

Village of Mogadore

135 South Cleveland Avenue
Mogadore, OH 44260

Phone: (330) 628-4896 | Fax: (330) 628-5850

Web Site: www.mogadorevillage.org

COUNCIL MEETING AGENDA

Wednesday, January 15, 2025
5:30 p.m.

1. Moment of Reflection – Mr. Raddish
2. Pledge to the flag
3. Roll Call
4. Approval of the Agenda
5. Minutes from January 2, 2025, council meetings presented for changes, corrections, and adoption
6. Comments from the Audience on the pending legislation
7. Committee Reports
8. Old Business – None
9. New Business – Three pieces of legislation.

Ordinance 2025-1 – Ms. Miller – Sponsor: Planning and Zoning Committee – (Exhibit A)

AN ORDINANCE AMENDING SECTION 152.018 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF MOGADORE, ENTITLED “NONCONFORMING USES” CONCERNING THE RESTORATION OF NONCONFORMING ATTACHED SINGLE-FAMILY DWELLINGS WITHIN THE VILLAGE, AND DECLARING AN EMERGENCY.

Ordinance 2025-2 – Ms. Miller – Sponsor: Planning and Zoning Committee – (Exhibit A)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE FROM AN R-3 ZONING DISTRICT DESIGNATION TO AN R-1 ZONING DISTRICT DESIGNATION.

Ordinance 2025-3 – Ms. Miller – Sponsor: Planning and Zoning Committee – (Attachment/9 pages)

AN ORDINANCE APPROVING THE FINAL PLAT OF PHASE 1 OF THE WEST VILLAGE SUBDIVISION, AND ACCEPTING THE DEDICATED RIGHT-OF-WAYS, EASEMENTS, OPEN-SPACES AND PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN SAID SUBDIVISION, AND DECLARING AN EMERGENCY.

10. Comments
 1. Public
 2. Council
 3. Law Director
 4. Village Engineer
 5. Clerk-Treasurer
 6. Mayor
11. Adjournment

RECORD OF ORDINANCES

Ordinance No. 2025-1

Passed _____, 2025

SPONSOR: PLANNING AND ZONING COMMITTEE

AN ORDINANCE AMENDING SECTION 152.018 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF MOGADORE, ENTITLED “NONCONFORMING USES” CONCERNING THE RESTORATION OF NONCONFORMING ATTACHED SINGLE-FAMILY DWELLINGS WITHIN THE VILLAGE, AND DECLARING AN EMERGENCY.

WHEREAS, Section 152.018 of the Codified Ordinances of the Village of Mogadore, entitled “Nonconforming Uses” provides for zoning regulations concerning nonconforming uses within the Village; and

WHEREAS, Subsection 152.018(A) further provides for the continuation of use of nonconforming buildings, structures, or land within the Village, including Subsection 152.018(A)(1) which provides for the restoration of buildings or structures that are damaged or destroyed in certain circumstances; and

WHEREAS, Subsection 152.018(A)(6) provides that nonconforming buildings or structures that are damaged or destroyed may be reconstructed, repaired, or rebuilt, and may continue to then be used as a nonconforming building or structure, provided that the expense of such work does not exceed 50% of the replacement cost of the building or structure and that it is reconstructed, repaired or rebuilt within 12 months; and

WHEREAS, given the unique circumstances surrounding nonconforming attached single-family dwellings, in particular the very likely probability that such attached single-family dwelling is situated on a lot that would otherwise be unbuildable, this Council desires to amend Section 152.018(A)(6) to permit the reconstruction, repair, or rebuild of such dwelling regardless of the expense of the work for the same, provided that it is reconstructed, repaired or rebuilt within 12 months; and

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the Village to amend Section 152.018 as set forth on Exhibit A, attached hereto and incorporated herein by reference, for the reasons set forth above.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Village of Mogadore, Counties of Summit and Portage, State of Ohio, that:

SECTION 1: This Council hereby adopts amends Section 152.018 of the Codified Ordinances of the Village of Mogadore as set forth on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2: This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council

RECORD OF ORDINANCES

Ordinance No. 2025-1Passed _____, 2025

EXHIBIT A

§ 152.018 NONCONFORMING USES.

- (A) Continuation of non-conforming uses. The lawful use of any building, structure, or land existing at the time of the enactment of this chapter may be continuous, although such use does not conform with the provisions of this chapter, provided the following conditions are met:
- (1) Unsafe structures. Nothing in this chapter shall prevent restoring to a safe condition any portion of a building or structure declared unsafe by a proper authority as defined by ordinance.
 - (2) Alterations. A non-conforming building or structure may be altered, improved or reconstructed but not enlarged or extended, provided such work is not to an extent exceeding in the aggregate cost 50% of the replacement value of the building or structure, unless the building or structure is changed to a conforming use.
 - (3) Extension. A non-conforming use shall not be extended but the extension of lawful use to any portion of a non-conforming building or structure which existed prior to the enactment of this chapter shall not be deemed the extension of such non-conforming use.
 - (4) Changes. A non-conforming use may be changed to another non-conforming use if the proposed non-conforming use is in less conflict with the character and use of the district than the existing non-conforming use.
 - (5) Construction approved prior to ordinance. Nothing herein shall require any change in plans, construction or designated use of a building or structure for which a building permit has been issued and the construction of which shall have been diligently prosecuted within 90 days of the date of the permit.
 - (6) Restoration. For all nonconforming buildings or structures other than nonconforming attached single-family dwellings, ~~Nothing~~ in this chapter shall prevent the reconstruction, repairing, rebuilding, and continued use of any non-conforming building or structure damaged by fire, collapse, explosion, or Acts of God after the date of this chapter, where the expense of such work does not exceed 50% of the replacement cost of the building or structure at the time such damage occurred and the restoration is completed within 12 months from the date of damage and in accordance with this chapter and the building code. A nonconforming attached single-family

RECORD OF ORDINANCES

Ordinance No. 2025-1Passed _____, 2025

dwelling damaged by fire, collapse, explosion or Acts of God may be restored, repaired, rebuilt and continued to be used provided such restoration, repair or rebuilding is completed within 12 months from the date of damage and in accordance with this chapter and the building code, regardless of the expense of such restoration, repair or rebuilding.

- (7) Abandonment. A non-conforming use has been discontinued for a period of one year or more. Such discontinuance shall be considered conclusive evidence of an intention to legally abandon the non-conforming use.
- (B) Displacement. No non-conforming use shall be extended to displace a conforming use.
- (C) District changes. Whenever the boundaries of a district are changed so as to transfer an area from one district to another district of a different classification, the provisions of § 152.017 and division (A) of this section shall also apply to any non-conforming uses existing therein.
- (D) Junk yards. No person, firm or corporation shall store or permit storage for a period of more than 15 days of any partly dismantled, inoperable and unlicensed, or wrecked vehicles or their parts; second-hand building materials; junk, paper, containers, or other salvaged articles, including, without limitation, old iron, glass, garbage waste, or discarded materials, upon any lot or land situated within the boundaries of any residential, commercial or industrial area unless same is completely enclosed within a building or garage and is clearly ancillary or incidental to the permitted use or is a use specifically permitted by the applicable district regulations. Such 15-day period shall run from the date that such person, firm, or corporation is notified, in writing, by the Village Zoning and Building Inspector, the Village Council or their agent, that such storage is in violation of this section. Impound lots designated by the Safety Department of the village are permitted storage times of up to one year.

RECORD OF ORDINANCES

Ordinance No. 2025-2Passed _____, 2025

SPONSOR: PLANNING AND ZONING COMMITTEE

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE FROM AN R-3 ZONING DISTRICT DESIGNATION TO AN R-1 ZONING DISTRICT DESIGNATION.

WHEREAS, Section 152.133 of the Village's Codified Ordinances provides this Council the authority to modify the number, shape or area of the districts established by the Codified Ordinances and set forth on the Village's zoning map, including amending said zoning map, provided that the Village complies with the procedural requirements contained therein; and

WHEREAS, the Village desires to rezone that certain real property located within Village depicted on Exhibit A and listed in Exhibit B (collectively the "Property") from an R-3 zoning district designation to an R-1 zoning district designation; and

WHEREAS, following proper notice, this Council and the Village's Planning Commission held a joint hearing on the application for the rezoning of the Property from an R-3 zoning district designation to an R-1 zoning district designation on January 8, 2025, pursuant to Section 152.133 of the Village's Codified Ordinances; and

WHEREAS, on January 8, 2025, the Village's Planning Commission voted unanimously to recommend the rezoning of the Property from an R-3 zoning district designation to an R-1 zoning district designation; and

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the Village to rezone the Property from an R-3 zoning district designation to an R-1 zoning district as set forth herein, and to amend the Village's zoning map accordingly.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Village of Mogadore, Counties of Summit and Portage, State of Ohio, that:

SECTION 1: Pursuant to Section 152.133 of the Village's Codified Ordinances, this Council hereby rezones the Property from an R-3 zoning district designation to an R-1 zoning district.

SECTION 2: The Village's zoning map is hereby amended to reflect the Property as part of the Village's R-1 zoning district designation.

SECTION 3: This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberations of this Council and any of its committees that resulted in this formal action were in meetings open to the public, in compliance with all legal requirements.

EXHIBIT A
Map of Rezoned Area
Ordinance 2025-2

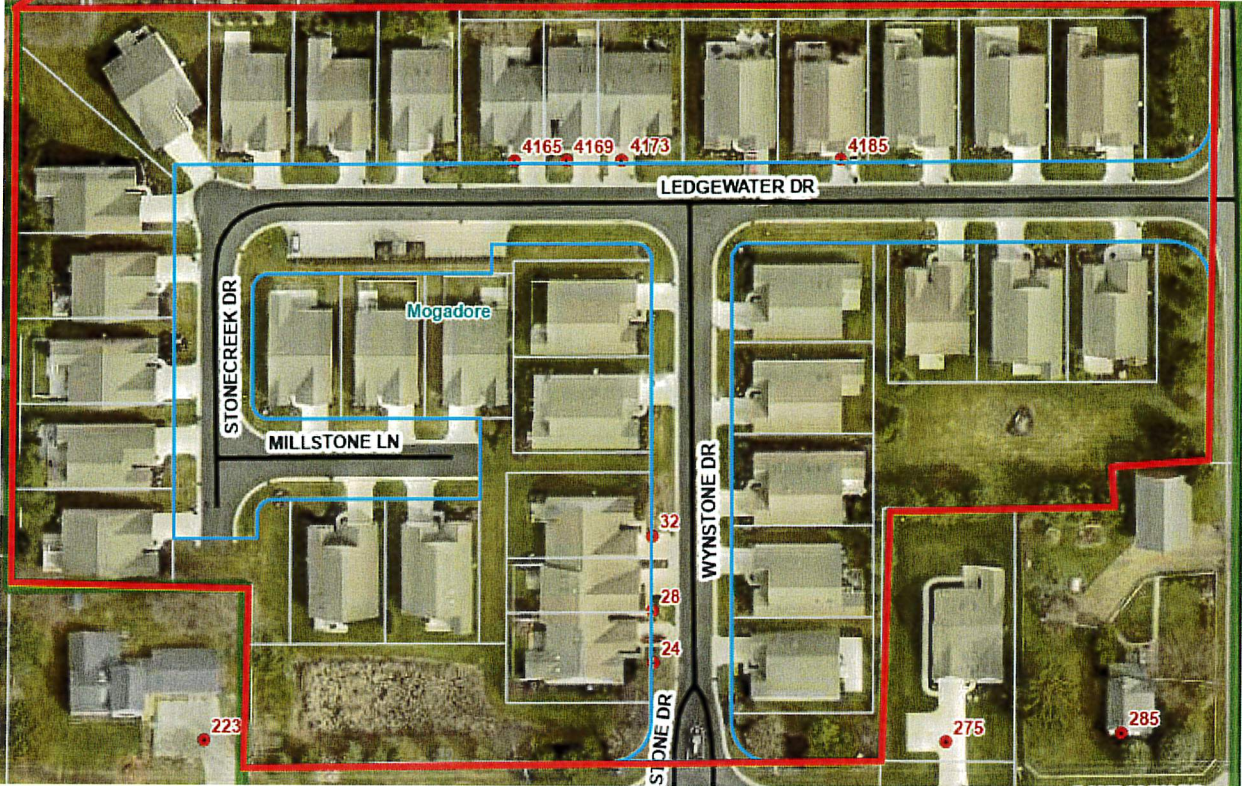


EXHIBIT B
List of Rezoned Parcels

39-046-50-00-001-001
39-046-50-00-001-002
39-046-50-00-001-003
39-046-50-00-001-004
39-046-50-00-001-005
39-046-50-00-001-006
39-046-50-00-001-022
39-046-50-00-001-023
39-046-50-00-001-024
39-046-50-00-028-000
39-046-50-00-029-000
39-046-50-00-030-000
39-046-50-00-001-025
39-046-50-00-001-026
39-046-50-00-001-027
39-046-50-00-001-028
39-046-50-00-001-029
39-046-50-00-001-034
39-046-50-00-001-019
39-046-50-00-001-020
39-046-50-00-001-021
39-046-50-00-001-033
39-046-50-00-001-008
39-046-50-00-001-007
39-046-50-00-001-032
39-046-50-00-009-000
39-046-50-00-008-000
39-046-50-00-007-000
39-046-50-00-043-000
39-046-50-00-001-030
39-046-50-00-001-013
39-046-50-00-001-012
39-046-50-00-001-011
39-046-50-00-001-010
39-046-50-00-001-009
39-046-50-00-001-016
39-046-50-00-001-015
39-046-50-00-001-014
39-046-50-00-001-017
39-046-50-00-001-018
39-046-50-00-001-031
39-046-50-00-044-000

RECORD OF ORDINANCES

Ordinance No. 2025-3

Passed _____, 2025

SPONSOR: PLANNING AND ZONING COMMITTEE

AN ORDINANCE APPROVING THE FINAL PLAT OF PHASE 1 OF THE WEST VILLAGE SUBDIVISION, AND ACCEPTING THE DEDICATED RIGHT-OF-WAYS, EASEMENTS, OPEN-SPACES AND PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN SAID SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, an application has been filed with the Village of Mogadore Planning Commission requesting approval of the Final Plat for Phase 1 of the West Village Subdivision, located at 197 N. Cleveland Avenue, Mogadore, Ohio 44260. A copy of the Final Plat of Phase 1 of the West Village Subdivision is attached hereto as Exhibit A and incorporated herein by reference.; and

WHEREAS, on January 8, 2025, the Planning Commission recommended approval of the Final Plat for Phase 1 of the West Village Subdivision; and

WHEREAS, pursuant to Section 151.023 of the Codified Ordinances of the Village, this Council has reviewed the Final Plat for Phase 1 of the West Village Subdivision and the recommendation of the Planning Commission to approve the same; and

WHEREAS, pursuant to Section 151.102 of the Codified Ordinances of the Village, and provided that all requirements are met, it is also necessary for this Council to accept the dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 1 of the West Village Subdivision; and

WHEREAS, subject to further approval by the Village Engineer, this Council desires to accept the dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 1 of the West Village Subdivision; AND

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the Village to approve the Final Plat of Phase 1 of the West Village Subdivision, and to further accept, subject to further approval by the Village Engineer, the dedicated public right-of-ways, easements, open-spaces and public infrastructure within Phase 1 of the West Village Subdivision.

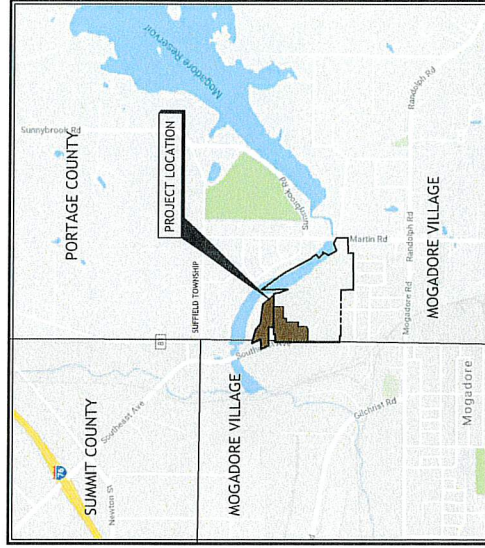
NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Mogadore, Counties of Portage and Summit, Ohio as follows:

SECTION 1: The Final Plat of Phase 1 of the West Village Subdivision, together with the plans and descriptions on file with the Village and incorporated by reference herein, as approved by the Village Planning Commission, is hereby approved pursuant to Section 151.023. A copy of the Final Plat of Phase 1 of the West Village Subdivision is attached hereto as Exhibit A and incorporated herein by reference.

WEST VILLAGE PHASE 1

SITUATED IN THE TOWNSHIP OF SUFFIELD AND VILLAGE OF MOGADORE, COUNTY OF PORTAGE AND STATE OF OHIO AND KNOWN AS PART OF ORIGINAL SUFFIELD TOWNSHIP, LOT 46 IN RANGE 9 WEST, TOWNSHIP 1 NORTH OF THE CONNECTICUT WESTERN RESERVE SURVEY

- AREA IN 61 LOTS = 7.6610 ACRES
- AREA IN BLOCK A, B & C = 11.8701 ACRES
- AREA IN BLOCK D (FUTURE PHASE 2) = 20.7647 ACRES
- AREA IN BLOCK E (FUTURE DEVELOPMENT) = 66.0673 ACRES
- AREA OF PROPOSED R/W = 2.8067 ACRES
- AREA OF EXISTING R/W = 0.5642 ACRES (TO BE DEDICATED)
- TOTAL AREA = 109.7340 ACRES



LOCATION MAP

NOT TO SCALE

| INDEX OF DRAWINGS | |
|-------------------|-----|
| TITLE SHEET | 1 |
| INDEX SHEET | 2-3 |
| PLAT SHEETS | 4-8 |

BASES OF BEARING: OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (4803). NORTH AMERICAN DATUM OF 1983, 1988 ADJUSTMENT
 ALL BEARINGS ARE GIVEN BASED ON GRID NORTH. ALL DIMENSIONS SHOWN ARE PERIOD DISTANCES TO OBTAIN A GRID COORDINATE FACTOR OF APPROXIMATELY 1.0000000000000000

OWNER'S CONSENT AND DEDICATION
 NOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHTS OF THE PUBLIC IN AND TO THE FOLLOWING DESCRIBED EASEMENTS, STORM WATER MANAGEMENT BASIN EASEMENTS, AND SANITARY SEWER EASEMENTS BEGINNING HEREON TO PUBLIC USE FOREVER.

TESTA ENTERPRISES, LLC
 AN OHIO LIMITED LIABILITY COMPANY
 BY: TESTA ENTERPRISES INC. ITS SOLE MEMBER
 PAUL J. TESTA, PRESIDENT

DATE _____ DAY OF _____, 2024.

STATE OF OHIO
 COUNTY OF PORTAGE, SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TESTA ENTERPRISES, LLC AN OHIO LIMITED LIABILITY COMPANY BY: TESTA ENTERPRISES INC. ITS SOLE MEMBER, BY PAUL J. TESTA, PRESIDENT AND ON THE _____ DAY OF _____, 2024, AT _____ IN TESTIMONY WHEREOF, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL AT _____

BY MEANS OF THIS PLAT, THE DEVELOPER, TESTA MOGADORE, LLC AN OHIO LIMITED LIABILITY COMPANY, HEREBY ASSUMES THE FOLLOWING RIGHTS, RESPONSIBILITIES, AND RESTRICTIONS:
 -MAINTENANCE AND REPAIR OF THE STORM WATER MANAGEMENT BASINS (SMB) SHALL BE DONE IN ACCORDANCE WITH THE LONG TERM OPERATION, MAINTENANCE AND REPAIR PLAN FOR THE PORTAGE COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN ADDITION TO THE OPERATION, MAINTENANCE AND REPAIR PLAN FOR THE PORTAGE COUNTY SUBURBAN ENGINEER
 -ALL INLET AND OUTLET STORM SEWER PIPES SHALL BE MAINTAINED IN GOOD, WORKING CONDITION KEPT FREE OF DEBRIS/SLOUGHAGE AS NECESSARY FOR THE BASIN TO FUNCTION PROPERLY.
 -THE COST ASSOCIATED WITH SAID MAINTENANCE AND REPAIR OF THE SMB SHALL BE BORNE BY THE DEVELOPER.
 -NO SWING SETS PLAY/WORK EQUIPMENT, LANDSCAPE BEDS OR STRUCTURES OF ANY KIND ARE PERMITTED WITHIN THE LIMITS OF THE BASIN EASEMENT.
 -PUBLIC DRAINAGE EASEMENTS AND STORMWATER EASEMENTS FOR PIPES, SWALES, CATCH BASINS, DRAINAGEWAYS, AND THE LIKE SHALL BE MAINTAINED IN ACCORDANCE WITH THE LONG TERM OPERATION, MAINTENANCE AND REPAIR PLAN FOR THE PORTAGE COUNTY SOIL AND WATER CONSERVATION DISTRICT, IN ADDITION TO THE OPERATION, MAINTENANCE AND REPAIR PLAN FOR THE PORTAGE COUNTY SUBURBAN ENGINEER.
 -ALL RIGHTS OF ENTRY SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS TO INSPECT, REPAIR, MAINTAIN, GRADE, OR OTHERWISE WORK ON THE STORMWATER FEATURES AND APPURTENANCES.
 -SANITARY SEWER EASEMENTS SHALL CONTAIN NO VEGETATION OTHER THAN TURF GRASS. THERE SHALL BE NO EARTH MOUNDS, FENCES, NOR ANY OTHER STRUCTURE ERECTED OR PLACED ACROSS, ON, OR WITHIN THE SANITARY SEWER EASEMENTS.
 AT SUCH TIME AS THE DEVELOPMENT IS COMPLETE AND THE PORTAGE COUNTY COMMISSIONERS HAVE RELEASED THE PERFORMANCE AND ASSURANCE BONDS TO THE DEVELOPER, THE DEVELOPER SHALL RELEASE THE RIGHTS AND RESTRICTIONS TO THE HOA, WEST VILLAGE HOMEOWNERS ASSOCIATION, INC.

UTILITY EASEMENT
 IS HEREBY CONVEYED TO THE PUBLIC THE RIGHTS OF THE PUBLIC IN AND TO THE FOLLOWING DESCRIBED EASEMENTS, STORM WATER MANAGEMENT BASIN EASEMENTS, AND SANITARY SEWER EASEMENTS BEGINNING HEREON TO PUBLIC USE FOREVER.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHTS OF THE PUBLIC IN AND TO THE FOLLOWING DESCRIBED EASEMENTS, STORM WATER MANAGEMENT BASIN EASEMENTS, AND SANITARY SEWER EASEMENTS BEGINNING HEREON TO PUBLIC USE FOREVER.

RESTRICTIONS, EASEMENTS & COVENANTS
 THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHTS OF THE PUBLIC IN AND TO THE FOLLOWING DESCRIBED EASEMENTS, STORM WATER MANAGEMENT BASIN EASEMENTS, AND SANITARY SEWER EASEMENTS BEGINNING HEREON TO PUBLIC USE FOREVER.

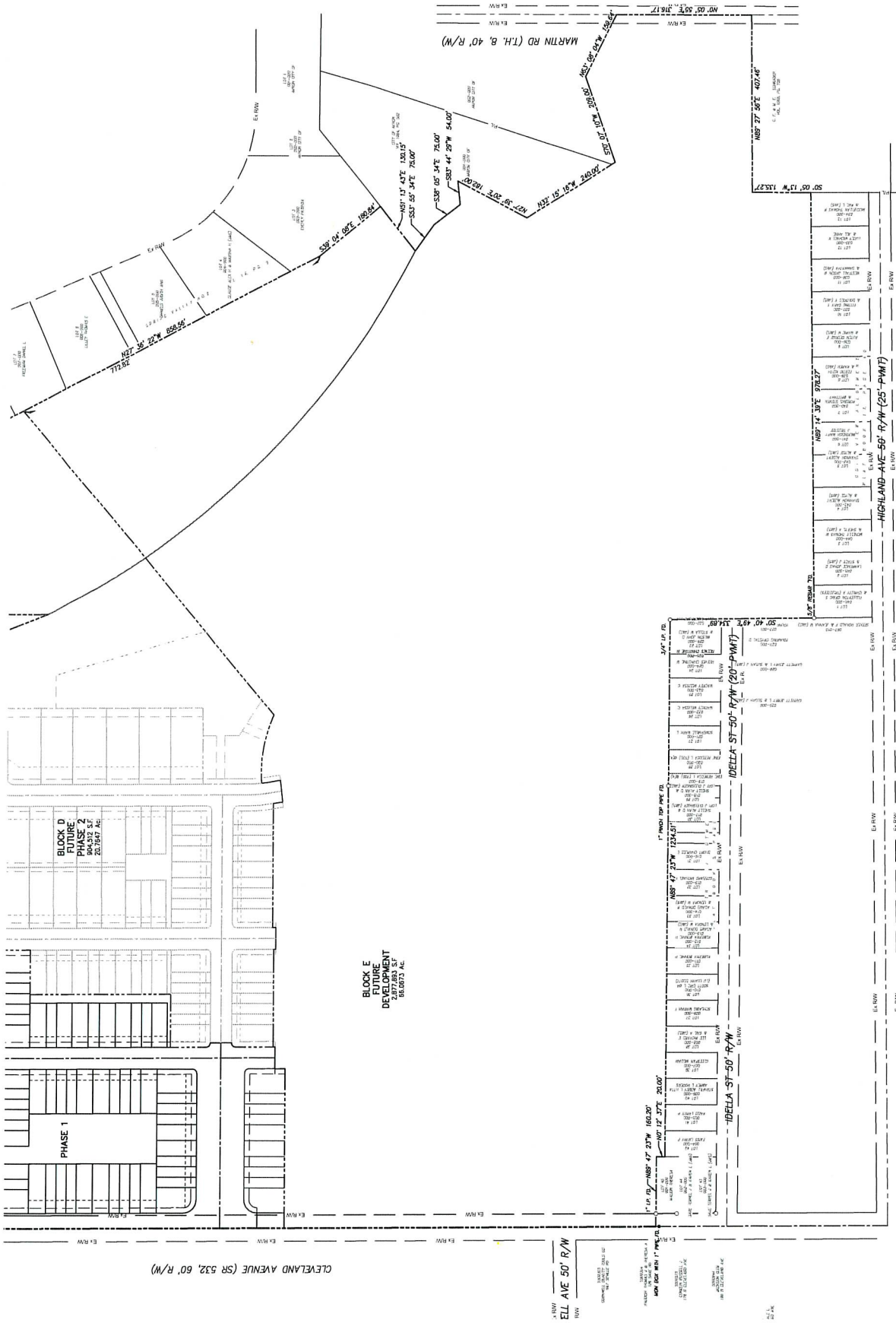
NOTES:
 1. ALL LOTS TO HAVE SANITARY SEWER.
 2. ALL LOTS ARE WASTEWATER AND SEWER CHIMNEYS.
 3. ALL LOTS ARE WASTEWATER AND SEWER CHIMNEYS.
 4. ALL INTERNAL LINES WITHIN BOUNDARY OF THIS PLAT ARE NEW LINES OF DIVISION.
 5. ALL TRACTS OF OPEN SPACE ARE CONSIDERED TO BE NON-BUILDABLE LOTS UNLESS PLATTED IN CONFORMANCE OF THE PORTAGE COUNTY RECORDS AND THE SAME IS INCORPORATED HEREBY BY REFERENCE AS IF FULLY REHEARD HEREIN INCLUDING FUTURE AMENDMENTS AND REVISIONS.
 6. ALL BUILDING LINES AND UTILITY EASEMENTS ADJOINING STREET R/W ARE PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES UNLESS NOTED OTHERWISE.
 7. ALL PUBLIC PLAY/WORK EQUIPMENT, LANDSCAPE BEDS OR STRUCTURES OF ANY KIND ARE PERMITTED WITHIN THE LIMITS OF THE BASIN EASEMENT.
 8. PUBLIC DRAINAGE EASEMENTS AND STORM WATER EASEMENTS ARE TO BE GRANTED TO THE COUNTY OF PORTAGE COMMISSIONERS, THE TOWNSHIP OF SUFFIELD, AND TESTA COMPANIES, THEIR SUCCESSORS OR ASSIGNS.

APPROVED BY THE VILLAGE OF MOGADORE PLANNING COMMISSION AT A MEETING HELD THIS _____ DAY OF _____, 2024.
 VILLAGE ENGINEER
 APPROVED BY THE VILLAGE OF MOGADORE PLANNING COMMISSION AT A MEETING HELD THIS _____ DAY OF _____, 2024.
 CHAIRMAN
 SECRETARY
 THE PLAT WAS DULY ACCEPTED BY ORDINANCE OF THE MOGADORE VILLAGE COUNCIL THIS _____ DAY OF _____, 2024.
 ORDINANCE NUMBER: _____
 MAYOR
 CLERK
 ENTERED FOR RECORD BY THE PORTAGE COUNTY AUDITOR THIS _____ DAY OF _____, 2024.
 MATT KELLY
 PORTAGE COUNTY AUDITOR
 RECEIVED FOR RECORD BY THE PORTAGE COUNTY RECORDER THIS _____ DAY OF _____, 2024.
 LOR OLDES
 PORTAGE COUNTY RECORDER
 VILLAGE ENGINEER
 APPROVED THIS _____ DAY OF _____, 2024.
 VILLAGE ENGINEER
 VILLAGE COUNCIL
 THIS MEETING WAS DULY ACCEPTED BY ORDINANCE OF THE MOGADORE VILLAGE COUNCIL THIS _____ DAY OF _____, 2023 UNDER ORDINANCE NO. _____
 CLERK
 MAYOR

PROJ. NUMBER 15-00337-010
 DESIGNED BY: _____
 DRAWN BY: _____
 FILE NO. _____
Environmental Design Group
 AKRON / CLEVELAND / COLUMBUS
 16455 GRANT ST., AKRON, OH 44311
 P. 330.938.1380
 W. INFO@EDGGROUP.COM



GRAPHICAL SCALE
SCALE: 1" = 100'



**BLOCK D
FUTURE
DEVELOPMENT**
DEVELOPMENT
20,784.7 AC.

**BLOCK E
FUTURE
DEVELOPMENT**
DEVELOPMENT
55,077.4 AC.

PHASE 1

CLEVELAND AVENUE (SR 532, 60' R/W)

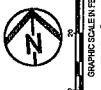
ELL AVE 50' R/W

IDELLA ST 50' R/W

IDELLA ST 20' R/W (20' PAVT)

HIGHLAND AVE 50' R/W (25' PAVT)

MARTIN RD (TH. 8, 40' R/W)



GRAPHIC SCALE
SCALE: 1" = 20'

SUMMIT COUNTY
PORTAGE COUNTY

CLEVELAND AVENUE (SR 532, 60')

ROADWAY DEDICATION

RUSSELL PRY BLD. (R/W VARIES)

KEMMERLINE DRIVE (50')

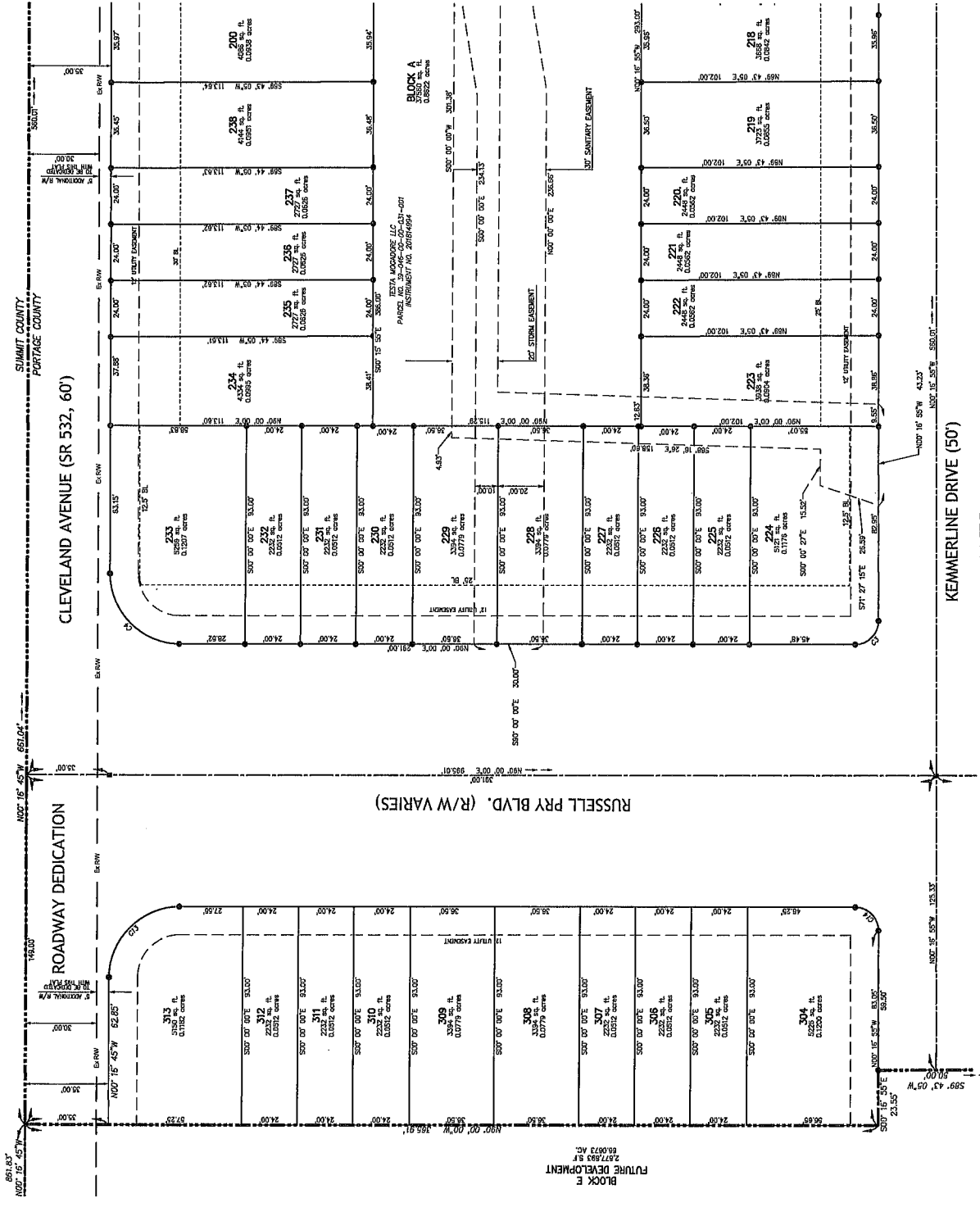
SEE SHEET 7

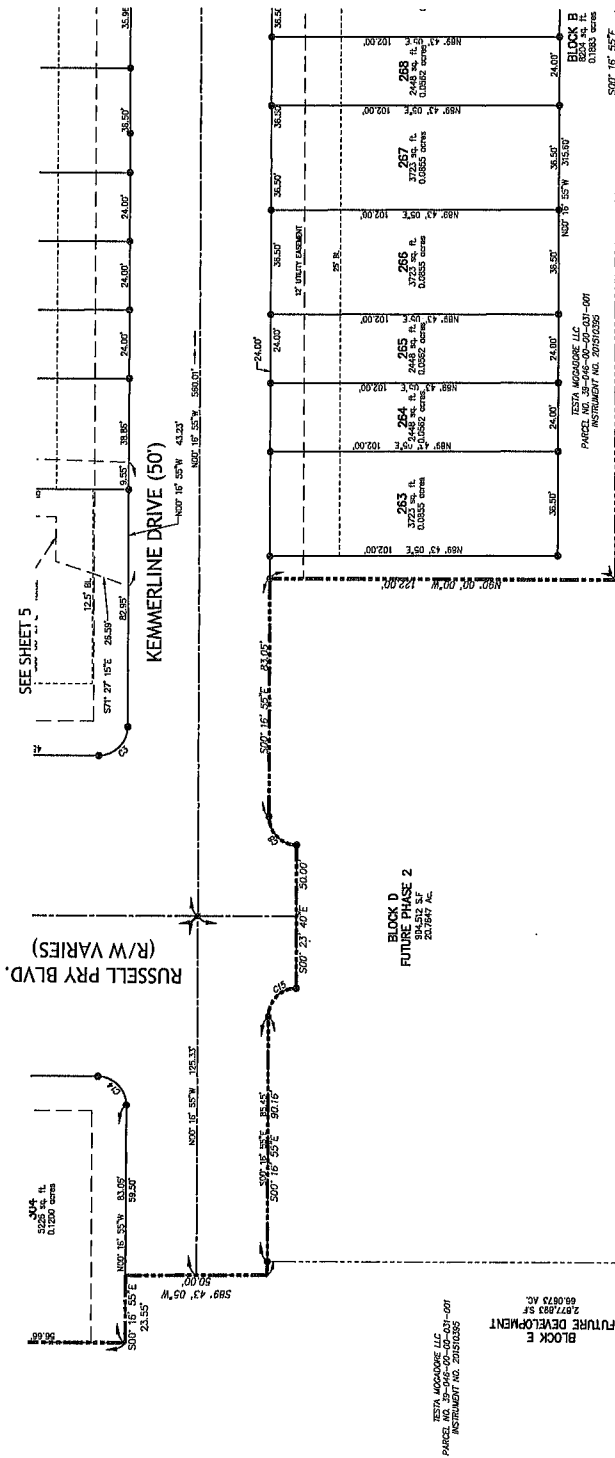
SEE SHEET 4

| CURVE NO. | BETA | RADIUS | LENGTH | CH. BEARING | CH. LENGTH |
|-----------|-----------|--------|--------|---------------|------------|
| C3 | 08°16'55" | 15.00' | 15.30' | S 44°53'32" W | 14.88' |
| C4 | 08°16'55" | 30.00' | 46.58' | N 45°30'22" W | 42.52' |
| D13 | 08°16'55" | 30.00' | 47.27' | N 44°58'32" E | 42.55' |
| C14 | 08°16'55" | 15.00' | 15.08' | S 45°02'27" E | 14.11' |

LEGEND

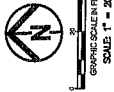
- 5/8" WILD CAP "EMERALD BESSON GROUP" TO BE SET
- PROP. MONUMENT BOX WITH 1" IRON PIN TO BE SET



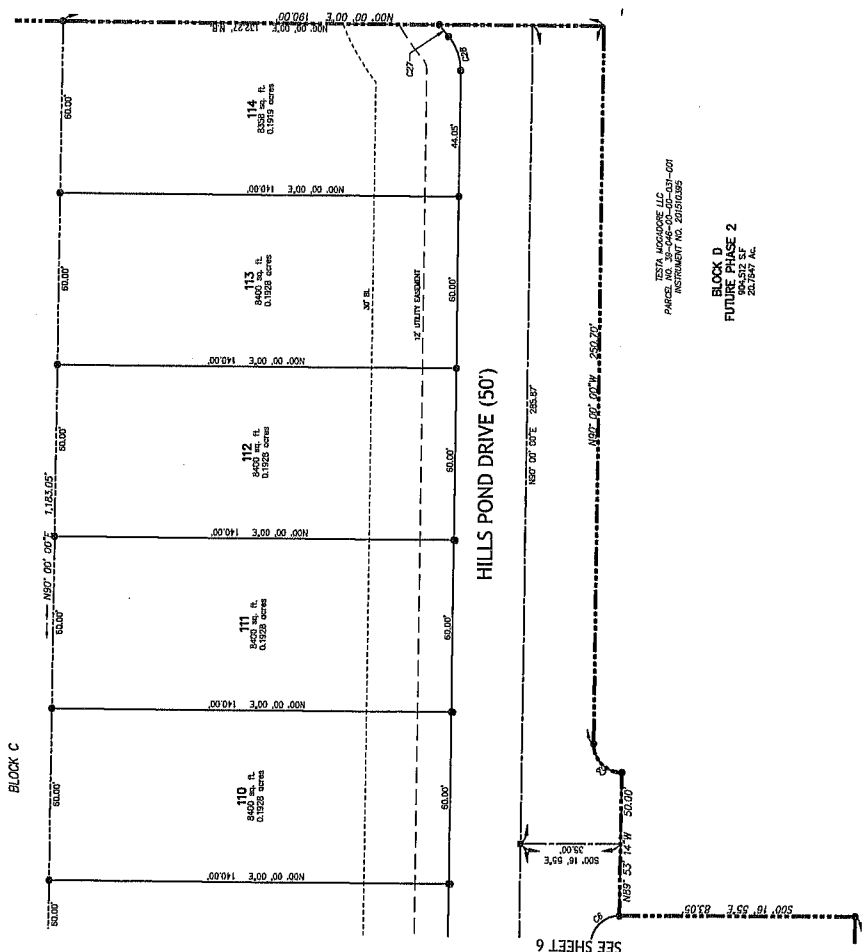


| CURVE NO. | DELTA | RADIUS | LENGTH | CH. BEARING | CH. LENGTH |
|-----------|-----------|--------|--------|---------------|------------|
| C3 | 60°00'00" | 10.00' | 15.71' | S 44°00'00" W | 14.18' |
| C7 | 60°00'00" | 10.00' | 15.71' | N 44°00'00" E | 14.18' |
| C9 | 60°00'00" | 10.00' | 15.71' | S 45°00'00" E | 14.17' |
| C14 | 60°00'00" | 10.00' | 15.71' | S 45°00'00" E | 14.17' |
| C15 | 60°00'00" | 10.00' | 15.71' | N 44°00'00" E | 14.18' |

- LEGEND
- 5/8" WALL CAP "ENVIRON. DESIGN GROUP" TO BE SET
 - PROP. MONUMENT BOX WITH 1" IRON PIN TO BE SET



WEST MICHIGAN, LLC
 PARCEL NO. 28-040-00-00-01-000
 INSTRUMENT NO. 201816984

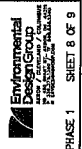


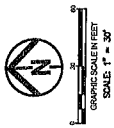
WEST MICHIGAN, LLC
 PARCEL NO. 28-040-00-00-01-001
 INSTRUMENT NO. 201816989

BLOCK D
 FUTURE PHASE 2
 90-573 S.F.
 20,794 S.F.

| CURVE DATA | | | |
|------------|------------|--------|-----------------------|
| CURVE | DELTA | RADIUS | CH. BEARING |
| C1 | 089°02' | 10.00' | N 45°02'7" W 14.11' |
| C2 | 007°53' | 10.00' | S 44°53'5" W 14.08' |
| C3 | 089°02' | 10.00' | N 45°02'7" W 14.11' |
| C4 | 007°53' | 10.00' | S 44°53'5" W 14.08' |
| C5 | 041°07'0" | 62.00' | N 51°07'4" E 53.27' |
| C6 | 041°07'0" | 62.00' | N 89°26'30" E 12.84' |
| C7 | 181°58'13" | 62.00' | N 89°26'30" E 12.84' |
| C8 | 181°58'13" | 62.00' | N 47°17'54" W 123.89' |

- LEGEND
- 5/8" W.I.D. CAP "GENERAL DESIGN GROUP" TO BE SET
 - PROP. MONUMENT B.C. WITH "P" FROM PH TO BE SET





PORTAGE COUNTY BOARD
 PARCEL NO. 38-046-00-00-071-000
 2023 142, 111A, 70, 651

STORMWATER MANAGEMENT EASEMENT
 142,108 34' 11"
 3,282.33' center

BLOCK C
 473,108 34' 11"
 10,840 34'

ESTPA MADDORE, LLC
 PARCEL NO. 38-046-00-00-071-000
 INSTRUMENT NO. 2018-684

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INSTRUMENT NO. 2018-684
 PARCEL NO. 38-046-00-00-071-000
 INSTRUMENT NO. 2018-684

- LEGEND
- 6" DIA. IRON PIN TO BE SET
 - IRON PIN WITH 1" IRON PIN TO BE SET

SUFFERED TOWNSHIP
 VILLAGE OF MADDORE

SEE SHEET 6

