Final Plat

Montville Reserve

Montville Township

Meeting:	July 3, 2024	**Parcels:**	030-11C-07-015 030-11C-08-003
App. No.:	044-2024 FP		
Owner:	David Kolar, Cambridge Service Company	**Zoning:**	R-1 Single-Family & Low Density Residential
Engineer:	Cunningham & Associates	**Utilities:**	Central Water & Sewer
Site Area:	52.8013 acres	**School Dist.:**	Medina City
Sublots:	39	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on south side of Poe Road to the west of Cobblefield Drive. The proposal includes 39 sublots on public streets served by central water and sewer systems. The proposed subdivision has one open space block and one road that accesses Poe Road and terminates in a cul-de-sac bulb.

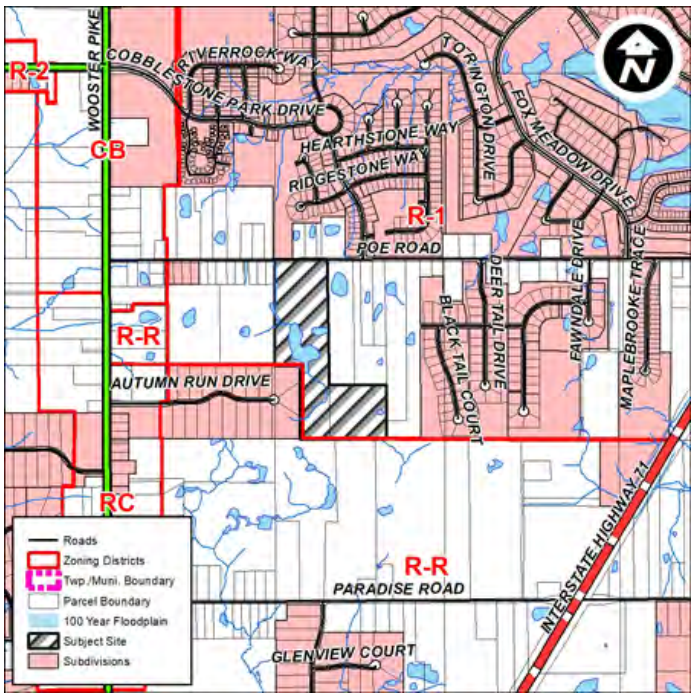
RECOMMENDATION: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 52.8013-acre site:

- 39 sublots;
- One block;
- Three streets all terminating in permanent cul-de-sacs; and
- Central water and sewer.

Access: Access to the site is from Poe Road.

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



Erik Malinoski: Conditional approval
Medina County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. All plat pages to be stamped and signed by a professional surveyor.
2. Include in Plat title that the subdivision is creating sublots 1 through 39.
3. Revise note 1 to say iron pins installed at all sublot corners instead of village lot corners.
4. Revise legend for monument boxes to specify 3/4" x 30" iron pins in the monument boxes.
5. Add the following note to the Final Plat. "Sublots shall have no encroachments in the Stormwater Easements including fill (other than shown on the Final Grading Plan), fences, out buildings, pools, and landscaping etc..

Medina County Tax Map Office
taxmaps@medinaco.org
330.722.9777

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Montville Reserve Subdivision has been added to the reserved subdivision name list.*
3. *Remove existing parcel numbers from final plat.*
4. *Any subdivision with Phase numbers or replat number are subject to change at the time of recording*
5. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
   Contact info: Nikki Roche email – nikki.l.roche@usps.gov
   phone – 216-443-4024;
6. *Subject to Medina County Engineer Land Conveyance Standards found at:*
   http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf
   and to all Tax Map Dept. comments from previous Planning Dept. reviews.

Paul Jeffers: Approval
Montville Planning & Zoning Director
zoning@montvilletwp.org
330.725.8313

In January of 2024, Montville Township Zoning Commission approved the final site plan for Montville Reserve. The plat presented is identical to the approved site plan.

Jared Feller
ODOT
Jared.feller@dot.ohio.gov
419.207.7058

Since Montville Reserve does not have direct access to a state roadway, ODOT has no objections regarding the Final Plat.

Ben Romine: Conditional Approval
Medina County Sanitary Engineer
bromine@medinaco.org
330-723-9575

The provided record plat is acceptable to the Medina County Sanitary Engineer and can be signed by our office once our utilities have been installed or financial guarantees have been met.

Nancy Babcock, TC Energy
us_crossings@tcenergy.com
800.562.8931

Per the Land Agent, we are not impacted.

Department of Planning Services (DPS) Staff Comments:

1. The following documents were submitted with the application:
   a. Declaration Of Covenants, Conditions, Easements and Restrictions of Montville Reserve Subdivision. This document was submitted to the Prosecutor's Office for review.
   b. US Army Corps of Engineers Permit No. LRB-2019-01192, Nationwide Permit No. 29 for the Montville Reserve residential subdivision.
2. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
   a. (2)d. An original mylar of the Final Plat.
   b. (2)f.2. Title identifying the intent of the plat.
   c. (2)f.14. Land for public use - Show boundaries and identify the use of all parcels, which are to be dedicated or reserved for public use or easements.
   d. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   e. (2)f.17. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat.
   f. (2)g.1. 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.
   g. (2)g.4. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, 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.
   h. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
   i. (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved.
   j. (2)h. 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. Such covenants and/or Deed Restrictions shall be on a page or pages of the proposed Final Plat or referenced thereon and approved by the Medina County Prosecutors Office as to form and correctness.

k. 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. Said covenants, conditions and restrictions shall include:
   1. Agreements and provisions for any community association, homeowners association or owner's association with provisions for membership and responsibility.
   2. Agreements and provisions for the construction, administration and maintenance of all common property and/or common facilities, including all common property and common elements of property titled to individual property owners.

l. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.

m. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions.

n. (5)b.4. The proposed subdivision appears to be in conformity with the Montville Township Zoning Resolution.

o. (5)b.6. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.

p. (5)b.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.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for the Montville Reserve subdivision pending submission of the required data/information and satisfying all regulatory agency comments.

MONTVILLE RESERVE SUBDIVISION

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA, AND STATE OF OHIO
AND BEING PART OF MONTVILLE TOWNSHIP LOT 33

ACCEPTANCE & DEDICATION:

KNOW ALL MEN BY THESE PRESENT, THAT MONTVILLE RESERVE, LTD., OWNERS OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN AND GRANT EASEMENTS AS SHOWN ACCORDINGLY TO THE LEGEND. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

MONTVILLE RESERVE, LTD.

_____ _____
DAVID M. KOLAR, MANAGING MEMBER DATE

COUNTY OF _____)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____, WHO ACKNOWLEDGED THE SIGNING 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_____

PLANS PREPARED BY:

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

LOCATION MAP

ACREAGE

SUBLOTS (1–39)	8.9928 Ac.
BLOCK "A"	40.6264 Ac.
DED. STREETS	3.1821 Ac.
TOTAL	52.8013 Ac.

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

This document was originally issued by Douglas S. Jewel on December 06, 2023.
This document is not considered a sealed document.
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

ACCEPTANCE & DEDICATION:

THE TOWNSHIP TRUSTEES OF MONTVILLE TOWNSHIP ON THIS _____ DAY OF _____, 20_____ HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____ _____
CHAIRMAN TRUSTEE TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2015.

_____
DIRECTOR

THE MEDINA COUNTY COMMISSIONERS OF THIS _____ DAY OF _____ 20_____ HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

_____ _____ _____
PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

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

_____ _____
MEDINA COUNTY ENGINEER DATE

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.

_____ _____
MEDINA COUNTY SANITARY ENGINEER DATE

APPROVED FOR TRANSFER THIS ____ DAY OF _____ , 20_____

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ____ DAY OF _____ , 20 _____

_____
COUNTY AUDITOR

RECIEVED AND RECORDED THIS _____ DAY OF_____ , 20_____

AT ____:_____ A.M./P.N. IN DOCUMENT NO. _____

_____
MEDINA COUNTY RECORDER

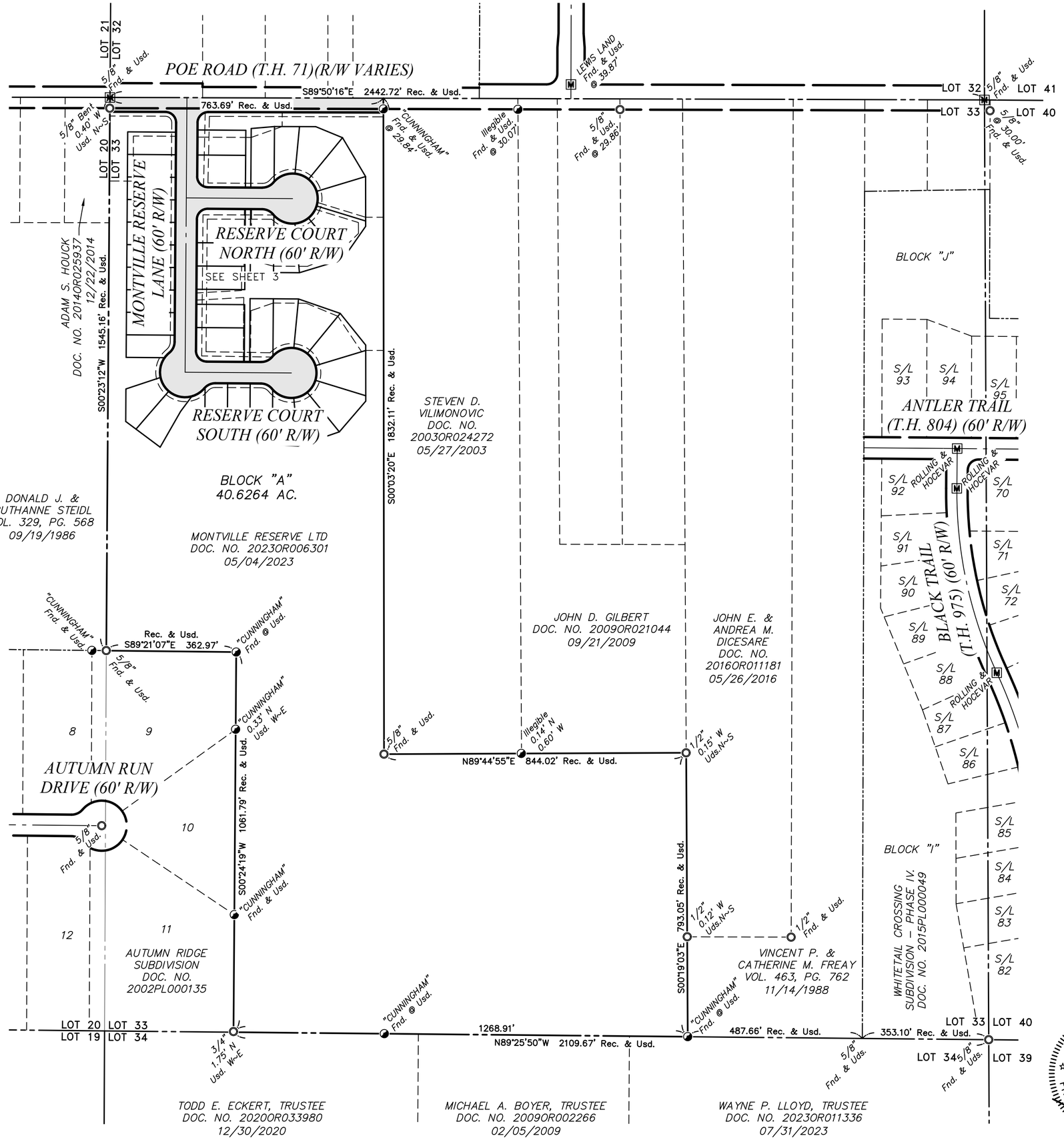
NOTES:

1. 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM" TO BE SET AT ALL SUBLOT CORNERS.
2. SEE SHEET 3 FOR LOTS.
3. SEE SHEET 4 FOR SANITARY SEWER AND UTILITY/COMMUNICATIONS EASEMENTS AND LINE AND CURVE TABLES.
4. SEE SHEET 5 FOR STORM WATER MANAGEMENT EASEMENTS

LEGEND:

- ◕ – 5/8" IRON PIN FND. W/CAP
- ○ – IRON PIN FND. (NO CAP)
- ⊗ – IRON PIPE FND.
- Ⓜ – MONUMENT BOX W/ IRON PIN SET UNLESS OTHERWISE NOTED

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED



200 0 200 400

Scale: 1" = 200'
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

STATE OF OHIO
DOUGLAS S. JEWELL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

MONTVILLE RESERVE SUBDIVISION

LOCATED IN COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

CITY:
TOWNSHIP: MONTVILLE
TRACT:
LOT NUMBER: 33
PROP OWNER: MONTVILLE RESERVE LLC

DRAWN BY: SG
DATE: 12/05/2023
CHECKED BY: DSJ
DATE: 12/06/2023
PROJECT No. 22-103
ACAD FILE No. 22-103 Plat_02
SCALE: 1"=200'

SHEET NO. 5

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STEVEN D. VILIMONOVIC DOC. NO. 20030R024272 05/27/2003

"CUNNINGHAM" Fnd. & Usd. @ 29.84'

POE ROAD (T.H. 71) (R/W VARIES)

S00°03'20"E 1832.11' Rec. & Usd.
1792.11'

S89°50'16"E 2442.72' Rec. & Usd. 548.69'
763.69' Rec. & Usd.
LOT 32
LOT 33

40.00' 10.00' 489.11'

S/L 23 0.2663 AC.
S/L 24 0.2571 AC.
S/L 25 0.2780 AC.
S/L 22 0.2669 AC.
S/L 26 0.2592 AC.
S/L 21 0.2012 AC.
S/L 27 0.2149 AC.
S/L 20 0.2468 AC.
S/L 28 0.2601 AC.
S/L 19 0.2169 AC.
S/L 18 0.2745 AC.
S/L 17 0.2900 AC.
S/L 16 0.2014 AC.
S/L 15 0.2014 AC.
S/L 14 0.2014 AC.
S/L 13 0.2900 AC.

S/L 32 0.2772 AC.
S/L 33 0.2679 AC.
S/L 34 0.2740 AC.
S/L 31 0.2523 AC.
S/L 35 0.2447 AC.
S/L 30 0.2105 AC.
S/L 36 0.2075 AC.
S/L 29 0.2601 AC.
S/L 37 0.2286 AC.
S/L 38 0.2179 AC.
S/L 39 0.2153 AC.

BLOCK "A"
40.6264 AC.

RESERVE COURT NORTH (60' R/W)
RESERVE COURT SOUTH (60' R/W)

MONTVILLE RESERVE LANE (60' R/W)
280.00' 487.00' S00°23'12"W 767.00'

S/L 1 0.1952 AC.
S/L 2 0.1952 AC.
S/L 3 0.1952 AC.
S/L 4 0.1952 AC.
S/L 5 0.1952 AC.
S/L 6 0.1952 AC.
S/L 7 0.1952 AC.
S/L 8 0.1952 AC.
S/L 9 0.1952 AC.
S/L 10 0.1854 AC.
S/L 11 0.2311 AC.
S/L 12 0.2374 AC.

S00°03'20"E 139.09' 124.09'
S00°03'20"E 156.38' 126.38'
S00°23'12"W 225.00'
S00°23'12"W 176.86'
S00°23'12"W 160.00'
S00°23'12"W 154.00'
S00°23'12"W 150.64'
S00°23'12"W 138.35'
S00°23'12"W 630.00'
S00°23'12"W 90.92'

1505.16'
S00°23'12"W 1545.16' Rec. & Usd.

5/8" Fnd. & Usd.
5/8" Bent 0.40' W Usd. N~S

LEGEND:

- ◕ – 5/8" IRON PIN FND. W/CAP
- ○ – IRON PIN FND. (NO CAP)
- ⌧ – IRON PIPE FND.
- Ⓜ – MONUMENT BOX W/ IRON PIN SET UNLESS OTHERWISE NOTED
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- ▭ – DEDICATED STREET
- ▨ – 12' UTILITY EASEMENT
- ▨ – SANITARY SEWER EASEMENT
- ▨ – STORM WATER MANAGEMENT EASEMENT

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60 0 60 120
Scale: 1" = 60'
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DOUGLAS S. JEWELL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

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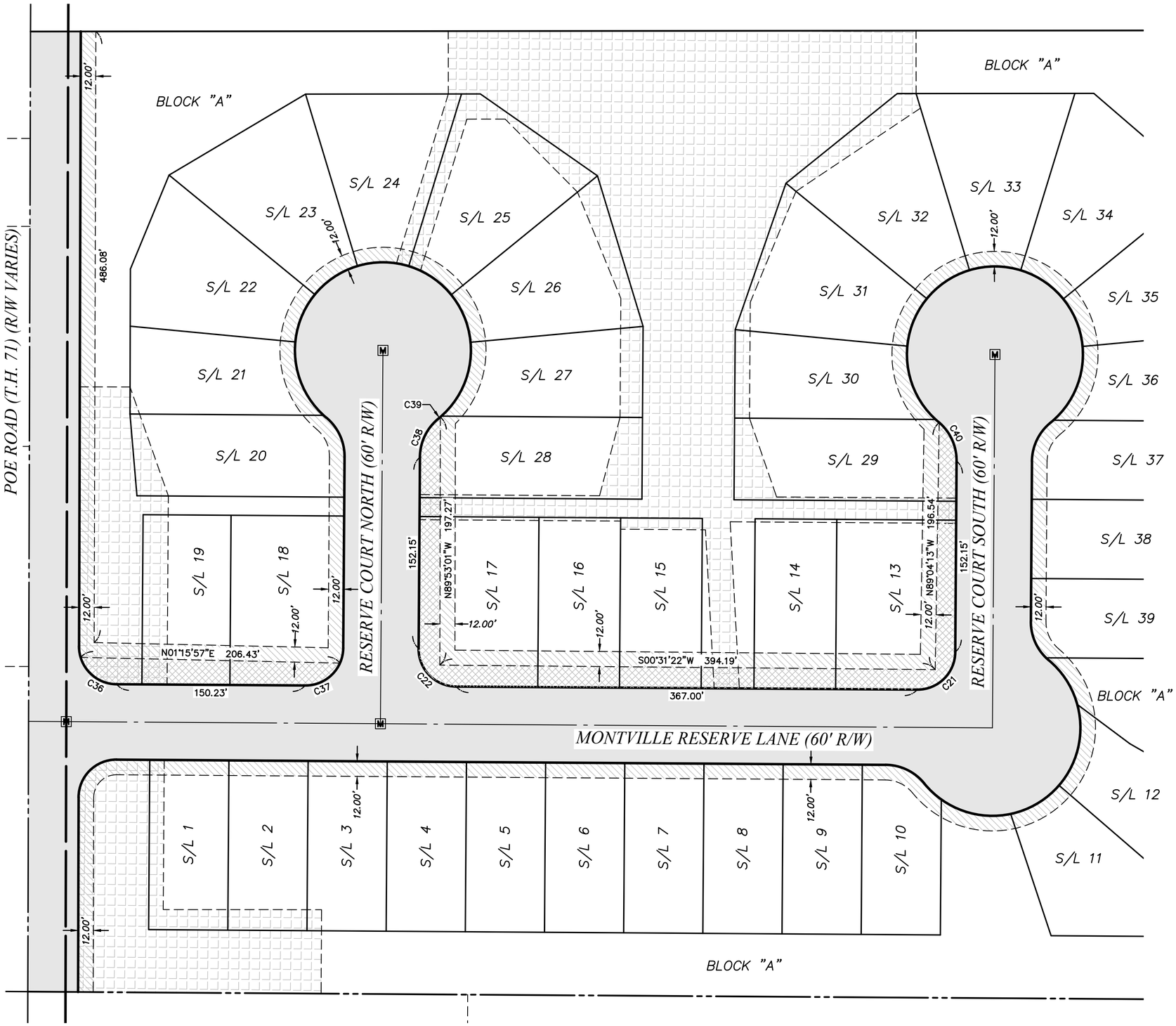
SHEET NO. 3 / 5



Curve Table					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length
C1	30.00	90°13'28"	N44°43'32"W	42.51	47.24
C2	40.00	50°28'44"	N25°37'34"E	34.11	35.24
C3	70.00	15°16'33"	S43°13'39"W	18.61	18.66
C4	70.00	47°32'31"	S11°49'07"W	56.43	58.08
C5	70.00	37°16'15"	S30°35'17"E	44.74	45.53
C6	70.00	56°10'44"	S77°18'46"E	65.92	68.64
C7	70.00	34°41'23"	N57°15'10"E	41.74	42.38
C8	40.00	4°18'55"	S42°03'56"W	3.01	3.01
C9	40.00	46°09'49"	S67°18'18"W	31.36	32.23
C10	40.00	50°28'44"	N64°22'26"W	34.11	35.24
C11	70.00	2°30'12"	S40°23'10"E	3.06	3.06
C12	70.00	53°37'14"	S68°26'53"E	63.15	65.51
C13	70.00	33°51'24"	N67°48'48"E	40.76	41.36
C14	70.00	33°51'24"	N33°57'24"E	40.76	41.36
C15	70.00	33°51'24"	N00°06'00"E	40.76	41.36
C16	70.00	33°51'24"	N33°45'23"W	40.76	41.36
C17	70.00	33°51'24"	N67°36'47"W	40.76	41.36
C18	70.00	53°02'50"	S68°56'06"W	62.52	64.81
C19	70.00	2°30'12"	S41°09'35"W	3.06	3.06
C20	40.00	50°28'44"	N65°08'50"E	34.11	35.24
C21	30.00	90°00'00"	S44°36'48"E	42.43	47.12
C22	30.00	90°00'00"	S45°23'12"W	42.43	47.12
C23	40.00	50°28'44"	N64°22'26"W	34.11	35.24
C24	70.00	2°30'12"	S40°23'10"E	3.06	3.06
C25	70.00	53°37'14"	S68°26'53"E	63.15	65.51
C26	70.00	33°51'24"	N67°48'48"E	40.76	41.36
C27	70.00	33°51'24"	N33°57'24"E	40.76	41.36
C28	70.00	33°51'24"	N00°06'00"E	40.76	41.36
C29	70.00	33°51'24"	N33°45'23"W	40.76	41.36
C30	70.00	33°51'24"	N67°36'47"W	40.76	41.36
C31	70.00	53°02'50"	S68°56'06"W	62.52	64.81
C32	70.00	2°30'12"	S41°09'35"W	3.06	3.06
C33	40.00	50°28'44"	N65°08'50"E	34.11	35.24
C34	30.00	90°00'00"	S44°36'48"E	42.43	47.12
C35	30.00	89°46'32"	S45°16'28"W	42.34	47.01
C36	30.00	72°53'26"	S36°49'55"W	35.64	38.17
C37	30.00	66°26'09"	S32°49'53"E	32.87	34.79
C38	40.00	50°28'44"	N64°22'26"W	34.11	35.24
C39	70.00	1°33'55"	S39°55'02"E	1.91	1.91
C40	40.00	49°29'08"	N65°38'38"E	33.48	34.55
C41	70.00	16°25'35"	N17°01'42"E	20.00	20.07

Line Table		
Line #	Direction	Length
L1	S00°23'12"W	40.23
L2	N00°09'44"E	40.00
L3	S89°56'40"W	50.00
L4	N89°56'40"E	50.00
L5	N73°10'19"E	12.11
L6	S89°36'48"E	20.00
L7	N00°23'12"E	20.04
L8	N89°36'48"W	6.50
L9	S89°36'48"E	20.00
L10	N00°23'12"E	37.91

NOTES:

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LEGEND:

- DEDICATED STREET
- 12' UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- STORM WATER MANAGEMENT EASEMENT

60 0 60 120

Scale: 1" = 60'

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STATE OF OHIO
DOUGLAS S. JEWELL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

MONTVILLE RESERVE SUBDIVISION

LOCATED IN COUNTY OF MEDINA STATE OF OHIO

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CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

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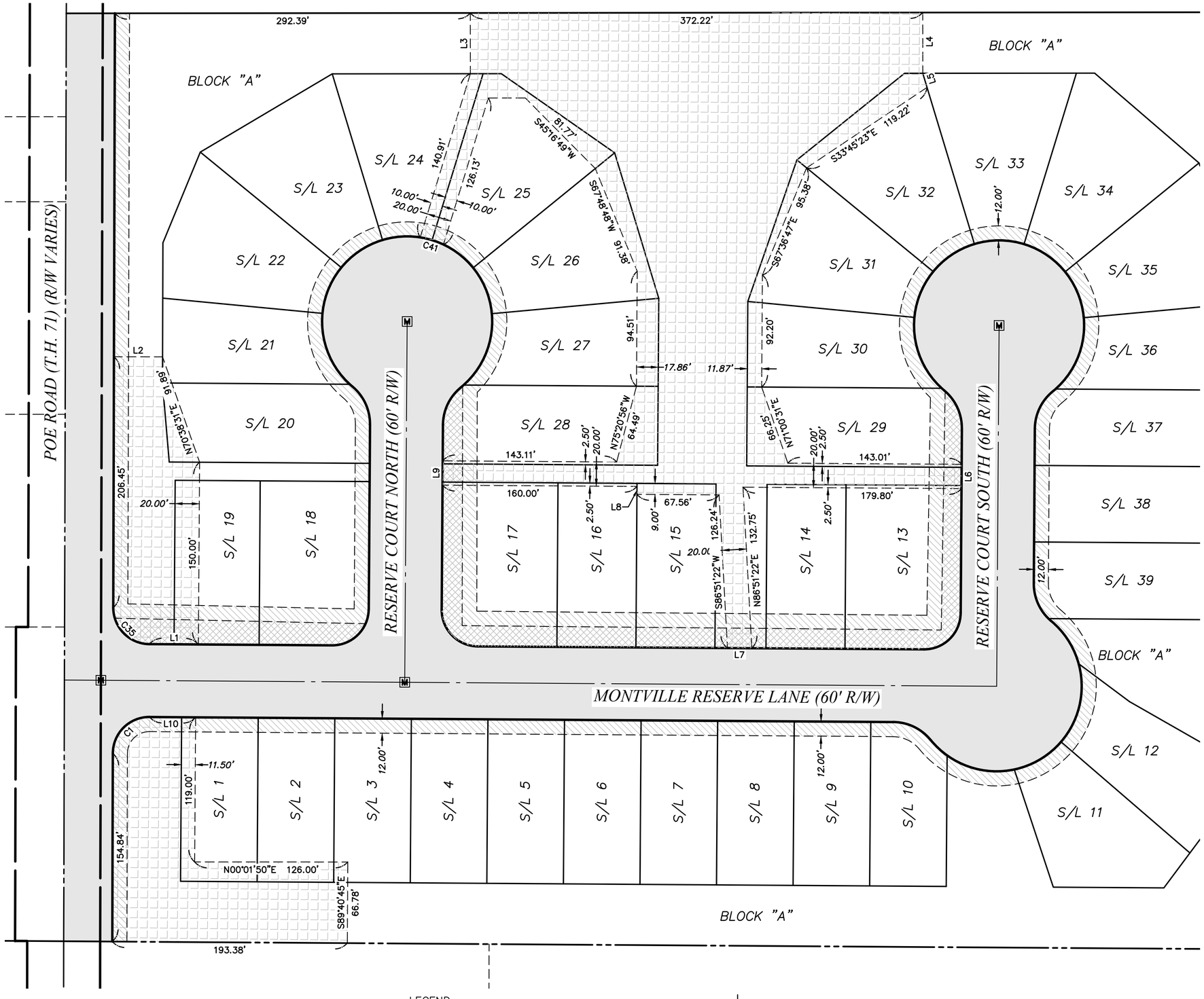

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