



Planning Commission
Final Plat

Bramblewood Farms, Phase IV
Brunswick Hills Township

App. No.: 047-2014-FP	Open Space: none
Meeting: July 2, 2014	Zoning: PMUO Planned Mixed Use Overlay District
Applicant: The Greens of Brunswick Hills, LLC, P. Rakoci	Utilities: Central water & sewer
Engineer: Rolling & Hocevar, A. Planet	School Dist.: Brunswick City
Site Area: 5.1695 acres	Reviewer: Susan Hirsch
Sublots: 13	

EXECUTIVE SUMMARY

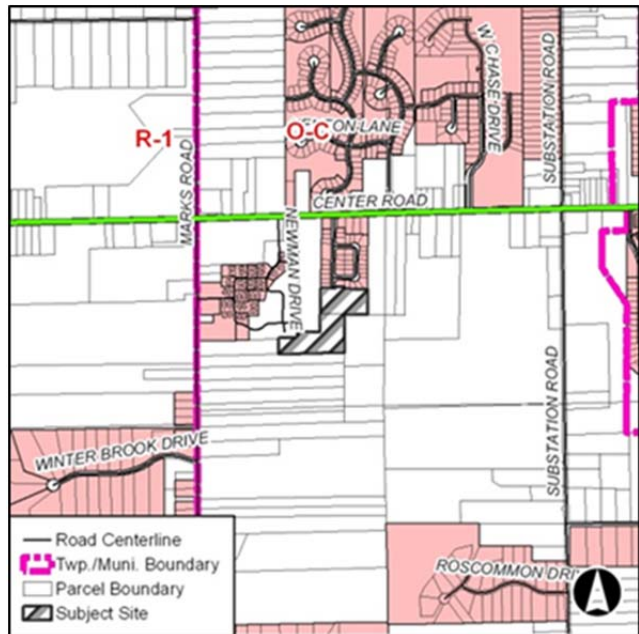
The site is contained within the Valley Park development which is located at the southeast corner of Center & Marks Roads (see location map). The area of the proposed plan is located at the eastern end of the development. The applicant proposes to subdivide the site as follows: provide 13 sublots and extend 2 public streets (Easton Way to the south and Hartwell Lane to the west) both terminating in temporary street stubs. The subdivision is serviced by central sewer and water.

Recommendation: CONDITIONAL APPROVAL

Proposal: The applicant proposes to subdivide the site as follows:

- Extend Easton Way, a public street with a 60 foot right-of-way (ROW), to the south terminating in a temporary street stub.
- Extent Hartwell Lane, a public street with a 60 foot right-of-way (ROW), to the west terminating in a temporary stub street.
- Create 13 sublots and 2 open space blocks.

Site Conditions: The site is relatively flat. Wetlands are located on the east and west side of the proposed Easton Way south of the intersection with the Hartwell Lane. Woodlands exist in the area of sublots 60 through 63. Improvements to the site have been made and grading and paving has been completed.



Background: The most recent Preliminary Plan was approved by the Medina County Planning Commission (MCPC) at the November 2012 meeting. The previously approved Preliminary

Plan had expired in March of 2011. The Final Plat for Phase 3, was also approved by the MCPC in November of 2012. A detailed history of subdivision approvals is included in the table to the right.

Subdivision Stage	Approval/ Expiration Date
Concept Plan	March 2004
Preliminary Plan	May 2004
Final Plat, Phase 1	June 2004
Revised Preliminary Plan	September 2004
Final Plat, Phase 2	March 2006
Revised Preliminary Plan	April 2006
Final Plat, Phase 3	November 2008 (never recorded)
Revised Preliminary Plan	November 7, 2012
Final Plat, Phase 3	November 7, 2012

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

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

Columbia Gas, Russ Johnson, 6/18/2014. *Approved. Columbia Gas Transmission, LLC does not have any facilities that are impacted.*

Medina County Sanitary Engineer (MCSE), Jeremy Sinko, 6/12/2014. *Conditional Approved. Sublot 55 is shown twice on the plat. Once this is corrected MCSE approves.*

Medina County Highway Engineer (MCHE), Andy Conrad, 6/18/2014. *Approved.*

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

Tax Maps, Beth Mika, 6/23/2014. *Approved*

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

Staff Comments:

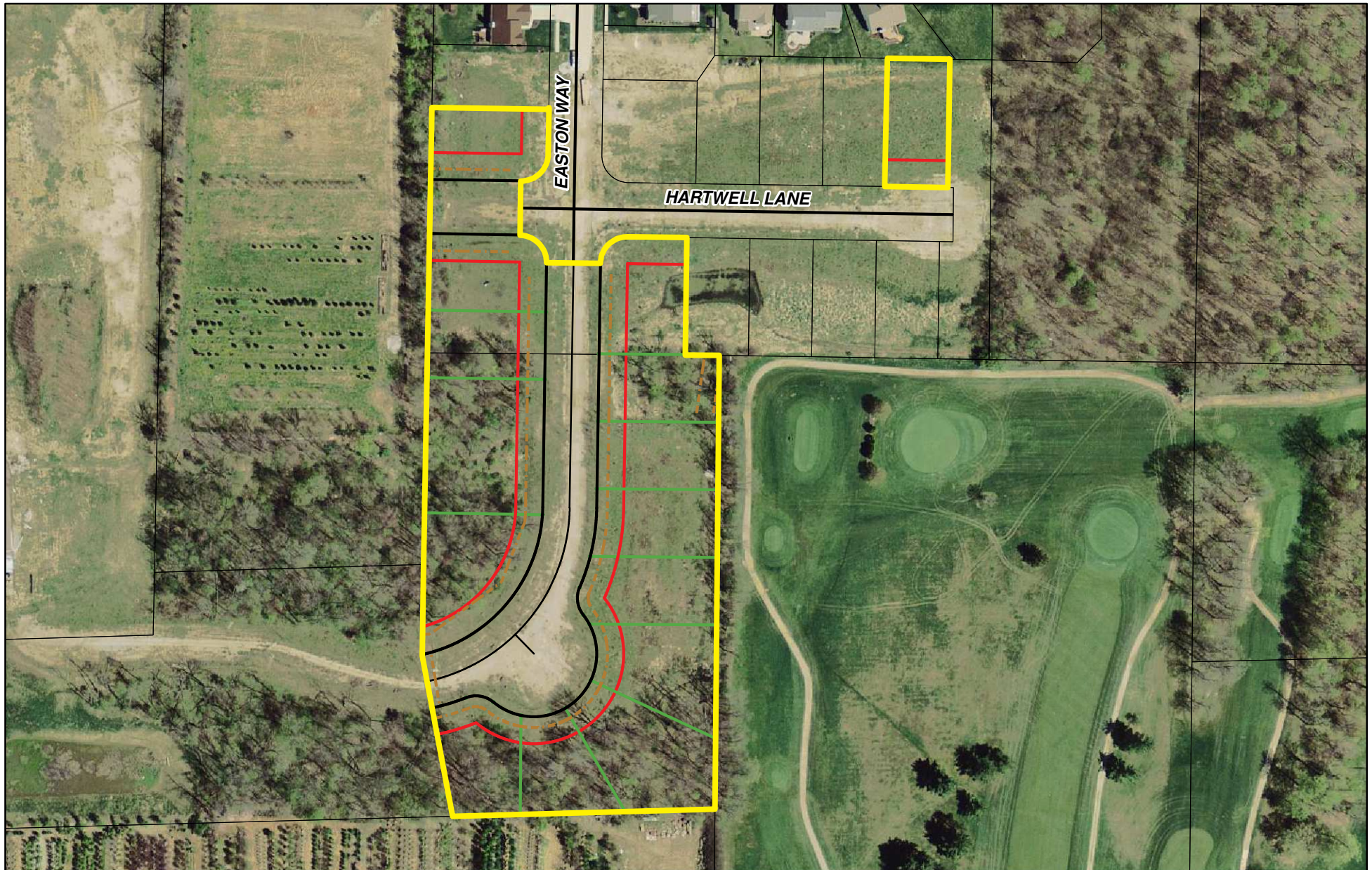
1. The proposed Final Plat does fulfill the purpose and intent of the Subdivision Regulations (Regulations) and meets the standards and requirements.
2. The proposed Final Plat is consistent with the approved Preliminary Plan.
3. The Final Plat appears to be in conformity with the Township Zoning Resolution.
4. The Final Plat does include a ten foot reservation strip at the western end of Easton Way and a note that the reservation strip will be automatically rescinded upon further dedication and extension. A similar reservation strip and note must be placed at the western end of Hartwell Lane.

Recommendations: Staff recommends the MCPC **CONDITIONALLY APPROVE** the Bramblewood Farms, Phase 4, Final Plat subject to the following conditions:

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 Bramblewood Farm Phase 4, Final Plat is consistent with the approved Bramblewood Farm Final Development Plan.

3. Prior to the Director signing the Final Plat, the applicant must submit 3 copies of a Corrected Preliminary Plan, which was a condition of approval on November 7, 2012, indicating the following:
 - a. Indicate whether the parcel to the west, previously Phase 5, is a part of the subdivision or not; If the land is to be included as part of the subdivision, then it must be shown as either sublots or blocks with a designated use and the area summary data for the subdivision must be corrected. If the land is not to be included, then the subdivision boundary must be amended to exclude this land.
 - b. Blocks B and C are to be shown as “Open Space” blocks.

R:\arcview\wp_planning\major_subdivisions\2014\Bramblewood_farm\bramblewood_ph4_final_047\2014.docx



Prepared by:
**Department of
 Planning Services**



124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456

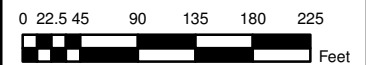
Visit us on the web at www.planning.co.medina.oh.us

Bramblewood Farm, Ph.4
Final Plat
App. 047-2014-FP
Brunswick Hills Township

Meeting Date: 7/2/2014
Zoning: PMUOD
Acreage: 5.1695
13 Sublots



1 inch = 150 feet



BRAMBLEWOOD FARM SUBDIVISION – PHASE IV

CREATING SUBLLOT Nos. 54 THRU 66 & BLOCKS "B" & "C", INCLUSIVE

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

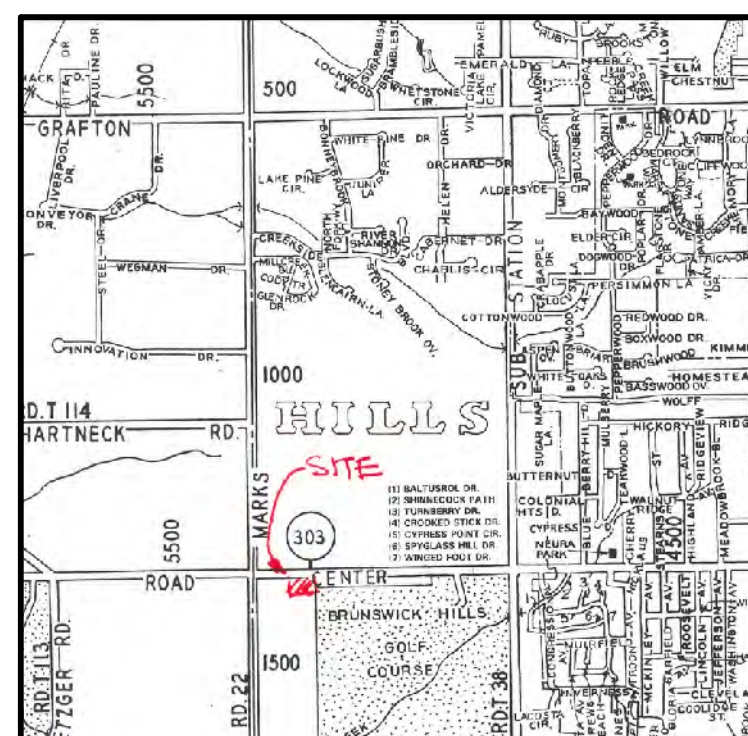
ACCEPTANCE & DEDICATION

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:

WITNESS

WITNESS



LOCATION MAP

ACREAGE SUMMARY

LAND IN SUBLOTS	3.4110	ACRES
LAND IN BLOCKS	0.6822	ACRES
LAND IN R/W	1.0763	ACRES
SUBDIVISION TOTAL	5.1695	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 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__ .

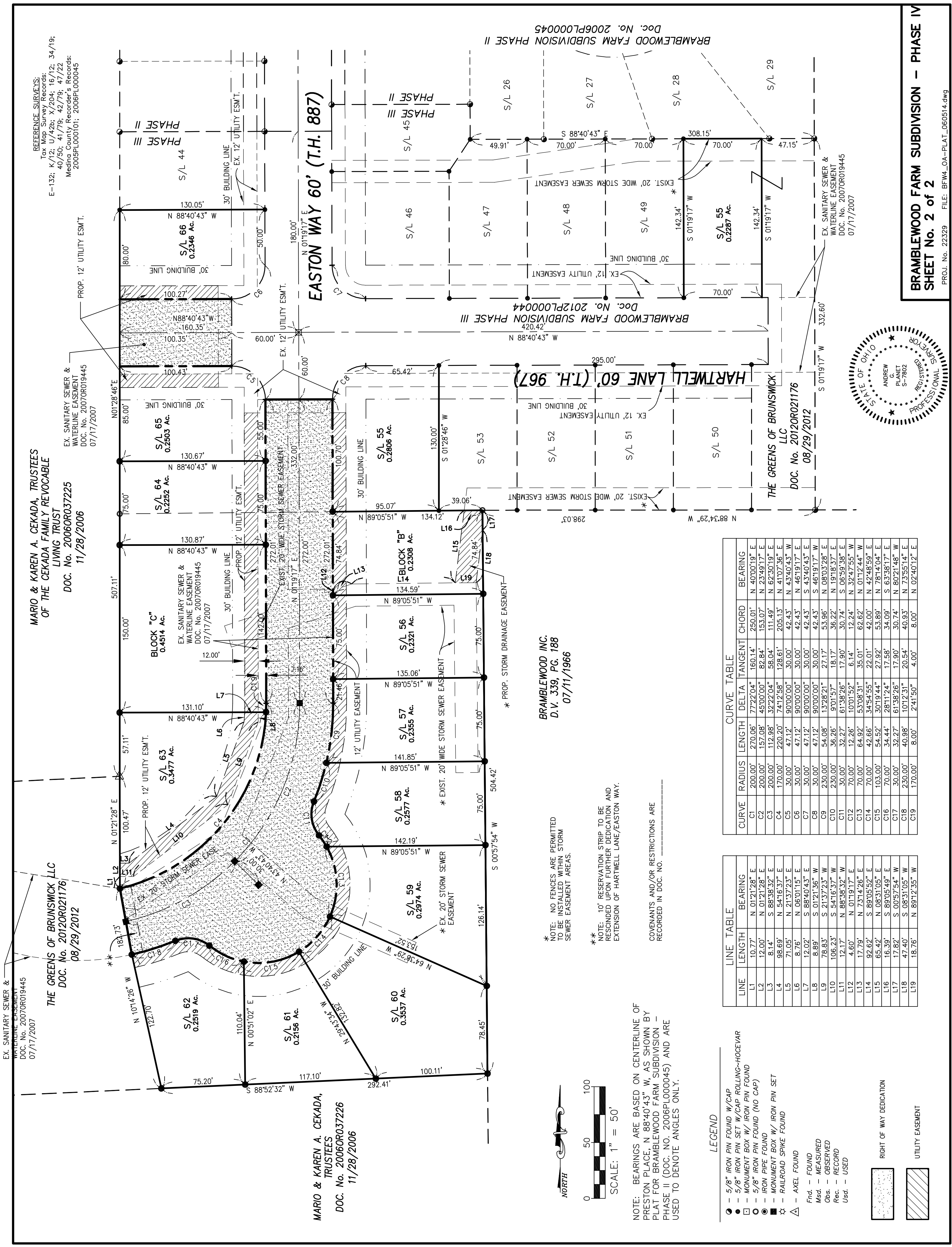
COUNTY AUDITOR

RECEIVED AND RECORDED THIS ____ DAY OF _____, 20__ .

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

FEE: \$ _____

MEDINA COUNTY RECORDER



REFERENCE SURVEYS:
 Tax Map Survey Records:
 E-132; K/12; U/42b; X/204; 16/12; 34/19;
 Medina County Recorder's Records:
 2005PL000101; 2006PL000045

MARIO & KAREN A. CEKADA, TRUSTEES
 OF THE CEKADA FAMILY REVOCABLE
 LIVING TRUST
 DOC. No. 20060R037225
 11/28/2006

THE GREENS OF BRUNSWICK LLC
 DOC. No. 20120R021176
 08/29/2012

MARIO & KAREN A. CEKADA,
 TRUSTEES
 DOC. No. 20060R037226
 11/28/2006

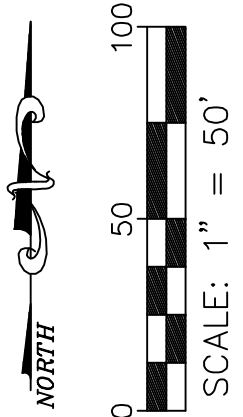
BRAMBLEWOOD INC.
 D.V. 339, PG. 188
 07/11/1966

* NOTE: NO FENCES ARE PERMITTED
 TO BE INSTALLED WITHIN STORM
 SEWER EASEMENT AREAS.

** NOTE: 10' RESERVATION STRIP TO BE
 RESCINDED UPON FURTHER DEDICATION AND
 EXTENSION OF HARTWELL LANE/EASTON WAY.

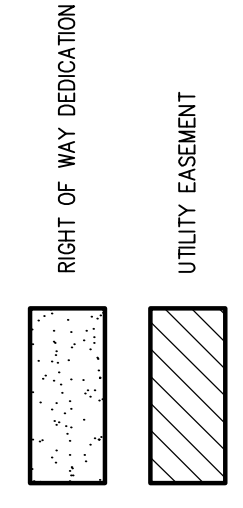
COVENANTS AND/OR RESTRICTIONS ARE
 RECORDED IN DOC. NO. _____

NOTE: BEARINGS ARE BASED ON CENTERLINE OF
 PRESTON PLACE, N 88°40'43" W, AS SHOWN BY
 PLAT FOR BRAMBLEWOOD FARM SUBDIVISION -
 PHASE II (DOC. NO. 2006PL000045) AND ARE
 USED TO DENOTE ANGLES ONLY.



LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING-HOEVER
- - 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. - RECORDED
- Usd. - USED



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	200.00'	270.06'	77°22'04"	160.14'	250.01'	N 40°00'19" E
C2	200.00'	157.08'	45°00'00"	82.84'	153.07'	N 23°49'17" E
C3	200.00'	112.98'	32°22'04"	58.04'	111.49'	N 62°30'19" E
C4	170.00'	220.20'	74°12'58"	128.61'	205.13'	N 41°07'36" E
C5	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 43°40'43" E
C6	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 46°19'17" E
C7	30.00'	47.12'	90°00'00"	30.00'	42.43'	S 43°40'43" E
C8	30.00'	47.12'	90°00'00"	30.00'	42.43'	S 46°19'17" E
C9	230.00'	54.08'	13°28'21"	21.17'	53.96'	N 08°03'28" E
C10	230.00'	36.26'	9°01'57"	18.17'	36.22'	N 19°18'37" E
C11	30.00'	32.27'	61°38'26"	17.90'	30.74'	S 06°59'38" E
C12	70.00'	12.26'	10°01'52"	6.14'	12.24'	N 32°47'55" W
C13	70.00'	64.92'	53°08'31"	35.01'	62.62'	N 01°12'44" W
C14	70.00'	42.66'	34°19'44"	22.01'	42.00'	N 42°48'59" E
C15	103.00'	54.52'	30°19'44"	27.92'	53.89'	N 78°14'04" E
C16	70.00'	34.44'	28°11'24"	17.58'	34.09'	S 63°38'17" E
C17	30.00'	32.27'	61°38'26"	17.90'	30.74'	N 80°21'48" W
C18	230.00'	40.98'	10°12'31"	20.54'	40.93'	N 73°55'14" E
C19	170.00'	8.00'	2°41'50"	4.00'	8.00'	N 02°40'12" E

LINE	LENGTH	BEARING
L1	10.77'	N 01°21'28" E
L2	12.00'	N 01°21'28" E
L3	8.14'	S 88°38'32" E
L4	98.69'	N 54°16'37" E
L5	71.05'	N 21°37'23" E
L6	8.76'	N 06°01'15" E
L7	12.02'	S 88°40'43" E
L8	8.89'	S 01°21'36" W
L9	78.83'	S 21°37'23" W
L10	106.23'	S 54°16'37" W
L11	12.17'	N 88°38'32" W
L12	4.60'	N 01°19'17" E
L13	17.79'	N 73°14'26" E
L14	92.62'	S 89°05'52" E
L15	65.42'	N 08°31'05" E
L16	16.39'	S 89°05'49" E
L17	17.82'	S 00°57'54" W
L18	47.40'	S 08°31'05" W
L19	18.76'	N 89°12'35" W

