Final Plat

Preserve at Trillium Creek Phase 2

Montville Township

Meeting:	June 1, 2022	**Site Area:**	6.2618 acres
App. No.:	045-2022-FP	**Sublots:**	10
Applicant:	Haslinger Holdings	**Zoning:**	R-3 Single-family Urban Residential
Owners:	Trillium Creek LLC	**Utilities:**	Central water and sanitary sewer
Engineer:	Lewis Land Prof. Inc.	**School Dist.:**	Medina City
Parcel No.:	030-11A-02-136	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

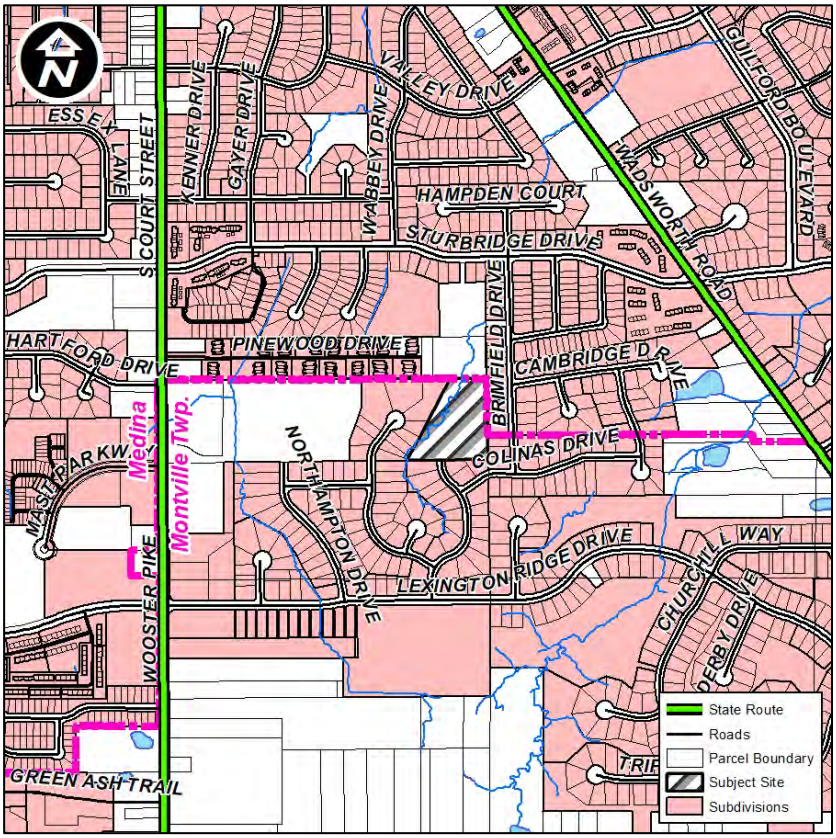
The site is located on the east side of Wooster Pike (SR 3) and nearest the termini of Stockbridge and New Haven Drives. The proposal includes 10 sublots served by central water and sewer located on a public permanent cul-de-sac street.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 6.2 acre site:

- 10 sublots;
- Central water and sanitary sewer;
- Extend one public permanent cul-de-sac street (New Haven Drive) with a 60-foot right-of-way (ROW);
- Two sanitary sewer easements, and
- Two stormwater management easements.

Access: Access to the site is through the proposed extension of New Haven Drive.



Zoning: The subject property is zoned R-3 Single-Family Urban Residential District. The Montville Township Zoning Resolution Section (§) 410.1(D)(4) indicates that the R-3 District…

> … is established to encourage single-family residential dwellings at a density of approximately 2.7 dwelling units per acre in locations that are adjacent to the City of Medina….This District is to serve as a transitional district between similar or higher density residential neighborhoods in the City and the intended lower density residential neighborhoods in the Township in a manner that will provide for the efficient development and utilization of community facilities such as water and sewers, streets, and schools.

Single-family residential detached dwellings, a permitted use (§ 410.3), with a minimum lot size of 12,000 square feet and a minimum width of 80 feet at the building line. The minimum lot frontage required for lots located on cul-de-sacs is 50 feet (§ 410.4).

Chapter 570 of the Zoning Resolution indicates a 25 foot riparian setback is required from each side of the stream on the subject site.

Comprehensive Plan: The proposed subdivision is not entirely consistent with the 2016 Montville Township Comprehensive Plan Update. The Proposed Land Use map recommends the subject site for high density residential development with a density less than 22,000 square feet per unit.

History: The Preliminary Plan was originally approved by the Planning Commission in March of 2018. Final Plat Phase I was approved with modifications and the variance denied in January 2019.

Subdivision Stage	**Approval Date**
Concept Plan	December 2017
Site Plan Review	March 2018 (ZC)
Preliminary Plan	March 2018
Final Plat Phase 1 (Variance Denied)	January 2019
Preliminary Plan Extension	April 2020
Preliminary Plan Extension	June 2021
Phase 1 Replat	May 2022 (pending)

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

Chad Stima, Medina County Sanitary Engineer: APPROVAL
cstima@medinaco.org
330.764.8331

The direction for L18 on sanitary sewer easement "B" on page 3 does not correspond to L31 on page 15 of the construction plans. L18 = S89°34'17"W and L31 = N89°31'12"E.

Paul Jeffers, Montville Township Zoning Inspector: APPROVAL
330.725.8313
zoning@montvilletwp.org

On February 12, 2020, Montville Township Zoning Commission reviewed and approved the final development and land disturbance plans for Phase II of The Preserves at Trillium Creek. The Commission did have concerns with the stormwater management and hoped the developer and Medina County Engineer could resolve the water drainage from the site to avoid future flooding issues to neighboring properties.

Matt Martin, Highway Engineer's Office: APPROVAL
mmartin@medinaco.org
330.723.9561

1. *All mylar plat sheets to be P.S. signed, stamped and dated.*
2. *Update the total acreage of sublots to 5.5578 acres.*
3. *Update the centerline monument pin note in the legend to be ¾" diameter.*
4. *Monument box not required in center of cul-de-sac due to the island.*

Mike Martin, Tax Maps
mamartin@medinaco.org
330.725.9798

Subject to the Medina County Engineer Land Conveyance Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.

Department of Planning Services (DPS) Staff Comments:

1. 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 water 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**.**

2. § 404(D)(5)(b)1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
3. § 404(D)(5)(b)2. The Final Plat meets the standards and requirements of the Subdivision Regulations.
4. § 404(D)(5)(b)3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
5. § 404(D)(5)(b)4. The Final Plat is in conformity with the Township Zoning Resolution.
6. § 404(D)(5)(b)5. The Medina County Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
7. § 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: The Department of Planning Services (DPS) recommends that the Medina County Planning Commission **Approve with Modifications** the Preliminary Plan for Trillium Creek Phase 2 Final Plat subject to the following:

1. Satisfy required agency and DPS comments listed in the staff report above.
2. Submit the required data/information as listed above.

THE PRESERVE AT TRILLIUM CREEK SUBDIVISION – PHASE 2

CREATING SUBLOTS 12 THROUGH 21 INCLUSIVE AND DEDICATION OF A PORTION OF T.H. 702 NEW HAVEN DRIVE

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOT 24

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Doug Haslinger, President, Haslinger Holding Company, owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the right of way shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

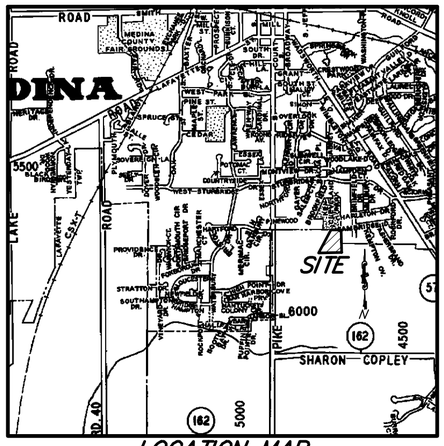
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right–of–way and easement as shown, under, over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground gas facilities as deemed necessary or convenient by the grantee for distributing, transporting, and transmitting gas for public and private use at such locations as the grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within said easement premises which may interfere with the installation, maintenance, repair or operation of said gas facilities. The right to install, repair, augment and maintain services and pipe lines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right–of–way and easement grant. All lands shall be restricted to underground utility service.

_____
Doug Haslinger, President
Haslinger Holding Company

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Doug Haslinger, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this ____ day of _____, 202__.

_____
Notary Public



LOCATION MAP
N.T.S

ACREAGE SUMMARY

SUBLOTS (10)	0.5578 ACRES
AREA OF RIGHT–OF–WAY TO BE DEDICATED	0.7040 ACRES
TOTAL AREA	**6.2618 ACRES**

This subdivision is subject to the Preserve at Trillium Creek Subdivision Declaration of Covenants, Conditions, and Restrictions as recorded in Document No. 201908013821 of the Medina County Recorder's Records.

APPROVALS

Approved this ____ day of _____ , 2022 by the Trustees of Montville Township and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ *Trustee:* _____

The Medina County Commissioners on this_____ day of _____, 2022 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

_____ _____
Commissioner *Commissioner*

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer.

Medina County 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.

Approved this ____ day of _____ , 2022 by the Medina County Sanitary Engineer.

Medina County Sanitary Engineer: _____

Approved this ____ day of _____ , 2022 by the Medina County Planning Commission.

Director: _____

Approved for transfer this ____ day of _____ , 2022 by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____ , 2022 by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____ , 2022 by the Medina County Recorder's Office and is recorded by Plat Document No._____. at _____ A.M. / P.M. *Fee: $_____*

Recorder: _____

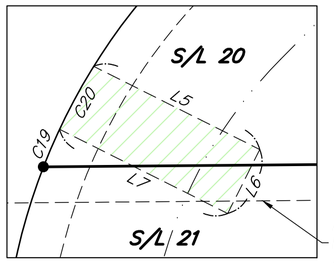
SURVEYOR'S CERTIFICATION

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 at all lot corners and radius returns.

Date:
_____
Joseph A. Burgoon *Reg. Ohio Surveyor No. PS–#8325*

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

THE PRESERVE AT TRILLIUM CREEK SUBDIVISION – PHASE 2
SHEET 1 OF 3 – TITLE SHEET
PROJ. No. 18–461 DRAWING NAME 18–461_Plat.dwg



EX. SANITARY SEWER & WATER MAIN EASEMENT DOC. NO. 20020R035077

STORM SEWER EASEMENT
0.0241 ACRES
SCALE: 1"=30'

5/8" IRON PIN, CAPPED "CUNNINGHAM", FOUND N17°58'15"E, 0.09'

M.C.L. 5369

CITY OF MEDINA
MONTVILLE TOWNSHIP
LOT 24

N89°55'53"E 278.49'

5/8" IRON PIN FOUND & USED

5/8" IRON PIN, CAPPED "CUNNINGHAM", FOUND S73°08'37"W, 0.22'

SUBJECT PARCEL
HASLINGER HOLDING COMPANY
DOC. NO. 20180R007807
4/17/2018

M.C.L. 5429

80.01' P & U

5/8" IRON PIN, CAPPED "CUNNINGHAM", FOUND S61°30'51"W, 0.17'

M.C.L. 5430

CITY OF MEDINA
MONTVILLE TOWNSHIP
LOT 24

90.02' P & U

5/8" IRON PIN, CAPPED "CUNNINGHAM", FOUND & USED

M.C.L. 5431

90.02' P & U

M.C.L. 5432

90.02' P & U

M.C.L. 5433

86.99' P & U

5/8" IRON PIN, CAPPED "CUNNINGHAM", FOUND & USED

CITY OF MEDINA

LOT 29
MONTVILLE TOWNSHIP

82.02' P & U

86.53' LOT 24

81.00' P & U

80.00'

LOT 29

LOT 24

S14°37'16"E 292.30'

N28°12'35"E 698.46' P & U 357.73' P & U 259.30'

S28°07'34"W 328.06'

288.17'

150.57'

(610.39' (D))

910.71' P & U

STORM WATER MANAGEMENT EASEMENT SEE SHEET 3 OF 3 FOR DETAILS

S/L 6

EX. STORM SEWER EASEMENT DOC. NO. 2019PL000036

EX. STORM WATER MANAGEMENT EASEMENT DOC. NO. 2019PL000036

C/L STREAM

S/L 15
0.7894 ACRES

S/L 16
1.0796 ACRES

40' BUILDING LINE

SANITARY SEWER EASEMENT "A" SEE SHEET 3 OF 3 FOR DETAILS

S/L 17
0.5857 ACRES

20' STORM SEWER EASEMENT PLAT BOOK 22, PG. 118

S45°10'30"E 201.51'

184.77'

C13

C12

C4

C14

S71°38'48"W 129.74'

5/8" IRON PIN FOUND & USED

S/L 18
0.2967 ACRES

NEW HAVEN DRIVE 60'

C11

C10

C3

C15

S/L 14
0.6698 ACRES

40' BUILDING LINE

EASEMENT (TYP.)

60.13'

N44°49'30"E 144.98'

S67°59'16"E 140.25'

S/L 19
0.3416 ACRES

C9

C5

C16

S44°49'30"W 60.13'

SANITARY SEWER EASEMENT "B" SEE SHEET 3 OF 3 FOR DETAILS

S67°59'16"E 247.77'

S/L 3

5/8" IRON PIN CAPPED "TB JONES" FOUND & USED

S/L 2

S/L 1

HAYES MIRASOL ESTATES SUBDIVISION DOC. NO. 2001PL000095

S/L 7

THE PRESERVE AT TRILLIUM CREEK SUBDIVISION - PHASE 1 DOC. NO. 2019PL000036

141.42' P & U

S53°09'50"E 166.45'

S/L 8

19.94'

S/L 13
0.3646 ACRES

T.H. 702

C8

C2

C1

C6

C17

12' UTILITY

40' BUILDING LINE

S/L 20
0.3847 ACRES

S/L 9

94.81' P & U

S76°12'10"E 178.90'

N89°31'12"E 310.03'

5.45'

EX. SANITARY SEWER & WATER MAIN EASEMENT DOC. NO. 20020R035077

70.64' P & U

134.45'

20'

20'

S/L 10

26.67' P & U

S/L 12
0.4600 ACRES

C7

C18

12' UTILITY

S/L 21
0.5857 ACRES

STORM SEWER EASEMENT SEE THIS SHEET FOR DETAILS

321.95'

S/L 11

7.29' P & U

230.82' (230.91' P)

60.00' P & U

139.66' (139.60' P)
S89°31'12"W 612.77'

182.29' (182.52' P)

5/8" IRON PIN, CAPPED "CUNNINGHAM", FOUND & USED

EX. DETENTION BASIN EASEMENT (PER PLAT)

S/L 41

NORTHAMPTON HIGHLAND ESTATES SUBDIVISION PHASE 1 DOC. NO. 2000PL000153

3/4" IRON PIN IN MON. BOX FOUND & USED

S/L 42

NORTHAMPTON HIGHLAND ESTATES SUBDIVISION PHASE 1 DOC. NO. 2000PL000153

S/L 44

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED;
DOC. NO. 20180R007395.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
24/73a; 39/117.

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ⊡ – Monument Box Found & Described
- ○ – 5/8" Iron Pin Found w/cap Lewis Land Professionals
  Unless Otherwise Noted
- ◉ – Iron Pipe Found & Described

Fnd. (F) – Found
Usd. (U) – Used
(P) – Plat
M.C.L. – Medina City Lot
Deed (D) – Record Deed
R/W – Right of Way
C/L – Centerline

– Ex. Riparian Setbacks per Montville Township Regulations.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
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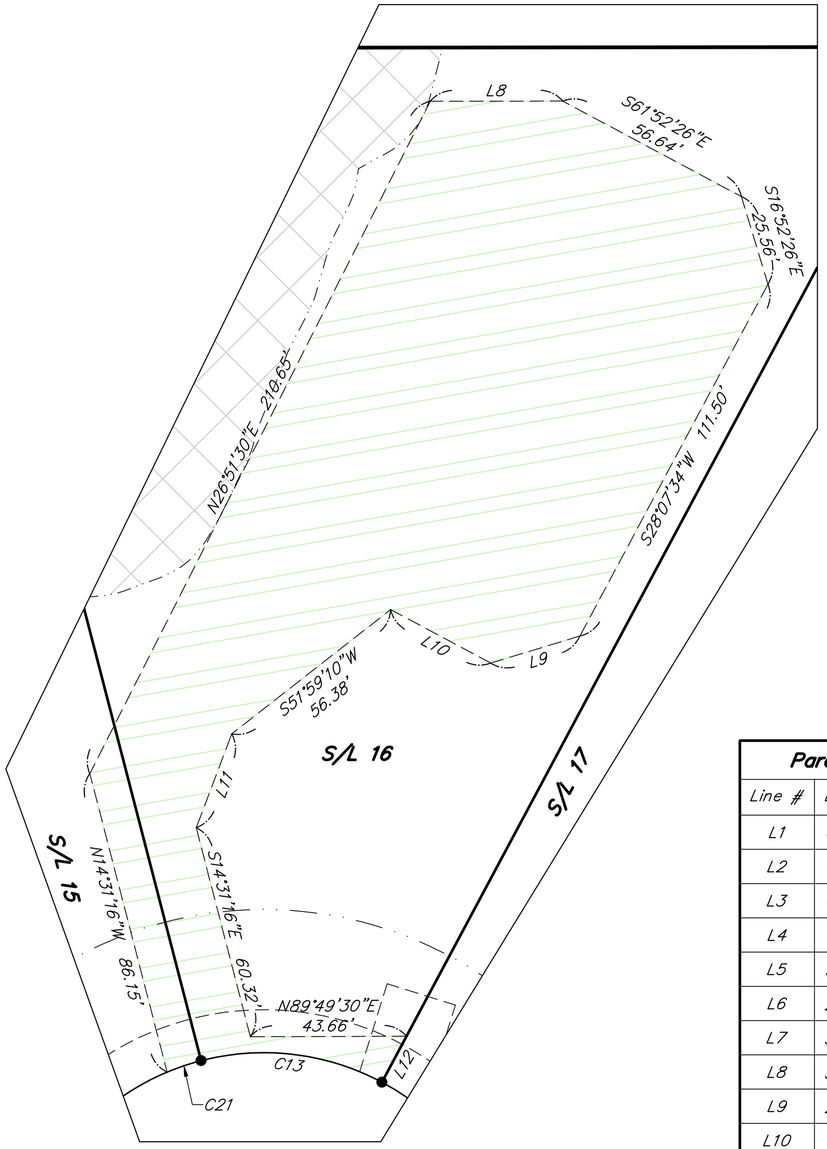
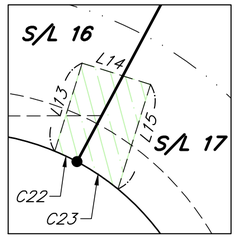
THE PRESERVE AT TRILLIUM CREEK SUBDIVISION – PHASE 2
SHEET 2 OF 3 – PLAT

PROJ. No. 18-461 DRAWING NAME 18-461_Plat.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



STORM WATER MANAGEMENT EASEMENT
0.4666 ACRES
SCALE: 1"=30'



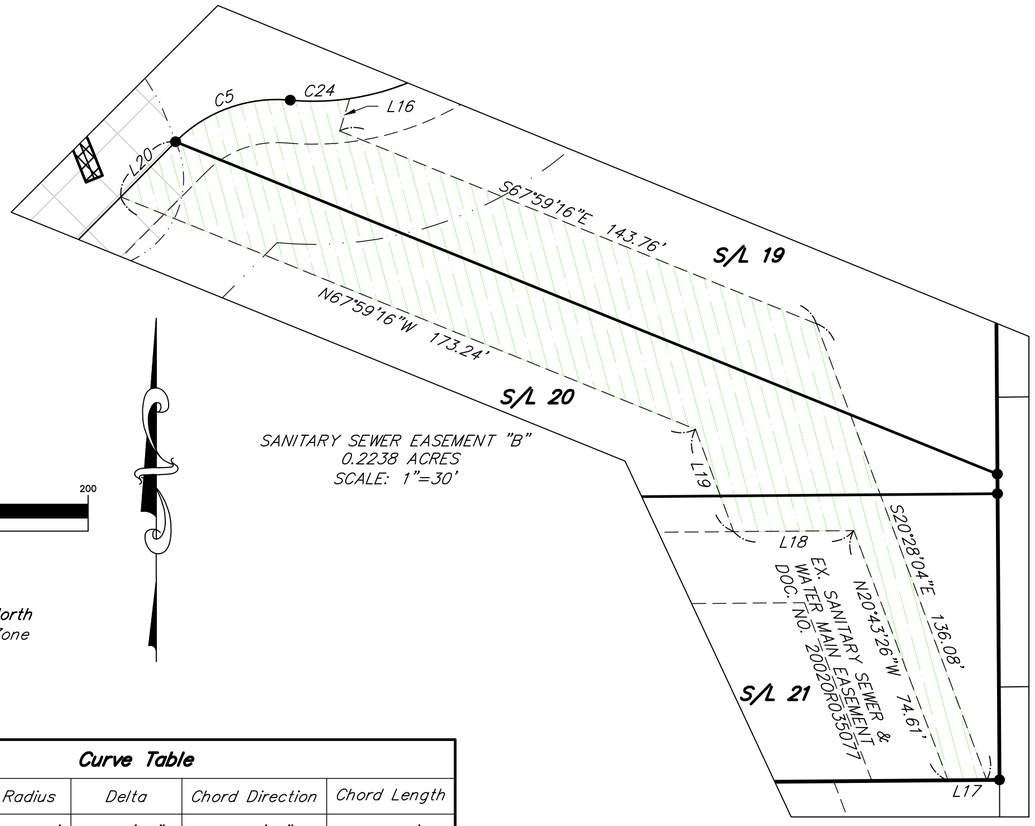
SANITARY SEWER EASEMENT "A"
0.0127 ACRES
SCALE: 1"=30'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.



SANITARY SEWER EASEMENT "B"
0.2238 ACRES
SCALE: 1"=30'

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- ⊡ – Monument Box Found & Described
- ○ – 5/8" Iron Pin Found w/cap Cunningham Unless Otherwise Noted
- ◉ – Iron Pipe Found & Described

Fnd. (F) – Found
Usd. (U) – Used
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M.C.L. – Medina City Lot

– Ex. Riparian Setbacks per Montville Township Regulations.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Parcel Line Table

Line #	Length	Direction
L1	41.79'	N0°29'01"W
L2	17.09'	N0°29'01"W
L3	17.09'	N0°29'01"W
L4	17.09'	S0°29'01"E
L5	51.87'	S63°23'09"E
L6	20.00'	S26°36'51"W
L7	52.52'	N63°23'09"W
L8	36.99'	N89°55'53"E
L9	26.05'	S73°07'34"W
L10	31.71'	N61°52'26"W
L11	28.06'	S20°42'42"W
L12	14.57'	S28°07'34"W
L13	25.74'	N17°19'08"E
L14	20.00'	S72°40'52"E
L15	30.59'	S17°19'08"W
L16	9.47'	S17°19'08"W
L17	10.79'	S89°31'12"W
L18	33.56'	S89°34'17"W
L19	30.51'	N20°28'04"W
L20	21.70'	N44°49'30"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	158.16'	200.00'	45°18'30"	N22°10'15"E	154.07'
C2	181.88'	230.00'	45°18'30"	N22°10'15"E	177.18'
C3	35.24'	40.00'	50°28'44"	N19°35'08"E	34.11'
C4	343.25'	70.00'	280°57'27"	S45°10'30"E	89.09'
C5	35.24'	40.00'	50°28'44"	S70°03'52"W	34.11'
C6	134.43'	170.00'	45°18'30"	S22°10'15"W	130.96'
C7	57.33'	230.00'	14°16'51"	N6°39'25"E	57.18'
C8	68.40'	230.00'	17°02'19"	N22°19'00"E	68.15'
C9	56.16'	230.00'	13°59'20"	N37°49'50"E	56.02'
C10	22.22'	40.00'	31°49'26"	N28°54'47"E	21.93'
C11	13.02'	40.00'	18°39'18"	N3°40'25"E	12.97'
C12	99.12'	70.00'	81°07'58"	N34°54'45"E	91.05'
C13	52.10'	70.00'	42°38'51"	S83°11'51"E	50.91'
C14	53.17'	70.00'	43°31'14"	S40°06'49"E	51.90'
C15	59.20'	70.00'	48°27'08"	S5°52'22"W	57.45'
C16	79.66'	70.00'	65°12'18"	S62°42'05"W	75.43'
C17	69.99'	170.00'	23°35'25"	S33°01'47"W	69.50'
C18	64.44'	170.00'	21°43'05"	S10°22'32"W	64.05'
C19	11.42'	170.00'	3°51'01"	N23°09'35"E	11.42'
C20	20.02'	170.00'	6°44'53"	N28°27'31"E	20.01'
C21	10.03'	70.00'	8°12'48"	S71°22'20"W	10.03'
C22	6.88'	70.00'	5°37'59"	N64°41'25"W	6.88'
C23	13.77'	70.00'	11°16'22"	N56°14'15"W	13.75'
C24	16.67'	70.00'	13°38'44"	N88°28'51"E	16.63'

Lewis Land Professionals, Inc.
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THE PRESERVE AT TRILLIUM CREEK SUBDIVISION – PHASE 2
SHEET 3 OF 3 – EASEMENTS, LINE & CURVE TABLES
PROJ. No. 18-461 DRAWING NAME 18-461_Plat.dwg