



<b>Meeting:</b> May 4, 2016	<b>Sublots:</b> 20 remain, 70 total
<b>Applicant:</b> Haslinger Holding Co.	<b>Zoning:</b> UR Urban Residential
<b>Engineer:</b> Rolling & Hocevar, Andy Planet	<b>Utilities:</b> Central water & sewer
<b>Parcel No.</b> 026-06C-10-028	<b>School Dist.:</b> Medina City
<b>Site Area:</b> 17.0767 acres	<b>Reviewer:</b> Rob Henwood

### EXECUTIVE SUMMARY

The site is located on the south side of Fenn Road west of Huffman Road in (see location map). The revisions are proposed as a result of necessary design changes, the applicant proposes to revise the approved Preliminary Plan to avoid wetland impacts. The proposed plan includes a total of 70 sublots; 20 remain to be platted. The site is proposed to be served by sanitary sewers and central water.

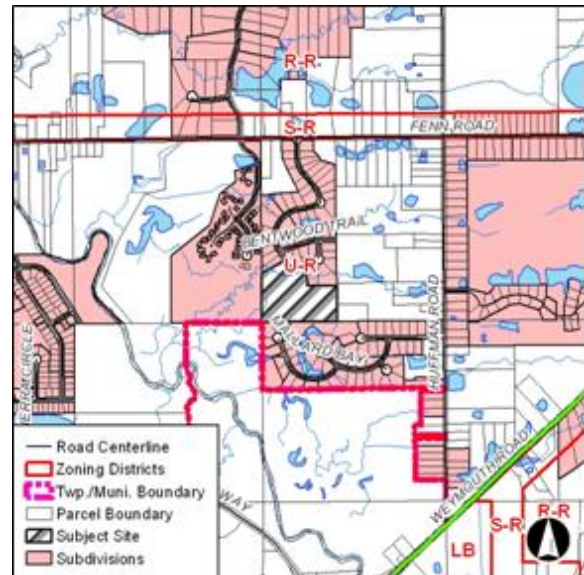
Staff recommends **APPROVAL WITH MODIFICATIONS** for the Revised Preliminary Plan and the Phase 3 Final Plat.

### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	U-R Urban Residential	Single-family homes
East	U-R Urban Residential	Single-family homes Vacant
South	U-R Urban Residential	Single-family homes
West	U-R Urban Residential	Single-family homes

**Site Conditions:** The site consists of rolling topography. Phases 1 and 2 have been constructed. The land in Phase 3 is currently undeveloped. The site is wooded with a stream flowing from west to east through northernmost portion.

**Access:** The site accesses Fenn Road from the north via an internal street network including Deer Lake Drive, Bentwood Drive, and Fawn Circle, all with 60 feet of public right-of-way (ROW). The streets in Phases 1 and 2 have been constructed. Phase 3 will include completion of Deer Lake Drive as a permanent cul-de-sac, and construction of an emergency access drive which will connect with Mallard Bay, a public street with a 60 foot ROW in the Whispering Woods Subdivision to the south.



**Proposal:** The applicant proposes to revise the previously approved Preliminary Plan. The plan remains essentially unchanged with the exception of a shift in the configuration of the southern portion of Deer Lake Drive which shifts approximately 15 feet to the east to avoid impacting the existing wetlands. *Figure 1* below and to the left illustrates the street ROW and subplot configuration changes contained in Phase Three; blue lines indicate the previously approved Preliminary Plan and red lines indicate the proposed revisions. The Phase 3 Final Plat reflects the above referenced revisions.



*Figure 1: Phase 3 Street ROW and Sublot Reconfiguration*

Subdivision Stage	Approval Date
Preliminary Discussion	September 1993
Preliminary Plan	December 1993
Final Plat, Phase 1	February 1995
Preliminary Plan Extension	January 1997
Preliminary Plan Extension	January 1999
Preliminary Plan Extension	February 2001
Final Plat, Phase 2	February 2001
Preliminary Plan Extension	January 2003
Preliminary Plan Extension	January 2005
Preliminary Plan Extension	January 2006
Preliminary Plan Extension	January 2008
Preliminary Plan Extension	January 2010
Preliminary Plan Extension	February 2013
Revised Preliminary Plan	June 2014
Final Plat, Phase 3	June 2014

*Figure 2: Subdivision Approval History*

**History:** The Preliminary Plan of the subdivision was originally approved in December of 1993. Numerous two year extensions have been requested since the Final Plat of Phase 2 was approved in February of 2001. The Preliminary Plan was most recently revised in June of 2014 and the Final Plat for Phase 3 was also approved at the same time. *Figure 2* above and to the right shows a detailed approval history.

**AGENCY COMMENTS:** *Italicized text* indicates quotations from submitting agency comments.

**Health Dept.,** Steve Mazak, 4/7/2016. *No comment.*

**Ohio Dept. of Transportation, District 3,** Jared Feller, 4/8/2016. *No objections.*

**Columbia Gas,** Russ Johnson, 4/8/2016. *APPROVED.*

**Sanitary Engineer,** Jeremy Sinko, 4/11/2016. *APPROVED.*

**Highway Engineer,** Andy Conrad, 4/14/2016. *APPROVED*

**Medina Township Zoning Commission**, Allis Strogin, 4/20/2016. *The changes comply with Medina Township zoning, therefore, please approve.*

**Staff Comments:** This staff report presents staff comments and recommendations for both the Revised Preliminary Plan and the revisions to the Phase 3 Final Plat. The Planning Commission must vote on each item separately. Final Plat comments are presented assuming that the Revised Preliminary Plan is approved.

### REVISED PRELIMINARY PLAN

1. The following required data/information was not provided on or with the Revised Preliminary Plan (Subdivision Regulation section references are included):
  - a. Flood prone soils, if any, shall be indicated. § 404(C)(2)d.3. ***If necessary, indicate flood prone soils.***
  - b. All related watershed boundaries, indicating in which watershed the subdivision is located.... This may be presented as a map insert on the same page. § 404(C)(2)d.4. ***Include a watershed boundaries inset map.***
  - c. The Developers Notice of Intent to obtain an Ohio EPA. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI if applicable.***
2. The previous applicant submitted an email dated May 6, 2014 regarding wetland and stream impacts. In this email Erik Flickinger, Flickinger Wetland Company, LLC, stated the following:

*To the best of my knowledge no impacts resulting from the discharge of fill into "Waters of the U.S." is proposed for this project. A permit, whether a General 404 permit or a Nationwide Permit, would be required if, and only if, some discharge were proposed into waters resulting in a loss of said waters.*
3. Per the previous staff comment included in the June 2014 staff report, the emergency access drive for Deerfield Farms must be constructed to intersect with the emergency access in Phase Three of the Whispering Woods subdivision to the south when Phase 3 is constructed. The emergency access drive must be constructed to substantially similar standards (eight inch thick paving) as used for the connecting emergency access in the Whispering Woods Subdivision. The language associated with the access easement must mirror the existing language used for the access easement in the Whispering Woods Subdivision. All easement language must be approved by the Medina County Prosecutor's Office and the Township.
4. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
5. The proposed subdivision conform with the Medina Township Zoning Resolution per § 404(C)(4)b.1.
6. 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.
7. 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.

### REVISED PHASE 3 FINAL PLAT

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 the original mylar.**
  - b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. **Add the surveyor signature and seal on each sheet of the plat.**
  - c. 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 signatures of the owners.**
  - d. 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. § 404(D)(2)g.1. **Provide signatures of at least two of the township trustees.**
  - e. A subdivision served by a public central sanitary sewer [and public central water] shall be certified by the Sanitary Engineer 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. § 404(D)(2)g.4. **Provide the signature of the Sanitary Engineer.**
  - f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. **Provide the signature of the Highway Engineer.**
  - g. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. **Provide the signatures of the County Commissioners.**
2. Per the June 2014 Preliminary Plan approval, the emergency access drive for Deerfield Farms must be constructed to connect with the emergency access in Phase 3 of the Whispering Woods subdivision to the south when Phase 3 is constructed. The emergency access drive must be constructed utilizing eight inch thick paving consistent with public street standards (per the agreement between the township and the applicant's engineer). The language associated with the access easement must mirror the existing language used for the access easement in the Whispering Woods Subdivision. Evidence demonstrating the easement language has been approved by the Medina County Prosecutor's Office and Medina Township has not been submitted.
3. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
4. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval per § 404(D)(5)b.3.
5. The Final Plat appears to be in conformity with the Medina Township Zoning Resolution per § 404(D)(5)b.4.
6. The Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.

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 per § 404(D)(5)b.7.

**Recommendation:** Staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the Revised Preliminary Plan for Deerfield Farms subject to the following:

1. The above listed data/information must be provided on or with the Revised Preliminary Plan.
2. The emergency access drive must be constructed utilizing eight inch thick paving.
3. All access easement language must be approved by the Medina County Prosecutor's Office and Medina Township.

Staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Deerfield Farms, Phase 3 subject to the following:

1. The above listed data/information must be provided on or with a corrected Final Plat.
2. All outstanding Planning Commission requirements for the Revised Preliminary Plan must be satisfied prior to the Director signing the Final Plat.





# DEERFIELD FARMS SUBDIVISION PHASE III

## CREATING SUBLOTS Nos. 51 THRU 70

SITUATED IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO  
AND KNOWN AS BEING PART OF MEDINA TOWNSHIP LOT No. 41

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.



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.

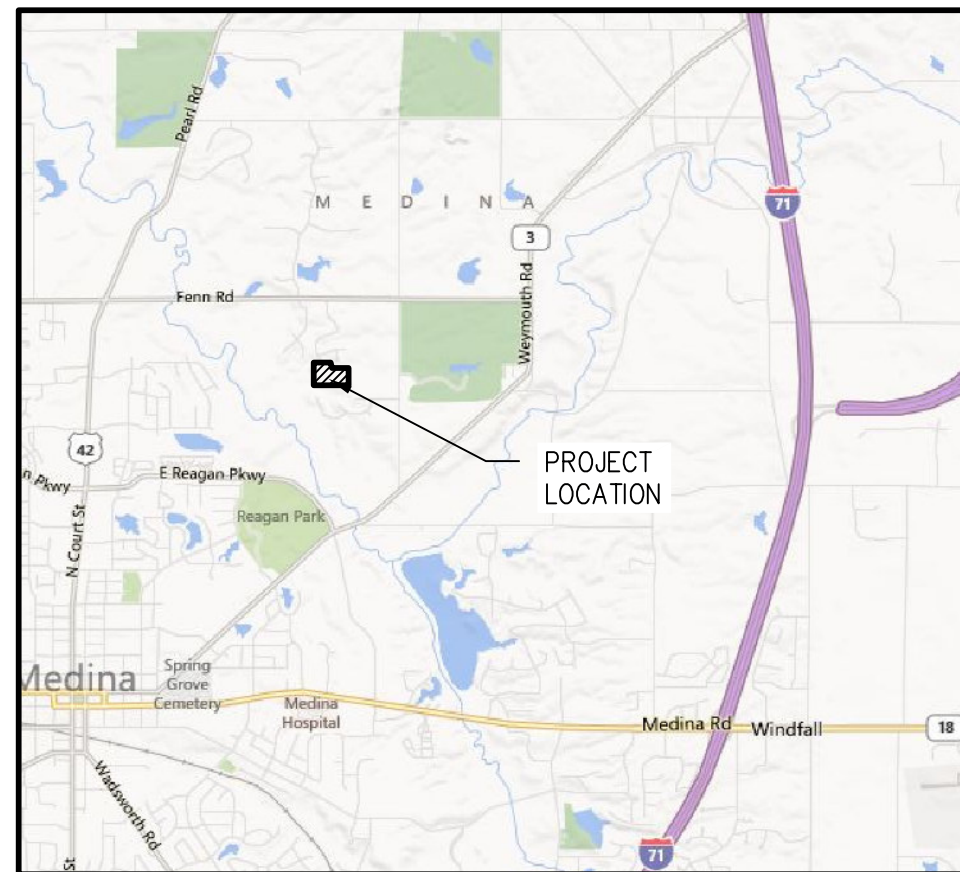
DOUGLAS S. HASLINGER, PRINCIPAL  
HASLINGER HOLDING COMPANY

STATE OF OHIO ss  
MEDINA COUNTY

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 \_\_\_\_\_, 2016.

NOTARY PUBLIC



LOCATION MAP

### ACREAGE SUMMARY

LAND IN SUBLOTS	15.2598	ACRES
LAND IN DED. R.-O.-W.	1.8169	ACRES
SUBDIVISION TOTAL	17.0767	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 MEDINA TOWNSHIP ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 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 \_\_\_\_\_ 2016.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 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 \_\_\_\_\_, 2016.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

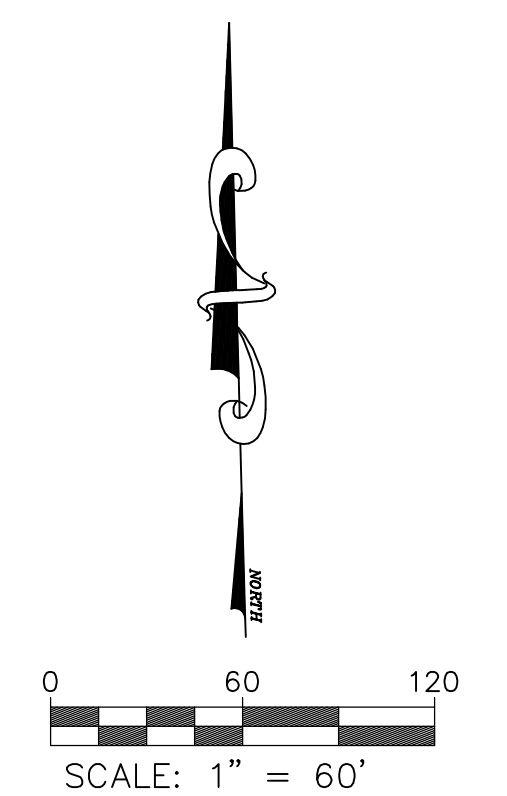
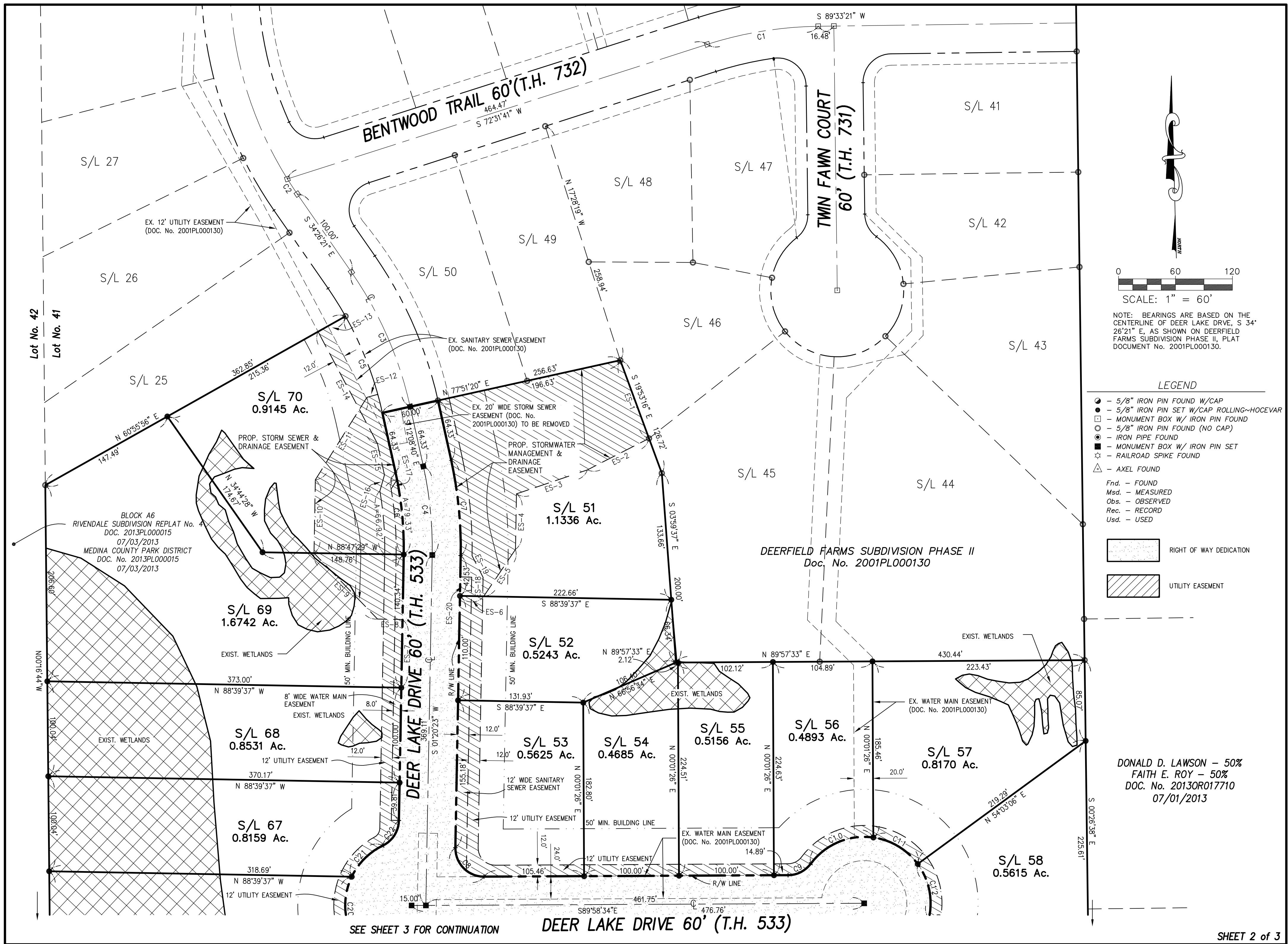
COUNTY AUDITOR

RECEIVED AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

AT \_\_\_\_\_ A.M./P.M. IN DOCUMENT No. \_\_\_\_\_

MEDINA COUNTY RECORDER

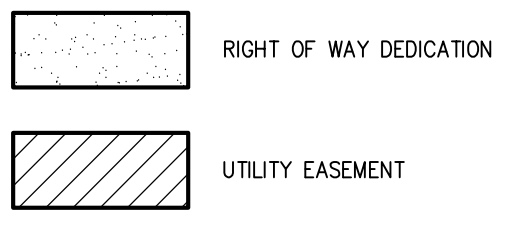




NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF DEER LAKE DRIVE, S 34° 26' 21" E, AS SHOWN ON DEERFIELD FARMS SUBDIVISION PHASE II, PLAT DOCUMENT No. 2001PL000130.

**LEGEND**

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- - MONUMENT BOX W/ IRON PIN SET
- ☆ - RAILROAD SPIKE FOUND
- △ - AXEL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORDED
- Usd. - USED



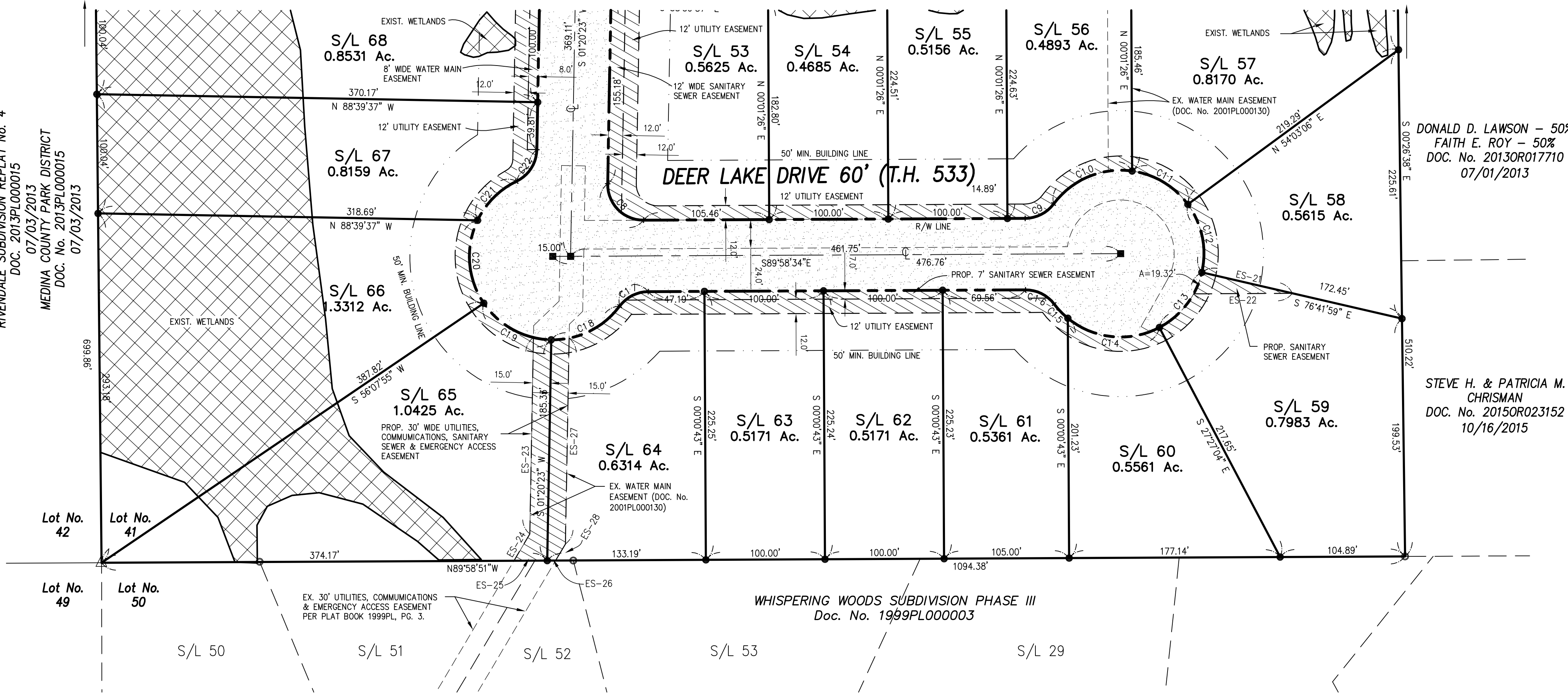
DONALD D. LAWSON - 50%  
 FAITH E. ROY - 50%  
 DOC. No. 2013OR017710  
 07/01/2013

SEE SHEET 3 FOR CONTINUATION

**DEER LAKE DRIVE 60' (T.H. 533)**

SEE SHEET 2 FOR CONTINUATION

BLOCK A6  
RIVENDALE SUBDIVISION REPLAT No. 4  
DOC. No. 2013PL000015  
07/03/2013  
MEDINA COUNTY PARK DISTRICT  
DOC. No. 2013PL000015  
07/03/2013



DONALD D. LAWSON - 50%  
FAITH E. ROY - 50%  
DOC. No. 2013OR017710  
07/01/2013

STEVE H. & PATRICIA M.  
CHRISMAN  
DOC. No. 2015OR023152  
10/16/2015

WHISPERING WOODS SUBDIVISION PHASE III  
Doc. No. 1999PL000003

LINE TABLE

LINE	LENGTH	BEARING
ES-1	87.67'	S 19°53'16" E
ES-2	72.83'	S 63°15'24" W
ES-3	78.88'	S 71°37'23" W
ES-4	58.59'	S 01°20'23" W
ES-5	59.68'	S 34°25'57" W
ES-6	25.00'	N 88°39'37" W
ES-7	71.88'	N 01°20'23" E
ES-8	26.42'	N 88°39'37" W
ES-9	96.33'	N 43°39'37" W
ES-10	77.34'	N 01°20'23" E
ES-11	102.37'	N 32°20'39" E
ES-12	11.91'	N 74°45'30" E
ES-13	33.18'	S 60°55'56" W
ES-14	133.67'	S 27°39'53" E
ES-15	33.58'	S 12°08'40" E
ES-16	17.59'	S 16°10'13" W
ES-17	11.70'	N 32°51'20" E
ES-18	20.00'	N 01°20'23" E
ES-19	25.53'	N 26°41'53" W
ES-20	20.00'	N 01°20'23" E
ES-21	77.99'	S 76°41'59" E
ES-22	82.86'	N 89°59'17" E
ES-23	164.83'	S 01°20'23" W
ES-24	26.18'	S 30°57'02" W
ES-25	27.94'	N 89°58'51" W
ES-26	7.03'	S 89°58'51" E
ES-27	172.76'	S 01°20'23" W
ES-28	16.14'	S 30°57'02" W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	400.00'	118.88'	17°01'40"	59.88'	118.44'	S 81°02'31" W
C2	400.00'	19.09'	2°44'03"	9.55'	19.09'	S 33°04'20" E
C3	400.00'	155.65'	22°17'42"	78.82'	154.67'	N 23°17'31" W
C4	400.00'	94.14'	13°29'02"	47.29'	93.92'	N 05°24'09" W
C5	370.00'	109.29'	16°55'24"	55.04'	108.89'	N 20°36'22" W
C6	370.00'	87.08'	13°29'02"	43.74'	86.87'	N 05°24'09" W
C7	430.00'	101.20'	13°29'02"	50.83'	100.96'	N 05°24'09" W
C8	30.00'	47.81'	91°18'56"	30.70'	42.91'	S 44°19'06" E
C9	30.00'	27.82'	53°07'48"	15.00'	26.83'	N 63°27'32" E
C10	70.00'	74.94'	61°20'29"	41.51'	71.41'	S 67°33'53" W
C11	70.00'	55.98'	45°48'59"	29.58'	54.50'	N 58°51'23" W
C12	70.00'	60.17'	49°14'55"	32.08'	58.33'	N 11°19'26" W
C13	70.00'	60.17'	49°14'55"	32.08'	58.33'	N 37°55'29" E
C14	70.00'	81.86'	66°59'59"	46.33'	77.27'	S 83°57'04" E
C15	70.00'	16.62'	13°36'19"	8.35'	16.58'	S 43°38'55" E
C16	30.00'	27.82'	53°07'48"	15.00'	26.83'	N 63°24'40" W
C17	30.00'	27.82'	53°07'48"	15.00'	26.83'	S 63°27'32" W
C18	70.00'	66.52'	54°26'45"	36.01'	64.04'	N 64°07'00" E
C19	70.00'	66.94'	54°47'32"	36.28'	64.42'	S 61°15'51" E
C20	70.00'	73.04'	59°47'04"	40.24'	69.77'	S 03°58'33" E
C21	70.00'	47.26'	38°40'46"	24.57'	46.36'	S 45°15'22" W
C22	30.00'	33.12'	63°15'23"	18.48'	31.46'	N 32°58'04" E
C23	430.00'	93.73'	12°29'20"	47.05'	93.54'	N 05°54'00" W

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
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- ☆ - RAILROAD SPIKE FOUND
- △ - AXEL FOUND

Fnd. - FOUND  
Msd. - MEASURED  
Obs. - OBSERVED  
Rec. - RECORD  
Usd. - USED

SCALE: 1" = 60'

NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF DEER LAKE DRIVE, S 34° 26'21" E, AS SHOWN ON DEERFIELD FARMS SUBDIVISION PHASE II, PLAT DOCUMENT No. 2001PL000130.