Planning Commission
Replat
Clubhouse Pointe, Phase 3 a section of
Montville Lakes (aka Blue Heron)
Montville Township App. No. 057-2014-R

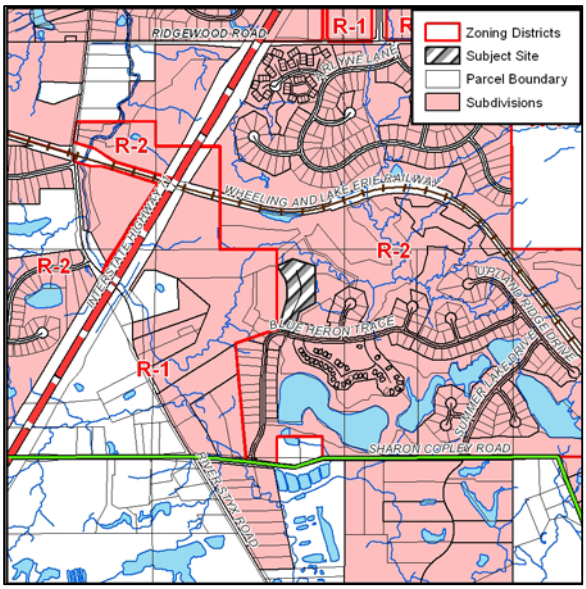
Meeting:	August 6, 2014	**Site Area:**	6.8492 acres
Applicant:	Design Construction Services LLC/ Robert Unruh	**Blocks:**	4.9904 acres (Block A-2)
		Sublots:	18, 20 total units
Owner:	Premier Bank & Trust, Custodian of the Angela R. Robinson Self-Directed Trust	**Zoning:**	R-1 and R-2 Residential, PUD Option
		Utilities:	Central water and sanitary sewer
Surveyor:	TGC Engineering, LLC/ Guy Haney	**School Dist:**	Medina City
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The site is located on the north side of Blue Heron Trace immediately adjacent to the club house in the Montville Lakes subdivision (aka Blue Heron). The proposal is to further subdivide the 6.8492 acre site creating 18 sublots along the existing private street, Clubhouse Drive. The site will be served by public water and sewer.

Recommendation: APPROVAL WITH MODIFICATIONS

Background: Montville Lakes is located on the north side of Sharon Copley Road (State Route [SR] 162), west of River Styx and Interstate 71 (I-71), in Montville Township. The first and second phases of Montville Lakes were reviewed and approved by the Medina County Planning Commission (MCPC) and constructed during the early 1990s. Phases 1 and 2 have access to Ridgewood Road and are located east of I-71 and north of the railroad tracks. The Blue Heron portion of the subdivision, Phases 3A-C, 4, Clubhouse Pointe, and Lookout Pointe are located south and west of the railroad tracks and have access to SR 162. A detailed MCPC approval history is included in the table below.



Clubhouse Pointe (AKA Lookout Pointe North) was originally created as a cluster home subdivision; Replats were intended to be filed as homes were constructed. The applicant prefers to create sublots rather than cluster footprints and plat all the remaining units at one time.

Proposal: The applicant proposes to create 18 sublots on the existing private permanent cul-de-sac street, Clubhouse Drive (see GIS map). The proposed subdivision is to be served by central water and sewer. Two cluster footprints have already been created; this proposal will create the remaining units as 18 sublots.

Site Conditions: Clubhouse Drive is constructed, as are the other public utilities. Two cluster footprints have already been created and homes have been constructed. The remaining building sites are ready for construction to begin.

Access: The existing Clubhouse Drive is a private permanent cu-de-sac street. Access to the site is provided via Clubhouse Drive and Blue Heron Trace to SR 162. Alternate access to SR 162 is provided via Blue Heron Trace and Upland Ridge and Summer Lake Drives.

Zoning: Montville Lakes was developed as a conditional use Planned Unit Development (PUD). A Conditional Zoning Certificate was issued by the Township Board of Zoning Appeals on October 1, 2001.

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

Subdivision Stage	Phase	Approval Date
Preliminary Plan		March 2001
Rev. Preliminary Plan		Nov. 2001
Rev. Preliminary Plan		July 2002
Final Plat	3A	July 2002
Replat	Lookout Pointe	June 2004
Rev. Preliminary Plan		Feb. 2005
Replat	3B	Feb. 2005
Final Plat	3C	Dec. 2006
Final Plat	Lookout Pointe North	Dec. 2006
Replat	Clubhouse Pointe *	Dec. 2006
Final Plat	4	Jan. 2007
Replat	Clubhouse Pointe *	Sept. 2008
MCPC Consideration	Permit transfer of golf course parcels	Aug. 2012
Rev. Preliminary Plan		July 2014
Replat	3B, 3C, & 4	July 2014
* AKA Lookout Pointe North		

Sanitary Engineer, Amy S. Lyon-Galvin, 7/24/2014. [The developer] *installed the water and sewer in 2006. Because it's a private street, we've learned from experience, that the water curb boxes are likely too close to the proposed building footprint. Again, no objections if plans are resubmitted for re-approval (they've changed the lot orientation) and they agree to move the water curb boxes to be a minimum of 15' from the building* [clarification provided by author].

Ohio Dept. of Transportation, Dawn Roxberry, 7/21/2014. *No comments.*

Montville Township Zoning, Paul Jeffers, 7/21/2014. *APPROVED*
Due to recent circumstances with the sale of the Blue Heron Club House w/parking lot, the Zoning Office has asked the developer to include a 15' setback for the principal structures. The six building envelopes would encroach into the 15' setback to allow for patios and decks to be attached. The township is in support of this proposal as it is in harmony with the established character of the neighborhood and comprehensive plan.

Columbia Gas, Russ Johnson, 7/18/2014. *APPROVED*

Tax Maps, Beth Mika, 7/18/2014. *CONDITIONAL APPROVAL*
1. *Monumentation for perimeter and sublots.*
2. *I came up with a sublot total* [area] *of 1.7341* [acres], *instead of 1.7351* [acres] *perhaps a rounding error, which would also affect Block A2* [clarification added by author].

Highway Engineer, Andy Conrad, 7/16/2014. *CONDITIONAL APPROVAL*

1. *Correct sublot acreage summary*
2. *Set monuments at sublot and block corners.*

Medina County Soil and Water Conservation District (MCSWCD), Jim Dieter, 7/1/2014. *No comments.*

Staff Comments:

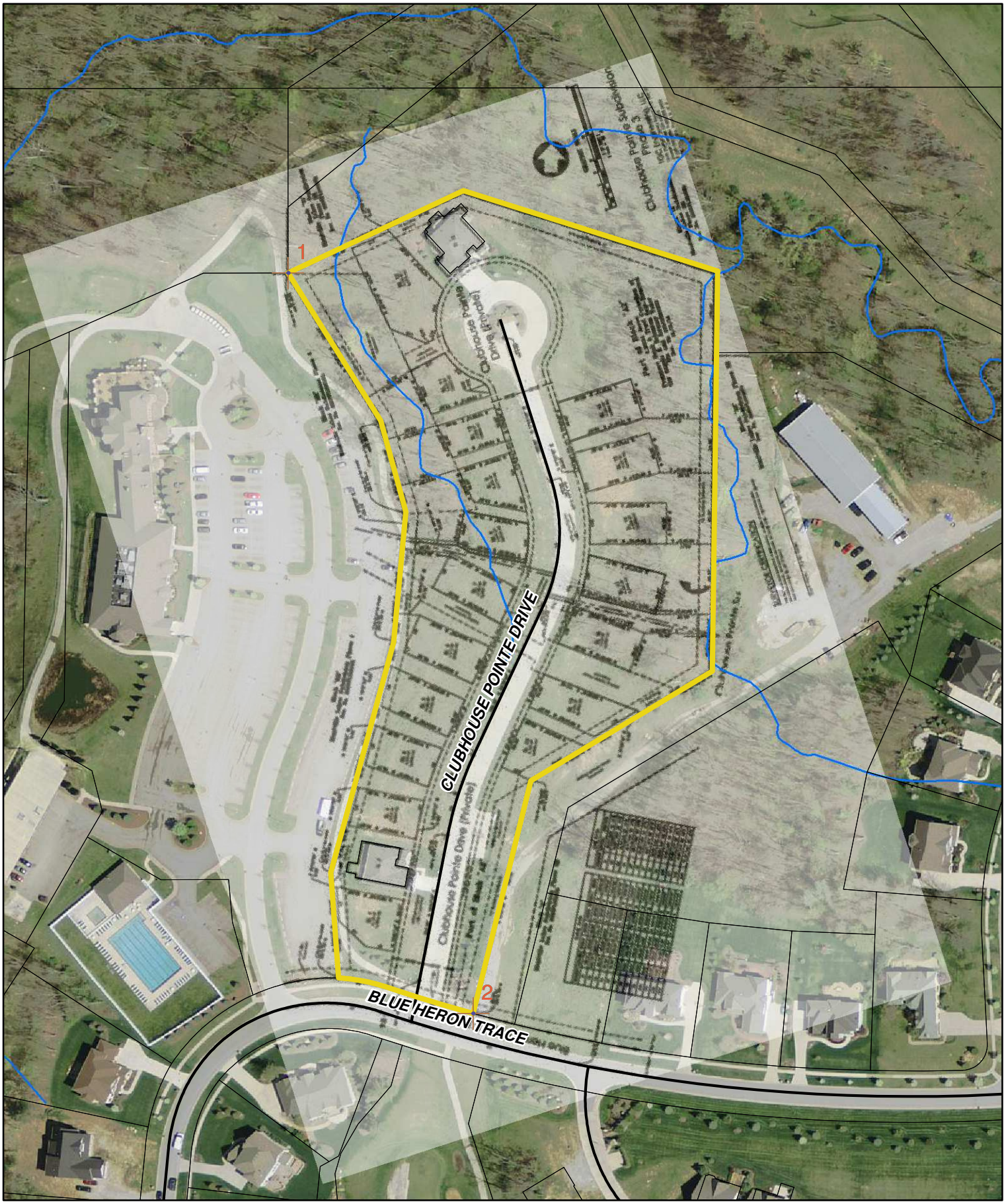
1. The following required data/information was not provided on or with the Replat (Subivision Regulations section references are included):
   a. Total site data – Including… number of residential lots. § 404(D)(2)f.13. ***Show number of sublots.***
   b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Provide signature and seal of the surveyor on Sheet 1-3.***
   c. Notarized certification by the owner or owners of the subdivision. § 404(D)(2)f.17. ***Provide notarized signature of the owners.***
   d. 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.***
   e. A subdivision served by a public central sanitary sewer [and public central water] shall be certified by the Sanitary Engineer 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 the signature of the Sanitary Engineer.***
   f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction and stating, "Construction plans have been approved." § 404(D)(2)g.5 and 8. ***Add the above statement and provide the signature of the Highway Engineer.***
   g. 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.6. ***Provide the signature of the County Commissioners.***
   h. Protective covenants, conditions and restrictions… shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)h and i. ***Provide a note indicating the subdivision is governed by a homeowner's association and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.***
2. The proposed Replat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.

3. The proposed Replat is in substantial conformity with the approved Revised Preliminary Plan and its conditions of approval.
4. The Replat conforms with the Montville Township Zoning Resolution (see comment above).
5. The Sanitary Engineer **HAS NOT** determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
6. Upon receipt of Highway Engineer 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 Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Replat of Clubhouse Pointe. The applicant must submit the following corrections or additions prior to the Director signing the Replat:

1. Provide the following required data/information on or with the Replat:
    a. Show number of sublots in the subdivision summary table.
    b. Provide signature and seal of the surveyor on Sheet 1-3.
    c. Provide the signatures as required above.
    d. Add the statement that "Construction plans have been approved" and provide the signature of the Highway Engineer.
    e. Provide a note indicating the subdivision is governed by a homeowner's association and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.
2. Satisfy the Sanitary Engineer's comments above.
3. Satisfy the Tax Map and Highway Engineer's comments above.

R:\arcview\wp_planning\major_subdivisions\2014\Clubhouse_pointe_ph3\club_house_pointe_ph_3_08072014.docx



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

Clubhouse Pointe, Ph.3
Replat
App. 057-2014-R
Montville Township

Meeting Date: 8/6/2014
Zoning: R-1 & R-2 PUD
Area: 6.8492 acres
Sublots: 18

1:1,800
0 20 40 80 120 160
Feet

Clubhouse Pointe Subdivision - Phase 3

Creating Sublot Nos. 1, 3-12, 14-20 and Block "A2"

Being a replat of Block "A1" of Clubhouse Ponte Subdivision Phase 2
as recorded in Document Number 2008PL000059
of the Medina Country Recorders Records.
Situated in Lot 83 Township of Montville,
County of Medina and State of Ohio

Vicinity Map
Not to Scale

APPROVALS

The Township Trustees of Montville Township on this ___ day of _____, 20____ hereby certify this plat meets all the requirements of the Township Zoning resolution.

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

Approved by the Medina County Planning Commission on this____ day of _____, 20___.

_____
Director

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on this ____ day of _____, 20__.

_____
Engineer

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 on this____ day of _____20____.

_____
Sanitary Engineer

The Medina County Commissioners on this ____ day of _____, 20_____ 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, Commissioners

_____
Commissioner

_____
Commissioner

Approved for transfer this ____ day of _____, 20___.

_____
Tax Map Draftsman

Received for transfer this ____ day of _____, 20___.

_____
Medina County Auditor

Received and recorded this ____ day of _____, 20___.
At _____ a.m./p.m. recorded in Plat Document No. _____
Fee: _____

_____
Medina County Recorder

AREA TABLE

AREA IN SUBLOTS PHASE 1	*0.0565 ACRES*
AREA IN SUBLOTS PHASE 2	*0.0672 ACRES*
AREA IN SUBLOTS PHASE 3	*1.7351 ACRES*
AREA IN BLOCK "A2"	*4.9904 ACRES*
TOTAL AREA IN SUBDIVISION	*6.8492 ACRES*

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof.

_____
Guy P. Haney P.S. No. S-7631 Date

NOTES

REFERENCE WORKS:

1. Montville Lakes Subdivision Phase 3A - Plat Doc. #2003PL000047
2. Montville Lakes Subdivision Phase 3B - Plat Doc. #2005PL000051
3. Lookout Pointe North Subdivision - Plat Doc. #2007PL000012
4. Montville Lakes Subdivision Phase 4 - Plat Doc. #2007PL000065
5. Clubhouse Pointe Subdivision Phase 1 - Plat Doc. #2008PL000009
6. Clubhouse Pointe Subdivision Phase 2 - Plat Doc. #2008PL000059

BASIS OF BEARINGS:

NAD83 Ohio State Plane Coordinates, North Zone.

ACCEPTANCE & DEDICATION

Know all men by these presents that _____ owner/agent of Premiere Bank & Trust Custodian of the Angela R. Robinson Self-Directed IRA, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____
Owner/Agent Date

County of Medina }
} SS
State of Ohio }

Before me a notary public in and for said county and state, personally appeared the above named Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this plat to be his own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20 _____.

_____
Notary public

_____
My commission expires

_____
Witness

_____
Witness

ACCEPTANCE & DEDICATION

Know all men by these presents that _____ Jeremy Yoder, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____
Owner/Agent Date

County of Medina }
} SS
State of Ohio }

Before me a notary public in and for said county and state, personally appeared the above named Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this plat to be his own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20 _____.

_____
Notary public

_____
My commission expires

_____
Witness

_____
Witness

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423

Block "RR"
Montville Lakes Subdivision Phase 4
Doc. No. 2007PL000065

Block "Q"
Montville Lakes Subdivision Phase 3B
Doc. No. 2005PL000051

Clubhouse Pointe Drive (Private)

Blue Heron Trace (T.H.758) 60'

Part of Block "A2"

SL 1
4,129 SF
0.0948 AC

SL 2

SL 3
3,638 SF
0.0835 AC

SL 4
3,870 SF
0.0889 AC

SL 5
4,363 SF
0.1002 AC

SL 6
4,312 SF
0.0990 AC

SL 7
4,080 SF
0.0937 AC

SL 18
4,342 SF
0.0997 AC

SL 19
4,524 SF
0.1038 AC

SL 20
3,720 SF
0.0854 AC

S 86°03'50" W 5.00'
1" Iron Pin w/ Cap S-6752 Fnd. & Usd. 0.02' S., 0.08' W.
N 75°01'53" W 5.00'
N 75°01'53" W 5.00'
N 75°01'53" W 5.00'
1" Iron Pin w/ Cap S-6752 Fnd. & Usd. 0.15' S., 0.21' W.
12' Utility Easement
1" Iron Pin w/ Cap S-6752 Fnd. & Usd. 0.40' S., 0.21' W.
N 3°56'10" W 124.94'
107.65'
17.29'
15' Bldg Setback
105.73'
N 14°58'07" E 282.79'
75.72'
72.41'
28.93'
34.00'
N 5°02'24" E 155.10'
76.30'
13.52'
N 84°57'36" W 57.71'
15' Bldg Setback
N 84°57'36" W 27.70'
1 5/8" Iron Pin Fnd. & Usd.
Drill Hole Fnd. & Usd. 0.01' N., 0.07' W. of CL
60' Ingress/Egress Utility Easement
S 10°47'12" W 11.82'
Drill Hole Fnd. & Usd. 0.05' N., 0.08' E. of CL
Drill Hole Fnd. & Usd.
Drill Hole Fnd. & Usd. 0.03' N., 0.14' E. of CL
225.39' N 10°47'12" E
30.00
30.00
6' Building Setback
S 24°35'10" W 48.00'
N 24°35'10" E 6' Building Setback
196.32' N 24°35'10" E
N 24°35'10" E 41.54'
12' Utility Easement
6' Building Setback
Existing Sanitary Sewer Easement
60' Ingress/Egress Utility Easement
Drill Hole Fnd. & Usd. 0.10' N., 0.11' E. of CL
15' Building Setback
S 13°37'06" W 283.52'
N 24°35'10" E 62.98'
N 24°35'10" E 42.00'
6' Building Setback
Drill Hole Fnd. & Usd. 0.04' N., 0.02' W.
1" Iron Pin w/ Cap S-6752 Fnd. & Usd. 0.01' N., 0.05' E.
75.94'
S 58°33'44" W 246.65'
Existing Sanitary Sewer Easement
S 31°26'16" E 5.00'
15' Building Setback
97.09'
45.21'
49.00' S 21°14'44" W
S 89°38'21" E 76.92'
MATCH LINE SHEET 3
1" Iron Pin w/ Lewis Land Cap Fnd. & Usd.
S 79°08'38" E 65.45'

CURVE DATA					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	135.12'	200.00'	132.57'	S 88°45'12" W	38°42'33"
C2	447.70'	2000.00'	446.77'	S 78°18'18" E	12°49'33"
C3	98.75'	410.00'	98.51'	N 17°41'11" E	13°47'58"
C4	151.54'	205.00'	148.12'	N 3°24'31" E	42°21'18"
C5	60.30'	230.00'	60.13'	N 79°24'09" W	15°01'16"
C6	104.30'	1970.00'	104.29'	S 73°24'32" E	3°02'01"
C7	34.20'	446.00'	34.20'	S 12°59'01" W	4°23'38"
C8	48.04'	446.00'	48.02'	S 20°26'43" W	6°10'18"
C9	4.53'	169.00'	4.53'	N 23°49'03" E	1°32'13"
C10	46.54'	169.00'	46.40'	N 3°22'10" E	15°46'45"
C11	26.06'	169.00'	26.03'	S 13°36'06" E	8°50'05"
C12	17.82'	19.00'	17.18'	S 44°46'07" E	53°44'37"
C13	52.56'	74.00'	51.47'	S 51°17'29" E	40°41'54"
C14	46.88'	74.00'	46.10'	S 10°33'37" W	36°17'42"
C15	25.50'	241.00'	25.49'	S 14°58'10" E	6°03'43"
C16	48.14'	241.00'	48.06'	N 3°08'04" W	11°26'42"
C17	48.14'	241.00'	48.06'	N 11°20'25" E	11°26'42"
C18	14.13'	241.00'	14.13'	N 22°54'23" E	3°21'34"

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	33.82	S79° 12' 48"E
L2	43.57	S46° 25' 40"E
L3	39.71	S3° 56' 10"E
L4	46.11	N14° 58' 07"E
L5	48.11	N14° 58' 07"E
L6	48.68	N14° 58' 07"E
L7	9.67	S14° 58' 07"W
L8	38.46	S24° 35' 10"W
L9	46.00	S27° 50' 05"W
L10	17.50	S62° 09' 55"E
L11	45.68	S17° 53' 48"E
L12	5.49	S17° 53' 48"E
L13	45.26	N62° 20' 03"E
L14	14.69	S21° 20' 34"W
L15	7.03	S62° 20' 03"W
L16	45.35	N68° 39' 26"W
L17	48.45	N65° 04' 13"E
L18	34.94	N24° 35' 10"E
L19	58.90	S58° 33' 44"W
L20	37.85	N65° 24' 50"W

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable.
Distances are given in feet and decimal parts thereof.

Guy P. Haney P.S. No. S-7631 Date

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Clubhouse Pointe Subdivision Phase 3

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423

Block "RR"
Montville Lakes Subdivision Phase 4
Doc. No. 2007PL000065

Block "T1"
Montville Lakes Subdivision
Phase 3B
Doc. No. 2005PL000051

N 5°02'24" E
155.10'

1" Iron Pin w/ Cap S-6752
Fnd. & Usd.
0.04 S., 0.05 W.

1" Iron Pin w/ Cap S-6752
Fnd. & Usd.
0.02 N., 0.06 W.

1" Iron Pin w/ Cap S-6752
Fnd. & Usd.
0.93 S., 0.03 W.

N 31°59'55" W 205.60'
172.80'

31.28'
N 15°32'30" W 111.66'
33.58' 56.63'
21.45' 32.80'

15' Building Setback

Existing Drainage Easement

129.38'

N 65°04'13" E 226.84'

N 24°55'47" W
5.00'

97.46'

N 84°57'36" W
64.25'

S 74°27'30" W 73.60'

S 74°27'30" W 63.39'

S 50°00'58" W 62.59'

N 25°40'19" W
56.62'

N 25°49'16" W 104.54'

L10 S 10°51'22" W 40.89'

S 79°08'38" E 65.45'

N 79°08'38" W 76.15'

SL 8
3,649 SF
0.0838 AC

C10

N 25°46'09" W
41.64'

N 79°08'38" W 63.22'

SL 9
3,370 SF
0.0774 AC

N 72°06'12" E 63.08'

C11 L11

N 25°46'09" W
42.40'

S 72°06'12" W 65.15'

SL 10
2,858 SF
0.0656 AC

N 72°06'12" E 70.96'

42.00'

S 72°06'12" W 73.03'

SL 11
3,623 SF
0.0832 AC

L13

Existing Storm Easement

L12
C12

C13

L16

L15

L14

C14

SL 12
7,725 SF
0.1773 AC

L17

S 42°53'10" E 93.85'

15' Building Setback

6' Building Setback S 17°53'48" E

30.00

199.00' N 17°53'48" W

30.00

60' Ingress/Egress
Utility Easement

Drill Hole
Fnd. & Usd.
0.66' N., 0.48' E. of CL

S 17°53'48" E
22.54'

Drill Hole
Fnd. & Usd.

6' Building Setback S 17°53'48" E

Clubhouse Pointe
Drive (Private)

SL 13

MATCH LINE SHEET 2

C4

C17

N 75°47'13" W 90.00'

SL 17
4,339 SF
0.0996 AC

S 75°47'13" E 92.41'

48.00'
S 14°12'47" W

C16

S 89°44'02" W 90.00'

SL 16
4,339 SF
0.0996 AC

N 89°44'02" E 92.41'

48.00'
S 0°15'58" E

C15

N 75°12'27" E 90.00'

SL 15
4,331 SF
0.0994 AC

S 75°12'27" W 91.30'

48.00'
N 14°47'33" W

48.00'

N 72°06'12" E 90.00'

SL 14
4,320 SF
0.0992 AC

S 72°06'12" W 90.00'

48.00'
N 17°53'48" W

65.70'
S 89°38'21" E

26.24'

53.11'
S 89°38'21" E

61.58'
S 89°38'21" E

81.34'
S 89°38'21" E

82.43'

15' Building Setback

83.25'

S 0°21'39" W 64.46'

471.68'

170.09'

15' Building Setback

309.20'
S 72°08'02" E

Part of Block "A2"
4.9904 Acres
Premiere Bank & Trust Custodian of
the Angela R. Robinson Self-Directed
IRA and Jeremy Yoder
Doc. No. 20140R002113
01/31/14

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof.

Guy P. Haney P.S. No. S-7631 Date

Block "EE"
Montville Lakes Subdivision Phase 3B
Doc. No. 2005PL000051

Block "T1"
Montville Lakes Subdivision
Phase 3B
Doc. No. 2005PL000051

Clubhouse Pointe Subdivision Phase 3

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423