



Planning Commission
Final Plat
Forest Glen, Phase 1
Sharon Township

Meeting: February 1, 2017	Sublots: 2
App. No.: 01-2017 FP	Zoning: R-1 Residential
Applicant: Prestige Woods, Inc./Perry Bourn	Utilities: Individual water wells and on-site septic systems
Engineer: Lewis Land Professionals, Inc.	School Dist.: Highland Local
Parcel Nos: 033-12B-24-017, 018, 030, & 031	Reviewer: Susan Hirsch
Site Area: 5.2493 acres	

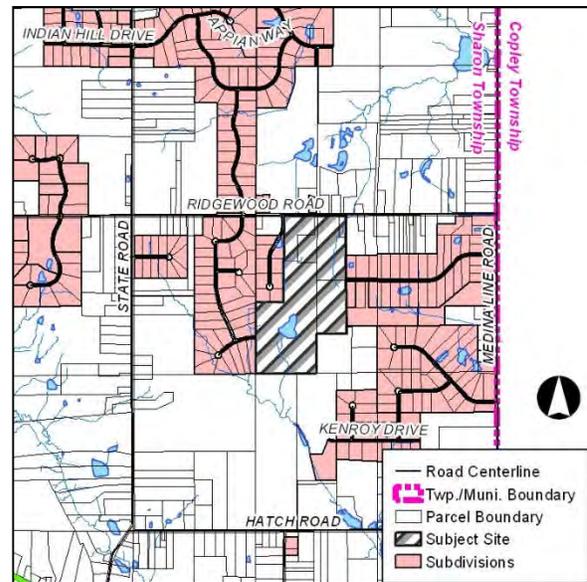
EXECUTIVE SUMMARY

The 5.2493 acre site is located south of Ridgewood Road, east of Kingsmill Lane and west of Medina Line Road. The applicant proposes 2 sublots with frontage on Ridgewood Road. The original Preliminary Plan was approved in March of 2011.

Recommendation: APPROVAL WITH MODIFICATIONS.

Proposal: The final plat for Phase 1 proposes to create two sublots fronting on Ridgewood Road to be served by individual water wells and on-site septic systems. The remainder of the subdivision will be constructed in 4 phases containing 42 additional sublots.

Background: The original Preliminary Plan for the subdivision was approved by the Planning Commission in March of 2006. The Preliminary Plan was resubmitted and approved in March of 2011 after expiring. A series of one year extensions were filed during the years of 2008-10 and 2013-15. The Preliminary Plan, approved in November of 2016, added additional land along Ridgewood Road and modified the subplot layout.



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

Ohio Department of Transportation (ODOT): Jared Feller, 1/12/2017. *Since the Forest Glen subdivision does not have direct access to a state highway, ODOT has no objections to the Phase 1 Plat.*

Columbia Gas: Russ Johnson, 1/13/2017. *APPROVED. TransCanada does not have any facilities that are impacted by this proposed project.*

Sanitary Engineer (SE): Jeremy Sinko, 1/12/2017. *We do not have any utilities at this location.*

Highway Engineer: Andy Conrad, 1/20/2017. *APPROVED.*

Health Department: Christine Fienga, 1/18/2017.

A site and soil evaluation must be submitted to this office for review and inspection for each newly proposed lot.

Tax Maps: Beth Mika, 3/12/2017. *CONDITIONAL APPROVAL. No comments from the Tax Map Dept.*

Medina County Soil and Water Conservation District: Jeff Van Loon, 2/12/2014. *We have no further comments at this time.*

Staff Comments:

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. Notarized certification by the owner or owners of the subdivision.... § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
 - c. 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.***
 - d. 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. § 404(D)(2)g.3. ***Provide the signature of the Health Commissioner.***
 - e. 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.***
 - f. 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.***
 - g. Protective covenants, conditions and restrictions shall either be shown on the plat or recorded separately and referenced on the Final Plat. ***Provide volume and page reference to the recorded Homeowner Association (HOA) documents.*** §404(D)(2)i.

2. Covenants and Restrictions documents have been submitted to the Department of Planning Services (DPS) and forwarded to the Prosecutor's Office and Sharon Township; however, all the required documents have not been submitted. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation, and the corporate by-laws are required to be submitted.
3. The proposed subdivision is substantially consistent with the Subdivision Regulations.
4. The proposed subdivision appears to conform to the Sharon Township Zoning Resolution.
5. As indicated in the agency comments above, a site and soil evaluation must be submitted to the Medina County Health Department office for review and inspection for each newly proposed lot.

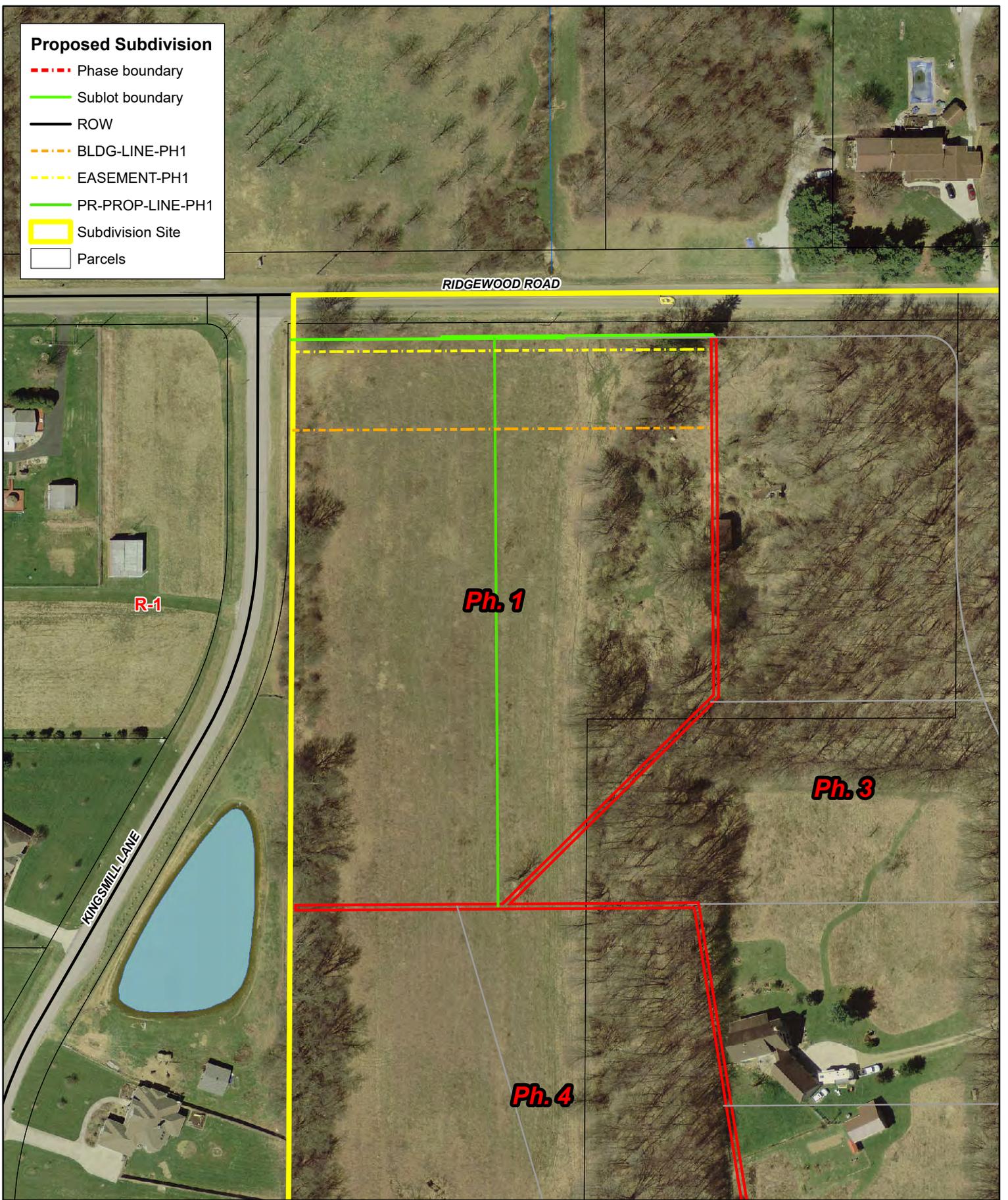
Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Phase 1 Final Plat for Forest Glen Subdivision subject to the following:

1. Satisfy the comments of the Health Department as stated above.
2. HOA documents must be approved prior to the Planning Director signing the Final Plat.
3. Provide all above referenced signatures.
4. Provide volume and page reference to recorded HOA documents.

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Proposed Subdivision

- - - Phase boundary
- Sublot boundary
- ROW
- - - BLDG-LINE-PH1
- - - EASEMENT-PH1
- PR-PROP-LINE-PH1
- Subdivision Site
- Parcels



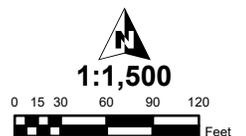
Prepared by
**Department of
 Planning Services**

124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

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

Forest Glen, Ph. 1
 Final Plat
 App. 001-2017-FP
 Sharon Township

Meeting Date: 2/1/2017
 Zoning: R-1 Residential
 Area: 5.2493 acres
 Sublots: 2



FOREST GLEN SUBDIVISION PHASE I

CREATING SUBLOTS 1 AND 2 AND DEDICATION OF RIGHT-OF-WAY TO C.H. 60 RIDGEWOOD ROAD

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 29

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Perry Bourne, President, Prestige Woods Inc., owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the right of way shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

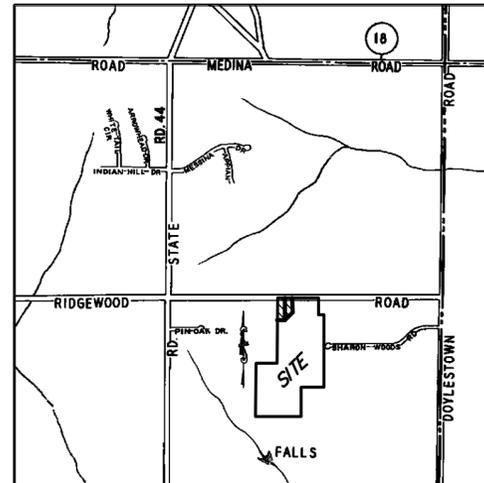
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right-of-way and easement as shown, under, over and through the parcels shown hereon to construct, 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.

Perry Bourne, President
Prestige Woods Inc.

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Perry Bourne, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____, 201__.

Notary Public



LOCATION MAP

ACREAGE SUMMARY

SUBLOTS (2)	4.8712 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	0.3781 ACRES
TOTAL AREA	5.2493 ACRES

SURVEYOR'S CERTIFICATION

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 at all lot corners and radius returns.

Joseph A. Burgoon
Date: _____
Reg. Ohio Surveyor No. PS-#8325

APPROVALS

Approved this ____ day of _____, 201__ by the Trustees of Sharon Township and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ Trustee: _____

The Medina County Commissioners on this ____ day of _____, 201__ hereby accept financial guarantees and have entered into construction agreements for the construction of all required improvements for this subdivision and accept all dedications shown on this plat.

President

Commissioner

Commissioner

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer.

Medina County Engineer: _____

The Medina County Health Department has 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.

Approved this ____ day of _____, 201__ by the
Medina County Health Department

Medina County Health Commissioner: _____

Approved this ____ day of _____, 201__ by the Medina County
Planning Commission.

Director: _____

Approved for transfer this ____ day of _____, 201__ by the
Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____, 201__ by the
Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____, 201__ by the
Medina County Recorder's Office and is recorded by Plat Document No. _____
at _____ A.M. / P.M. Fee: \$ _____

Recorder: _____



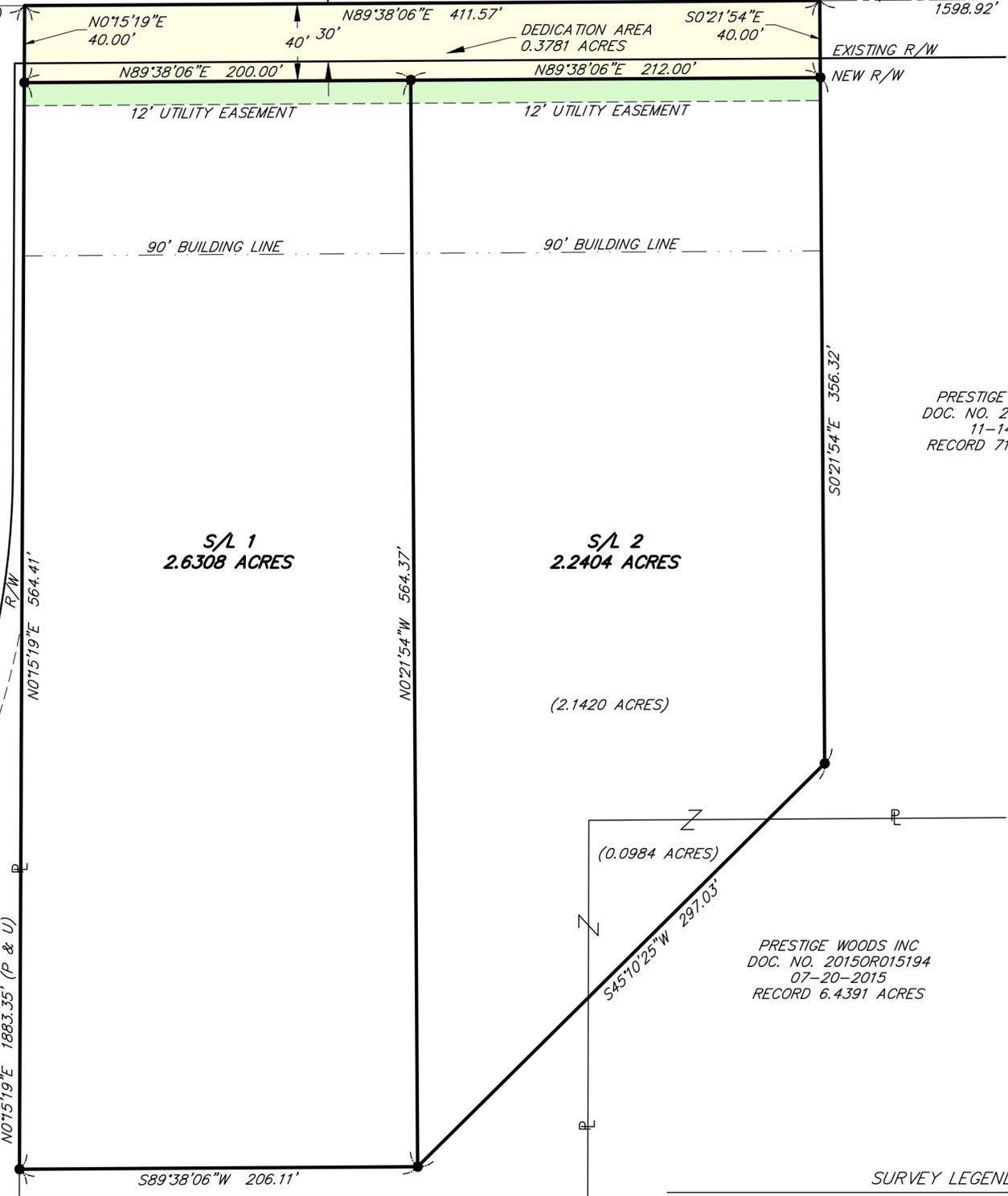
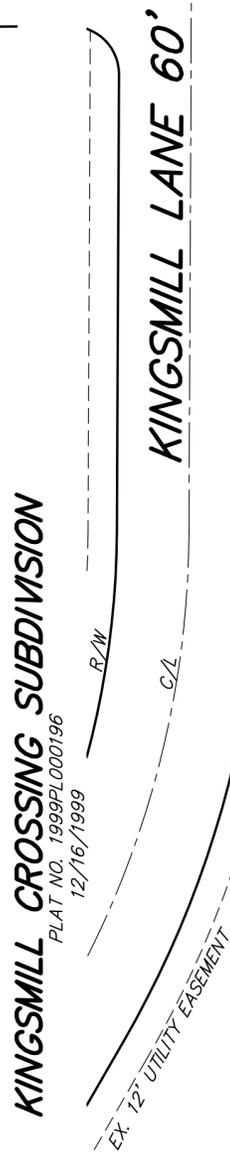
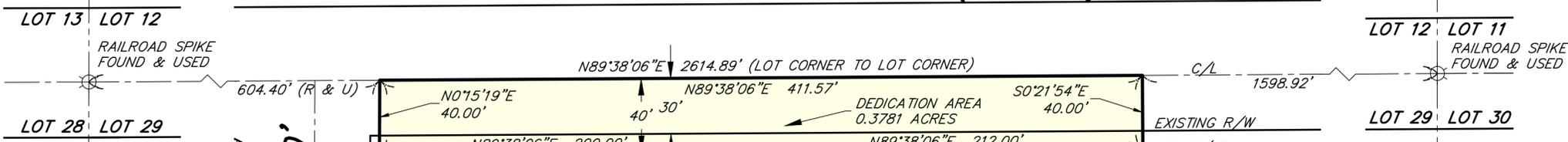
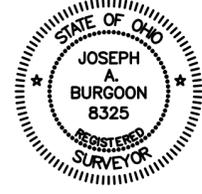
Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232 Fax: (330) 335-0242
www.landprosinc.com

FOREST GLEN SUBDIVISION PHASE I
SHEET 1 OF 2

PROJ. No. 16-339 DRAWING NAME 16-339_Phase I Plat.dwg



C.H. 60 RIDGEWOOD ROAD (VARIES) EXISTING R/W

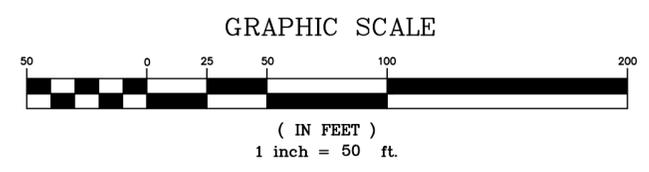


PRESTIGE WOODS INC
DOC. NO. 2006OR035826
11-14-2006
RECORD 71.8109 ACRES

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS
SURVEY BOOK/PAGES:
9/163; 34/287; 42/147; 44/71; 44/132.

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS
DEEDS & PLATS AS SHOWN & LISTED.

ROAD DEDICATION AREA TO MEDINA COUNTY



The "Basis of Bearings" for this survey is **Grid North** of the NAD83(2011), Ohio State Plane, North Zone as established by GPS Observation.

SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - Stone Found & Described
 - - Iron Pin Found & Described
 - ⊙ - Iron Pipe Found & Described
- Fnd. (F) - Found Obs. (O) - Observed
 Msd. (M) - Measured Rec. (R) - Deed
 Usd. (U) - Used Calc. (C) - Calculated
 (P) - Plat

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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FOREST GLEN SUBDIVISION PHASE I
SHEET 2 OF 2

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