



Meeting: May 7, 2014	Sublots: 20
Applicant: Drees Homes, David Wager	Zoning: UR Urban Residential
Owner: N C K Properties	Utilities: Central water & sewer
Engineer: Rolling & Hocevar, Andy Planet	School Dist.: Medina City
Parcel No. 026-06C-10-028	Reviewer: Rob Henwood
Site Area: 17.0767 acres	

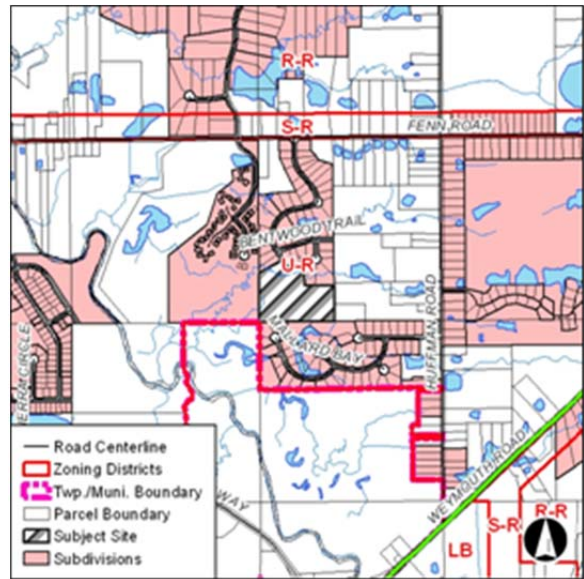
EXECUTIVE SUMMARY

The site is located on the south side of Fenn Road west of Huffman Road (see location map). The applicant proposes 20 sublots located on a public street which terminates with a permanent cul-de-sac. The site is proposed to be served by sanitary sewers and central water.

Staff recommends **APPROVAL WITH MODIFICATIONS.**

Proposal: The applicant proposes the following:

- creation of 20 single-family sublots
- extension of Deer Lake Drive, a public street with 60 feet of right-of-way (ROW), to the south and east terminating in a permanent cul-de-sac
- construction of an emergency access drive which will connect to the adjoining subdivision to the south



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. The emergency access drive will connect to the existing emergency access drive in the Whispering Woods Subdivision.

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

Medina Township Zoning Commission, Allis Strogin, 4/24/2014. *Deerfield has not been in contact with the township regarding any changes or revisions to their plans. In addition, the email drawings sent by the CPC are so small they are not legible enough to read and/or determine what changes are being requested. As such, we cannot make a recommendation at this time.*

Medina County Highway Engineer (HE), Andy Conrad, 4/23/2014. *DISAPPROVED. Our office has not approved the construction drawing.*

Tax Maps, Beth Mika, 4/18/2014. *Property is currently in the name of 'NKC Properties,' they will need a signature block unless the property will be transferred to 'Drees Homes' before the subdivision is filed.*

Medina County Soil and Water Conservation District, Jim Dieter, 4/17/2014. *No comments.*

Medina County Sanitary Engineer (SE), Jeremy Sinko, 4/15/2014. *APPROVED*

Ohio Depart. of Transportation, District 3, Kathryn Sharpnack, 4/14/2014. *No comments.*

Columbia Gas, Russ Johnson, 4/14/2014. *APPROVED. No facilities impacted.*

Medina County Health Dept., Steve Mazak, 4/14/2014. *The subdivision will be served by sanitary sewer and public water, so no comments from our office.*

Staff Comments:

1. Staff comments assume the Medina County Planning Commission (MCPC) approves the Revised Preliminary Plan at its May 7, 2014 meeting.
2. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
 - a. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. **Add Surveyor signature and seal on Sheets 2 and 3.**
 - b. 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 from 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 served by a public central sanitary sewer [and public central water] shall be certified by the SE 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 certification language and a signature block. Provide the signature of the SE.**
 - e. Certification of the CE that stating, "Construction plans have been approved," § 404(D)(2)g.8., and all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.5. **Add language to the HE certification that indicates construction plans have been approved. Provide the signature of the HE.**
 - f. For new subdivisions with planned public improvements... written approval by the applicable U.S. Army Corps of Engineers (USACE) District Office, or other

applicable agency, is required before acceptance of public improvements or dedication of public easements. § 404(D)(2)g.9. **Submit evidence of written approval from the USACE.**

3. Per the MCPC Preliminary Plan approval the emergency access drive for Deerfield Farms must be constructed to connect 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 as used for the connecting emergency access in the Whispering Woods Subdivision. Designs for the emergency access drive have not been approved by the HE (see comment above). The language associated with the access easement must mirror the existing language used for the access easement in the Whispering Woods Subdivision. The easement language has not been approved by the Medina County Prosecutor's Office or by Medina Township.
4. The proposed Final Plat fulfills the purpose and intent of the Subdivision Regulations and substantially meets the standards and requirements.
5. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval. Outstanding MCPC requirements for the Preliminary Plan must be satisfied prior to the Director signing the Final Plat.
6. The Final Plat appears to be in conformity with the Medina Township Zoning Resolution, although confirmation of this has not been received from the township.
7. Provide a signature block and signature for 'NKC Properties' or ensure the property will be transferred to 'Drees Homes' before the subdivision is filed per Tax Map comments above.
8. The SE has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved (see SE comments above).
9. The HE has not approved the construction drawings (see HE comments above).
10. Upon receipt of HE certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the MCPC upon certification by the HE that the construction is complete or that adequate financial guarantees have been provided.

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

1. Provide the following data/information on or with a corrected Final Plat:
 - a. Add surveyor signature and seal on Sheets 2 and 3.
 - b. Provide notarized signatures from the owners.
 - c. Provide signatures of at least two of the township trustees.
 - d. Provide certification language and a signature block for the SE. Provide the signature of the SE.
 - e. Add language to the HE certification that indicates construction plans have been approved. Obtain approval from and provide the signature of the HE.
 - f. Submit evidence of written approval from the USACE.
2. Provide evidence that the easement language for the emergency access drive is acceptable to the Medina County Prosecutor's Office and Medina Township.
3. Provide a signature block and signature for 'NKC Properties' or ensure the property will be transferred to 'Drees Homes' before the subdivision is filed.

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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.

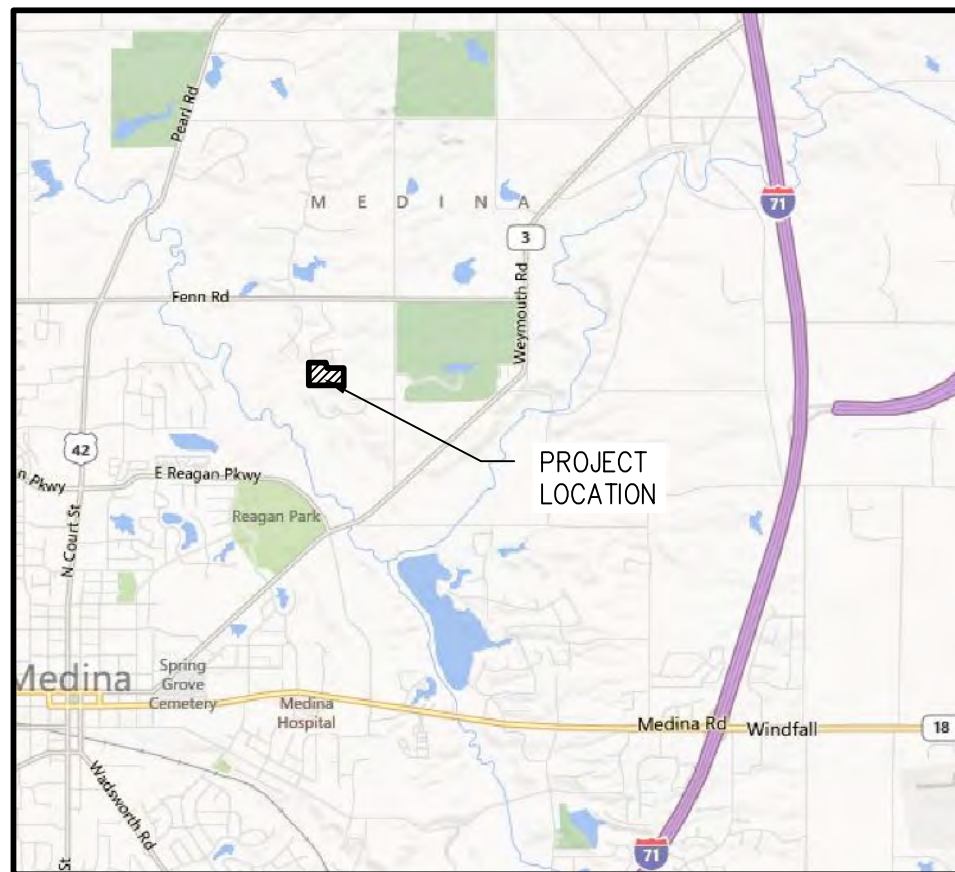
DAVID WAGER, MANAGING MEMBER
DREES HOMES

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 _____, 2014.

NOTARY PUBLIC



LOCATION MAP

ACREAGE SUMMARY

LAND IN SUBLOTS	15.2751	ACRES
LAND IN DED. R.-O.-W.	1.8016	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 _____ 2014 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 _____ 2014.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS _____ DAY OF _____ 2014 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

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 _____, 2014.

TAX MAP DRAFTSMAN

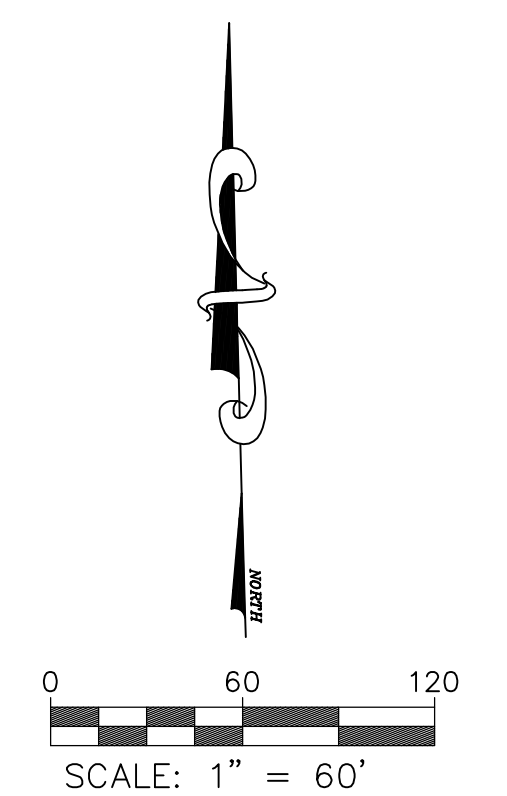
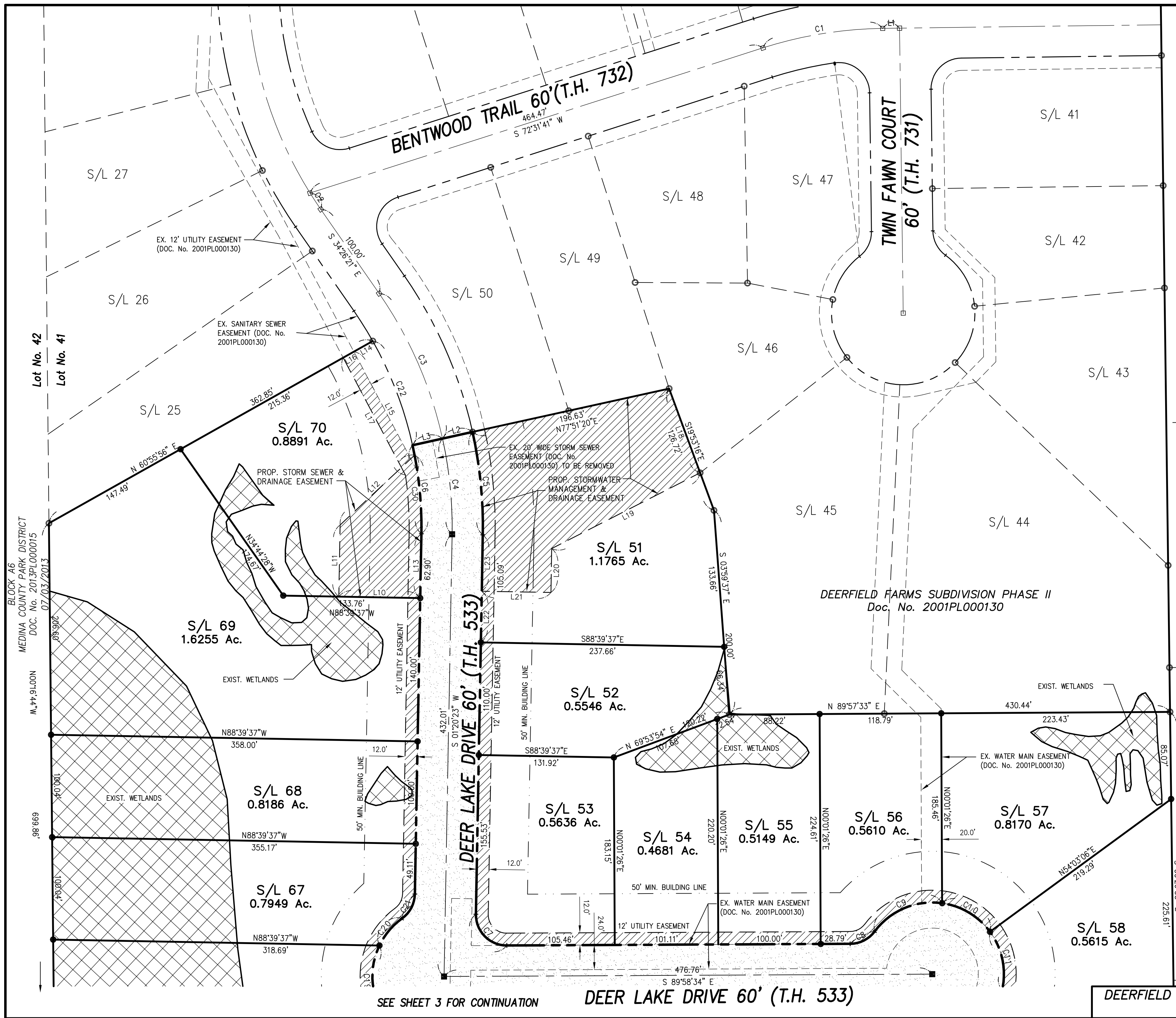
RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2014.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 2014.

AT _____ A.M./P.M. IN DOCUMENT No. _____

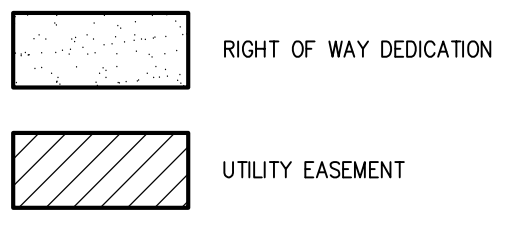
MEDINA COUNTY RECORDER



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. - RECORD
- Usd. - USED



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



CIVIL ENGINEERING & SURVEYING
 257 SOUTH COURT STREET
 SUITE 6
 MEDINA, OHIO 44256
 PHONE: (330)723-1828
 FAX: (330)723-6637

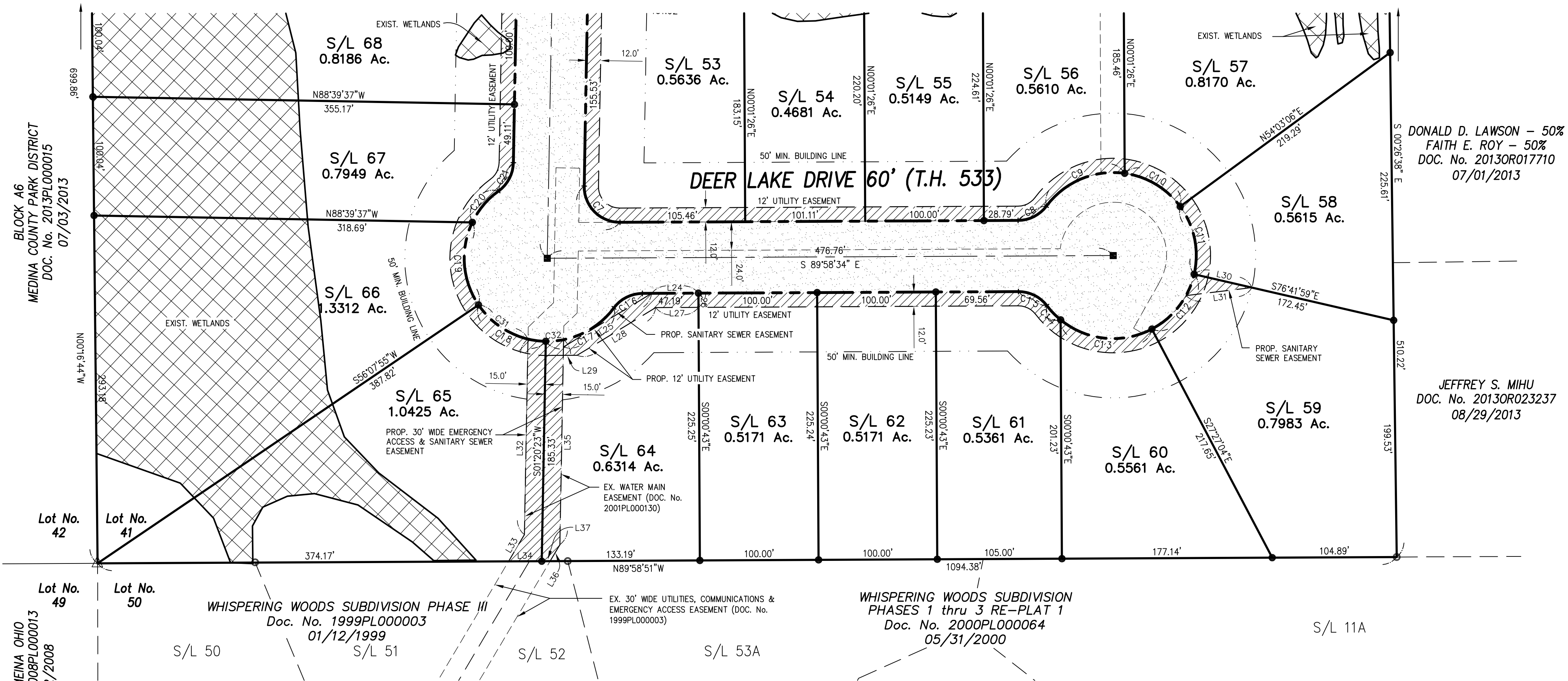
PROJECT No. 22,295

SEE SHEET 3 FOR CONTINUATION

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

DEERFIELD FARMS SUBDIVISION PHASE III
 SHEET 2 of 3

SEE SHEET 2 FOR CONTINUATION



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

JEFFREY S. MIHU
 DOC. No. 2013OR023237
 08/29/2013

BLOCK A6
 MEDINA COUNTY PARK DISTRICT
 DOC. No. 2013PL000015
 07/03/2013

CITY OF MEINA OHIO
 DOC. No. 2008PL000013
 02/22/2008

LINE	LENGTH	BEARING
L1	16.48'	S 89°33'21" W
L2	30.00'	N 77°51'20" E
L3	30.00'	S 77°51'20" W
L10	79.54'	N 88°39'37" W
L11	70.00'	N 01°20'23" E
L12	99.70'	N 47°11'07" E
L13	62.90'	S 01°20'23" W
L14	21.18'	S 60°55'56" W
L15	132.21'	S 27°39'53" E
L16	12.00'	S 60°55'56" W
L17	129.84'	S 27°39'53" E
L18	87.67'	S 19°53'16" E
L19	162.72'	S 63°15'24" W
L20	42.88'	S 01°20'23" W
L21	67.53'	N 88°39'37" W
L22	50.00'	N 01°20'23" E
L23	55.09'	N 01°20'23" E
L24	39.40'	N 89°58'34" W
L25	86.93'	S 59°00'49" W
L26	12.00'	S 00°00'43" E
L27	36.08'	N 89°58'34" W
L28	77.44'	S 59°00'49" W
L29	20.62'	N 89°58'34" W
L30	50.00'	S 76°41'59" E
L31	56.00'	S 83°22'49" W
L32	164.83'	S 01°20'23" W
L33	26.18'	S 30°57'02" W
L34	27.94'	S 89°58'51" E
L35	172.76'	S 01°20'23" W
L36	16.14'	S 30°57'02" W
L37	7.03'	N 89°58'51" W

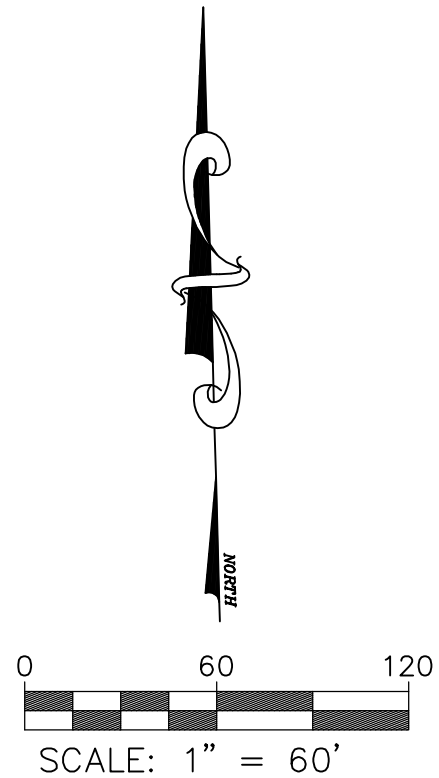
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHD BRG.
C1	118.88'	400.00'	59.88'	17°01'40"	118.44'	S 81°02'31" W
C2	19.09'	400.00'	9.55'	2°44'03"	19.09'	S 33°04'20" E
C3	155.65'	400.00'	78.82'	22°17'42"	154.67'	N 23°17'31" W
C4	94.14'	400.00'	47.29'	13°29'02"	93.92'	N 05°24'09" W
C5	101.20'	430.00'	50.83'	13°29'02"	100.96'	N 05°24'09" W
C6	87.08'	370.00'	43.74'	13°29'02"	86.87'	N 05°24'09" W
C7	47.81'	30.00'	30.70'	91°18'56"	42.91'	S 44°19'06" E
C8	27.82'	30.00'	15.00'	53°07'48"	26.83'	N 63°27'32" E
C9	74.94'	70.00'	41.51'	61°20'29"	71.41'	S 67°33'53" W
C10	55.98'	70.00'	29.58'	45°48'59"	54.50'	N 58°51'23" W
C11	60.17'	70.00'	32.08'	49°14'55"	58.33'	N 11°19'26" E
C12	60.17'	70.00'	32.08'	49°14'55"	58.33'	N 37°55'29" E
C13	81.86'	70.00'	46.33'	66°59'59"	77.27'	S 83°57'04" E
C14	16.62'	70.00'	8.35'	13°36'19"	16.58'	S 43°38'55" E
C15	27.82'	30.00'	15.00'	53°07'48"	26.83'	N 63°24'40" W
C16	27.82'	30.00'	15.00'	53°07'48"	26.83'	S 63°27'32" W
C17	66.52'	70.00'	36.01'	54°26'45"	64.04'	N 64°07'00" E
C18	66.94'	70.00'	36.28'	54°47'32"	64.42'	S 61°15'51" E
C19	73.04'	70.00'	40.24'	59°47'04"	69.77'	S 03°58'33" E
C20	34.88'	70.00'	17.81'	28°33'12"	34.52'	S 40°11'35" W
C21	27.82'	30.00'	15.00'	53°07'48"	26.83'	N 27°54'17" E
C22	109.29'	370.00'	55.04'	16°55'24"	108.89'	N 20°36'22" W
C30	77.11'	370.00'	38.70'	11°56'27"	76.97'	N 04°37'51" W
C31	51.82'	70.00'	27.16'	42°25'07"	50.65'	S 55°04'39" E
C32	15.12'	70.00'	7.59'	12°22'25"	15.09'	N 85°09'10" E

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
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- △ - AXEL FOUND

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

RIGHT OF WAY DEDICATION
 UTILITY EASEMENT



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.

ROLLING & HOCEVAR INC.
 A Geo-Innovation Group/Affiliate

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 257 SOUTH COURT STREET
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PROJECT No. 22,295