

TEMPORARY ORDINANCE NO. 3-21

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT THE FINAL PLAT FOR TIMBERTOP PHASE 1

WHEREAS, the Final Plat was submitted to the Lancaster Planning Commission; and

WHEREAS, on the 14<sup>th</sup> day of January 2021, Lancaster City Planning Commission gave unanimous approval of the Final Plat, with contingencies; and

WHEREAS, the engineering improvement plans have been approved prior to acceptance;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Final Plat for Timbertop Phase 1 be and the same is hereby approved and accepted.

SECTION 2. That the acceptance specified in Section 1 shall be contingent upon the developer providing a performance bond, for completion of the improvements, as provided in Section 1107.02 of the codified Ordinances of the City of Lancaster.

SECTION 3. That the acceptance specified in Section 1 shall be contingent upon the developer providing the City documentation confirming that the existing seven parcels comprising the entire Timbertop property have been or will be combined into one parcel.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Code Enforcement & Zoning Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2021 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council

# TIMBERTOP SUBDIVISION (PHASE ONE)

PAGES OF BEARING \_\_\_\_\_ DATE \_\_\_\_\_  
THE FAIRFIELD COUNTY RECORDER'S OFFICE

REFERENCE DOCUMENTS:  
THE PLAT OF SUNKY BY TORNH-MARLAND SURVEYING, INC. DATED 12-16-2018 IN SURVEY BOOK 89 PAGE 19257 FROM THE FAIRFIELD COUNTY RECORDS  
13, PAGE 19 CONTAINING 33.6114 ACRES OF LAND, MORE OR LESS, SAID 33.6114 ACRES BEING PART OF THE TRACT OF LAND CONVEYED TO LANCASTER DEVELOPMENT COMPANY, LLC BY DEED OF RECORD IN OFFICIAL RECORD 18.0, PAGES 752-755, RECORDER'S OFFICE, FAIRFIELD COUNTY

THE UNDERSIGNED LANCASTER DEVELOPMENT COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE SUBDIVISION, HEREBY CERTIFIES THAT THIS IS A CORRECT PLAT OF TIMBERTOP SUBDIVISION (PHASE ONE) MADE BY ME (THIS PARTY) AND THAT THE SURVEY BALANCES AND CLOSURES, AND THAT THE SURVEY INFORMATION BELOW ARE CORRECT TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

JOSKUA WALEJIN, REG. SURVEYOR #19787  
25.5452 AC  
2.9341 AC  
5.1321 AC  
TOTAL 33.6114 AC

APPROVED AND ACCEPTED BY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
PAUL WALKER  
SECRETARY OF PLANNING COMMISSION, CITY OF LANCASTER  
APPROVED AND ACCEPTED BY CITY COUNCIL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN ORDINANCE NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF TIMBERTOP SUBDIVISION (PHASE ONE) MADE BY ME (THIS PARTY) AND THAT THE SURVEY BALANCES AND CLOSURES, AND THAT THE SURVEY INFORMATION BELOW ARE CORRECT TO BE SET AS SHOWN, AND ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON \_\_\_\_\_ AT \_\_\_\_\_ ALL-PM AND THAT IT WAS RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN CABINET \_\_\_\_\_ SLOT \_\_\_\_\_ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO

JON A. SLATER, JR.  
FAIRFIELD COUNTY AUDITOR  
E.S. MCKENZIE  
FAIRFIELD COUNTY RECORDER

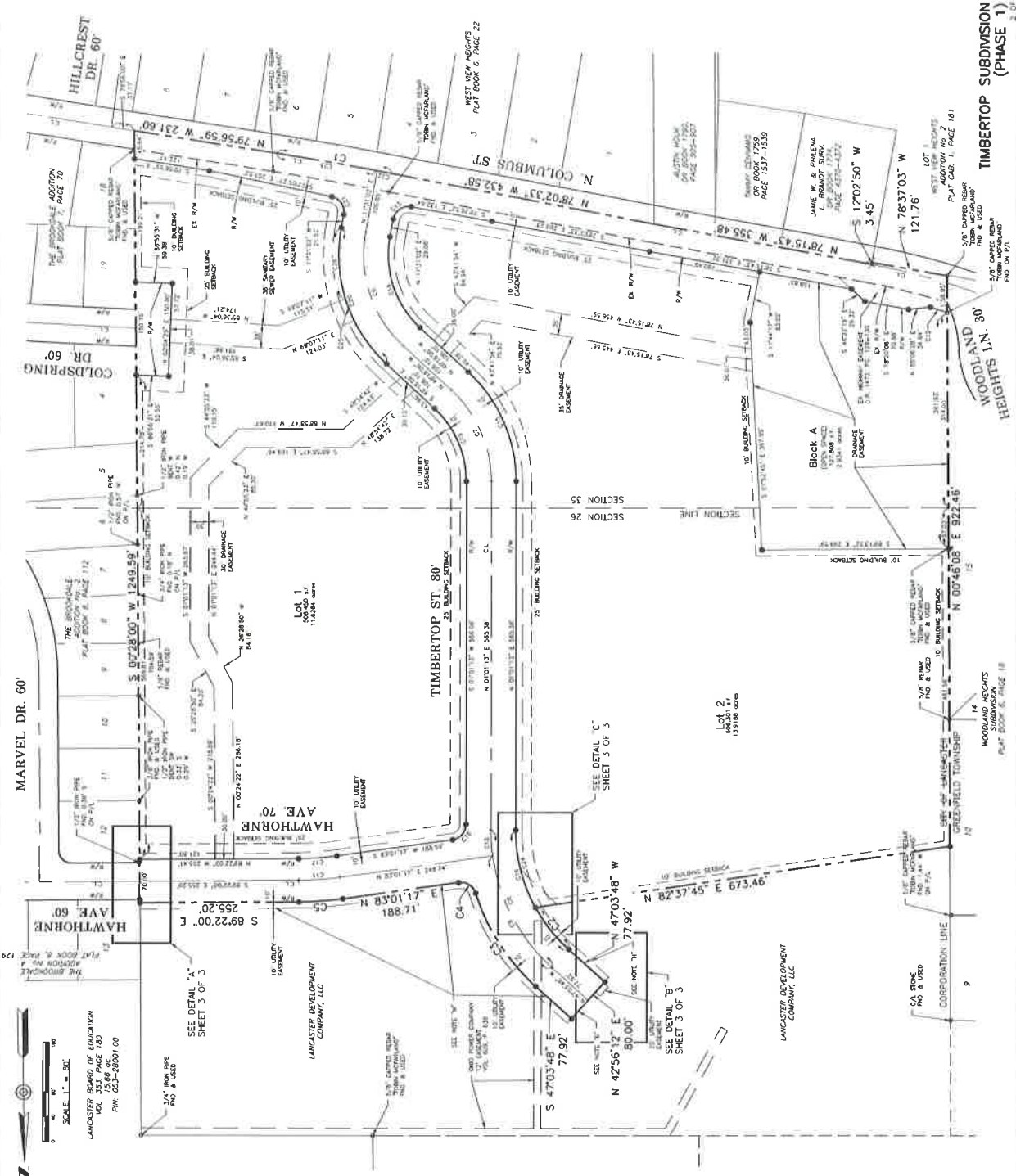
ACREAGE BREAKDOWN  
LOTS (2)  
BLOCK (A)  
(R/W) STREETS  
TOTAL



LOCATION MAP  
NOT TO SCALE

PREPARED BY:  
**GBC DESIGN, INC.**  
565 White Pond Drive  
Akron, OH 44320  
Phone 330-886-0225  
Fax 330-886-5782

DEVELOPER:  
LANCASTER DEVELOPMENT CO., LLC.  
8230 PITTSBURG AVE. NW  
NORTH CANTON, OHIO 44720  
PHONE: 330-497-8686  
REP.: TONY PEREZ



**LEGEND**

- 1/4" CENTER REBAR TO BE SET (SEE REBAR PLAN)
- 5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)

**CURVE TABLE**

CURVE LENGTH	CHANCE	BEARS	BEARING	CHORD BEARING	CHORD LENGTH	PI
C1	190.23	579.60	174.20	89.37	190.23	1.5708
C2	87.52	260.00	187.17	44.18	81.11	0.7792
C3	181.72	340.00	307.24	53.09	178.87	1.5190
C4	25.14	25.00	87.92	21.57	25.00	0.2092
C5	71.88	543.00	724.47	25.39	71.88	0.6000
C6	293.87	205.00	174.00	152.37	197.22	1.7022
C7	183.18	205.00	174.00	152.37	197.22	1.7022
C8	293.87	205.00	174.00	152.37	197.22	1.7022
C9	293.87	205.00	174.00	152.37	197.22	1.7022
C10	41.88	205.00	724.47	25.39	41.88	0.3500
C11	38.47	205.00	724.47	25.39	38.47	0.3200
C12	28.37	1106.00	1281.17	14.18	28.37	0.2375
C13	28.37	25.00	87.92	21.57	25.00	0.2092
C14	1181.45	160.00	1749.00	86.36	1147.70	9.7922
C15	1181.45	160.00	1749.00	86.36	1147.70	9.7922
C16	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C17	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C18	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C19	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C20	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C21	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C22	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C23	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C24	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C25	1210.20	280.00	4970.01	115.09	1171.87	10.1818
C26	1210.20	280.00	4970.01	115.09	1171.87	10.1818

NOTE "A": THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING PROPERTY RIGHTS OF WAY AND EASEMENT BOUNDARIES AS OF THE DATE OF PLATTING. THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS CODE IN EFFECT ON THE DATE OF PLATTING THIS PLAN FOR REFERENCE ONLY. LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE CHECKED AGAINST THE ZONING CODE AS ADOPTED BY THE DEVELOPER. THE DEVELOPER'S OBLIGATION IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE DEVELOPER'S OBLIGATION IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE DEVELOPER'S OBLIGATION IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

NOTE "B": NO VEHICULAR ACCESS UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "C": MINIMUM FRONT, SIDE, AND REAR YARD SETBACKS AS REQUIRED BY THE ZONING CODE.

NOTE "D": ACREAGE BREAKDOWN

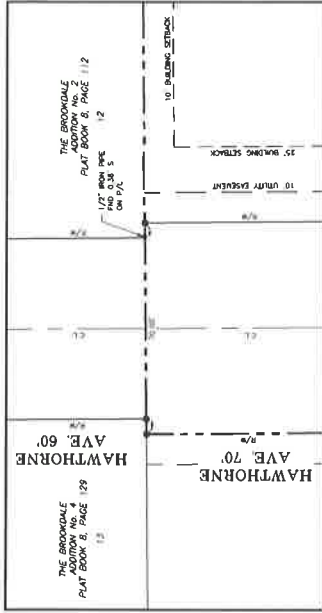
TOTAL ACREAGE	33.6114 AC
ACREAGE IN BLOCK	22.5432 AC
ACREAGE IN LOTS	5.1321 AC
ACREAGE IN RIGHT-OF-WAY	5.9361 AC

NOTE "E": AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE RECORDS HAVE NOT BEEN OBTAINED. THE DEVELOPER'S OBLIGATION IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE DEVELOPER'S OBLIGATION IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE DEVELOPER'S OBLIGATION IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

NOTE "F": BLOCK "A" BLOCK "B" AS RESURFACED HAS BECOMES INTEREST SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPOSED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE TIMBERTOP SUBDIVISION FOR THE PURPOSE OF OPEN SPACE AND STORM WATER RETENTION FACILITIES.

NOTE "G": AT THE TIME OF PLATTING, PART OF TIMBERTOP SUBDIVISION PHASE 1 CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 3904C02232C WITH AN EFFECTIVE DATE OF JANUARY 6, 2012. THE PARCEL ALSO LIES IN FLOOD FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 3904C02232C WITH AN EFFECTIVE DATE OF JANUARY 6, 2012.

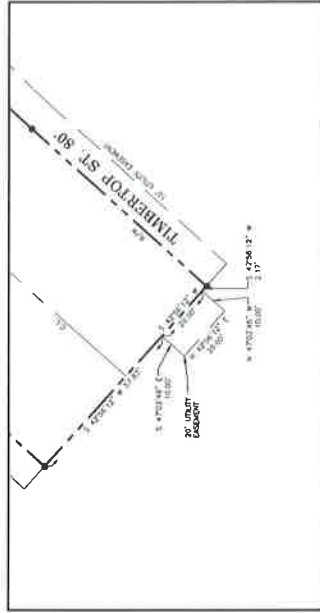
NOTE "H": NO ADDITIONAL DEVELOPMENT SHALL OCCUR WITHIN THE AREA OUTSIDE OF TIMBERTOP SUBDIVISION PHASE 1 UNLESS THE DEVELOPER SUBMITS A FINAL DEVELOPMENT PLAN TO THE CITY OF LANCASTER ENGINEERING DEPARTMENT.



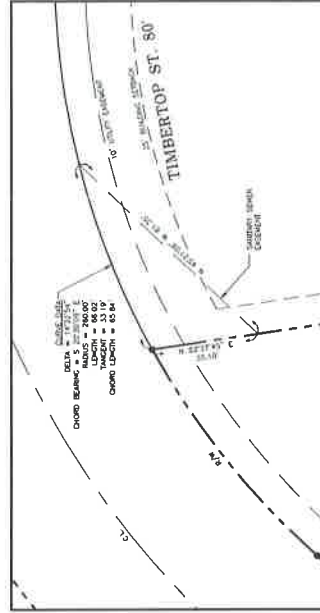
DETAIL "A"



SCALE: 1" = 20'



SCALE: 1" = 20'



SCALE: 1" = 20'