS

The Township Trustees of Lafayette 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 Lafayette Township Zoning Inspector on this ____ day of _____ , 20_____.

_____
Zoning Inspector

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

_____
Director

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

_____
Medina County Engineer

All required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on this _____ day of _____ , 20_____.

_____
Medina County Sanitary Engineer

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

_____
Tax Map Draftsman

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

_____
Medina County Auditor

Received and recorded this ____ day of _____ , 20_____.

At _____ A.M./P.M recorded in Plat Document No._____.

Fee:_____.

_____
Medina County Recorder

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

_____
President, Commissioners

_____
Commissioner

_____
Commissioner

LOCATION MAP
N.T.S.
LATITUDE: 41°06'00.6" LONGITUDE: 81°53'32.1"

NOTES

REFERENCE WORKS:

Deeds and Plats of the Medina County Recorder's Records are as referenced on survey.

Surveys and road records on file with the Medina County Highway Engineer

BASIS OF BEARINGS:

The bearing of the South line of Tract 2, Lot 1 was calculated to be North 89°25'21" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

Note: All 5/8 inch by 30 inch iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG, 7631-8557"

Book	Page
2017	60
45	46
45	71
40	237
34	320
24	49b
20	41a
V	33b
V	96a
T	240a

AREA TABLE	
Name	Acres
Sublots (26)	**6.1272**
Block 'F'	**0.1991**
Block 'G'	**2.6579**
Dedicated Right of Way	**1.5769**
Total	**10.5611**

ACCEPTANCE

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

owner/agent of Arbor Falls Golf 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,

the undersigned owner of the within platted land does hereby grant unto Aspire Energy of Ohio, LLC 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.

_____
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

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	—L/A—L/A—	
CENTERLINE	——— – ——— – ———	
PROPERTY LINE	———	
RIGHT-OF-WAY LINE	—R/W—R/W—	
EASEMENT LINE	- - - - - - - - - -	
ORIGINAL PROP. LINE	. . . . .	
ORIGINAL LOT LINE	———	

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.

_____
Guy P. Haney P.S. No. S-7631 Date

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

FAIRWAY LANDING PHASE 3

TITLE

PROJECT NUMBER
2641

DATE
2023-11-01

1
2

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Tr. 2, Lot 5 | Tr. 2, Lot 2 | Tr. 2, Lot 6 | Tr. 2, Lot 1

Lake Road (C.H. 19), Varies

Dedicated 60' Right of Way | Storm Water Management Easement | General Utility and Access Easement | General Utility Easement | Sanitary Easement

5/8" Iron Pin w/ Cap "Lewis Land" Found 56.47' Perp. to C/L

1-1/4" Iron Pipe Found & Used

5/8" Iron Pin w/ Cap "Rolling Hocevar" Found N 25°32'16" W, 0.57' from Cor.

5/8" Iron Pin Found N 00°40'42" E, 0.23' from Cor.

5/8" Iron Pin w/ Cap "Rolling Hocevar" Found N 29°04'40" E, 0.34' from Cor.

5/8" Iron Pin w/ Cap "Rolling Hocevar" Found N 19°28'10" E, 0.33' from Cor.

5/8" Iron Pin w/ Cap "Bock & Clark" Found S 24°44'31" E, 1.48' from Cor.

Lot Line | C/L | 56.57' | 85.33'

N 06°10'47" E 140.71' Dd. 141.90' Msd.

N 03°01'54" E 200.10' Dd. 200.30' Msd.

100.40' R. & M. N 11°19'21" E

97.50' Dd. 96.85' Msd.

Medina County Park District 02/15/1991 O.R. 598, Pg. 161

N 04°52'14" E 3.56'

175.05' Rec. & Msd.

S 89°25'21" W 32.20' Dd. 35.42' Msd.

N 09°11'33" E 95.13' Rec. & Msd.

N 23°15'37" E 133.89'

Part of Block 'G'

5/8" Iron Pin w/ Cap "Rolling-Hocevar" Found 29.51' Perp. to C/L

5/8" Iron Pin w/ Cap "Lewis Land" Found 56.65' Perp. to C/L

Arbor Falls Golf, LLC 10/12/2021 Doc. No. 20210R029978 0.57 Ac. Dd.

81.30' D. & M.

N 00°07'53" W 435.60' Dd. & Msd.

S 54°41'29" E 34.47'

S 35°18'31" W 20.00'

N 11°34'50" W 149.46'

N 54°41'29" W 27.24'

S 84°07'58" E 119.85'

N 51°17'29" E 131.64'

S 45°30'22" E 128.82'

56.11' | 55.00' | 379.49'

S 29°27'35" E 37.29'

S 00°00'00" E 138.55'

S 26°06'23" W 14.33'

170.00'

55.00'

S 00°31'31" E

SL:58 12,070 SF 0.2771 AC

SL:69 11,572 SF 0.2656 AC

SL:70 10,704 SF 0.2457 AC

SL:68 11,638 SF 0.2672 AC

SL:71 11,478 SF 0.2635 AC

SL:59 12,070 SF 0.2771 AC

SL:60 12,070 SF 0.2771 AC

SL:67 10,799 SF 0.2479 AC

SL:72 9,654 SF 0.2216 AC

SL:73 11,310 SF 0.2596 AC

SL:74 10,379 SF 0.2383 AC

SL:75 10,825 SF 0.2485 AC

SL:76 12,184 SF 0.2797 AC

SL:77 8,713 SF 0.2000 AC

SL:78 10,055 SF 0.2308 AC

SL:79 9,727 SF 0.2233 AC

SL:80 9,727 SF 0.2233 AC

SL:81 9,727 SF 0.2233 AC

SL:82 9,727 SF 0.2233 AC

SL:83 9,727 SF 0.2233 AC

SL:61 8,520 SF 0.1956 AC

SL:62 8,520 SF 0.1956 AC

SL:63 8,520 SF 0.1956 AC

SL:64 8,520 SF 0.1956 AC

SL:65 8,520 SF 0.1956 AC

SL:66 10,150 SF 0.2330 AC

Block 'F' 8,673 SF 0.1991 AC

Block 'G' 115,779 SF 2.6579 AC

Arbor Falls Golf, LLC 10/12/2021 Doc. No. 20210R029978 6.00 Ac. Dd.

Arbor Falls Golf, LLC 10/12/2021 Doc. No. 20210R029978 5.2706 Ac. Dd.

Part of Block 'G'

Part of Block 'G'

Wedgewood Road (S.R.162), Varies

Rec. & Msd. (Lot Line) 601.59' Msd.

N 89°25'21" E 3868.52' Rec. & 600.00' Dd.

5/8" Iron Pin w/ Cap "Lewis Land" Found 33.79' Perp. to C/L

5/8" Iron Pin w/ Cap "Lewis Land" Found 34.18' Perp. To C/L

3/4" Iron Pinch Top Pipe Found & Used on C/L

Tr. 2, Lot 6 | Tr. 2, Lot 1

Tristan Lane, T.H. ____, 60'

N 00°31'31" W 558.64'

Wedgewood Estates Phase I Doc. No. 2020PL000009 Block "B"

N 70°41'52" E 642.22' Dd. 641.16' Msd.

S 31°41'49" W 37.21'

S 40°15'45" W 116.84'

S 64°14'39" E 202.36'

S 82°42'14" W 110.04'

S 89°35'16" E 20.00'

S 08°23'55" W 81.32'

S 00°04'45" E 173.20'

857.37'

912.93' Calc. & Msd. N 00°07'53" W

5/8" Iron Pin 2.65' W. of Line

5/8" Iron Pin w/ Cap "Bock & Clark" Found S 87°12'07" W, 5.75' from Cor.

5/8" Iron Pin w/ Cap "Lewis Land) Found & Used 55.00' From C/L

1960.12' Rec. 1960.26' Msd.

Block "A"

S/L 27 | S/L 28

5/8" Iron Pin w/ Cap "Lewis Land) Found On Line Used for E-W

5/8" Iron Pin w/ Cap "Lewis Land) Found On Line Used for E-W

Lot Line | C/L | Lot Line

Ryan Road (T.H. 40), Varies

GENERAL CURVE TABLE

NO.	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA
C1	62.83'	40.00'	56.57'	S 44°28'29" W	90°00'00"
C2	19.63'	12.50'	17.68'	S 45°31'31" E	90°00'00"
C3	35.21'	40.00'	34.08'	N 64°15'28" E	50°26'02"
C4	16.57'	40.00'	16.46'	N 27°10'16" E	23°44'22"
C5	7.30'	70.00'	7.29'	N 18°17'15" E	5°58'20"
C6	93.53'	70.00'	86.73'	N 59°33'03" E	76°33'15"
C7	55.07'	70.00'	53.66'	S 59°38'01" E	45°04'38"
C8	54.98'	70.00'	53.58'	S 14°35'38" E	45°00'09"
C9	52.98'	70.00'	51.72'	S 29°35'19" W	43°21'43"
C10	46.68'	70.00'	45.82'	S 70°22'19" W	38°12'18"
C11	25.16'	40.00'	24.74'	S 71°27'28" W	36°02'01"
C12	20.79'	40.00'	20.56'	S 38°33'05" W	29°46'45"
C13	78.46'	70.00'	74.41'	S 55°46'16" W	64°13'07"
C14	51.78'	70.00'	50.61'	N 70°55'43" W	42°22'56"
C15	51.85'	70.00'	50.67'	N 28°31'00" W	42°26'29"
C16	69.94'	70.00'	67.07'	N 21°19'43" E	57°14'58"
C17	8.54'	40.00'	8.53'	N 43°50'02" E	12°14'20"
C18	26.70'	40.00'	26.20'	N 18°35'40" E	38°14'23"
C19	62.83'	40.00'	56.57'	N 45°31'31" W	89°59'59"
C20	310.53'	70.00'	111.68'	N 37°36'44" W	254°10'24"
C21	252.03'	70.00'	136.33'	S 53°11'33" E	206°17'30"
C22	66.76'	42.50'	60.10'	N 45°31'31" W	90°00'00"
C23	23.90'	42.50'	23.59'	N 74°24'51" W	32°13'20"
C24	42.86'	42.50'	41.06'	N 29°24'51" W	57°46'40"

EASEMENT LINE TABLE

NO.	LENGTH	DIRECTION
E1	19.92'	N 48°25'47" W
E2	2.81'	N 41°34'13" E
E3	17.19'	N 41°34'13" E
E4	5.89'	S 48°25'47" E
E5	8.08'	N 70°33'51" W
E6	14.68'	N 19°26'09" E
E7	5.32'	N 19°26'09" E
E8	21.37'	S 70°33'51" E
E9	14.05'	S 10°17'40" W
E10	8.09'	S 79°42'20" E
E11	11.91'	S 79°42'20" E
E12	9.54'	N 10°17'40" E
E13	9.23'	S 26°05'20" W
E14	12.53'	S 63°54'40" E
E15	7.47'	S 63°54'40" E
E16	14.42'	N 26°05'20" E

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

SCALE (IN FEET)
1 inch = 50 ft.

FAIRWAY LANDING PHASE 3

PLAN

PROJECT NUMBER: 2641

DATE: 2023-11-01

2 / 2

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