

PRELIMINARY PLAN
ROCK CREEK ESTATES

LOCATED IN AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 2
(T-11, R-9) JACKSON TOWNSHIP, STARK COUNTY, STATE OF OHIO

SUBDIVISION OF 13.078 ACRE TRACT CONVEYED TO BG CUSTOM HOMES, INC., AS
DESCRIBED IN INSTRUMENT No. 202505070015367 OF THE STARK COUNTY RECORDS

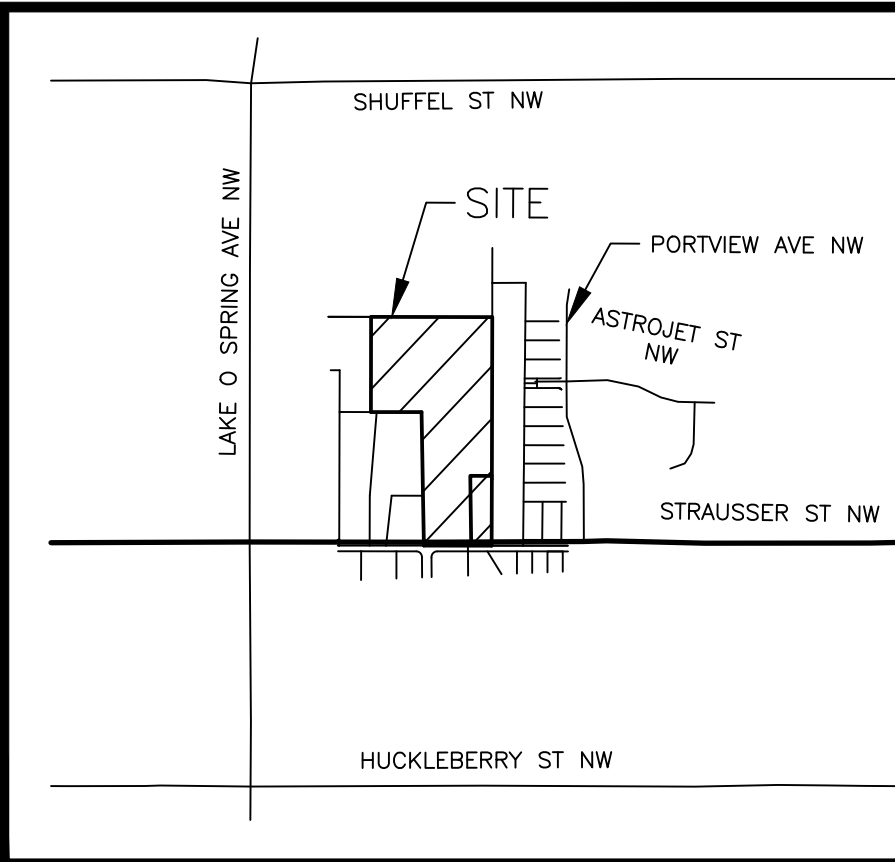
0.245 ACRES OF ROADWAY TO BE DEDICATED - PART OF PARCEL #10014629

2 LOTS TO BE CREATED BY THIS PLAT - 12.833 ACRES

13.078 ACRES TOTAL SEPTEMBER 2026

OWNER/;
DEVELOPER BG CUSTOM HOMES, INC.
5211 OVERLOOK CIR NW
CANTON OH 44718
330 353-4661

SURVEYOR: E.C. METZGER & ASSOCIATES, INC.
P.O. BOX 357
MIDDLEBRANCH, OH 44652-0357
330-875-5095



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAN
ROCK CREEK ESTATES

ZONING DATA - JACKSON TOWNSHIP
ZONED RR RURAL RESIDENTIAL

LOT REQUIREMENTS (SECTION 401.5)
MINIMUM LOT AREA - 20,000 SF
MINIMUM LOT WIDTH AT 100' SETBACK - 100 FEET
MINIMUM LOT FRONTAGE - 50 FEET

SETBACK DATA (SECTION 401.6)
FRONT - 40 FEET
SIDE - 10 FEET
REAR - 25 FEET

ACREAGE TABLE

LOT 1	12.098 ACRES (EXIST. RES. & GARAGE)
LOT 2	0.735 ACRES (VACANT)
STRAUSSER ST.	0.245 ACRES TO BE DEDICATED
TOTAL	13.078 ACRES

GAS LINE, GAS WELL AND STORAGE
TANK EASEMENT DESCRIPTION

LINE	BEARING	DISTANCE
L1	S 40°43'50" E	94.72'
L2	N 51°17'34" W	101.13'
L3	S 40°43'50" E	79.76'
L4	N 51°17'34" W	124.76'
L5	N 00°34'14" W	21.70'
L6	S 51°17'34" E	91.27'
L7	S 40°43'50" E	64.79'
L8	N 01°47'57" E	44.38'

LEGEND

NOTES:

- - INDICATES IRON MONUMENT FOUND AS NOTED
- ⊙ - INDICATES 2" DIA. ROUND-HEAD IRON MONUMENT FOUND
- ⊙ - INDICATES 3" BRONZE DISK STARK CO. MONUMENT FOUND
- - INDICATES 3/8" IRON BAR WITH "METZGER" CAP SET
- M - INDICATES MEASURED DISTANCE
- R - INDICATES RECORD DISTANCE
- S - INDICATES SET DISTANCE
- R/W - INDICATES RIGHT-OF-WAY
- NDL - INDICATES NEW DIVISION LINE
- U.E. - INDICATES UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	103.11'	85.79'	N 40°22'48" W	118°09'24"	83.47'
C2	50.00'	190.71'	94.40'	N 89°25'46" E	218°32'15"	143.03'
C3	50.00'	54.44'	51.79'	S 11°21'15" W	62°23'13"	30.27'

- GENERAL NOTES: -

- ALL LOTS TO BE SERVED BY NEW SANITARY SEWER EXTENSION AND EXISTING WATERLINE.
- ALL INTERNAL LOT LINES WITHIN THE BOUNDARY OF THE PLAT ARE NEW DIVISION LINES.
- BOUNDARY SURVEY PROVIDED BY E.C. METZGER AND ASSOCIATES, INC.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM AND THE STARK COUNTY GEODETIC REFERENCE SYSTEM NAD83(1986 ADJ); THE SCGRS POINTS USED TO ESTABLISH THE DATUM ARE: JAC-031, JAC-022, AND JAC-048, USING THE REFERENCE BEARING OF N 01° 50' 30" E, OBSERVED BETWEEN STATIONS JAC-031 AND JAC-022. ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GIVEN DISTANCE BY THE PROJECT COMBINED FACTOR OF 0.99990625619.
- TOPOGRAPHIC INFORMATION SHOWN BASED ON DATA TAKEN FROM THE STARK COUNTY GIS.
- THE PROJECT SITE IS LOCATED IN A FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN. INFORMATION TAKEN FROM FIRM, FLOOD INSURANCE RATE MAP, MAP NUMBER 39151C0065E EFFECTIVE 9/29/11.
- THERE WILL BE NO NEW STREETS, COMMERCIAL DEVELOPMENT, OR DRAINAGE RELATED IMPROVEMENTS ASSOCIATED WITH THIS PROJECT. EXISTING DRAINAGE COURSES WILL BE MAINTAINED.

APPROVED BY THE JACKSON TOWNSHIP ZONING INSPECTOR
THIS _____ DAY OF _____, 20____.

JACKSON TOWNSHIP ZONING INSPECTOR

MICHAEL JOSEPH HETTLER, JR.
E-45423
09/17/2026

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

HETTLER LARGENT
Civil & Construction Consultants



BG CUSTOM HOMES, INC.
PARCEL # 10014629
JACKSON TOWNSHIP
STARK COUNTY, OHIO

SEPTEMBER 16 2026 3:10PM