



Planning Commission

Final Plat, App. No. 048-2014-FP

## Chelsea Greens Subdivision, Phase 2

Brunswick Hills Township

**Meeting:** July 2, 2014

**Applicant:** The Greens of Brunswick Hills, LLC

**Engineer:** Rolling & Hocevar

**Site Area:** 5.0083 acres

**Sublots:** 17

**Zoning:** PMUO Planned Mixed

Use Overlay District

**Utilities:** Central water & sewer

**School Dist.:** Brunswick City

**Reviewer:** Susan Hirsch

**Open Space:** n/a

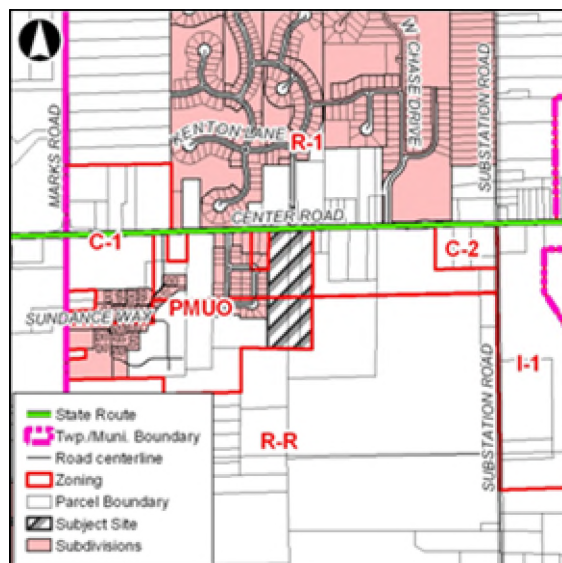
### EXECUTIVE SUMMARY

The site is located on the south side of Center Road (SR 303) east of Marks Road and west of Substation Road within Brunswick Hills Township (see location map). In Phase 2, the applicant proposes to develop 17 sublots along the southern end of Muirwood Drive, a 60 foot right-of-way (ROW) public street that accesses SR 303 and connects to Hartwell Lane in the Bramblewood Farms subdivision to the west.

Staff recommends **APPROVAL WITH MODIFICATIONS.**

### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Low Density Residential	Single-family homes Agricultural
East	R-R Rural Residential and R-1 Single-Family Residential	Single-family homes Golf Course
South	R-R Rural Residential	Golf Course
West	PMUO (Planned Mixed Use Overlay District)	Single family homes



**Proposal:** The applicant proposes to develop 17 sublots on a public street with a 60 foot ROW that accesses SR 303 and connects to Hartwell Lane in the Bramblewood Farms Subdivision to the west. The subdivision will be serviced by central sewer and water.

**Site Conditions:** The site is relatively flat with wooded area for the back two-thirds of the project site.

**Access:** Muirwood Drive is a public street with a 60 foot ROW. With the completion of Phase 2, Muirwood Drive will connect to Hartwell Lane within Bramblewood Farms subdivision. Muirwood Drive provides through access from Bramblewood Farms Subdivision to Center Road

(SR 303).

**History:**

Concept Plan Meeting – August 15, 2012  
Preliminary Plan approval - Nov. 7, 2012  
Phase 1 Final Plat - approved May 1, 2013

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

**Medina County Highway Engineer**, Andy Conrad, 6/12/2014. *Approved.*

**Medina County Health Department**, Christine Fienga, 6/18/2014. *No comment; City water and sewer.*

**Brunswick Hills Township Zoning Office**, Evelyn Czyz, Zoning Inspector 6/18/2014. *Approved.*

**ODOT D3**, Kathryn Sharpnack, 6/16/2014. *All road improvements have been completed and we have no further comments.*

**Tax Maps**, Beth Mika, 6/24/2014. *Heading should say: Situated in the Township of Brunswick Hills. I have contacted the surveyor and he will make the change.*

**Medina County Sanitary Engineer (MCSE)**, Jeremy Sinko, 6/12/2014. *Conditional Approval. Sanitary easement between sublots 29 and 30 must be labeled. Once labeled, the MCSE will approve.*

**Medina County Soil and Water Conservation District**, Jim Dieter, 9/13/2012, *No additional comments.*

**Columbia Gas Transmission**, Russ Johnson, 6/16/2014. *Columbia Gas Transmission, LLC has no facilities that will be impacted.*

**Staff Comments:**

1. The Chelsea Greens Subdivision is located off Center Road in Brunswick Hills Township. A total of 41 home sites are planned for both Phases 1 and 2. There are 17 sublots in Phase 2. The total area for the entire subdivision is 15 acres with 5.0083 acres in Phase 2.
2. The proposed Final Plat does fulfill the purpose and intent of the Subdivision Regulations (Regulations) and meets the standards and requirements.
3. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan.
4. The Final Plat appears to be in conformity with the Township Zoning Resolution.
5. HOA documents have been reviewed by, and are acceptable to, the Prosecutor's Office.

**Staff Recommendation:**

Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for Chelsea Greens Subdivision, Phase 2 subject to the following:

1. All signatures are required prior to the Planning Director signing the Final Plat.

2. Prior to the Planning Director signing the Final Plat, the MCDPS must receive verification from the Brunswick Hills Zoning Commission that the Phase 2 Final Plat is consistent with the approved Chelsea Greens Final Development Plan.
3. The Final Plat must be amended, and three corrected copies submitted, to indicate the following changes:
  - Heading corrected as stated in the comments from the Tax Map Dept.
  - Sanitary easement labeled as stated in the comments from the Sanitary Engineer.

R:\arcview\wp\_planning\major\_subdivisions\2014\_major\_subs\Chelsea\_greens\_ph2\_final\working\_docs\Chelsea\_Greens\_Phase2\_FinalPlat\_048-2014.doc

# CHELSEA GREENS SUBDIVISION PHASE 2

## CREATING SUBLLOT Nos. 25 THRU 41, INCLUSIVE

SITUATED IN THE TOWNSHIP OF BRUNSWICK, COUNTY OF MEDINA AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL BRUNSWICK TOWNSHIP LOT No. 11, TRACT No. 1 AND LOT No. 12, TRACT No. 1.

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.



ANDREW G. PLANET

REG. OHIO SURVEYOR NO. S-7802

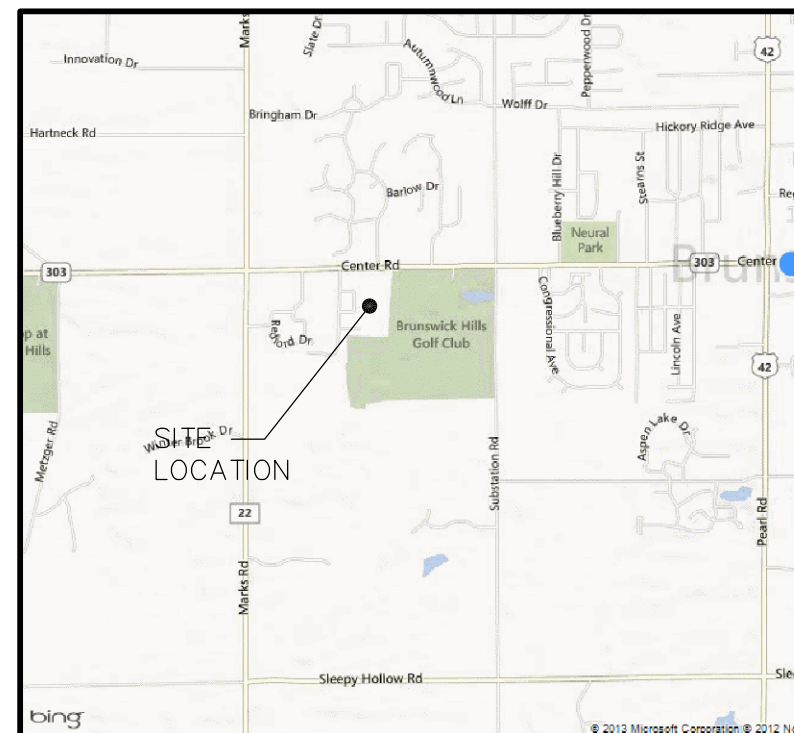
**ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS**

### APPROVALS

### ACCEPTANCE & DEDICATION

WE THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS  
SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO  
BE OUR FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC  
USE FOREVER THE STREETS SHOWN SHADED AND GRANT EASEMENTS  
SHOWN CROSS-HATCHED. WE CERTIFY THAT THERE ARE NO  
DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS  
EMBRACED WITHIN THIS SUBDIVISION.

THE GREENS OF BRUNSWICK LLC  
NAME:  
TITLE:



LOCATION MAP

#### ACREAGE SUMMARY

LAND IN SUBLOTS	4.1466	ACRES
LAND IN DEDICATED R/W	0.8617	ACRES
<b>SUBDIVISION TOTAL</b>	<b>5.0083</b>	<b>ACRES</b>

STATE OF OHIO ss  
MEDINA COUNTY

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  
\_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

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

THE TOWNSHIP TRUSTEES OF BRUNSWICK HILLS TOWNSHIP  
ON THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_ 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 \_\_\_\_\_ 20\_\_

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS \_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_ HEREBY ACCEPT ALL OFFERS OF DEDICATION  
BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY 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

APPROVED FOR TRANSFER THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

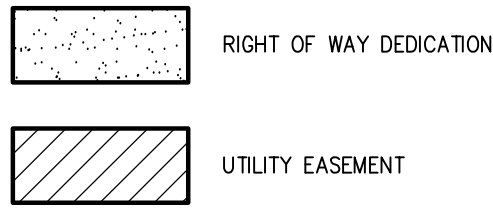
AT \_\_\_\_\_ A.M./P.M. IN PLAT DOCUMENT No. \_\_\_\_\_

FEE: \$ \_\_\_\_\_

MEDINA COUNTY RECORDER

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- - MONUMENT BOX W/ IRON PIN SET
- ☆ - RAILROAD SPIKE FOUND
- △ - AXEL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED



EASTON WAY 60'  
(T.H. 887)

PRESTON PLACE  
60' (T.H. 911)

BRAMBLEWOOD FARM SUBDIVISION PHASE II  
Doc. No. 2006PL000045

CHELSEA GREENS SUBDIVISION PHASE 1  
Doc. No. 2013PL000020

MUIRWOOD DRIVE 60' (T.H. 969)

THE GREENS OF BRUNSWICK LLC  
DOC. No. 2012OR021176  
08/29/2012

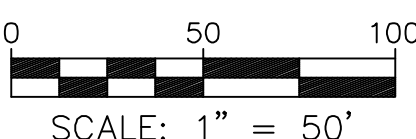
BRAMBLEWOOD FARM SUBDIVISION PHASE III  
Doc. No. 2012PL000044

HARTWELL LANE  
60' (T.H. 967)

BRAMBLEWOOD INC.  
D.V. 337, PG. 395  
06/02/1966

BRAMBLEWOOD INC.  
D.V. 339, PG. 188  
07/11/1966

Lot No. 11, Tract No. 1  
Lot No. 12, Tract No. 1

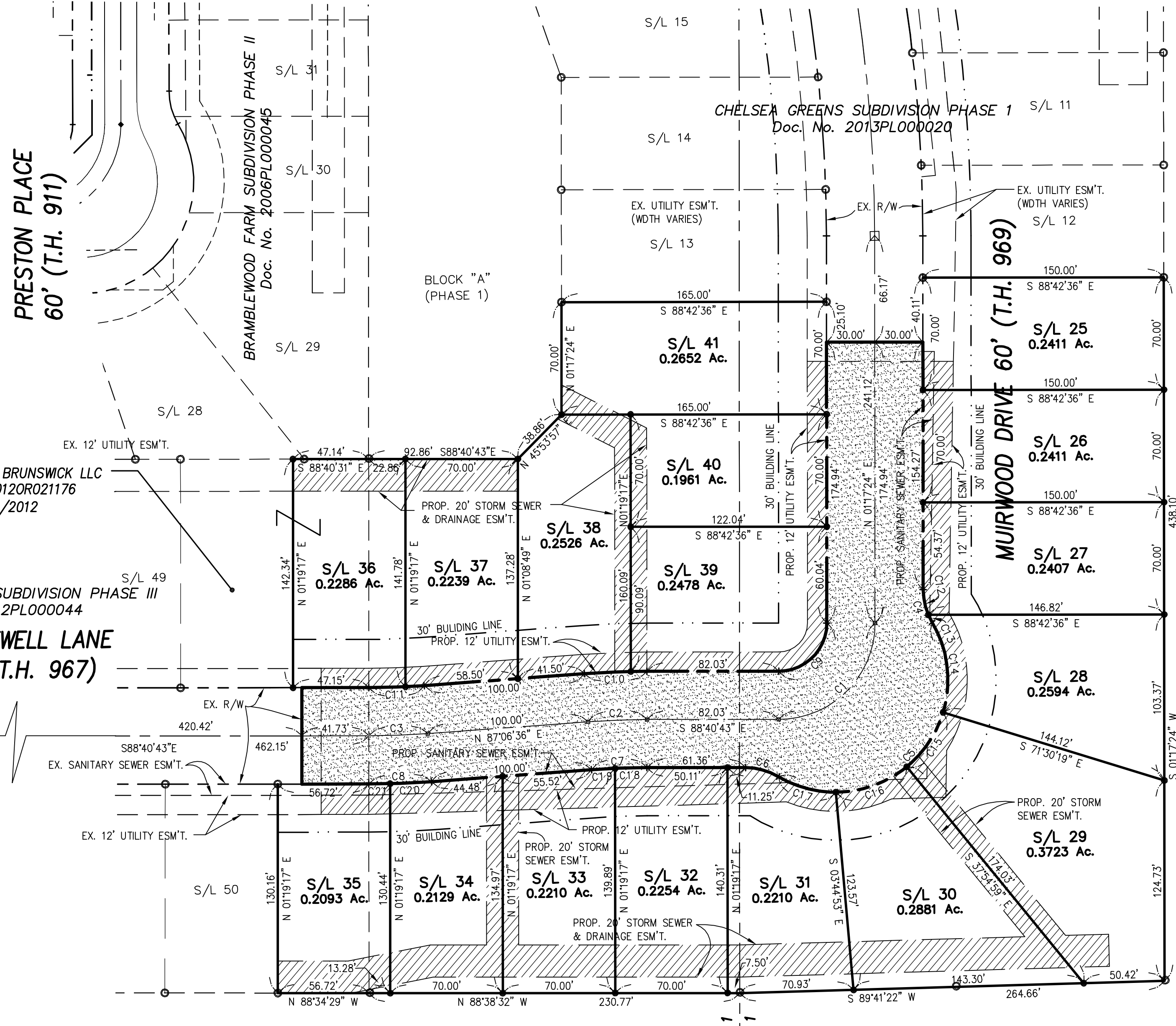


NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF MUIRWOOD DRIVE, S 01°17'24" W, AS SHOWN ON CHELSEA GREENS SUBDIVISION PHASE 1, PLAT DOCUMENT No. 2013PL000020.

SEE SHEET 3 of 3 FOR EASEMENT DETAILS

CHELSEA GREENS SUBDIVISION PHASE 2  
SHEET No. 2 of 3

PROJ. No. 22329 FILE: 22329 Chelsea Greens Phase 2 PLAT.dwg

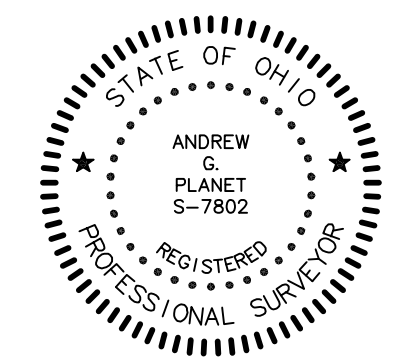




LINE TABLE		
LINE	LENGTH	BEARING
L1	46.04'	S01°17'24"W
L2	7.09'	S88°42'36"E
L3	165.79'	S02°21'35"W
L4	21.20'	S02°21'35"W
L5	24.81'	S89°41'23"W
L6	262.26'	S89°38'00"W
L7	7.00'	N01°20'37"E
L8	29.73'	S88°40'43"E
L9	259.99'	N89°38'02"E
L10	33.65'	N89°41'23"E
L11	29.12'	N02°21'35"E
L12	156.81'	N02°21'35"E
L13	20.00'	N01°19'17"E
L14	43.75'	S88°34'29"E
L15	52.11'	N80°18'38"E
L16	35.08'	S88°38'32"E
L17	104.27'	N01°19'17"E
L18	105.76'	S01°19'17"W
L19	137.08'	N88°38'32"W
L20	178.07'	N89°41'22"E
L21	129.17'	N37°54'59"W
L22	144.58'	S37°54'59"E
L23	26.87'	N89°41'22"E
L24	20.00'	S00°18'38"E
L25	230.47'	S89°41'22"W
L26	190.53'	N88°38'32"W
L27	52.12'	S80°18'38"W
L28	47.15'	S88°40'31"E
L29	92.86'	S88°40'43"E
L30	139.67'	N01°19'17"E
L31	39.92'	N61°49'46"W
L32	59.42'	S61°49'46"E
L33	151.58'	S01°19'17"W

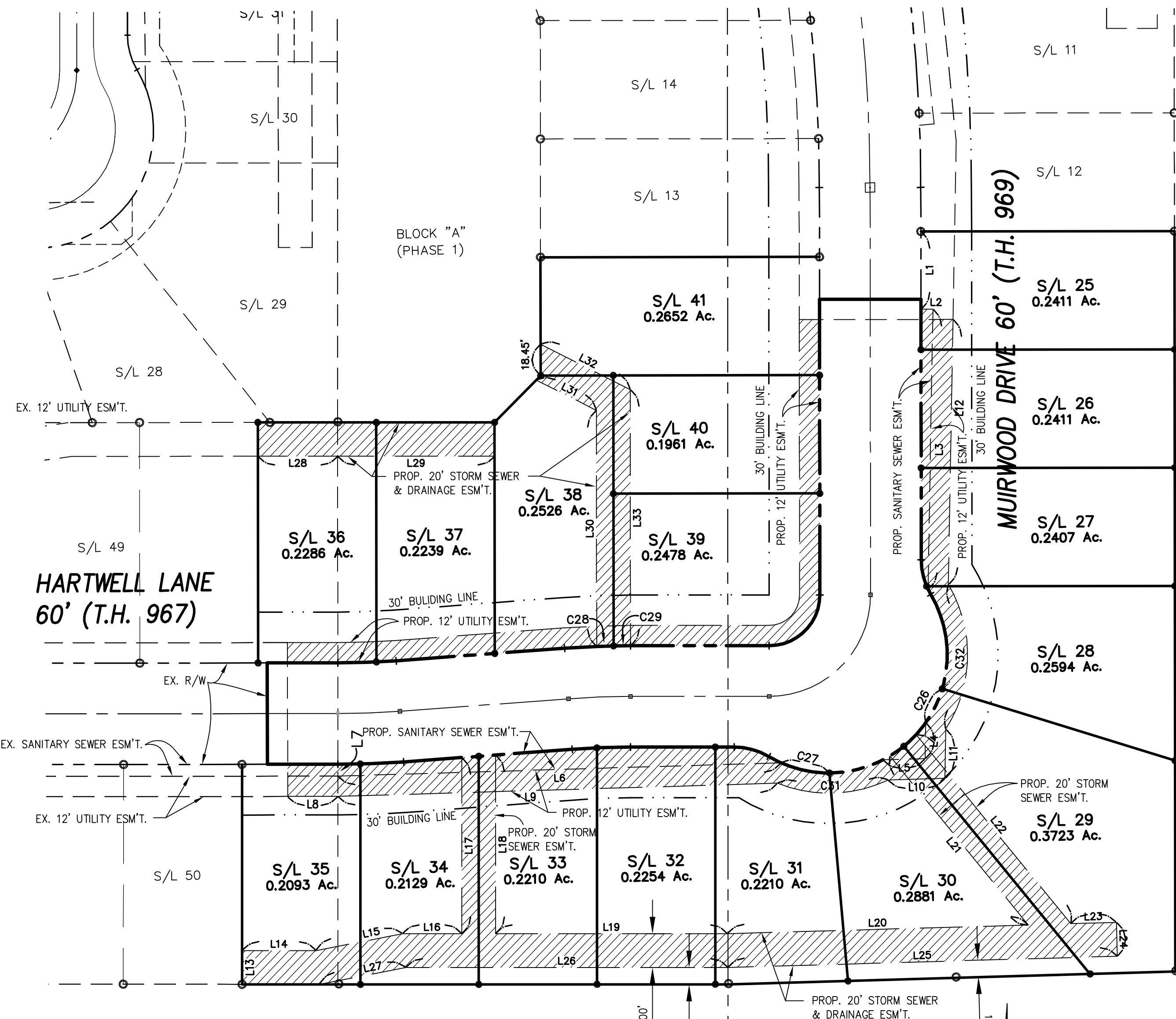
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHD. BRG.
C1	94.28'	60.00'	60.03'	90°01'53"	84.88'	N46°18'20"E
C2	36.75'	500.00'	18.38'	4°12'41"	36.74'	S89°12'57"W
C3	36.75'	500.00'	18.38'	4°12'41"	36.74'	N89°12'57"E
C4	21.38'	40.00'	10.95'	30°37'40"	21.13'	S14°01'26"E
C5	184.83'	70.00'	273.50'	151°17'14"	135.63'	N46°18'20"E
C6	21.38'	40.00'	10.95'	30°37'40"	21.13'	N73°21'53"W
C7	34.55'	470.00'	17.28'	4°12'41"	34.54'	S89°12'57"W
C8	38.96'	530.00'	19.49'	4°12'41"	38.95'	N89°12'57"E
C9	47.14'	30.00'	30.02'	90°01'53"	42.44'	N46°18'20"E
C10	38.96'	530.00'	19.49'	4°12'41"	38.95'	S89°12'57"W
C11	34.55'	470.00'	17.28'	4°12'41"	34.54'	N89°12'57"E
C12	16.05'	40.00'	8.14'	22°59'44"	15.95'	S10°12'28"E
C13	5.33'	40.00'	2.67'	7°37'56"	5.32'	S25°31'18"E
C14	58.04'	70.00'	30.81'	47°30'27"	56.39'	N05°35'03"W
C15	41.43'	70.00'	21.34'	33°54'51"	40.83'	N35°07'36"E
C16	47.74'	70.00'	24.84'	39°04'42"	46.82'	N71°37'22"E
C17	37.61'	70.00'	19.27'	30°47'15"	37.16'	S73°26'40"E
C18	19.89'	470.00'	9.95'	2°25'31"	19.89'	N89°53'28"W
C19	14.65'	470.00'	7.33'	1°47'10"	14.65'	S88°00'11"W
C20	25.68'	530.00'	12.84'	2°46'33"	25.68'	N88°29'53"E
C21	13.28'	530.00'	6.64'	1°26'08"	13.28'	S89°23'47"E
C22	10.04'	530.00'	5.02'	1°05'07"	10.04'	N89°13'17"W
C23	28.92'	530.00'	14.46'	3°07'34"	28.91'	S88°40'23"W
C24	11.68'	470.00'	5.84'	1°25'27"	11.68'	N87°49'20"E
C25	22.86'	470.00'	11.43'	2°47'14"	22.86'	N89°55'40"E
C26	22.42'	70.00'	11.31'	18°21'07"	22.33'	N27°20'44"E
C27	29.46'	70.00'	14.95'	24°06'43"	29.24'	S76°46'56"E
C28	10.00'	530.00'	5.00'	1°04'53"	10.00'	S89°41'43"W
C29	10.04'	530.00'	5.02'	1°05'07"	10.00'	N89°13'17"W
C30	NOT USED					
C31	67.58'	82.00'	35.84'	47°13'02"	65.68'	N89°41'23"E
C32	90.14'	82.00'	50.24'	62°59'07"	85.67'	N02°21'35"E

- LEGEND**
- - 5/8" IRON PIN FOUND W/CAP
  - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
  - - MONUMENT BOX W/ IRON PIN FOUND
  - - 5/8" IRON PIN FOUND (NO CAP)
  - ⊙ - IRON PIPE FOUND
  - - MONUMENT BOX W/ IRON PIN SET
  - ☆ - RAILROAD SPIKE FOUND
  - △ - AXEL FOUND
- Fnd. - FOUND  
Msd. - MEASURED  
Obs. - OBSERVED  
Rec. - RECORD  
Usd. - USED



**CHELSEA GREENS SUBDIVISION PHASE 2**  
**SHEET No. 3 of 3**

PROJ. No. 22329 FILE: 22329 Chelsea Greens Phase 2 PLAT.dwg



NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF MUIRWOOD DRIVE, S 01°17'24" W, AS SHOWN ON CHELSEA GREENS SUBDIVISION PHASE 1, PLAT DOCUMENT No. 2013PL000020.

