

RESOLUTION NO.: 2020-R22
SPONSOR: MAYOR NEUGEBAUER
INTRODUCED: FEBRUARY 11, 2020

ASSIGNED TO: Planning

A RESOLUTION APPROVING THE FINAL PLATS AND PERFORMANCE BOND FOR FOREST LAKES SUBDIVISION PHASE I, THE REPLAT OF BLOCK A IN THE AKRON CANTON CORPORATE PARK PHASE 7 AND THE DEDICATION PLAT FOR THE EXTENSION OF TABS DRIVE, AND THE REPLAT OF THE AKRON CANTON CORPORATE PARK PHASE 8 AND PLATTING OF AKRON CANTON CORPORATE PARK PHASE 9, AND DECLARING AN EMERGENCY.

WHEREAS, at its regularly scheduled meeting on December 18, 2019, the City of Green Planning and Zoning Commission recommended approval of the final plats of Forest Lakes Subdivision Phase I, the Replat of Block A in the Akron Canton Corporate Park Phase 7 and the Dedication plat for the extension of Tabs Drive, and the Replat of the Akron Canton Corporate Park Phase 8 and the Platting of Akron Canton Corporate Park Phase 9 by a vote of 5-0; and

WHEREAS, at its regularly scheduled meeting on December 19, 2019, the City of Green Board of Zoning Appeals granted variances to the minimum lot size and lot width requirements of proposed town home lots within Forest Lakes Subdivision Phase I; and

WHEREAS, Environmental Design Group, the City's consulting engineer, has reviewed and recommended that a minimum performance bond be posted in the amount of Two Million One Hundred Twenty-Seven Thousand Two Hundred Thirty-Seven Dollars and Thirty-Four Cents (\$2,127,237.34) to be held pending the satisfactory completion of the public improvements within Forest Lakes Subdivision Phase I, the Replat of Block A in the Akron Canton Corporate Park Phase 7 and the Dedication plat for the extension of Tabs Drive, and the Replat of the Akron Canton Corporate Park Phase 8 and the Platting of Akron Canton Corporate Park Phase 9; and

WHEREAS, Green Codified Ordinance Section 1224.06(4)(J) requires City Council to review and judge the final plat, along with the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GREEN, COUNTY OF SUMMIT, AND STATE OF OHIO THAT:

SECTION ONE:

Green City Council, pursuant to Green Codified Ordinance Section 1224.06(4)(J), approves the final plats of Forest Lakes Subdivision Phase I, the Replat of Block A in the Akron Canton Corporate Park Phase 7 and the Dedication plat for the extension of Tabs Drive, and the Replat of the Akron Canton Corporate Park Phase 8 and the Platting of Akron Canton Corporate Park Phase 9, a copy of which is attached hereto and incorporated herein as Exhibit "A".

Resolution 2020-R22

SECTION TWO:

Green City Council accepts a performance bond in the amount of Two Million One Hundred Twenty-Seven Thousand Two Hundred Thirty-Seven Dollars and Thirty-Four Cents (\$2,127,237.34) submitted by K. Hovnanian Forest Lakes, LLC ("Developer") and directs the Finance Director to retain the bond until such time as all obligations have been met and the bond is released in accordance with City regulations.

SECTION THREE:

The City of Green finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in open meetings of this Council and any deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

SECTION FOUR:

Green City Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of Green and for the further reason that the plat may be recorded, and construction proceed immediately and forthwith. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: March 10, 2020
Molly Kapeluck
Molly Kapeluck, Clerk of Council

Barbara Babbitt
Barbara Babbitt, Council President

APPROVED: March 11, 2020
Gerard M. Neugebauer
Gerard M. Neugebauer, Mayor

COPIED
MAY FIN LAW PLAN ENG
SVCE FIRE PARK ZONE HR

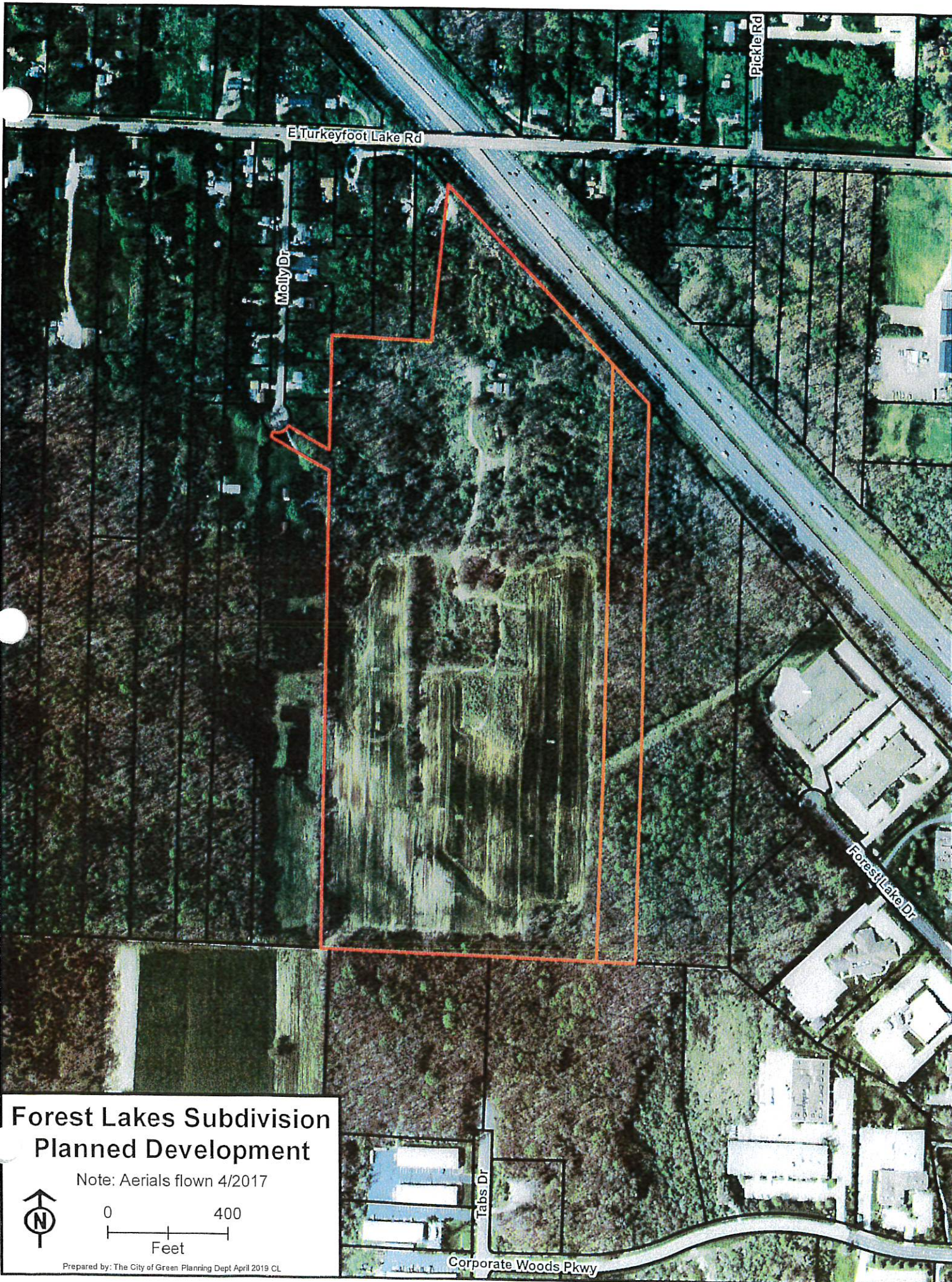
ENACTED EFFECTIVE: March 11, 2020

ON ROLL CALL: Babbitt -Aye Brandenburg -Aye DeVitis -Absent France -Aye
Shaughnessy -Aye Yeargin -Aye Young -Aye
Adopted 6-0

C

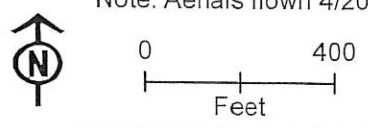
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Forest Lakes Subdivision Planned Development

Note: Aerials flown 4/2017



Prepared by: The City of Green Planning Dept April 2019 CL

Corporate Woods Pkwy

Tabs Dr

Forestlake Dr

Pickle Rd

E Turkeyfoot Lake Rd

Molly Dr













REPLAT OF THE AKRON-CANTON CORPORATE PARK PHASE 8 AND PLATTING OF AKRON-CANTON CORPORATE PARK PHASE 9

LOCATED IN PART OF SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10 IN THE CITY OF GREEN (FORMERLY GREEN TOWNSHIP), COUNTY OF SUMMIT, STATE OF OHIO

APPROVALS:

ENGINEER:
THE REPLICATION AND SUBMISSION PLAT HAS BEEN APPROVED BY THE ENGINEER OF THE CITY OF GREEN THIS _____ DAY OF _____, 20____.

COUNCIL:
APPROVED BY THE COUNCIL OF THE CITY OF GREEN BY RESOLUTION OF THE CITY OF GREEN NO. _____, ADOPTED THIS _____ DAY OF _____, 20____.

COUNCIL PRESIDENT: _____ PRINT NAME _____
CLERK: _____ PRINT NAME _____

MAYOR:
I HEREBY APPROVE AND ACCEPT FOR DEEDMAN BY THE MAYOR OF THE CITY OF GREEN THIS _____ DAY OF _____, 20____.

PLANNING AND ZONING COMMISSION:
APPROVED BY THE CITY OF GREEN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

VACATION APPROVALS:
COUNCIL: _____ PRINT NAME _____
_____ PRINT NAME _____
CLERK: _____ PRINT NAME _____

SURVEY CERTIFICATION

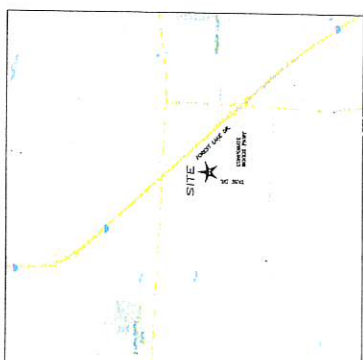
I HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARING USED IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, AND 60° 00' 00".

DATE OF SURVEY: NOVEMBER 7, 2019
PROFESSIONAL SURVEYOR NO. 6914
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, WHO PERSONALLY PREPARED THE ABOVE-SIGNED AND ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



OWNER'S ACCEPTANCE:
THE UNDERSIGNED _____ (NAME) DECLARE THIS PLAT TO BE MY ACT AND DEED BOTH INDIVIDUALLY AND AS _____ OF CITY OF GREEN, AND DO HEREBY ACCEPT THIS LOT SPOT.

BY: SIGNATURE _____ PRINT NAME _____
TITLE _____

WITNESS _____ PRINT NAME _____
STATE OF _____ } S.S.
COUNTY OF _____ }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED _____ OF CAM GREENE, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HERETOBY SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

OWNER'S ACCEPTANCE:
THE UNDERSIGNED _____ (NAME) DECLARE THIS PLAT TO BE MY ACT AND DEED BOTH INDIVIDUALLY AND AS _____ OF CITY OF GREEN, AND DO HEREBY ACCEPT THIS LOT SPOT.

BY: SIGNATURE _____ PRINT NAME _____
TITLE _____

WITNESS _____ PRINT NAME _____
STATE OF _____ } S.S.
COUNTY OF _____ }

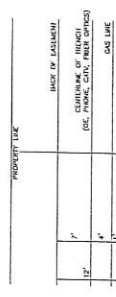
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED _____ OF GREEN LAND SUB, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HERETOBY SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

UTILITY EASEMENT:

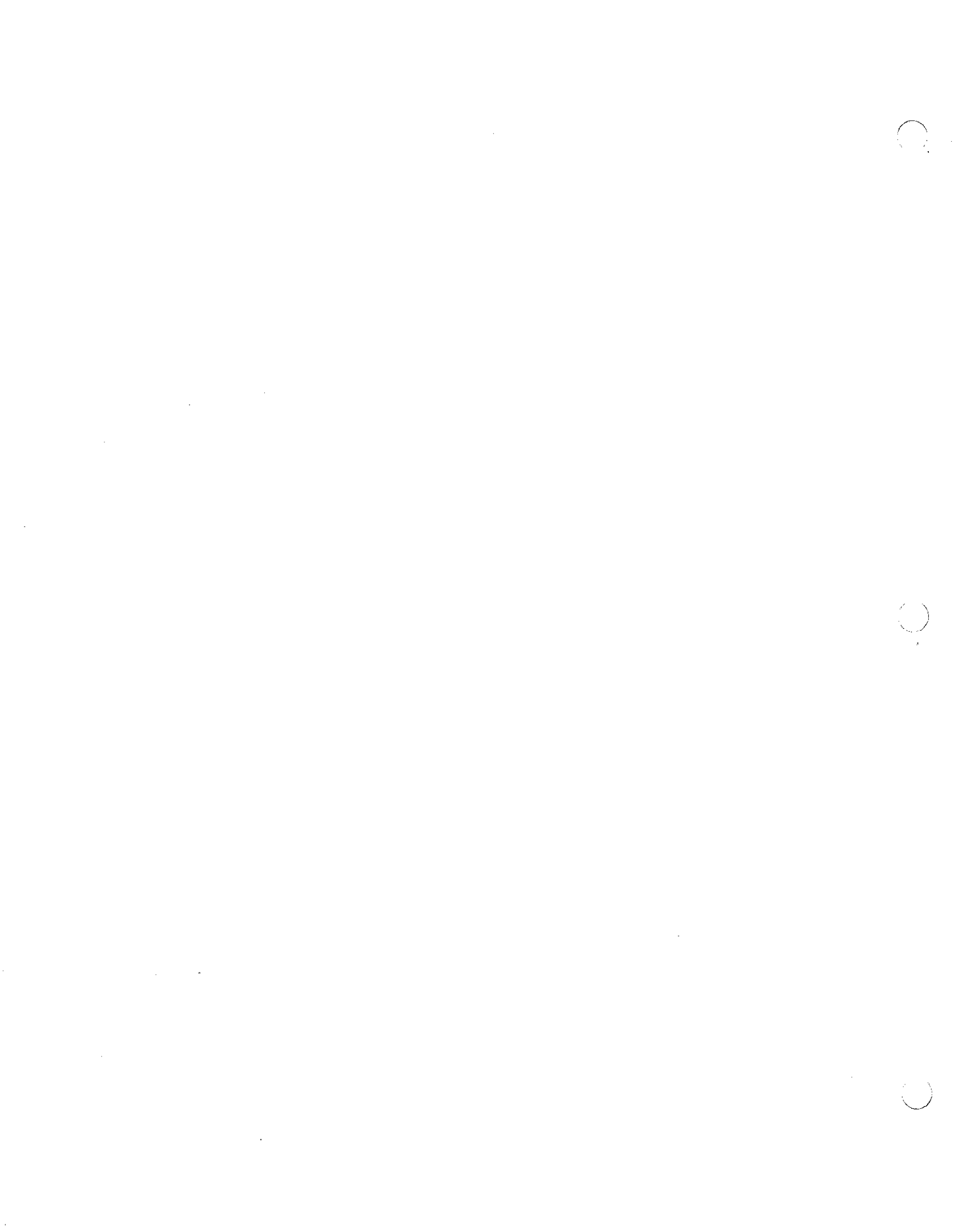
THE UNDERSIGNED OWNERS OF THE LAND PLATED BY THIS DOCUMENT DO HEREBY GRANT INTO THE OHIO TENSION COMPANY (OTC), OR AUTHORIZED ELECTRICAL POWER DISTRIBUTION COMPANY (AEP) OR AUTHORIZED NATURAL GAS PROVIDER, THE NECESSARY EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE OF TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC LINES AND CABLES, AND FOR THE INSTALLATION OF TELECOMMUNICATIONS STREETS HEREON, AT THE FRONT OF EACH LOT, BEING PARCELS 10 THROUGH 13, CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALLOTMENT. THIS EASEMENT SHALL BE IN FULL FORCE AND EFFECT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE OF TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC LINES AND CABLES, AND FOR THE INSTALLATION OF TELECOMMUNICATIONS STREETS HEREON, AT THE FRONT OF EACH LOT, BEING PARCELS 10 THROUGH 13, CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALLOTMENT. THIS EASEMENT SHALL BE IN FULL FORCE AND EFFECT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE OF TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC LINES AND CABLES, AND FOR THE INSTALLATION OF TELECOMMUNICATIONS STREETS HEREON, AT THE FRONT OF EACH LOT, BEING PARCELS 10 THROUGH 13, CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALLOTMENT. THIS EASEMENT SHALL BE IN FULL FORCE AND EFFECT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE OF TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC LINES AND CABLES, AND FOR THE INSTALLATION OF TELECOMMUNICATIONS STREETS HEREON, AT THE FRONT OF EACH LOT, BEING PARCELS 10 THROUGH 13, CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALLOTMENT.



THIS EASEMENT ALLOWS FOR THE PROVISIONS OF SAID UTILITIES OR SERVICES THE RIGHT TO REMOVE, REPAIR AND MAINTAIN WITHOUT LIABILITY AS REQUIRED TO THE NECESSARY EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE OF TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC LINES AND CABLES, AND FOR THE INSTALLATION OF TELECOMMUNICATIONS STREETS HEREON, AT THE FRONT OF EACH LOT, BEING PARCELS 10 THROUGH 13, CONTIGUOUS TO THE PUBLIC RIGHT-OF-WAY WITHIN THIS ALLOTMENT. EXCEPTING THAT USE OF LAND BY ANYONE OTHER THAN OTC, WITHIN THESE EXISTING EASEMENT AREAS AS ILLUSTRATED HEREON THESE PLAT SHEETS, MUST COMPLY WITH OTC'S RESTRICTIONS, AS STATED ON SHEET 3 OF THIS RECORD PLAT.

REPLAT OF THE AKRON-CANTON CORPORATE PARK PHASE 8 AND PLATTING OF AKRON-CANTON CORPORATE PARK PHASE 9

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Received

JAN 30 2020

City of Green
Planning Department

January 30, 2020

City of Green
Planning Department
1755 Town Park Blvd.
Green, Ohio 44232

CORPORATE
450 Grant Street / Akron, OH 44311
P 330.375.1390 F 330.375.1590
TF 800.835.1390

CLEVELAND OFFICE
806 Literary Road, 2nd Floor
Suite 206 / Cleveland, OH 44113

COLUMBUS OFFICE
29 West Third Avenue
Columbus, Ohio 43201

envdesigngroup.com

Attn: Mr. Wayne L. Wieth, A.I.C.P.
Director of Planning

Re: Forest Lake Subdivision

Dear Mr. Wieth:

Environmental Design Group has completed its review of the Engineer's Estimate for the referenced project. After checking the quantities presented by the design engineer for the various construction items, we have provided our totals in the attached spreadsheet along with the respective unit costs that are typically used for subdivision work in Green. With that, we have calculated an estimated construction cost of \$2,127,237.34 for earthwork, erosion control, paving, and storm sewer. Please see the attached spreadsheet. We recommend this amount for the performance bond.

If you have any questions or comments, please contact me.

Sincerely yours,

Bradley J. Bendle, P.E.
Project Manager

\\fs01\PROJECTS\Green, City of\16-00345-020\Admin\Correspondence\Letters

