Planning Commission
Final Plat

Arbors of Bridgewater Crossing Subdivision, Phase 6

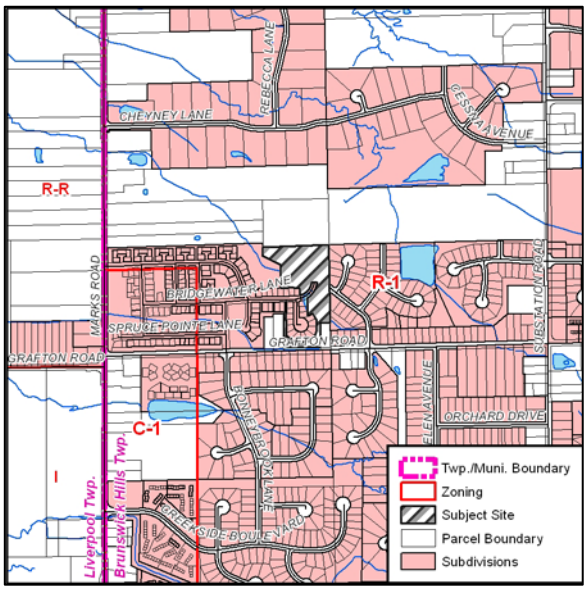
Brunswick Hills Township

App. No.:	076-2014-FP	**Blocks:**	A-6 3.5243 acres, B-6 2.28 acres & R-6 0.8274 acres
Meeting:	October 1, 2014		
Applicant:	Lake Properties, LTD	**Zoning:**	R-1
Engineer:	TGC Engineering, LLC	**Utilities:**	Central water & sewer
Site Area:	9.0567 acres	**School Dist.:**	Brunswick City
Sublots:	16	**Reviewer:**	Susan Hirsch

EXECUTIVE SUMMARY

The subject site is located on the east side of Marks Road between Grafton Road (SR 3) and Boston Road in Brunswick Hills Township. This is the final phase for the Arbors of Bridgewater Crossing development. The proposed subdivision will create 16 sublots and 3 Blocks. It will be served by private roads and central water and sewer. It is consistent with the most recently approved Preliminary Plan.

Recommendation: **APPROVE WITH MODIFICATIONS**



Current Proposal: The current proposal is for Final Plat approval of Phase 6 of Arbors of Bridgewater Crossing Subdivision. This Final Plat is a replat of Block A-5, creating Blocks A-6, B-6 and R-6 and sublots 166-181.

Location: This site is located at the northeast corner of Marks Road and Grafton Road in Brunswick Hills Township.

Access: All of the streets within the subdivision are private and include a proposed 60' wide water main and utility easement. The applicant has dedicated an additional ten feet (10') of ROW on both Grafton and Marks Roads as requested by the Highway Engineer. Access to Phase 6 will be from Marks Road through Phases 1and 2, and from Grafton Road through Phases 1, 2 and 3.

Background: The original Preliminary Plan for Arbors of Bridgewater Crossing was approved by the Medina County Planning Commission (MCPC) at their August 7, 2003 meeting. Final Plats for Phases 1 – 5 were approved as follows:

- Phase 1 – Approved January 7, 2004
- Phase 2 – Approved November 3, 2004
- Phase 3 - Approved September 7, 2005

- Phase 4 – Approved November 7, 2007
- Resubmitted Preliminary Plan and Phase 5 – Approved February 13, 2013 (The Preliminary Plan had expired requiring a new Preliminary Plan, which was approved simultaneously with the Final Plat.)

SURROUNDING ZONING/LAND USE:

North:	R-1	Undeveloped and single-family detached cluster homes along Bridgewater Lane.
East:	R-1	Single-family detached homes along Grafton Road
South:	R-1	Single-family detached homes along Grafton Road
West:	R-1	Single-family detached homes along Grafton Road and single-family detached cluster homes along Bridgewater Lane.

AGENCY COMMENTS: *Italicized text indicates quotations from submitted agency comments.*

Brunswick Hills Twp. Zoning Dept. (E. Czyz, 9/17/14) *Approved*.

1. *What are the measurements betweem Sublot 179 & Sublot 33; Sublot 178 & Sublot 34; and Sublot 177 and Sublot 35?*
2. *What is the landscape/buffer plan between Sublot 179 & Sublot 33? (Copy must be provided to Zoning Inspector for file)*

Brunswick Hills Fire Dept. (Anthony Strazzo, 9/17/14) *Approved.*

Health Dept. (Steve Mazak 9/10/14*) This subdivision will be served by sanitary sewer and public water, so no comments from us.*

M.C.S.E. (Jeremy Sinko 9/9/14) *Approved.*

Columbia Gas (Russ Johnson, 9/15/14) *Appproved.*

Highway Engineer (Andy Conrad, 9/17/14) *Approved.*

Tax Maps (Beth Mika 9/23/14)

1. Several typos and improper format of the subtitle on the cover sheet.
2. I do not see any street dedication happening on this plat, references to dedication should be removed from the 'acceptance and dedication' clause.
3. Lake Properties Ltd. - should be added to the signature line along with name of signatory.
4. It is recommend that the final subdivision plat be submitted to Tax Maps for a more thorough review, before obtaining signatures.

ODOT (Dawn Roxbury, 9/9/14) *No comments.*

MCDPS STAFF COMMENTS:

1. The applicant received conditional use approval for conservation development within the R-1 District from the Brunswick Hills Board of Zoning Appeals at their July 3, 2002 meeting, and the original Preliminary Plan was approved in August of 2003.
2. Phases 1- 4 were approved in years 2004-2007.
3. The Final Plat for Phase 5 and the Resubmitted Preliminary Plan were approved in February of 2013.
4. Phase 6 of the Arbors of Bridgewater Crossing Subdivision is in substantial compliance with the 2013 approved Preliminary Plan.
5. The Final Plat for Phase 6 creates 16 sublots ranging in size from 4,560 square feet to 7,883 square feet along Bridgewater Lane, a private street.
6. The "Covenants and Restrictions" for the Homeowner's Association has been reviewed and approved by the Medina County Prosecutor's Office and the Township.

MCDPS RECOMMENDATION:

The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for The Arbors of Bridgewater Crossing Subdivision, Phase 6 subject to compliance with the Tax Maps comments.

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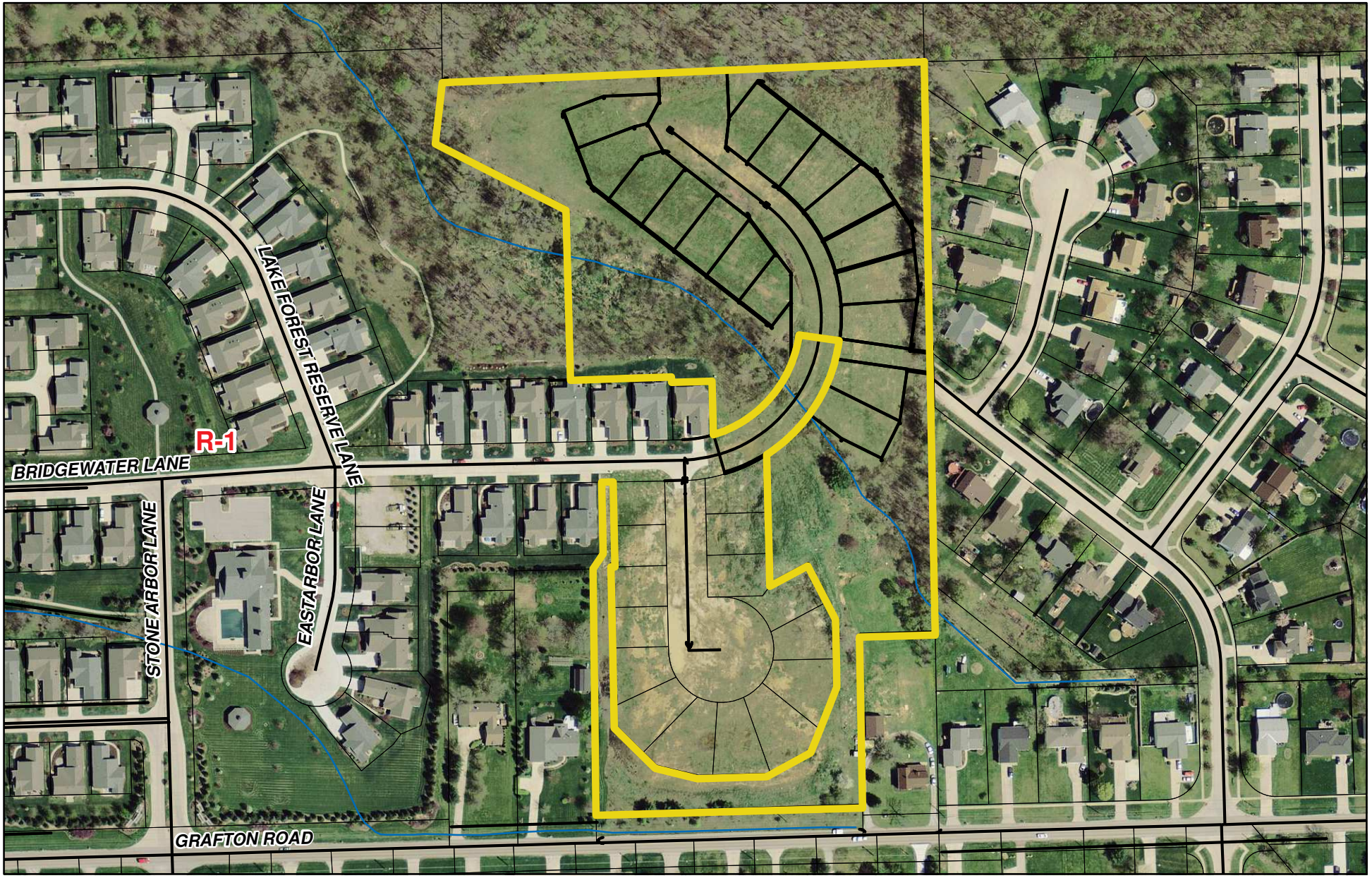

Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Arbors at Bridgewater
Final Plat, Phase 6
App. 76-2014-FP
Brunswick Hills Township

Meeting Date: 10/1/2014
Zoning: R-1
Area: 9.0567 acres
Sublots: 16

1:2,400
0 37.5 75 150 225 300
Feet

Arbors of Bridgewater Crossing Subdivision Phase 6

Creating Sublot Nos. 166-181 and Blocks "A-6", "B-6" & "R-6"

Situated in the Township of Brunswick Hills Township, Medina County, State of Ohio. Being part of Tract 1, Lot 1 and Lot 2 of Orginal Brunswick Township, and Being a Replat of Arbors of Bridgewater Crossings Subdivision Block "A-5" as Recoreded in Doc. #2013000010

APPROVALS

The Township Trustees of Brunswick Hills Township on this ____ day of _____, 20____ hereby certify this plat meets all the requirements of the Township Zoning resolution.

_____
Chairman, Trustees

_____
Trustee

_____
Trustee

Approved by the Medina County Planning Commission on this____ day of _____, 20___.

_____
Director

Construction plans have been approved and all required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on this ____ day of ___ _____, 20__.

_____
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 on this____ day of _____20____.

_____
Sanitary Engineer

The Medina County Commissioners on this ____ day of _____, 20_____ 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, Commissioners

_____
Commissioner

_____
Commissioner

Approved for transfer this ____ day of _____, 20___.

_____
Tax Map Draftsman

Received for transfer this ____ day of _____, 20___.

_____
Medina County Auditor

Received and recorded this ____ day of _____, 20___.
At _____ a.m./p.m. recorded in Plat Document No. _____
Fee: _____

_____
Medina County Recorder

AREA TABLE

Name	Acres
Sublots	2.4187
Block B-6	2.2863
Block R-6	0.8274
Block A-6	3.5243
Total	**9.0567**

NOTES

REFERENCE WORKS:

Arbors of Bridgewater Crossing Subdivision Phase 5 for Lake Properties, LTD by Richard F. Hantel, S-5129 of Western Reserve Surveying Company in February, 2013. Plat Document #2013PL000010 of Medina County Recorder's Office Plat Records.

Arbors of Bridgewater Crossing Subdivision Phase 4 for Arbors of Bridgewater Sales, LLC by Terrence E. Worsech, S-8138 of Dalia Consultants Inc. in November, 2007. Plat Document #2007PL000079 of Medina County Recorder's Office Plat Records.

Lakewood Subdivision No. 2- Plat Doc. #00PL23000191

BASIS OF BEARINGS:

NAD83 Ohio State Plane Coordinates (ground), North Zone.

5/8" Iron pins to be set at all Sublot and Block corners. $\frac{3}{4}$" Iron pins to be set in all centerline monuments.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "G. Haney S-7631"

ACCEPTANCE & DEDICATION

Know all men by these presents that _____ owner/agent of Lake Properties LTD, owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and do hereby dedicate to public use forever the streets shown shaded and grant easements shown hatched. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____
Owner/Agent Date

County of Medina }
} SS
State of Ohio }

Before me a notary public in and for said county and state, personally appeared the above named Owner/Agent who acknowledged the making of the foregoing instrument and the signing of this plat to be his own free act and deed. In testimony whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20 _____.

_____
Notary public

_____
My commission expires

_____
Witness

_____
Witness

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof.

_____
Guy P. Haney P.S. No. S-7631 Date

LEGEND

NAIL		DRILL HOLE	
MONUMENT BOX	M	IRON PIN FOUND (AS DESCRIBED)	
5/8" x 30" IRON PIN SET WITH CAP READING "T.G.C. ENG., P.S. 8295"			
CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
EASEMENT LINE			
ORIGINAL PROP. LINE			
REC./R.	RECORD	VOL./V.	VOLUME
MSD./M.	MEASURED	D.V.	DEED VOLUME
CALC./C.	CALCULATED	PG./P.	PAGE
OBS.	OBSERVED	DOC.	DOCUMENT
ENCR.	ENCROACHES	O.R.	OFFICIAL RECORD
CLR.	CLEARS	M.C.P.R.	MEDINA COUNTY PLAT RECORDS
ADJ.	ADJACENT		
D.H.	DRILL HOLE	R/W	RIGHT-OF-WAY
AC.	ACRES	CL	CENTERLINE
S.F.	SQUARE FEET	PL	PROPERTY LINE

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423

NOTES

REFERENCE WORKS:

See Arbors of Bridgewater Crossing Subdivision Phase 4 Doc. No 2007PL000079 for Block B-2

See Arbors of Bridgewater Crossing Subdivision Phase 5 Doc. No 2013PL000010 for Block R-5

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Guy P. Haney P.S. No. S-7631 Date

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

MATCH LINE SHEET 2

Arbors of Bridgewater Crossing Subdivision Phase 6

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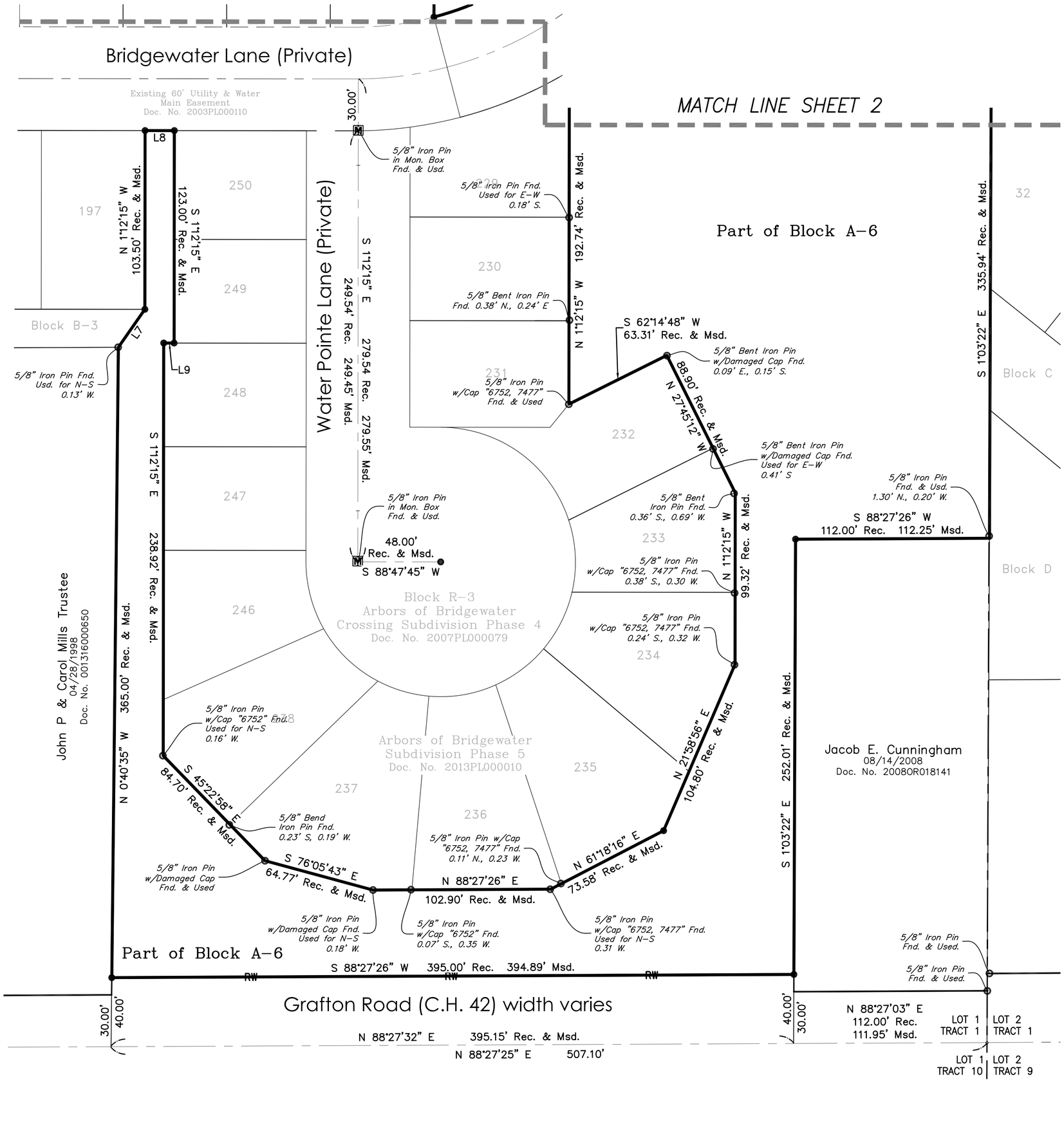

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	32.88	S74° 29' 47"W
L2	20.00	S77° 26' 29"W
L3	10.54	N1° 59' 25"W
L4	32.10	S1° 59' 25"E
L5	4.70	S52° 37' 02"E
L6	4.86	N52° 37' 02"W
L7	26.77	N33° 39' 52"E
L8	16.94	N88° 47' 45"E
L9	6.00	S88° 47' 45"W

CURVE DATA					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	292.29'	210.00'	269.26'	S 48°20'56" W	79°44'51"
C2	220.94'	210.00'	210.89'	N 21°39'55" W	60°16'51"
C3	47.71'	180.00'	47.57'	S 16°04'05" W	15°11'09"
C4	252.50'	240.00'	241.02'	N 21°39'55" W	60°16'51"
C7	50.30'	240.00'	50.21'	N 33°33'07" W	12°00'28"
C8	50.30'	240.00'	50.21'	N 21°32'39" W	12°00'28"
C9	50.30'	240.00'	50.21'	N 9°32'11" W	12°00'28"
C10	50.30'	240.00'	50.21'	N 2°28'17" E	12°00'28"
C11	30.08'	240.00'	30.06'	N 12°03'56" E	7°10'51"
C12	40.67'	240.00'	40.62'	N 20°30'38" E	9°42'33"
C13	50.08'	240.00'	49.99'	N 31°20'36" E	11°57'23"
C14	85.04'	240.00'	84.60'	N 47°28'23" E	20°18'10"
C15	158.30'	180.00'	153.25'	S 48°51'20" W	50°23'21"

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