Preliminary Plan & Final Plat

Timber Trail Junction

Montville Township

Meeting:	December 7, 2022	**Sublots:**	8: Preliminary Plan 4: Final Plat Phase 1
App. No.:	112-2022-PP		
Owner:	Tom Curran, Curran Homes	**Zoning:**	R-2 Single-Family Suburban Residential
Engineer:	Rolling & Hocevar Inc.		
Parcel Nos.:	030-11B-06-081	**Utilities:**	Central water and sewer
Site Area:	8.1500-acres	**School Dist.:**	Medina City
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The two-phase, residential subdivision is located east of Broken Fence Drive, west of Crown Pointe Drive, and North of Smith Road. The 8.15-acre site is adjacent to The Meadows Subdivision Phase 3 and to the Glenmore Farms Subdivision, Phase 2. The application is under consideration before the Planning Commission because the Preliminary Plan expired and Sublots 3 and 4 are reconfigured.

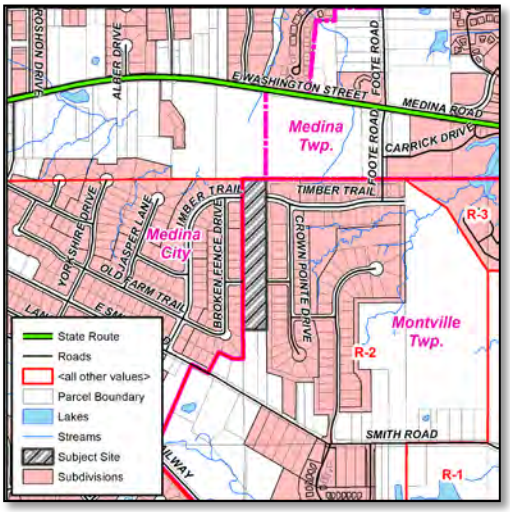
RECOMMEND: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	Medina City (NW) R-1 Low Density Urban Residential & P-F Public Facilities, Medina Township (NE) Limited Business	Institution, Farmstead, & Pasture, Agriculture, Small Business Commercial
East	R-2 Suburban Residential	Single-family homes
South	R-2 Single-Family Suburban Residential	Single-family homes
West	Medina City R-1 Low Density Urban Residential	Single-family homes

Proposal: The applicant proposes the following on the 8.1500-acre site:

- Eight sublots to be developed in two phases;
- Extension of Timber Trail (80’ ROW) and Mayapple Drive (60’ ROW) with reinforced concrete pavement and public sidewalks;
- Extension of existing sanitary sewers and water mains; and
- Two stormwater management basins located on Sublot 3.



Access: Extension of Timber Trail (80' ROW) and Mayapple Drive (60' ROW). The proposed street connections allow proper circulation between Mayapple Drive with termini at Broken Fence Drive and Crown Pointe Drive.

Site Conditions: The site is primarily in agricultural use. The site has gently rolling topography throughout and there are six areas with wetlands of varying sizes.

Sublots 2 and 8 have wetlands encroaching on the building envelopes. Sublot 3 shows the proposed building envelope encroaching on wetland setback areas.

History: The Preliminary Plan was approved by the Medina County Planning Commission in March of 2020. The Preliminary Plan expired in March of 2022.

Subdivision Stage	Phase	Approval Date
Concept Plan		Dec. 2019
Preliminary Plan		March 2020

Zoning: The subject property is zoned R-2 Single-Family Suburban Residential. Montville Township Zoning Resolution (Effective 6/24/2004): "The R-2 District is established to provide for the development of single-family residential dwellings on subdivided lots with a minimum lot size of 22,000 square feet, and controlled density planned residential developments to discourage large concentrations of intensive development where it is desirable to preserve reasonable amounts of open space and maintain the suburban character of the Township."

A. "Single-Family Residential Districts (R-R, R-1, R-2, and R-3) and their regulations are established in order to achieve, among others, the following purposes:
To regulate the bulk and location of dwellings to obtain proper privacy and useable open spaces for each unit appropriate for the various districts;
B. To regulate the density and distribution of population in accordance with the Montville Township Comprehensive Plan/Development Plan (Effective 6/22/2006) to avoid congestion and to provide adequate public services;
C. To provide for proper location of institutions and other community facilities to increase the general convenience, safety and amenities;
E. To promote the most desirable and beneficial use of the land in conformity with the Township Comprehensive Plan/Development Plan. (Effective 6/22/2006)"

Two variances were approved by Montville Township Board of Zoning Appeals for Minimum Lot Area and Minimum Rear Yard Depth.

Comprehensive Plan: Montville Township 2016, Comprehensive Plan: "…Goals as follows in no particular order of priority:

- Manage the growth of development to preserve the rural character of Montville Township;
- Protect and preserve the wetland and riparian areas, as well as the natural resources and wildlife, throughout the Township;
- Continue the interconnectivity of pedestrian and bicycle paths within Montville Township/Medina County through utilization of parklands;
- Continue the use of traffic impact studies for all development…."

PRELIMINARY PLAN

The applicant has submitted the Preliminary Plan and Final Plat concurrently. The Planning Commission must vote on each item separately.

Agency Comments (Preliminary Plan): *Italicized text* indicates quotations from submitting agency comments.

Russell Johnson, Columbia Gas Transmission, LLC, *APPROVED*
Russell_johnson@tcenergy.com
330.721.4163

Columbia Gas Transmission has no facilities within the project area. Your project does not affect Columbia Gas Transmission, LLC.

Mark Crumley, Medina Fire Department
mcrumley@medinaoh.org
330.723.5704

The Medina Fire Department has no comment at this time.

Steve Mazak, Health Department
smazak@medinahealth.org
330.723.9523

Our comments remain the same, sanitary sewer and public water will be accessible to this subdivision, so we have no further comments.

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

Since the Timber Trail Junction Subdivision do not have access to a state highway, ODOT has no objections regarding the Preliminary Plan or Final Plat.

Paul Jeffers, Montville Township Zoning, *APPROVED* (from previous Staff Report)
Zoning@MontvilleTwp.org
330.725.8313

Montville Township Zoning Commission has reviewed the preliminary plans and had concerns with S/L 2&3 due to the wetlands and riparian ways. Mitigation reports will need to be provided before final approval. Montville Township Board of Zoning Appeals approved lot size and setback variances for both S/L 1 & 2.

Erik Malinoski, County Engineer, *CONDITIONAL APPROVAL*
emalinoski@medinaco.org
330.764.8879

1. *Obtain City of Medina's input as to pavement connection requirements with construction drawings.*
2. *Drainage Maintenance Fund required.*
3. *Sublot 3 has a very limited building envelope and could be very problematic due to existing drainage courses. A detailed drainage study is to be completed and reviewed prior to sublot 3 being considered as a viable lot.* Staff Comment: The County Engineer and the Applicant have confirmed that extensive studies have been completed for Sublot 3. The report concludes this Sublot is buildable.
4. *A detailed drainage study comparing pre & post development drainage of the subdivision and effects on adjacent parcels is to be completed as part of the construction plan submittal.* Staff Comment: This drainage study will be completed with the construction plan.
5. *Provide overland flood routes as part of the subdivision design.*
6. *Detention Basin Easements are to be cleared of all trees.*
7. *Show mailbox kiosk locations if applicable.*

Ben Romine, Sanitary Engineer, *APPROVED*
bromine@medinaco.org
330.723.9575

Existing water mains along Mayapple Drive and Timber Trail will need to be extended to the western property lines of the proposed development. Sanitary sewers will need to be extended along Mayapple Drive and Timber Trail to service the proposed lots. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewer per the Sanitary Engineers Office.

Eric Hange, Medina County Soil & Water, (from previous Staff Report)
ehange@medinaco.org
330.722.9315

- *Open space area to the East edge that is part of the Glenmoore subdivision needs to be marked so the adjoining lots from Timber Trail do not encroach into the open space area.*
- *The majority of the proposed construction is taking place on soil that is primarily Mahoning (MgA). This soil type is slow to drain and has a seasonally high-water table. Houses with basements may have limitations due to seasonal wetness.*
- *The storm water management ponds proposed site is within a housing lot. The future homeowner will need a plan in order to manage these ponds once the building phase of construction has been completed. A minimum of a 15 ft. buffer should be maintained around the stormwater management ponds in order to perform maintenance. The future landowner should be informed of the drainage laws and potential liability that comes with pond ownership.*

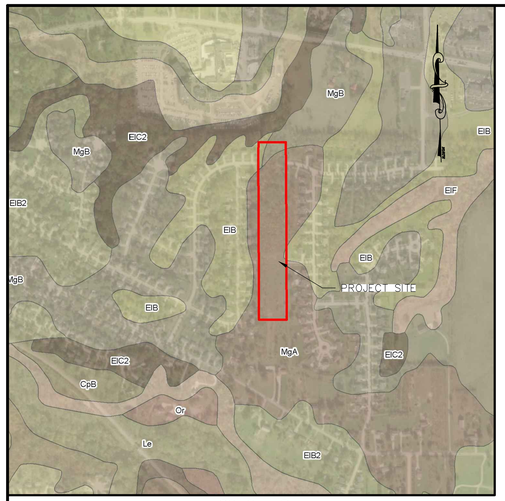
- *Our office would like to ask for green infrastructure considerations in regard to stormwater. Implementing practices such as pervious pavement and bioretention swales increase the amount of stormwater infiltration. This can reduce the amount of runoff, filter the stormwater, lessen flooding potential and reduce erosion issues for downstream communities.*
- *Lots 2 and 3 are made up of mostly wetland and/or riparian buffer zones. It is recommended that these lots are not developed due to the amount of wetland and riparian area that must be interfered with would not yield a substantial amount of usable building area.*
- *A 25 ft. riparian set back will be required along the stream channel.*
- *Excess sediment control should be implemented around the riparian buffer during construction.*

Department of Planning Services (DPS) Staff Comments (Preliminary Plan):

1. The applicant submitted copies of the following documents:
   a. The Ohio Environmental Protection Agency National Pollutant Discharge Elimination System Construction Site Stormwater General Permit for the site effective August 23, 2021.
   b. A letter dated February 7, 2020 notifying the USACE of the applicant's intent to develop the subject site.
   c. The minutes of the November 4, 2009 Montville Township Board of Zoning Appeals hearing documenting the granting of Variances from Sections § 410.4 Lot Requirements (minimum lot size) and § 410.5 Yard Requirements (rear yard setback).
2. The following required data/information was not submitted on or with the Preliminary Plan application as outlined in Article IV Section (§) C of the Subdivision Regulations:
   a. § (2)c.8. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan.
   b. § (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.

RECOMMENDATION (Preliminary Plan): DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Timber Trail Junction subdivision subject to the following:

1. Submit the required data/information as listed above on or with the Preliminary Plan.
2. Satisfy all regulatory agency and staff comments listed in the staff report.



SOILS MAP

MONTVILLE TOWNSHIP

ZONING: R-2 RESIDENTIAL

MINIMUM LOT SIZE : 22,000 S.F.

MINIMUM WIDTH AT BUILDING LINE: 90'

MINIMUM FRONTAGE FOR LOTS ON CURVES OR CUL-DE-SACS: 50'

YARD REQUIREMENTS:

FRONT: 50'

SIDE: 12'

REAR: 50'

BUILDING HEIGHT: MAXIMUM 35'

ZONING VARIANCE REQUIREMENT TABLE:

* MINIMUM LOT AREA REQUIREMENT (22,000 S.F.)

** MINIMUM FRONT YARD DEPTH (50')

*** MINIMUM REAR YARD DEPTH (50')

NOTE: THE (3) REQUESTED VARIANCES WERE APPROVED BY THE MONTVILLE TOWNSHIP BOARD OF ZONING APPEALS, NOVEMBER 4, 2019.

PROJECT DESCRIPTION:

TIMBER TRAIL JUNCTION IS A SINGLE-PHASE, RESIDENTIAL DEVELOPMENT CREATING (8) SINGLE-FAMILY LOTS. SUBDIVISION IMPROVEMENTS WILL INCLUDE NON-REINFORCED CONCRETE PAVEMENT, PUBLIC SIDEWALKS ALONG WITH EXTENSION OF EXISTING SANITARY/STORM SEWERS AND WATER MAIN UTILITIES. (2) STORMWATERWATER MANAGEMENT / WATER QUALITY BASINS WILL ALSO BE INSTALLED FOLLOWING THE REGULATIONS SET FORWARD BY THE OHIO EPA AND MEDINA COUNTY ENGINEERS DEPARTMENT.

PROPOSED SITE DATA:

TOTAL SITE AREA: 8.1500 Ac.

- AREA IN DEDICATED R/W: 0.64 Ac.
- AREA IN OPEN SPACE: N/A
- AREA IN SUBLOTS: 7.51 Ac.

PROPOSED SUBLOTS: 8

TYP. LOT SIZE: 117' x 390'

GROSS DENSITY: 0.93 LOTS PER ACRE

CENTRAL SANIATERY SEWER (M.C.S.E.)

CENTRAL WATER (M.C.S.E.)

GENERAL PLAN NOTES:

1. STORMWATER MANAGEMENT /WATER QUALITY BASIN W/ EASEMENT
2. 25' RIPARIAN SETBACK PER TOWNSHIP RIPARIAN SETBACK GUIDE.
3. EXISTING WETLANDS SHALL HAVE A 25' WIDE SETBACK PER TOWNSHIP ZONING (TYP.)
4. EXISTING WETLANDS TO BE IMPACTED BY SUBDIVISION UTILITY IMPROVEMENTS.
5. FUTURE RESIDENCE – SHOWN FOR CONCEPTUAL PURPOSES ONLY.
6. PROPOSED 25' WIDE NON-REINFORCED CONCRETE PAVEMENT WITH INTEGRAL CURBS PER M.C.E. STANDARDS & TO MATCH EXISTING PAVEMENT SECTIONS.

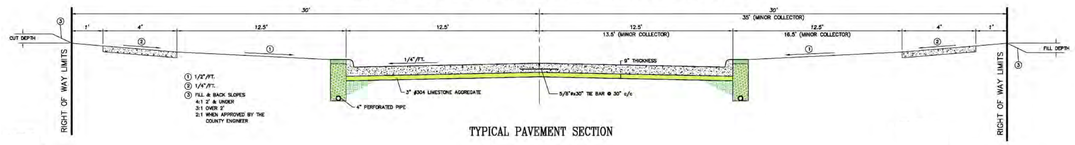
LAND DISTURBANCE :

APPROXIMATE SOIL DISTURBANCE AREA 1.70 Ac. (20%)

ENGINEERING NOTE:

PROPOSED SOIL DISTURBANCE LIMITS SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE ONCE A COMPLETE ENGINEERING STUDY HAS BEEN COMPLETED.

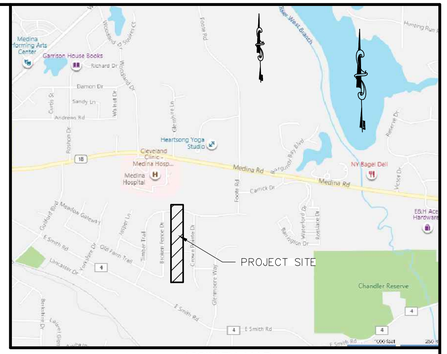
NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT



TYPICAL PAVEMENT SECTION

LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY (PUBLIC)
- CORP CORPORATION LINE
- EXISTING TREELINE
- PROPOSED TREE CLEARING
- WETLANDS
- STREAM
- SOIL DISTURBANCE LIMITS


PROJECT SITE
Medina Township Arts Center
Cannon House Books
Heartsong Yoga Studio
Cleveland Medina Hosp...
Medina Hospital
Medina Rd
NY Rage Dell
Chandler Reserve
E Smith Rd
Lincoln Dr
Sweet Rd
Carrick Dr
Andrews Rd
Elemon Dr
Sandy Ln
Richard Dr
Wilshire Dr
Crown Dr
Crown Point Dr
Meadow Ln
Meadowbrook Dr
Meadowbrook Ln
Meadowbrook Cir
Meadowbrook Ct
Meadowbrook Trail
Meadowbrook Blvd
Meadowbrook Pkwy
Meadowbrook Ln
Meadowbrook Dr

FINAL PLAT, PHASE 1

Proposal: The applicant proposes the following on the Phase 1 site:

- Four sublots incorporating Sublots 1 through 4;
- Extension of Timber Trail (80' ROW) with reinforced concrete pavement and public sidewalks and associated utility easements (12');
- Two stormwater management easements located on Sublot 3; and
- Storm sewer/access easement on Sublots 3 and 4.

Agency Comments (Final Plat): *Italicized text* indicates quotations from submitting agency comments.

Karen Macejewski, Columbia Gas Transmission, LLC
karen_macejewski@tcenergy.com
832.320.5414

Your project does not affect Columbia Gas Transmission, LLC.

Mark Crumley, Medina Fire Department
mcrumley@medinaoh.org
330.723.5704

The Medina Fire Department has no comment at this time.

Ben Romine, Sanitary Engineer, *APPROVED*
bromine@medinaco.org
330.723.9575

The provided record plat matches the construction plans and the Medina County Sanitary Engineer can sign the record plat once the facilities have been satisfactorily installed or adequate financial guarantees have been met.

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

Since the Timber Trail Junction Subdivision do not have access to a state highway, ODOT has no objections regarding the Preliminary Plan or Final Plat.

Paul Jeffers, Montville Planning and Zoning
zoning@montvilletwp.org
330.725.8313

Montville Township Zoning Commission will be reviewing the final plan on December 14th. The only condition that was placed on the project at the preliminary review was confirmation that the retention basins were included under the Medina County Engineer's maintenance regulations.

DPS Staff Comments (Final Plat):

1. The applicant submitted a letter, dated April 5, 2021, from the USACE notifying the applicant of the determination that the proposed project satisfies the terms and conditions of the Nationwide Permit.
2. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section (§) D of the Subdivision Regulations:
    a. (2)d. An original mylar of the Final Plat.
    b. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
    c. (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.
    d. (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.
    e. (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.
    f. (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.
    g. (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**.**
    h. (2)g.8. Certification by the Medina County Engineer stating, "Construction plans have been approved."
    i. (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.
    j. (2)i. 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:
        i. Agreements and provisions for any community association, homeowner's association or owner's association with provisions for membership and responsibility.
        ii. 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.

3. § 404(D)(5)(b)1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
4. § 404(D)(5)(b)2. The Final Plat meets the standards and requirements of the Subdivision Regulations.
5. § 404(D)(5)(b)3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
6. § 404(D)(5)(b)4. The Final Plat is in conformity with the Township Zoning Resolution.
7. § 404(D)(5)(b)6. If serviced by central sanitary sewer or public water system, 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.
8. § 404(D)(5)(b)7. The Medina County Highway Engineer has approved the construction drawings and the Director of Planning Services 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 (Final Plat): DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for Timber Trail Junction Phase 1 subject to the following:

1. Submit the required data/information as listed above on or with the Final Plat.
2. Satisfy all regulatory agency and staff comments listed in the staff report.

Attachments:
Preliminary Plan
Final Plat

TIMBER TRAIL JUNCTION SUBDIVISION – PHASE 1

CREATING SUBLOTS Nos. 1 THRU 4, INCLUSIVE

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF MONTVILLE TOWNSHIP LOT No. 47

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

STATE OF OHIO
ANDREW G. PLANET S-7802
REGISTERED PROFESSIONAL SURVEYOR

ANDREW G. PLANET REG. OHIO SURVEYOR NO. S–7802

ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS

257 SOUTH COURT STREET SUITE 6 – MEDINA, OHIO 44256
PHONE: (330) 723–1828 FAX: (330) 723–6637

ACCEPTANCE & DEDICATION

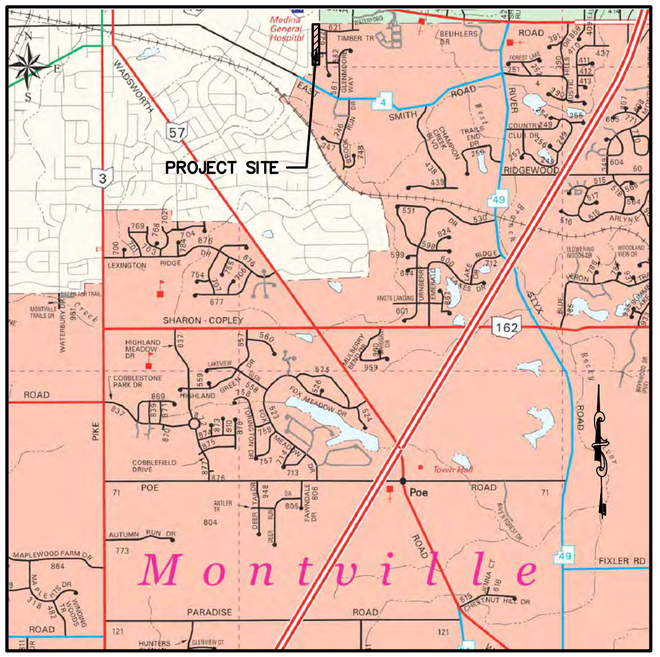
I, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN AND GRANT EASEMENTS AS SHOWN ACCORDING TO THE LEGEND. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THESE LANDS EMBRACED WITHIN THIS SUBDIVISION.

TOM CURRAN
CURRAN BROS., INC.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____ , OHIO, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

SUBLOTS ARE SUBJECT TO COVENANTS AND RESTRICTIONS PER DOC. No. _____ OF THE MEDINA COUNTY RECORDERS RECORDS.



VICINITY MAP

ACREAGE SUMMARY

LAND IN (4) SUBLOTS:	3.3723	ACRES
LAND IN DED. R.–O.–W:	0.4287	ACRES
PHASE 1 SUBDIVISION TOTAL:	3.8010	ACRES

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.

DATE MEDINA COUNTY SANITARY ENGINEER

APPROVALS

THE TOWNSHIP TRUSTEES OF MONTVILLE TOWNSHIP ON THIS ____ DAY OF _____ 2022 HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 2022.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS ___DAY OF _____2022 HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNER OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN APPROVED AND ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

MEDINA COUNTY ENGINEER DATE

APPROVED FOR TRANSFER THIS ___ DAY OF _____, 2022.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ____DAY OF _____ , 2022.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS ___ DAY OF _____, 2022.

AT _____ A.M./P.M. IN DOCUMENT No. _____.

FEE $_____

MEDINA COUNTY RECORDER

P.N.: 22,771

MCL 2997
MEDINA COMMUNITY
HOSPITAL INC.
DEED VOL. 359, PG. 531
02/07/1968

FRIENDS OF MEDINA COUNTY
PARKS, INC.
DOC. No. 20220R016351
07/29/2022

MEDINA CITY / MONTVILLE TWP.

1" IRON PIPE FND.

MEDINA CITY
S89° 53' 52"E 233.34'
116.71' 116.63'
MONTVILLE TWP.

3/4" IRON BAR FND.

* PER ZONING VARIANCE APPROVED BY MONTVILLE TOWNSHIP BOARD OF ZONING APPEALS ON NOVEMBER 4, 2019.

BUILDING SETBACKS
FRONT – 50' MIN. (F.Y.)
SIDE – 12' MIN. (S.Y.)
REAR – 50' MIN. (R.Y.)

BLOCK "F"
GLENMOORE OWNERS
ASSOCIATION, INC.
DOC. No. 20010R043359
11/30/2001

STATE OF OHIO
ANDREW G. PLANET
S-7802
REGISTERED
PROFESSIONAL SURVEYOR

THE MEADOWS SUBDIVISION
PHASE III
PLAT VOL. 21, PG. 31
06/22/1983

*40' REAR YARD
*40' REAR YARD
SUBLOT 1
*0.4007 Ac.
SUBLOT 2
*0.3981 Ac.
150.00'
12' S.Y.
N0° 20' 16"W
149.11'
148.22'
* 40' FRONT YARD
* 40' FRONT YARD
40' FRONT YARD
116.70' 116.70'

MCL 5007 MCL 5006 MCL 5005

S/L 65

TIMBER TRAIL
80' R/W (T.H. 621)

TIMBER TRAIL
80' R/W

N89° 39' 37"E 180.00'
80.00'
N89° 39' 54"E 233.42'
80.00'
L1
C1
C2

90.00' 143.44'

50' FRONT YARD

MCL 5004

SUBLOT 4
0.5062 Ac.

S/L 64

MCL 5003

N0° 20' 20"W 710.00'
270.00'
12' S.Y.
220.00'
S0° 20' 22"E
708.22'
S0° 21' 54"E
50' R.Y.

BLOCK "E"
GLENMOORE OWNERS
ASSOCIATION, INC.
DOC. No. 20010R043359
11/30/2001

S/L 63

MCL 5002

SUBLOT 3
2.0673 Ac.

5/8" IRON PIN FND.
102.95'
S60° 36' 29"W
480.00'

S/L 62

MCL 5065

CURRAN BROS., INC.
8.1500 Ac.
DOC. No. 20190R021119
10/11/2019

CORP. LINE
210.00'
12' S.Y.

S/L 61

MCL 5066

50' R.Y.

S/L 60

MCL 5067

S89° 39' 51"W 233.65'

MEDINA CITY / MONTVILLE TWP.
N0° 20' 26"W 330.00'
N0° 21' 54"W 330.00'

S/L 59

MCL 5068

REMAINDER PARCEL
4.3490 Ac.
(BY SUBTRACTION)

S/L 58

MCL 5069

BROKEN FENCE DRIVE 60' R/W
S0° 20' 22"E 850.00'

THE MEADOWS SUBDIVISION
PHASE IV
PLAT VOL. 21, PG. 90
08/28/1984

GLENMOORE FARMS SUBDIVISION
PHASE II
VOL. 1998PL, PG. 73

S0° 21' 54"E 786.22'

CROWN POINTE DRIVE 60' R/W
(T.H. 622)

0 60 120
SCALE: 1" = 60'

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LEGEND
- ◒ – 5/8" IRON PIN FOUND & USED W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND & USED
- ○ – 5/8" IRON PIN FOUND (NO CAP)
- ◉ – IRON PIPE FOUND
- ☼ – RAILROAD SPIKE FOUND
- △ – AXEL FOUND

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

RIGHT OF WAY DEDICATION
UTILITY EASEMENT
STORM SEWER / ACCESS EASEMENTS
STORMWATER MANAGEMENT EASEMENTS

REFERENCED SURVEY DOCUMENTS:

MEDINA COUNTY RECORDER'S
PLAT VOL. 21, PAGE 31
PLAT VOL. 21, PAGE 90
VOL. 1998PL, PAGE 73

TAX MAPS RECORDS
SURVEY BOOK 2, PG. 17

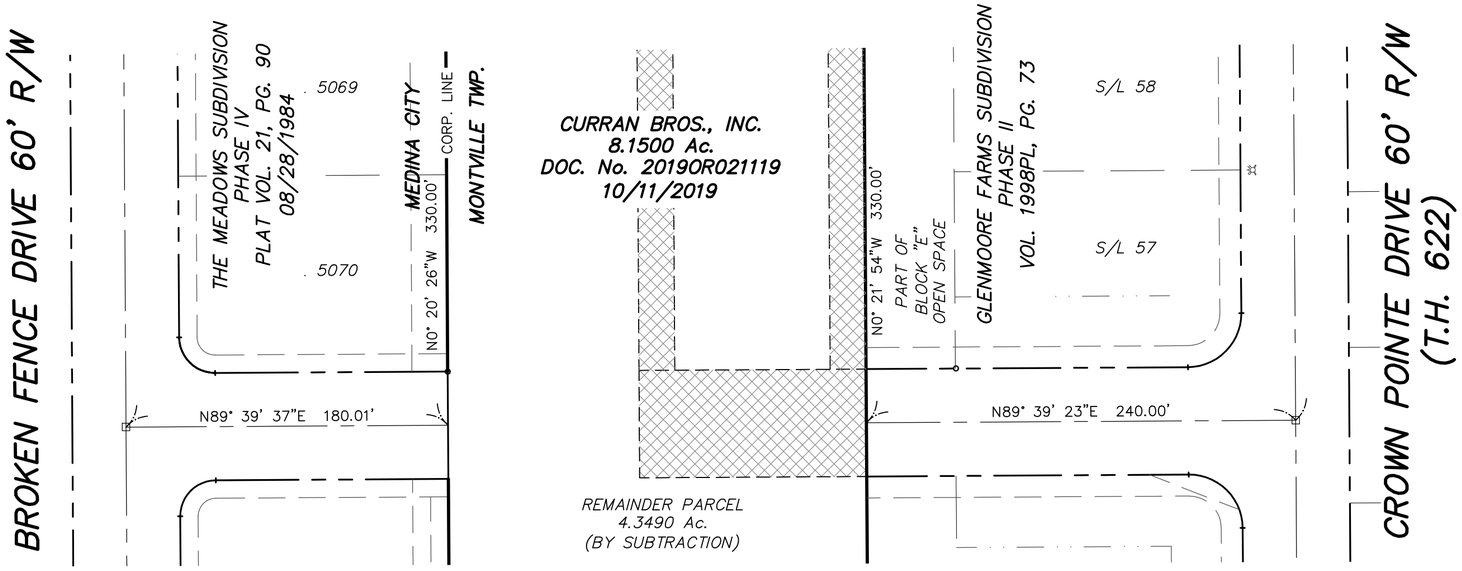
REFER TO SHEET 3 FOR LINE AND CURVE TABLES

REFER TO SHEET 4 FOR EASEMENT DETAILS

SEE SHEET No. 3

TIMBER TRAIL JUNCTION
SUBDIVISION – PHASE 1

SEE SHEET No. 2



STATE OF OHIO
ANDREW G. PLANET
S-7802
REGISTERED PROFESSIONAL SURVEYOR

0 60 120

SCALE: 1" = 60'

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RIGHT OF WAY DEDICATION

UTILITY EASEMENT

STORM SEWER / ACCESS EASEMENTS

STORMWATER MANAGEMENT EASEMENTS

Parcel Line Table		
Line #	Length	Direction
L1	10.00'	N89° 39' 24"E
L2	46.19'	S0° 21' 54"E
L3	66.20'	S44° 26' 31"W
L4	32.08'	N76° 34' 54"W
L5	47.99'	S47° 40' 40"W
L6	117.66'	N0° 20' 22"W
L7	113.44'	N89° 39' 54"E
L8	10.00'	N89° 39' 54"E
L9	20.00'	N89° 39' 54"E
L10	94.83'	S0° 20' 22"E
L11	26.91'	S47° 40' 40"W
L12	112.83'	N0° 20' 22"W
L13	17.78'	N47° 40' 40"E
L14	30.00'	S42° 19' 20"E
L15	95.00'	S47° 40' 40"W
L16	30.00'	N42° 19' 20"W
L17	95.00'	N47° 40' 40"E
L18	258.80'	S0° 21' 54"E
L19	175.00'	S0° 21' 54"E
L20	126.75'	S89° 39' 51"W

Parcel Line Table		
Line #	Length	Direction
L21	8.36'	N0° 20' 24"W
L22	77.54'	N18° 59' 02"W
L23	45.41'	N71° 00' 58"E
L24	52.63'	N4° 57' 38"E
L25	62.08'	N36° 51' 20"E
L26	26.80'	N1° 41' 25"W
L27	20.00'	N88° 18' 35"E
L28	50.49'	S1° 41' 25"E
L29	45.49'	N89° 39' 51"E
L30	60.00'	S0° 21' 54"E
L31	126.92'	S89° 39' 51"W
L32	60.00'	N0° 20' 09"W
L33	126.89'	N89° 39' 51"E
L34	20.00'	S89° 39' 51"W
L35	300.00'	N0° 21' 54"W
L36	20.00'	N89° 39' 51"E
L37	300.00'	S0° 21' 54"E
L38	86.89'	S89° 39' 51"W
L39	20.00'	S89° 39' 51"W
L40	300.00'	N0° 20' 24"W

Parcel Line Table		
Line #	Length	Direction
L41	20.00'	N89° 39' 51"E
L42	300.00'	S0° 20' 24"E
L43	86.75'	N89° 39' 51"E
L44	106.90'	N89° 39' 51"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	199.44'	420.00'	27° 12' 26"	N76° 44' 23"W	197.57'	101.64'
C2	41.77'	440.00'	5° 26' 19"	S65° 51' 20"E	41.75'	20.90'

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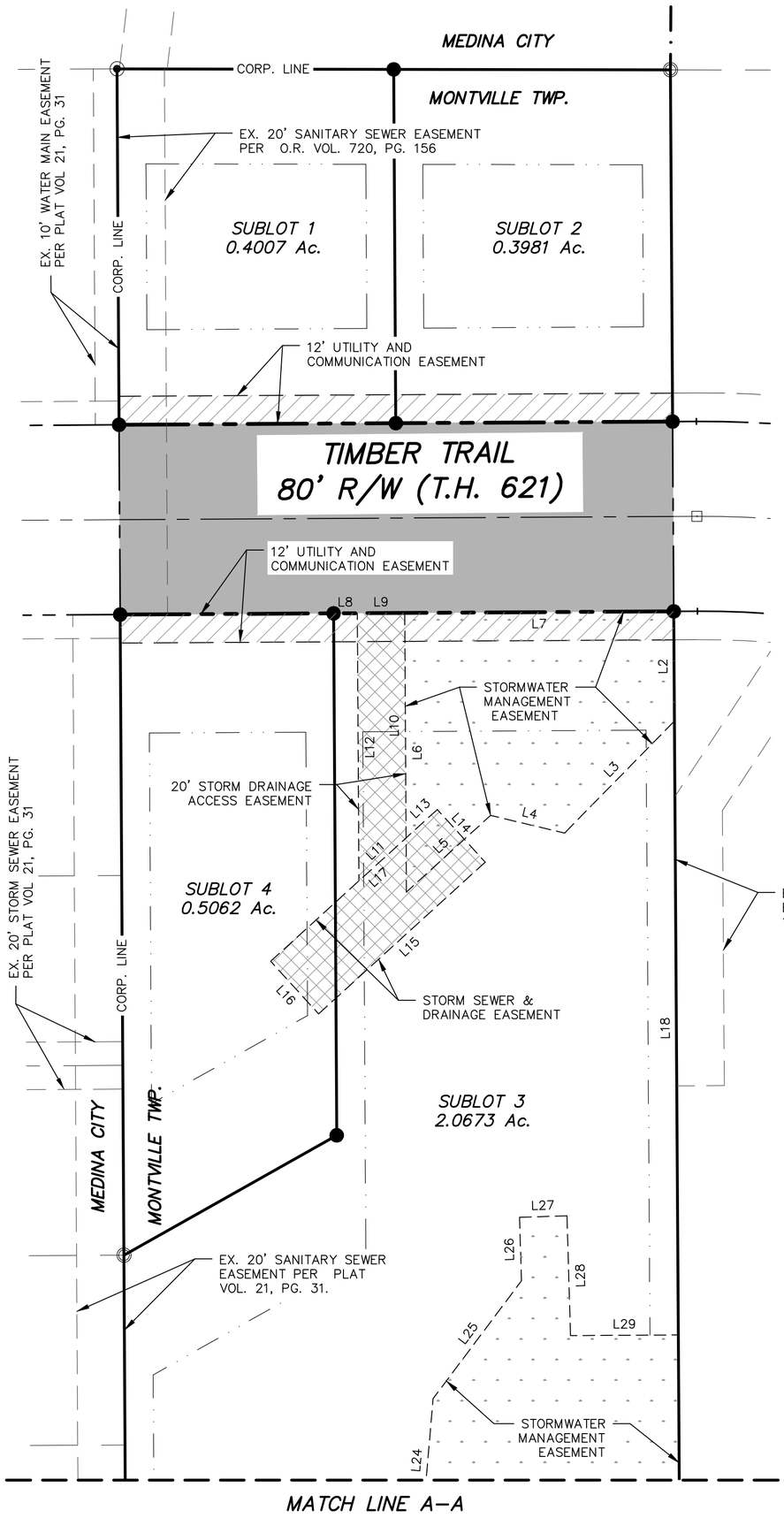

0 40 80

SCALE: 1" = 40'

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REFER TO SHEET 3 FOR LINE TAG TABLES

STATE OF OHIO
ANDREW G. PLANET
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REGISTERED
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TIMBER TRAIL JUNCTION SUBDIVISION – PHASE 1