Planning Commission
Revised Preliminary Plan & Final Plat

Maplebrooke Reserve Subdivision

Montville Township

Meeting:	October 5, 2016	**Open Space:**	38.07 acres (74%)
App. No.:	091-2016 RPP and 093-2016-FP	**Sublots:**	40
Applicant:	Cambridge Service Co.	**Zoning:**	R-1, Single-Family Low Density Residential
Engineer:	Suhail & Associates	**Utilities:**	Central sanitary sewers and water
Parcel No.:	030-11C-09-007	**School Dist.:**	Medina City
Site Area:	51.44 acres	**Reviewer:**	Susan Hirsch

EXECUTIVE SUMMARY

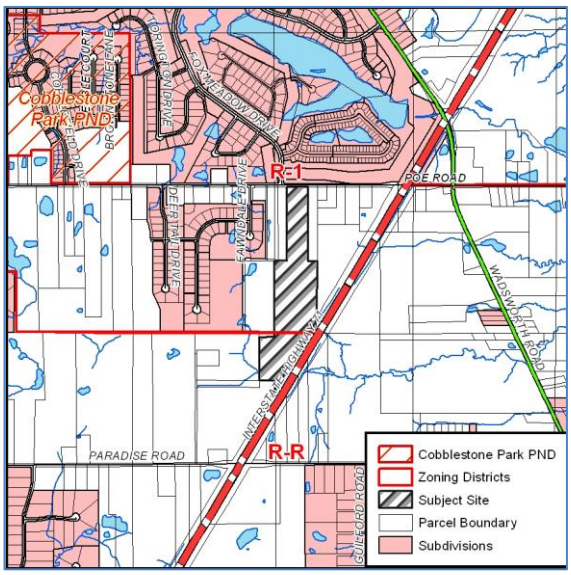
The site is located on the south side of Poe Road west of the I-71 overpass (see location map). The proposal for the 51.73 acre site includes 40 single family sublots on a public cul-de-sac street. The site will be served by public water and sewer.

Recommendation (Revised Preliminary Plan & Final Plat): APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Single-family Low Density Residential	Fox Meadows Open Space
East	R-1 Single-family Low Density Residential	Single family homes along Poe Road Agriculture/undeveloped
South	R-1 Single-family Low Density Residential	I-71; Agriculture/undeveloped
West	R-1 Single-family Low Density Residential	Single family homes along Poe Road Medina Bird Club Wooded/ undeveloped

Proposal: The applicant proposes to create 40 sublots on a public (60 foot right-of-way [ROW]) permanent cul-de-sac street (see GIS map). The proposed subdivision is to be served by central water and sewer. A detention pond is shown within Block "A", an open space block south of Poe Road and west of the cul-de-sac street and in Block "C", an open space block south of the homes on the cul-de-sac bulb. There is also a landscaped open space area, Block "B", along Poe Road east of the cul-de-sac street. Block "C" consists of a 35.99 acres of undisturbed open space and it is located south of the homes on the cul-de-sac bulb. Block "D" consisting of 0.0488 acres is the landscaped center of the cul-de-sac bulb, and Blocks "E" through "H" are median islands.



Access: Access to the site is provided via Maplebrooke Trace, the proposed permanent cul-de-sac subdivision street, to Poe Road. The properties on either side of the subject site are either currently developed and/or they have alternate access. There is no requirement for a temporary stub street from the proposed development.

Site Conditions: A majority of the site is currently undeveloped and wooded. There is an existing residence that currently accesses Poe Road. The topography is gently rolling; the site slopes upward from Poe Road to its highest point within the open space area south of the proposed cul-de-sac bulb. Several small streams cross the large open space area on the southern portion of the site. Additionally, there may be a small wetlands area within the Open Space Block "C" at the southern end of the property, and a plugged gas well within Sublot 37.

Zoning: The subject property is zoned R-1 Residential District. The Montville Township Zoning Resolution indicates that the purpose of the R-1 District is to "…provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres, planned neighborhood developments to enable the review of large scale developments, and controlled density planned residential developments to preserve reasonable amounts of open space in the Township."

Maplebrooke Reserve Subdivision is proposed to be developed under the Controlled Density regulations. The objective of the Controlled Density PRD is to, **"…** provide alternative housing types and the preservation of open space through the flexible arrangement of buildings in a unified development." In the R-1 District a Controlled Density development has a maximum gross density of 0.8 du/acre, a maximum of 4 units on any one acre, and minimum restricted open space of 35%.

Background: A Preliminary Plan for this property, under the name Oak Lane Subdivision, was approved with modifications by the Planning Commission on August 6, 2014. Subsequently, a Final Plat for Maplebrooke Reserve was submitted for the June 5, 2015 Planning Commission meeting and then continued to the July meeting due to unresolved storm water discharge issues. The Final Plat was not resubmitted until now along with the Revised Preliminary Plan.

Revised Preliminary Plan

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

Medina County Health Department, Christine Fienga**,** 9/23/2016. *This subdivision will be serviced by sanitary sewer and public water so our office has no further comments.*

Columbia Gas, Russ Johnson, 9/20/2016. *Columbia Pipeline Group has no facilities impacted by this project.*

Ohio Department of Transportation (ODOT), Jared Feller, 9/9/2016. *Since Maplebrooke Reserve does not have direct access to a state highway, ODOT has no objections.*

Medina County Soil and Water Conservation District (MCSWCD), Jim Dieter, 7/29/2014, *No additional comments*.

7/1/2014. *Maplebrooke Reserve Subdivision is located off of Poe Rd west of the I-71 over pass. It has proposed 40 single family homes on approximately 13.06 acres. An additional 38.67 acres are proposed as open space. Houses will be serviced by public water and sewer.*

- *Proposed detention basin at the northwest corner of the subdivision is very close to the west property line and the road right of way. Township zoning setbacks may require a greater setback distance that what is proposed. This area is part of the open space; township will need to address this location. A minimum of a 15 foot buffer is recommended to perform any maintenance.*
- *The soil in this area is Wadsworth silt loam. Wadsworth Silt loam has seasonal high water table and is moderately slow permeability. Houses with basements may have limitations.*
- *The southern section of this development is best suited as open space due to its natural features. The trees may also buffer some highway noise.*
- *Open space adjacent to the homes along the south end of the development should be marked so that the owner does not encroach into the open space area.*
- *Will the proposed open space be maintained by a Homeowners Association (HOA) and what would be the plans to maintain this open space?*

Sanitary Engineer, Jeremy Sinko, 9/15/2016, APPROVED.

Highway Engineer, Andy Conrad, 9/12/2016. CONDITIONAL APPROVAL.

1. Show Fox Meadow Drive and the Whitetail Crossing Subdivision.
2. Drainage assessments are required.
3. Developer responsible for sidewalk installation along the frontage of all Blocks.
4. Show easement for relocated gas line & gas line owner contact information.

Montville Township, Paul Jeffers, Zoning Inspector, 9/22/2016. CONDITIONAL APPROVAL. *Montville Twp. Zoning Commission has approved the preliminary plans for this development. There are some outstanding items that need to be complied to prior to final approval:*

1. *Landscaping plan for the entrance due to the reconfiguration of the detention basins.*
2. *Center islands within the roadway are not engineered to allow for snow removal.*
3. *Plant material for center islands, recommend low lying plantings.*
4. *Dedicated area for USPS Cluster Unit Mailboxes must be shown.*

Staff Comments:

1. The currently submitted Revised Preliminary plan reflects the following changes from the August 2014 approved Preliminary Plan:
    a. The addition of a storm water management easement within Block "C" at the southern end of the cul-de-sac.
    b. An increase in the size of the detention pond on Block "A".
    c. Addition of pedestrian access to the Block "C" open space area; a 20 foot area between Sublots 15 and 16 north side of Maplebrooke Trace and a 15 foot area between Sublots 26 and 27 south of Maplebrooke Trace.
    d. Subsequent changes to the sublot widths to allow for the above changes.
2. Label the detention pond in Block "C", and indicate existing structures that are to be removed.

3. Label all Blocks as "Open Space".
4. The proposed subdivision is consistent with Montville Township zoning.
5. The proposed subdivision is consistent with the Montville Township Comprehensive Plan.
6. Highway Engineer's comments must be addressed prior to Director signing the Final Plat.
7. Tax Maps comments must be addressed
8. Applicant must submit documentation of notification to the US Army Corps of Engineers of the proposed Maplebrooke Reserve Subdivision.
9. Draft HOA documents addressing maintenance of the open space blocks and the detention ponds have been submitted for review by the Prosecutor's Office and the Township. HOA documents must be approved by the Prosecutor's Office and the Township prior to Final Plat approval.

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Revised Preliminary Plan for Maplebrooke Reserve Subdivision. The required modifications include the following:

1. Label the detention pond in Block "C", and indicate existing structures that are to be removed.
2. Label all Blocks as "Open Space".
3. Address Highway Engineer's comments.
4. Tax Maps comments must be addressed
5. Applicant must submit documentation of notification to the US Army Corps of Engineers of the proposed Maplebrooke Reserve Subdivision.
6. HOA documents addressing maintenance of the open space blocks and the detention pond must be approved by the Prosecutor's Office and the Township prior to Final Plat approval.

Final Plat

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

Sanitary Engineer, Jeremy Sinko, 9/15/2016, CONDITIONAL APPROVAL. *There are a few revisions that need to be made to the Final Plat; the requested revisions have been emailed to the engineer. Also, Medina County Prosecutor's Office is reviewing the Underground Easement language to determine if the MCSE is at risk. Once these issues are resolved, the MCSE will sign the plat.*

Ohio Department of Transportation (ODOT), Jared Feller, 9/9/2016. *Since Maplebrooke Reserve does not have direct access to a state highway, ODOT has no objections.*

Highway Engineer, Andy Conrad, 9/12/2016. CONDITIONAL APPROVAL.

1. *Show existing and proposed monuments.*
2. *Provide basis of bearing.*
3. *Tie down easements.*
4. *Are you proposing a gas well easement or no build area? Clarify.*
5. *Provide easement to relocated gas line (provide name of gas company).*

6. Provide dimensions along centerline to locate Blocks.
7. Provide survey monument legend.
8. Poe road clarification
9. Revise Block "A" & "B" language.
10. Show I-71 right-of-way.

Tax Maps, Beth Mika, 9/26/2016. CONDITIONAL APPROVAL

1 It is recommended that you submit the final subdivision plat to Tax Maps for review, before obtaining signatures.
2. Remove existing parcel numbers from final plat.
3. Subject to all Tax Map Dept. comments from previous Planning Dept. reviews and/or extension requests.
4. Subject to Medina County Engineer Land Conveyence Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.

Staff Comments:

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
   a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the original mylar.***
   b. Total site data - Including… number of residential lots…. § 404(D)(2) f.13. ***Add the number of lots to the site data table.***
   c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Include the surveyor's signature on each sheet of the plat.***
   d. Notarized certification by the owner or owners of the subdivision…. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
   e. 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.***
   f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***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.4. ***Provide the signatures of the County Commissioners.***
   h. For new subdivisions with planned public improvements… written approval by the applicable U.S. Army Corps of Engineers District Office (USACE), or other applicable agency, is required before acceptance of public improvements or dedication of public easements. § 404(D)(2)g.9. ***Provide written approval from the USACE.***
   i. Covenants and Restrictions and/or deed restrictions including establishment of Owners Association, and if applicable, assignment of responsibilities, ownership of common areas, and any other areas of responsibility or concern relative to

public or private maintenance of areas or facilities… shall be… approved by the Medina County Prosecutors Office as to form and correctness. § 404(D)(2)h. ***Provide evidence of Prosecutor's Office approval of the submitted homeowner's association (HOA) documents.***

j. Protective covenants, conditions and restrictions, if any, 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. ***Provide recorded HOA document reference notation on the plat.***

2. Label all Blocks as "Open Space."
3. There is a plugged gas well on Sublot 37. In November of 2015 the applicant was granted a variance to permit a 20 foot setback from the well rather than the required 50 foot setback. The wording on the plat, stating that there is a 20 foot easement needs to be clarified. Suggest calling it a setback rather than an easement.
4. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
5. The proposed Final Plat is in substantial conformance with the submitted Revised Preliminary Plan per § 404(D)(5)b.3.
6. The proposed Final Plat appears to be in substantial conformance with the Township Zoning Resolution per § 404(D)(5)b.4.
7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided per § 404(D)(5)b.7.

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Maplebrooke Reserve Subdivision subject to the following:

1. Satisfy the Highway Engineer, Sanitary Engineer and Tax Maps conditions of approval as listed above.
2. Label all Blocks as "Open Space".
3. Clarify that 20 foot easement from the plugged well on Sublot 37 is a setback.
4. Provide the above listed required data/information on or with the original Mylar of the Final Plat.
5. Submit documentation of notification to the US Army Corps of Engineers of the proposed Maplebrooke Reserve Subdivision.
6. HOA documents addressing maintenance of the open space blocks and the detention ponds must be approved by the Prosecutor's Office and the Township prior to Final Plat approval.

The Director will sign the Final Plat upon satisfaction of all above conditions.

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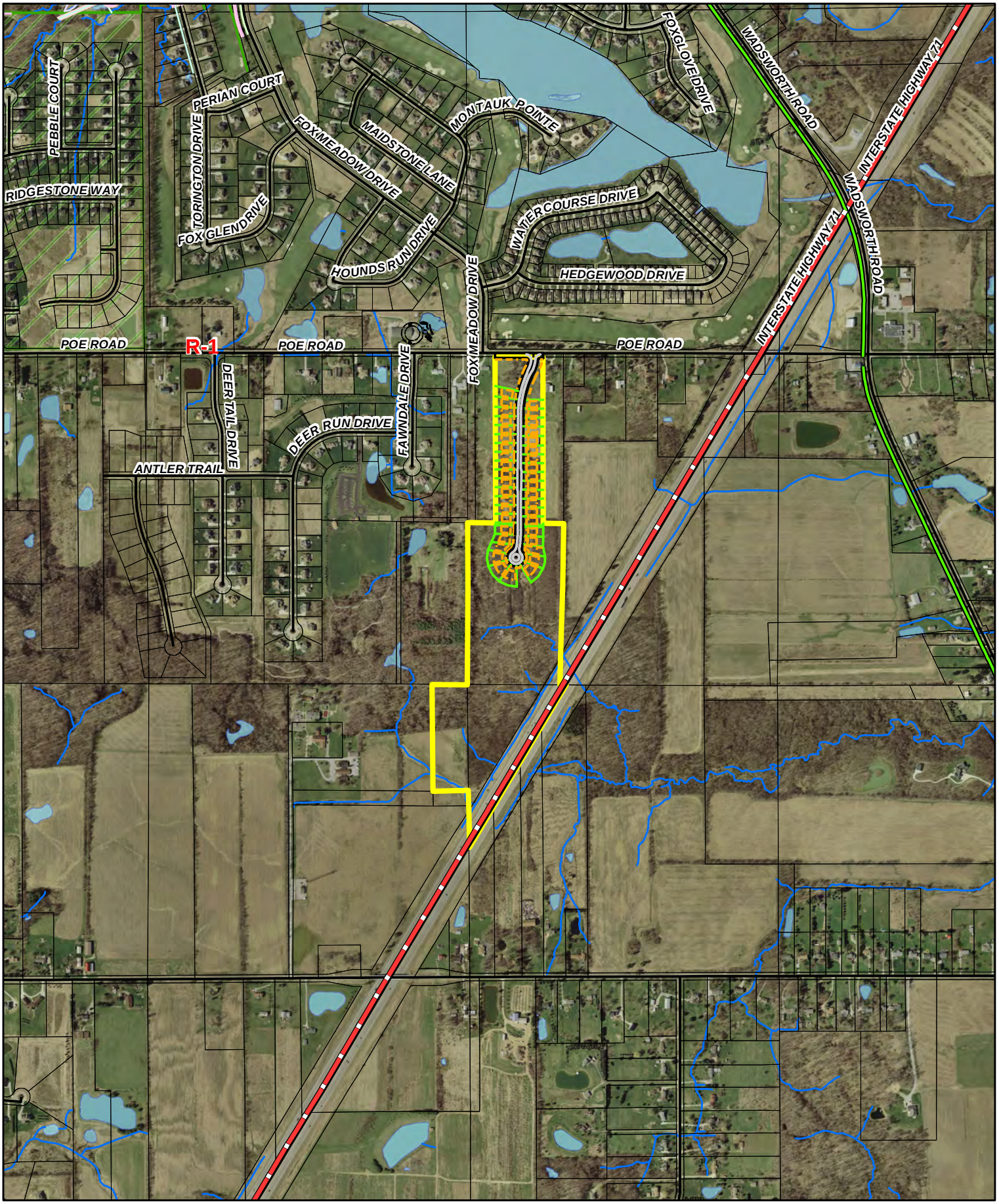
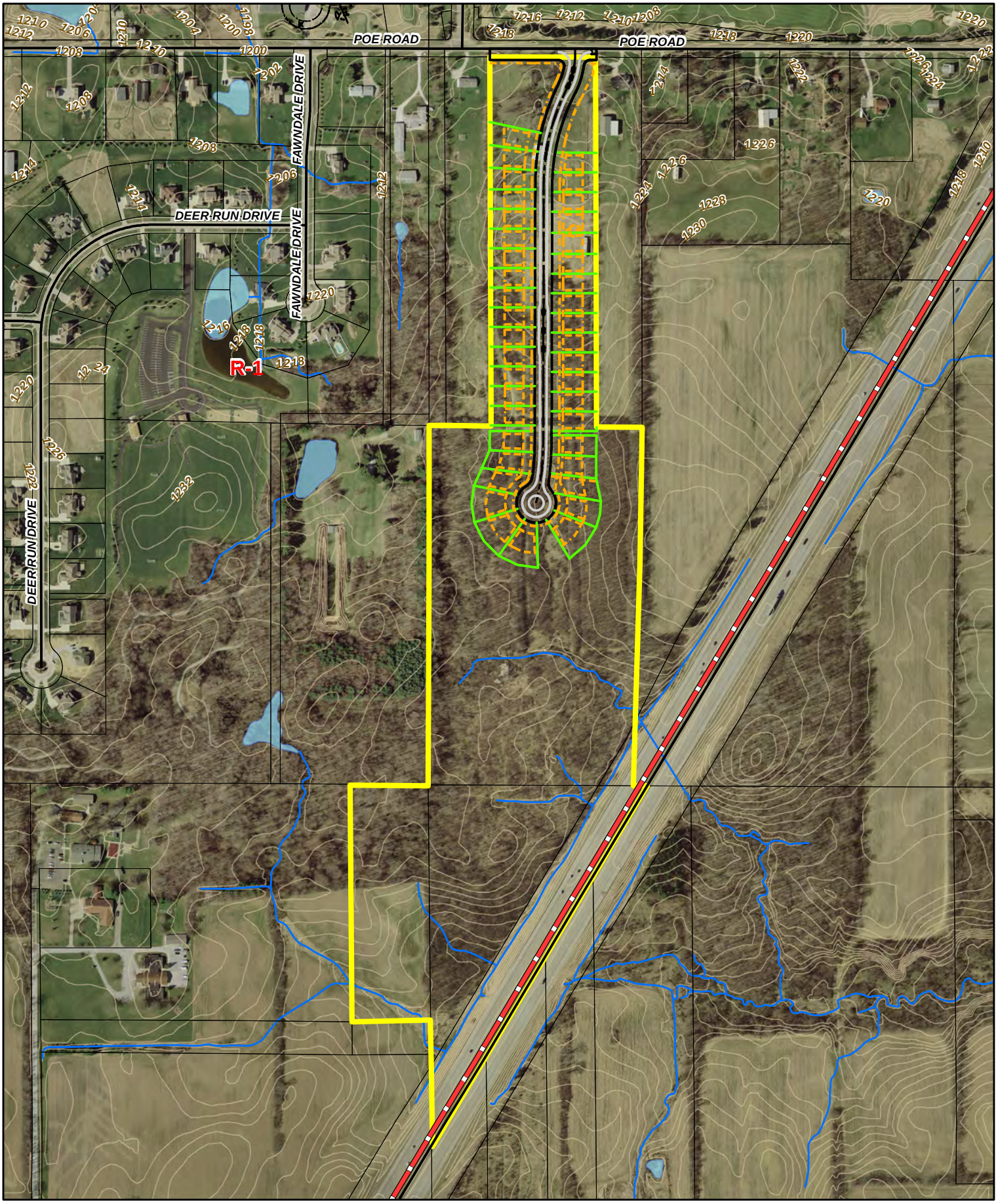


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-1 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Maplewood Reserve
Rev. Pre. Plan & Final Plat
App. 091 & 093-2016
Montville Township

Meeting Date: 10/5/2016
Zoning: R-1
Area: 51.44 acres
Sublots: 40

1:12,000
0 125 250 500 750 1,000 Feet



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Area: 51.44 acres
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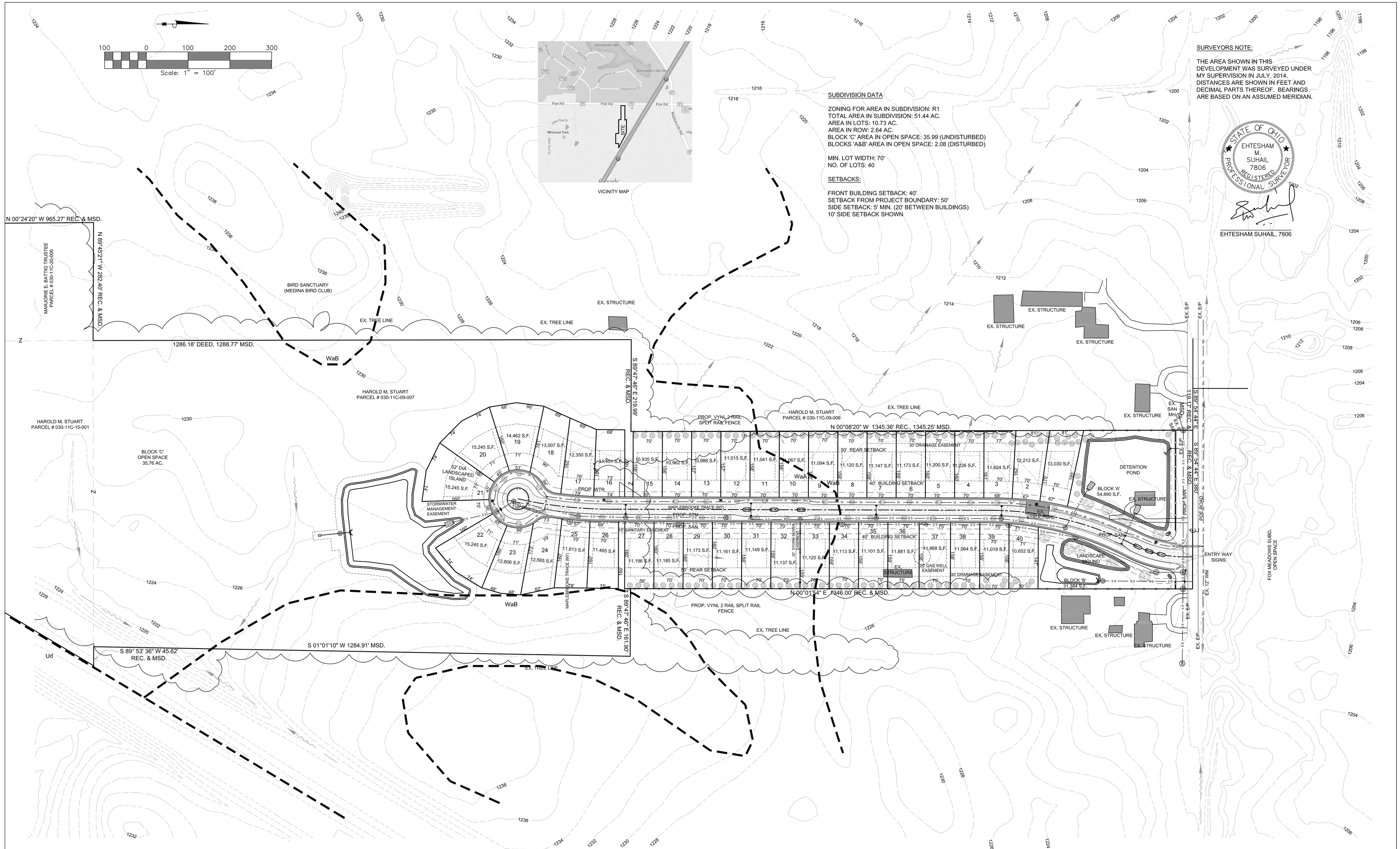
1:5,400
0 60 120 240 360 480
Feet



NO.	DATE	REVISIONS	BY
1	09/06/16	REVISED PER COUNTY ENGINEER'S COMMENTS	HS

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DES. BY	FA
CHK. BY	MA
RE.CHK. BY	HS
APR. BY	ES
DATE	JULY 10, 2014
SCALE	AS NOTED

PRELIMINARY PLAN FOR MAPLEBROOKE RESERVE

MONTVILLE TOWNSHIP

PREPARED FOR
OAK LANE ASSOCIATES LTD.
130 WEST STREETSBORO STREET
HUDSON, OHIO 44236
PH # (330) 656-3999

S&S JOB NO.	SHEET NO.
20160119	1 OF 2

100 0 100 200 300

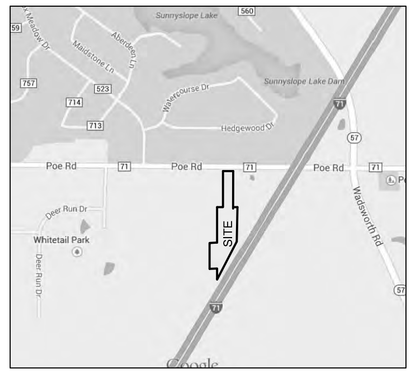
Scale: 1" = 100'

SURVEYORS NOTE:

THE AREA SHOWN IN THIS DEVELOPMENT WAS SURVEYED UNDER MY SUPERVISION IN JULY, 2014. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

STATE OF OHIO
EHTESHAM M. SUHAIL
7806
REGISTERED PROFESSIONAL SURVEYOR

EHTESHAM SUHAIL, 7806



VICINITY MAP

CLUB
(SOCIETY FOR THE HANDICAPPED)

PFO1C- EMERGENT WETLAND AS PER NATIONAL WETLANDS INVENTORY MAP

EX. TREE LINE

N 00°24'20" W 965.27' REC. & MSD.

N 89°41'53" E 280.64' MSD.

N 89° 45'21" W 282.40' REC. & MSD.

MARJORIE E. BATTIG TRUSTEE
PARCEL # 030-11C-20-006

BIRD SANCTUARY
(MEDINA BIRD CLUB)

EX. STRUCTURE

N 00°18'07" W 326.55' MSD.

1286.18' DEED, 1288.77' MSD.

S 89°47'46" E 219.99' REC. & MSD.

HAROLD M. STUART
PARCEL # 030-11C-15-001

HAROLD M. STUART
PARCEL # 030-11C-09-007

BLOCK 'C'
OPEN SPACE
35.99 AC.

N 30°52'24" E 1303.00' REC., 1803.66' MSD.

INTERSTATE 71

EX. TREE LINE

Ud

WaB

RsB

Z

60' DIA LANDSCAPED ISLAND

STORMWATER MANAGEMENT EASEMENT

PROP. WTR

SD

15' SANITARY EASEMENT

14,462 S.F. 19
15,245 S.F. 20
13,007 S.F. 18
12,350 S.F.
11,401 S.F.
15,245 S.F. 21
17 16
15,245 S.F. 22
23
24
11,813 S.F.
11,465 S.F.
12,606 S.F.
12,565 S.F.
25 26

S 89° 53' 36" W 45.62' REC. & MSD.

S 01°01'10" W 1284.91' MSD.

S 89°47'46" E 161.90' REC. & MSD.

NO.	DATE	REVISIONS	BY
1	09/06/16	REVISED PER COUNTY ENGINEER'S COMMENTS	HS

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DES. BY	FA
CHK. BY	MA
RE.CHK. BY	HS
APR. BY	ES
DATE	JULY 10 , 2014
SCALE	AS NOTED

PRELIMINARY PLAN FOR MAPLEBROOKE RESERVE

MONTVILLE TOWNSHIP

PREPARED FOR
OAK LANE ASSOCIATES LTD.
130 WEST STREETSBORO STREET
HUDSON, OHIO 44236
PH # (330) 656-3999

S&S JOB NO.	SHEET NO.
20140119	2 OF 2

MAPLEBROOKE RESERVE

SITUATED IN THE TOWNSHIP OF MONTVILLE,
COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF LOT NO.'S 39,
53 AND 54 OF MONTVILLE TOWNSHIP

SURVEYOR'S CERTIFICATE:

BEING PART OF LOT NO.'S 39, 53 AND 54 IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA, STATE OF OHIO AND CONTAINING 51.4427 ACRES OF LAND OF WHICH 1.2601 ACRES IS IN BLOCK 'A', 0.7205 ACRES IS IN BLOCK 'B', 35.7587 ACRES IS IN BLOCK 'C', 0.0488 ACRES IS IN BLOCK 'D', 0.0034 ACRES IS IN BLOCK 'E', 0.0034 ACRES IS IN BLOCK 'F', 0.0034 ACRES IS IN BLOCK 'G', 0.0034 ACRES IS IN BLOCK 'H', 0.0034 ACRES IS IN BLOCK 'I', 0.0034 ACRES IS IN BLOCK 'J', 2.7971 ACRES ARE IN STREETS, 10.8371 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 THRU 40.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR WILL BE SET AT ALL POINTS INDICATED HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

EHTESHAM SUHAIL, 7806

OWNERS CERTIFICATE , ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS MAPLEBROOKE RESERVE, A SUBDIVISION OF LOTS 1 TO 40 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS MAPLEBROOKE TRACE 60 FT. WIDE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE TOWNSHIP OF MONTVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

WITNESS _____ OWNER _____

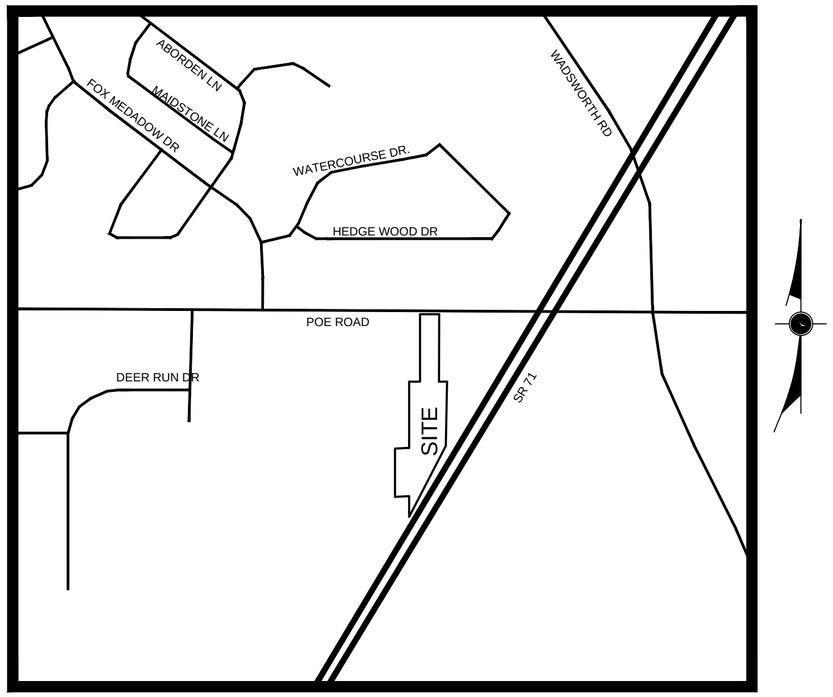
STATE OF OHIO)
COUNTY OF MEDINA) S S

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED _____ AND _____ WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL

SEAL THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC
MY COMM. EXPIRES _____



VICINITY MAP

NOT TO SCALE

APPROVALS

TOWNSHIP TRUSTEES OF MONTVILLE TOWNSHIP HERE BY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION
THIS_____ DAY OF _____, 20 __.

CHAIRMEN TRUSTEES

TRUSTEE

THIS PLAT IS APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION,
THIS_____ DAY OF _____, 20 __.

DIRECTOR

CHAIRPERSON

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED AND ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER

THIS PLAT IS APPROVED BY THE COUNTY ENGINEER OF THE MEDINA COUNTY,
THIS_____ DAY OF _____ , 20 __.

COUNTY ENGINEER

THIS PLAT IS APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER
THIS_____ DAY OF _____, 20 __. (SANITARY SEWER AVAILABLE)

SANITARY ENGINEER

THIS PLAT IS APPROVED FOR TRANSFER
THIS_____ DAY OF _____, 20 __.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____ 20 __.

COUNTY AUDITOR

RECEIVED FOR RECORDING THIS _____ DAY OF _____ 20 __. _____ AT
RECORDED THIS _____ DAY OF _____ 20 __ IN VOL._____ PAGE_____ FEE _____

COUNTY RECORDER

UNDERGROUND EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE OHIO EDISON CO., G.T.E. AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNEES (HERE IN AFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON PARALLEL AND ADJACENT TO ALL STREET LINES (UNLESS SHOWN OTHERWISE ON THE PLAT) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURE, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

OWNER _____

NO.	DATE	REVISIONS	BY

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY TB
CHECKED BY FA
REVIEWED BY HS
DATE JULY 28, 2015
SCALE N/A

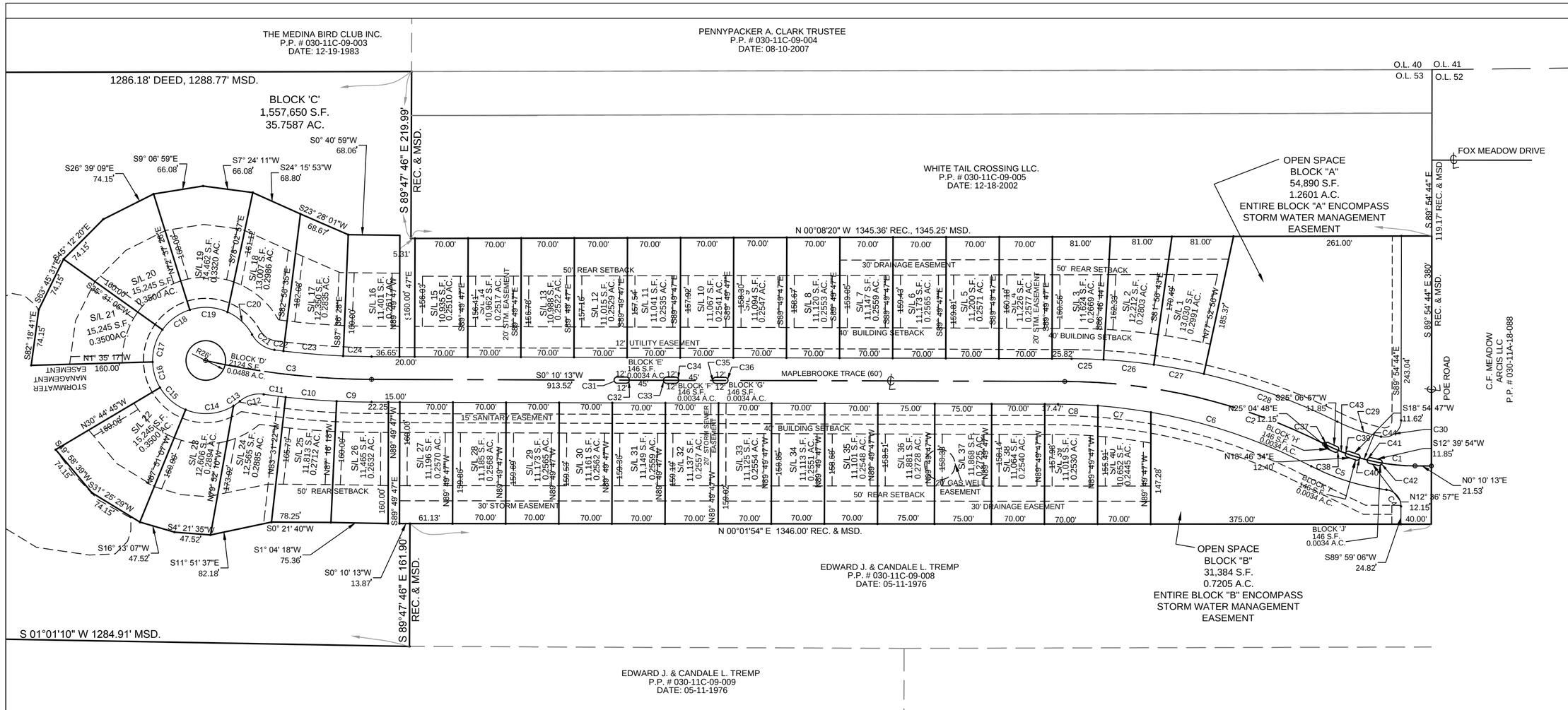
MAPLEBROOKE RESERVE

TITLE SHEET

PREPARED FOR
OAK LANE ASSOCIATES LTD.
130 WEST STREETSBORO STREET
HUDSON, OHIO 44236
PH. NO. (330) 656-3999

S&S JOB NO. 20150119

SHEET NO. 1 OF 4



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	123.90'	265.00'	26° 47' 16"	N13° 33' 51"E	122.77'	63.10'
C2	355.32'	760.00'	26° 47' 16"	S13° 33' 51"W	352.10'	180.97'
C3	220.50'	1000.00'	12° 38' 01"	N6° 29' 14"E	220.05'	110.70'
C4	31.75'	22.00'	82° 41' 17"	S48° 44' 38"W	29.07'	19.36'
C5	104.35'	299.00'	19° 59' 45"	N17° 23' 53"E	103.82'	52.71'
C6	223.76'	730.00'	17° 33' 45"	N18° 36' 52"E	222.89'	112.77'
C7	70.54'	730.00'	5° 32' 11"	S7° 03' 54"W	70.51'	35.30'
C8	52.58'	730.00'	4° 07' 36"	S2° 14' 01"W	52.57'	26.30'
C9	45.98'	1312.13'	2° 00' 28"	N1° 26' 57"E	45.98'	22.99'
C10	67.40'	1030.00'	3° 44' 56"	N4° 36' 10"E	67.38'	33.71'
C11	29.22'	1030.00'	1° 37' 32"	N7° 17' 24"E	29.22'	14.61'
C12	33.63'	40.00'	48° 10' 04"	S15° 58' 52"E	32.65'	17.88'
C13	10.28'	70.00'	8° 24' 45"	N35° 51' 32"W	10.27'	5.15'
C14	65.73'	70.00'	53° 48' 03"	N4° 45' 08"W	63.34'	35.51'
C15	45.33'	70.00'	37° 06' 22"	N40° 42' 04"E	44.55'	23.49'
C16	35.62'	70.00'	29° 09' 28"	N73° 49' 59"E	35.24'	18.21'
C17	45.33'	70.00'	37° 06' 22"	S73° 02' 06"E	44.55'	23.49'
C18	45.33'	70.00'	37° 06' 22"	S35° 55' 44"E	44.55'	23.49'
C19	50.83'	70.00'	41° 36' 27"	S3° 25' 40"W	49.72'	26.60'
C20	44.69'	70.00'	36° 34' 32"	S42° 31' 10"W	43.93'	23.13'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	37.03'	40.00'	53° 02' 46"	N34° 17' 03"E	35.72'	19.96'
C22	11.92'	970.00'	0° 42' 15"	N7° 24' 32"E	11.92'	5.96'
C23	78.97'	969.97'	4° 39' 53"	N4° 43' 29"E	78.95'	39.51'
C24	37.62'	969.98'	2° 13' 19"	N1° 16' 53"E	37.61'	18.81'
C25	42.06'	790.00'	3° 03' 03"	S1° 41' 45"W	42.06'	21.04'
C26	66.65'	790.00'	4° 50' 01"	S5° 38' 17"W	66.63'	33.34'
C27	67.18'	790.00'	4° 52' 21"	S10° 29' 28"W	67.16'	33.61'
C28	187.28'	789.99'	13° 34' 58"	S19° 43' 07"W	186.84'	94.08'
C29	61.08'	231.00'	15° 08' 58"	S18° 56' 07"W	60.90'	30.72'
C30	38.89'	22.00'	101° 16' 22"	S39° 16' 33"E	34.02'	26.82'
C31	12.57'	4.00'	180° 00' 00"	S89° 49' 47"E	8.00'	INFINITY'
C32	12.57'	4.00'	180° 00' 00"	N89° 49' 47"W	8.00'	INFINITY'
C33	12.57'	4.00'	180° 00' 00"	S89° 49' 47"E	8.00'	INFINITY'
C34	12.57'	4.00'	180° 00' 00"	N89° 49' 47"W	8.00'	INFINITY'
C35	12.57'	4.00'	180° 00' 00"	S89° 49' 47"E	8.00'	INFINITY'
C36	12.57'	4.00'	180° 00' 00"	N89° 49' 47"W	8.00'	INFINITY'
C37	12.57'	4.00'	180° 00' 00"	S65° 15' 02"E	8.00'	INFINITY'
C38	12.57'	4.00'	180° 00' 00"	N67° 24' 46"W	8.00'	INFINITY'
C39	12.57'	4.00'	180° 00' 00"	S70° 26' 23"E	8.00'	INFINITY'
C40	12.57'	4.00'	180° 00' 00"	N76° 03' 43"W	8.00'	INFINITY'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	12.57'	4.00'	180° 00' 00"	S78° 13' 28"E	8.00'	INFINITY'
C42	12.57'	4.00'	180° 00' 00"	N80° 23' 12"W	8.00'	INFINITY'
C43	10.00'	399.11'	1° 26' 09"	N21° 40' 45"E	10.00'	5.00'
C44	10.00'	265.00'	2° 09' 44"	N15° 01' 08"E	10.00'	5.00'

Line Table		
Line #	Length	Direction

NO.	DATE	REVISIONS	BY

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY FA
CHECKED BY HS
REVIEWED BY EMS
DATE JULY 28, 2015
SCALE AS NOTED

MAPLEBROOKE RESERVE

PLAT

PREPARED FOR
OAK LANE ASSOCIATES LTD.
130 WEST STREETSBORO STREET
HUDSON, OHIO 44236
PH. NO. (330) 656-3999

S&S JOB NO. 20140119

SHEET NO. 2 OF 4

SOCIETY FOR HANDICAPPED CHILDREN
OF MEDINA COUNTY
P.P. # 030-11C-14-002
DATE: 04-24-1985

N 00°24'20" W 965.27' REC. & MSD.

PFO1C- EMERGENT WETLAND AS
PER NATIONAL WETLANDS
INVENTORY MAP

MARJORIE E. BATTIG TRUSTEE
PARCEL # 030-11C-20-006

N 89°45'21" W 282.40' REC. & MSD.

O.L. 39

O.L. 40

THE MEDINA BIRD CLUB INC.
P.P. # 030-11C-09-003
DATE: 12-19-1983

1286.18' DEED, 1288.77' MSD.

OAK LANE ASSOCIATES LTD.
P.P. # 030-11C-15-001
DATE: 09-05-2014

O.L. 54

O.L. 53

BLOCK 'C'
1,557,650 S.F.
35.7587 AC.

OAK LANE ASSOCIATES LTD.
P.P. # 030-11C-09-007
DATE: 09-05-2014

BLOCK 'C'
1,557,650 S.F.
35.7587 AC.

S 89°47' 46" E 219.99'
REC. & MSD.

S0° 40' 59"W
68.06'

S9° 06' 59"E
66.08'

S7° 24' 11"W
66.08'

S24° 15' 53"W
68.80'

S26° 39' 09"E
74.15'

S23° 28' 01"W
68.67'

S45° 12' 20"E
74.15'

S63° 45' 31"E
74.15'

S82° 18' 41"E
74.15'

S/L 19
14,462 S.F.
0.3320 AC.

S/L 20
15,245 S.F.
0.3500 AC.

S/L 21
15,245 S.F.
0.3500AC.

S/L 18
13,007 S.F.
0.2986 AC.

S/L 17
12,555 S.F.
0.2883 AC.

S/L 16
11,401 S.F.
0.2618 AC.

S/L 15
10,935 S.F.
0.2510 AC.

BLOCK 'D'
2124 S.F.
0.0488 A.C.

STORMWATER
MANAGEMENT
EASEMENT

N1° 35' 17"W
160.00'

S87° 58' 28"E
160.00'

N89° 49' 47"W
160.00'

S89° 49' 47"E
160.00'

N89° 49' 47"W
160.00'

N30° 44' 45"W
166.08'

N67° 31' 07"W
166.08'

N73° 52' 11"W
173.66'

N83° 31' 22"W
165.79'

N87° 10' 15"W
166.08'

S49° 58' 39"W
74.15'

S31° 25' 29"W
74.15'

50' REAR SETBACK

S/L 22
15,245 S.F.
0.3500 AC.

S/L 23
12,606 S.F.
0.2894 AC.

S/L 24
12,565 S.F.
0.2885 AC.

S/L 25
11,811 S.F.
0.2712 AC.

S/L 26
11,465 S.F.
0.2632 AC.

S/L 27
11,196 S.F.
0.2570 AC.

78.25'

61.13'

S4° 21' 35"W
47.52'

S0° 21' 40"W

S16° 13' 07"W
47.52'

S11° 51' 37"E
82.18'

S1° 04' 18"W
75.36'

S0° 10' 13"W
13.87'

S 89°47' 46" E 161.90'
REC. & MSD.

N 30°52'34" E 1503.00' REC., 1503.66' MSD.
INTERSTATE 71

S 89° 53' 36" W 45.62'
REC. & MSD.

S 01°01'10" W 1284.91' MSD.

EDWARD J. & CANDALE L. TREMP
P.P. # 030-11C-09-009
DATE: 05-11-1976

INTERSTATE 71

100 0 100 200 300
Scale: 1" = 100'

NO.	DATE	REVISIONS	BY

SUHAIL A/E
18405 May Court, Chagrin Falls, Ohio 44023
Ph.: (800) 660-4291 Fax: (800) 660-7831

DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	EMS
DATE	JULY 28, 2015
SCALE	AS NOTED

MAPLEBROOKE
RESERVE

REMAINDER PARCEL
SHEET 1

PREPARED FOR
OAK LANE ASSOCIATED LTD.
130 WEST STREETSBORO STREET
HUDSON, OHIO 44236
PH. NO. (330) 656-3999

S&S JOB NO.	SHEET NO.
20140119	3 OF 4

SOCIETY FOR HANDICAPPED CHILDREN
OF MEDINA COUNTY
P.P. # 030-11C-14-002
DATE: 04-24-1985

SOCIETY FOR HANDICAPPED CHILDREN
OF MEDINA COUNTY
P.P. # 030-11C-14-003
DATE: 04-24-1985

N 00°24'20" W 965.27' REC. & MSD.

BATTIG E. MARJORIE
P.P. # 030-11C-20-006
DATE: 01-31-2014

N 89°41'53" E 280.64' MSD.

PFO1C- EMERGENT WETLAND AS
PER NATIONAL WETLANDS
INVENTORY MAP

MARJORIE E. BATTIG TRUSTEE
PARCEL # 030-11C-20-006

N 89°45'21" W 282.40' REC. & MSD.

O.L. 39

O.L. 40

THE MEDINA BIRD CLUB INC.
P.P. # 030-11C-09-003
DATE: 12-19-1983

N 00°18'07" W 326.55' MSD.

1286.18' DEED, 1288.77' MSD.

OAK LANE ASSOCIATES LTD.
P.P. # 030-11C-15-001
DATE: 09-05-2014

O.L. 54

O.L. 53

BLOCK 'C'
1,557,650 S.F.
35.7587 AC.

OAK LANE ASSOCIATES LTD.
P.P. # 030-11C-09-007
DATE: 09-05-2014

S82° 18' 41"E, 74.15'

S83° 45' 31"E, 74.15'

N 30°52'34" E 1503.00' REC., 1503.66' MSD.

INTERSTATE 71

S 01°01'10" W 1284.91' MSD.

S 89° 53' 36" W 45.62'
REC. & MSD.

EDWARD J. & CANDALE L. TREMP
P.P. # 030-11C-09-009
DATE: 05-11-1976

INTERSTATE 71

100 0 100 200 300

Scale: 1" = 100'

NO.	DATE	REVISIONS	BY

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18405 May Court, Chagrin Falls, Ohio 44023
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DESIGNED BY	FA
CHECKED BY	HS
REVIEWED BY	EMS
DATE	JULY 28, 2015
SCALE	AS NOTED

MAPLEBROOKE RESERVE

REMAINDER PARCEL SHEET 2

PREPARED FOR
OAK LANE ASSOCIATES LTD.
130 WEST STREETSBORO STREET
HUDSON, OHIO 44236
PH. NO. (330) 656-3999

S&S JOB NO.	SHEET NO.
20140119	4 OF 4