Planning Commission
Final Plat, Phase 3

Hidden Lakes Estates

Medina Township

Meeting:	November 4, 2020	**Site Area:**	13.1149 acres
App. No.:	99-2020-FP	**Sublots:**	6
Applicant:	Hidden Lake Medina, LLC	**Zoning:**	S-R Suburban Residential
Engineer:	Cunningham & Associates, LLC	**Utilities:**	Central Sewer and Water
		School Dist.:	Medina City
Parcel No.:	026-06A-19-034	**Reviewer:**	Rob Henwood

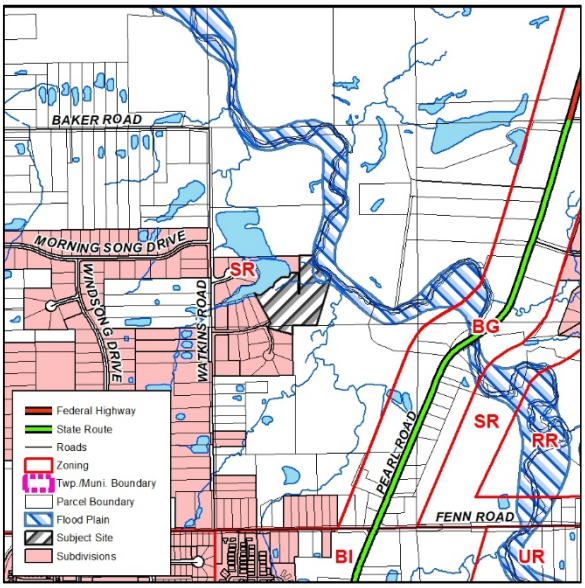
EXECUTIVE SUMMARY

The site is located on the east side of Watkins Road north of Fenn Road (see Map 1). The proposed Preliminary Plan includes the undeveloped balance of the subdivision. The proposed subdivision will create six sublots served by central water and sewer on a permanent cul-de-sac. There are no changes proposed to the previously approved Preliminary Plan. Phase 3 will complete the subdivision.

Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: The proposed Final Plat, Phase 3 includes the following: [1]

- Six sublots
- Extension of Hidden Lake Drive (60-foot right-of-way and associated utility easements) which terminates in a permanent cul-de-sac.
- Central sanitary sewer and water.



Map 1: Location

Access: Hidden Lake Estates Subdivision is accessed by Hidden Lake Drive through Phases 1 and 2, from Watkins Road.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in August of 2000. The Preliminary Plan was most recently revised in May of 2020 and the Phase 2 Final Plat was approved in November of 2019. See the complete MCPC approval history in Table 1 below.

Site Conditions: The western portion of the subdivision fronting Watkins Road has rolling terrain. The West Branch of the Rocky River borders the eastern portion of the property and there are

[1] For the purposes of this staff review the following Final Plat document was utilized: *Hidden Lake Estates Phase 3*. Cunningham & Associates, Inc. Project No. 18-206-3, 7/9/2020. File Name: 18-206-SUB PH3.dwg. Three sheets: dated stamped by DPS staff 10/5/2020.

severe slopes along the entire eastern border. The FEMA 100-year floodplain crosses Sublots 25 and 26.

Subdivision Stage	Date
Concept Plan	5/3/2000
Preliminary Plan	8/1/2000
Preliminary Plan	10/3/2003
Revised Preliminary Plan	6/2/2004
Final Plat Phase 1	8/11/2004
Preliminary Plan Ext.	6/7/2006
Preliminary Plan Ext.	5/2/2007
Preliminary Plan Ext.	6/4/2008
Preliminary Plan	6/3/2009
Preliminary Plan Ext.	6/1/2011
Preliminary Plan Ext.	6/6/2012
Preliminary Plan	10/2/2013
Preliminary Plan Ext.	10/7/2015
Preliminary Plan Ext	1/02/2018
Revised Preliminary Plan	7/11/2019
Final Plat Phase 2	11/6/2019
Revised Preliminary Plan	5/1/2020

Table 1: Approval History

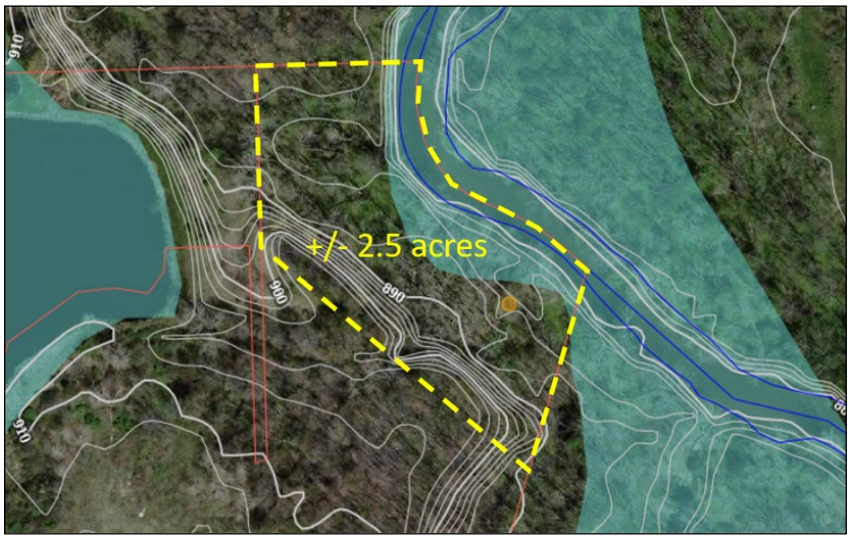
Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Medina Township Zoning Commission, Alliss Strogin, 10/21/2020. ***APPROVED.*** *There have been no changes to site plan since it was originally approved.*

Park District, Nathan Eppink, 10/21/2020. ***CONDITIONAL APPROVAL.*** Medina County Park District is an adjacent landowner, protecting sections of the Rocky River. Additionally, Phase 3 is south of the Cleveland Museum of Natural History's 33-acre Medina Sanctuary.

Lot 25 is nearly 6 acres. Topographical challenges aside, a rear setback of only 35 feet might allow a buyer to build very close to the Rocky River, possibly in the floodplain. Ideally, the rear of Lot 25 would be preserved to protect the Rocky River and its watershed, which spans three counties. At least part of Lot 25 appears to be in part of a Priority Conservation Area as designated in the state-endorsed Upper West Branch Rocky River Balanced Growth Plan, which was supported by Medina Township, County Commissioners, the County Planning Commission, Medina County Economic Development Corporation, and the Medina Homebuilders Association.

Suggestion A: Consider the rear +/- 2.5 acres of Lot 25, as highlighted on the email attachment, part of Block A / Open Space (see Map 2). Suggestion B: A conservation-minded organization could be granted a conservation easement to protect the rear of Lot 25.



Map 2: GIS image of the rear portion of Sublot 25

Sanitary Engineer, Ben Romine, 10/15/2020. *MCSE will sign the final plat once the installation of the water mains and sanitary sewers have been completed.*

Highway Engineer, Matt Martin, 10/14/2020
1. *Check sublot acreage subtotal on Sheet 1.*
2. *Show FEMA Floodplain as shown on Sheet 4 of construction drawings including: panel number and date and BFE.*

Health Department, Steve Mazak, 10/9/2020. The *Hidden Lakes Subdivision Phase 3 will be served by sanitary sewer and public water. Therefore, our office has no further comments.*

ODOT, Jared Feller, 10/8/2020. *Since the Hidden Lakes Estates Subdivision does not have direct access to a state highway, ODOT has no objections regarding the Phase 3 Final Plat*.

Tax Maps, Michael A. Martin, 10/8/2020, ***APPROVAL***
1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Hidden Lakes Estates Phase 3 has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers from final plat.*
4. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
   Contact info: email - debra.m.biernot@usps.com
   phone – 216-443-4024 e-fax - 651-365-9734
5. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Medina Fire Department, Mark Crumley, Asst. Chief**,** 10/10/2019. *Fire hydrants will need to be located every 300 ft. Hydrant side of the street will need to be posted "No Parking This Side of Street."*

Columbia Pipeline Group, Russ Johnson, 9/10/2015. *Columbia Pipeline Group (CPG) does not have any facilities located within the limits of the proposed construction.*

DPS Comments:
1. The following required data/information was not provided on or with the Final Plat (Regulations section references are included):
   a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the mylar.***
   b. FEMA 100-year floodplain (floodway and floodway fringe shall be indicated separately, if applicable) and 100-year flood elevations. § 404(D)(2)(f)11. ***Indicate the floodplain.***
   c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)(f)16. ***Provide signature and seal of a registered surveyor.***
   d. 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. § 404(D)(2)(f)17. ***Provide notarized certification by the owner or owners of the subdivision.***

e. 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. § 404(D)(2)g.1. ***Provide signatures.***

f. A subdivision served by a public central sanitary sewer 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. § 404(D)(2)g.4. ***Provide signature.***

g. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide signature.***

h. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. ***Provide signatures.***

i. Protective covenants, conditions and restrictions… shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)i. ***Provide volume and page reference for the HOA documents on Sheet 1 of the Final Plat.***

2. The Homeowner's Association documents for this subdivision have been approved and recorded.
3. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
4. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions § 404(D)(5)b.3.
5. The proposed subdivision appears to be in conformity with the Medina Township Zoning Resolution per § 404(D)(5)b.4.
6. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director 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 per § 404(D)(5)b.7.

Recommendation: Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** of the Final Plat for Hidden Lake Estates, Phase 3 subject to the following:

1. Satisfy the Highway Engineer's comments.
2. Submit the required data/information as listed above.
3. Provide all required signatures as listed above.

The following steps must be completed to finalize the Final Plat approval:

1. Three copies of the corrected Final Plat and a PDF of the layout must be submitted to the Department of Planning Services (DPS) for transmittal to the appropriate agencies.
2. All approval conditions must be satisfied prior to the Director signing the Final Plat.
3. Upon recordation, the applicant shall provide a copy of the recorded Final Plat to the DPS.

Attachment: Final Plat

R:\wp\planning\major_subdivisions\2020\hidden_lakes_est_final_ph3\hidden_lakes_final plat_ph3_11042020.docx

HIDDEN LAKE ESTATES PHASE 3

CREATING SUBLOTS 22 THROUGH 27 INCLUSIVE & BLOCK B2, BEING A REPLAT OF BLOCK 'B1' OF HIDDEN LAKE ESTATES - PHASE 2 AS SHOWN BY PLAT RECORDED IN DOCUMENT 2020PL000004 OF MEDINA COUNTY RECORDER'S RECORDS AND KNOWN AS BEING PART OF ORIGINAL MEDINA TOWNSHIP LOTS 26 & 29 IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA & STATE OF OHIO

PLANS PREPARED BY:

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

ACCEPTANCE & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HIDDEN LAKES MEDINA, LLC BY DANIEL GRECO, MANAGING MEMBER, OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN AND GRANT EASEMENTS AS SHOWN ACCORDING TO THE LEGEND BELOW. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

HIDDEN LAKES MEDINA, LLC

DANIEL GRECO, MANAGING MEMBER _____ DATE _____

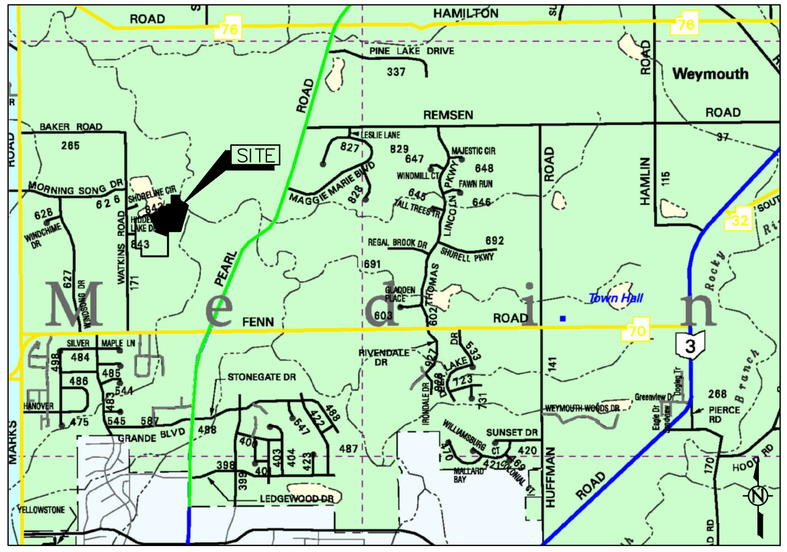
COUNTY OF MEDINA)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DANIEL GRECO, MANAGER 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 _____

COUNTY OF MEDINA)
) S.S.
STATE OF OHIO)

SUBLOTS ARE SUBJECT TO COVENANTS AND RESTRICTIONS OF THE HOMEOWNER'S ASSOCIATION PER DOCUMENT NUMBER 20040R036693 OF THE MEDINA COUNTY RECORDER'S RECORDS.

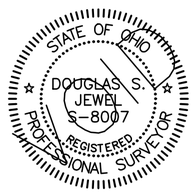


LOCATION MAP

ACREAGE

LOTS (6)	12.4364 Ac.
BLOCK (1)	0.0740 Ac.
DED. STREETS	0.6045 Ac.
TOTAL	13.1149 Ac.

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 MONUMENTS SHALL BE SET AT ALL NEW CITY LOT CORNERS.

This document was originally issued by Douglas S. Jewel on July 09, 2020.
This document is not considered a sealed document.

DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

APPROVALS:

THE TRUSTEES OF MEDINA 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 ON 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 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 _____

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.

MEDINA COUNTY SANITARY ENGINEER _____ DATE _____

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

CAREY S. & JULIE BLAKEMORE
DOC. NO. 20090R008782, 2009/04/27

N89°02'05"E 207.50'

MEDINA COUNTY PARK DISTRICT
DOC. NO. 20010R040730
DOC. NO. 20010R040731
DOC. NO. 20010R040732
DOC. NO. 20010R040733
DOC. NO. 20010R040734
DOC. NO. 20010R040735
2001/11/09

WATKINS ROAD (T.H. 171) 60' R/W

SHORELINE CIRCLE (T.H. 842) 60' R/W
HIDDEN LAKE ESTATES PHASE 1
DOC. NO. 2004PL000094

HIDDEN LAKE DRIVE (T.H. 843) 60' R/W

LAKE BREEZE CIRCLE (T.H. 1003) 60' R/W

BLOCK 'A'

S/L 1
S/L 2
S/L 3
S/L 4
S/L 5
S/L 6
S/L 7
S/L 8
S/L 9
S/L 10
S/L 11
S/L 12
S/L 13
S/L 14
S/L 15
S/L 16
S/L 17
S/L 18
S/L 19
S/L 20
S/L 21
S/L 22
1.0132 AC.
S/L 23
1.0831 AC.
S/L 24
1.6576 AC.
S/L 25
5.9271 AC.
S/L 26
1.7553 AC.
S/L 27
1.0005 AC.

HIDDEN LAKES MEDINA, LLC.
DOC. NO. 20180R018154
2018/08/21

BLOCK 'B2'
0.0740 AC.

N89°03'02"E 107.07'
@25.00'
N04°07'36"E 30.22'
N36°49'29"E 33.46'
N84°43'31"E 47.30'
N55°07'05"E 108.91'
@65.00'
S80°32'57"E 43.15'
N18°54'04"E 66.30'
N77°37'25"E 40.15'
N53°41'13"E 98.65'
S56°02'05"E 50.68'
N49°37'04"E 58.17'
@50.00'
S81°45'45"E 36.40'
@85.00'
N27°41'13"E 391.29'
N27°41'13"E 451.29'
S04°56'50"W 264.61'
S00°56'58"E 257.25'
BLOCK 'A'
N00°56'58"W 498.62'
S35°14'42"E 311.16'
S06°15'24"E 71.92'
S39°00'23"W 70.47'
70' BUILDING LINE
S56°43'27"W 151.73'
N56°43'27"E 139.90'
N39°00'23"E 67.95'
12' UTILITY EASEMENT
N82°18'30"W 421.98'
S16°43'46"W 679.38'
518.05'
S48°09'44"E 32.60'
161.33'
S62°18'23"W 35.89'
N62°18'23"E 35.89'
N62°18'23"E 35.89'
N40°44'05"W 200.11'
S89°30'05"W 316.57'
N70°14'17"W 332.52'
S00°05'35"E 122.57'

Ex. Storm Sewer Esmt.
EX. 12' UTILITY EASEMENT
12' UTILITY EASEMENT
EX. 12' UTILITY EASEMENT
EX. 12' UTILITY EASEMENT

JOHN D. KEDZIOR Co-Trustee
CHRISTOPHER A. CORPUS Co-Trustee
ADELINE M. CEROVAC Co-Trustee
HILDEGARD O. NEHRING Co-Trustee
LINDA RICH Co-Trustee
DOC. NO. 2012OR005081
2012/03/02

HIDDEN LAKE ESTATES PHASE 2
DOC. NO. 2020PL000004

HIDDEN LAKE ESTATES PHASE 1
DOC. NO. 2004PL000094

WALTER & PATRICIA KEAL
DOC. NO. 20050R021482, 2005/06/30

O.L. 27
O.L. 28
O.L. 26
O.L. 29
O.L. 26
O.L. 29

NOTES:
1. 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM" TO BE SET AT ALL SUBLOT & BLOCK CORNERS.
2. SEE SHEET 3 FOR EASEMENTS.

SHADING LEGEND
- 12' UTILITY EASEMENT
- STORM/SANITARY/ WATER MAIN EASEMENT
- DEDICATED STREETS

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

N

100 0 100 200
Scale: 1" = 100'

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

REFERENCE:
MEDINA COUNTY RECORDER'S RECORDS
HIDDEN LAKE ESTATES PHASE 1
DOC. NO. 2004PL000094
DOCUMENTS AS NOTED ON PLAT.
MEDINA COUNTY ENGINEER'S SURVEY RECORDS
BK. 6, PG. 160a BK. 39, PG. 90
BK. 18, PG. 55a BK. T, PG. 37a
BK. 34, PG. 343

LEGEND:
- ◪ – IRON PIN FOUND W/CAP
- ● – 5/8" IRON PIN SET W/CAP 'CUNNINGHAM'
- ○ – IRON PIN FOUND (NO CAP)
- Ⓜ – MONUMENT BOX W/ IRON PIN SET
- ⧖ – MONUMENT BOX W/ IRON PIN FOUND
- FND. – FOUND
- MSD. – MEASURED
- OBS. – OBSERVED
- REC. – RECORD
- USD. – USED

CURVE DATA:

(1) R=300.00 Δ=040.2807 A=211.89 T=110.58 CH=207.52 N42°04'19"E	(5) R=40.00 Δ=012.1932 A=8.60 T=4.32 CH=8.59 S42°37'57"W	(9) R=70.00 Δ=012.1808 A=15.03 T=7.54 CH=15.00 N51°39'52"W	(13) R=40.00 Δ=025.4753 A=18.01 T=9.16 CH=17.86 N27°31'42"E	(17) R=295.56 Δ=022.1947 A=115.19 T=58.33 CH=114.46 N59°19'38"W
(2) R=40.00 Δ=065.0307 A=45.41 T=25.51 CH=43.01 S30°20'53"W	(6) R=40.00 Δ=031.1316 A=21.80 T=11.18 CH=21.53 S64°24'21"W	(10) R=70.00 Δ=057.1745 A=70.00 T=38.24 CH=67.12 N86°27'48"W	(14) R=270.00 Δ=021.5245 A=103.10 T=52.19 CH=102.48 N51°22'01"E	(18) R=70.00 Δ=012.4604 A=15.60 T=7.83 CH=15.57 S73°37'24"W
(3) R=1230.00 Δ=000.3403 A=12.18 T=6.09 CH=12.18 N62°35'25"E	(7) R=70.00 Δ=066.4134 A=81.48 T=46.06 CH=76.96 N46°40'12"E	(11) R=70.00 Δ=084.5111 A=103.67 T=63.98 CH=94.45 S22°27'44"W	(15) R=180.84 Δ=031.0153 A=97.94 T=50.20 CH=96.75 S03°09'09"E	
(4) R=330.00 Δ=025.5012 A=148.81 T=75.69 CH=147.55 N49°23'17"E	(8) R=70.00 Δ=058.5012 A=71.88 T=39.47 CH=68.77 N16°05'42"W	(12) R=40.00 Δ=034.3536 A=24.15 T=12.46 CH=23.79 N02°40'03"W	(16) R=137.65 Δ=051.4921 A=124.50 T=66.87 CH=120.30 S44°34'49"E	

HIDDEN LAKE ESTATES PHASE 3

TOWNSHIP OF MEDINA COUNTY OF MEDINA LOCATED IN STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: TEM
DATE: 05/12/20
CHECKED BY: DSJ
DATE: 07/09/20
PROJECT No. 18-206-3
ACAD FILE No. M:\...\18206-SUB PH3
SCALE: 1"=100'

SHEET NO. 2 / 3

SHADING LEGEND

12' UTILITY EASEMENT

STORM/SANITARY/ WATER MAIN EASEMENT

DEDICATED STREETS

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

WATKINS ROAD (T.H. 171) 60' R/W

SHORELINE CIRCLE (T.H. 842) 60' R/W

HIDDEN LAKE DRIVE (T.H. 843) 60' R/W

LAKE BREEZE CIRCEL (T.H. 1003) 60' R/W

BLOCK 'A'

S/L 1
S/L 2
S/L 3
S/L 4
S/L 5
S/L 6
S/L 7
S/L 8
S/L 9
S/L 10
S/L 11
S/L 12
S/L 13
S/L 14
S/L 15
S/L 16
S/L 17
S/L 18
S/L 19
S/L 20
S/L 21
S/L 22
S/L 23
S/L 24
S/L 25
S/L 26
S/L 27

EX. 12' UTILITY EASEMENT
EX. 10' LANDSCAPE EASEMENT
EX. 20' SANITARY SEWER EASEMENT
EX. 20' STORM SEWER EASEMENT
EX. LANDSCAPE EASEMENT
EX. 20' STORM SEWER EASEMENT
EX. SANITARY SEWER EASEMENT
EX. 9' WATER MAIN EASEMENT
EX. 12' UTILITY EASEMENT
EX. SANITARY SEWER EASEMENT
EX. WATER MAIN EASEMENT
SANITARY SEWER EASEMENT
WATER MAIN EASEMENT

S74°42'44"W 34.74'
N82°47'16"W 24.65'
S52°12'44"W 54.09'
N60°17'16"W 53.51'
S37°47'16"E 20.00'
S71°33'58"E 3.53'
N16°09'39"W 63.45'
S48°15'56"W 150.88'
N28°50'21"E 63.79'
S65°14'21"W 13.38'
N73°50'21"E 39.94'
S27°41'37"E 8.57'
N62°35'21"E 16.89'
N40°05'21"E 97.67'
S27°41'37"E 9.00'
N62°15'20"E 100.02'

12'
9'

100 0 100 200
Scale: 1" = 100'

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

HIDDEN LAKE ESTATES PHASE 3

LOCATED IN TOWNSHIP OF MEDINA COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY:	TEM
DATE:	05/13/20
CHECKED BY:	DSJ
DATE:	07/09/20
PROJECT No.	18-206-3
ACAD FILE No.	M:\...\18206-SUB PH3
SCALE:	1"=100'

SHEET NO. 3 / 3