Final Plat

Redwood – Shumay Property

Brunswick Hills Township

Meeting:	May 4, 2022	**Site Area:**	28.4041 acres
App. No.:	035-2022-FP	**Sublots:**	1
Owner:	Redwood Brunswick Hills Pearl Road OH P1 LLC	**Dwelling Units:**	103
		Zoning:	C-3 Highway Arterial Commercial District
Applicant:	Redwood Apartment Neighborhoods	**Utilities:**	Central water and sewer
Engineer:	Davey Resource Group	**School Dist.:**	Brunswick City
Parcel No.:	001-02C-18-022	**Reviewer:**	Rob Henwood

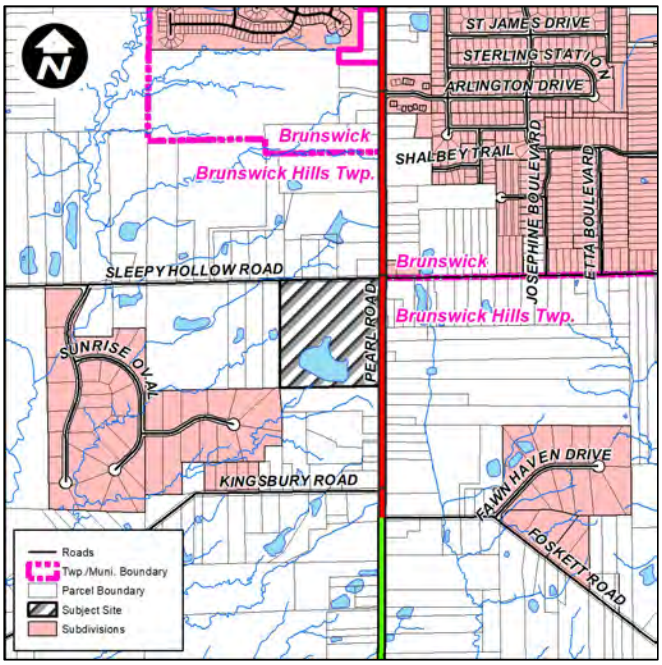
EXECUTIVE SUMMARY

The site is located on the southwest corner of the intersection of Sleepy Hollow and Pearl Roads (SH 42). The proposal includes one sublot containing 103 dwelling units to be served by central water and sewer on the 28.4+ acre site. The site is proposed utilizing private streets and includes two means of access and egress. The proposed Final Plat is primarily consistent with the approved Preliminary Plan

RECOMMENDATION: APPROVE WITH MODIFICATIONS.

Proposal: The applicant proposes the following on the 28.4+ acre site:

- One sublot containing 103 dwelling units
- Five private streets
  - Two private streets providing ingress and egress
    - One on the north, Max Lane, providing access to Sleepy Hollow Road
    - One on the east, Shumay Drive, providing access to Pearl Road
  - Four private streets form a loop (Maeve, Jasmine, Shumay, and Chateau Pond Drives)
    - Jasmine Drive also terminates in a dead-end south of the loop.
    - Chateau Pond also terminates in a dead-end south of the loop.
- Central water and sewer
- Two storm water management basins.



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

Matt Martin: CONDITIONAL APPROVAL
Medina County Highway Engineer's Office
mmartin@medinaco.org
330.722.9358

1. *Provide a signature line for the County Engineer on the title sheet.*
2. *Both mylar sheets to be P.S. signed & dated.*

Jared Feller
Ohio Department of Transportation (ODOT)
Jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Final Plat for Redwood Shumway. An ODOT permit was issued in September 2021 for the proposed access along US 42.

Ben Romine: CONDITIONAL APPROVAL
Medina County Sanitary Engineers Office
bromine@medinaco.org
330.723.9575

1. *Please add a signature line for the Medina County Sanitary Engineer. The line should read: "All required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer."*
2. *Once the sanitary utilities are installed, MCSE can sign the plat.*

Michael Martin
Medina County Tax Map Office
mamartin@medinaco.org
330.725.9798

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Need to check with Map Office to see if the subdivision name has not been used in the County.*
3. *New road names should be checked with the Map Office to check if that name has been used.*
4. *Remove existing parcel numbers from final plat.*
5. *Please contact Nikki Roche, Address Management Systems, 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 – Nikki.L.Roche@usps.com Phone – 216-443-4024 E-fax - 651-365-9734

6. *Subject to the Land Conveyance Standards found online at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Evelyn Czyz: APPROVAL
Brunswick Hills Township Zoning Inspector
eczyz@brunswickhillstwp.org
330.225.3781

After reviewing the submitted site plan for Redwood, it meets what was submitted and approved by the Board of Trustees.

Department of Planning Services Staff Comments:

1. Per the Sanitary Engineer's comment from the Preliminary Plan review, central water service is to be provided by the Cleveland Division of Water. The applicant must submit evidence of approval of service per the Preliminary Plan approval condition.
2. The notary stamp has been smudged and is illegible. The applicant will need to prepare a new plat.
3. The Final Plat does not depict the t-turnaround on the south portion of Jasmine Drive shown on the Preliminary Plan. The applicant must add the t-turnaround to the Final Plat.
4. The remainder parcel shown west of the subdivision site must be removed from the subdivision. To stay in the subdivision, it would need to be shown as either a sublot or a block.
5. The following data/information was not provided on or with the Final Plat submittal as outlined in Article IV Section (§) D of the Subdivision Regulations:
    a. (2)d. An original mylar of the Final Plat.
    b. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
    c. (2)g.4. 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.
    d. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
    e. (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**
6. § 404(D)(5)b.1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
7. § 404(D)(5)b.2. The Final Plat meets the standards and requirements of the Subdivision Regulations.
8. § 404(D)(5)b.3. The Final Plat is in substantial conformity with the Preliminary Plan and conditions.

9. § 404(D)(5)b.4. The Final Plat is in conformity with the Brunswick Hills Township Zoning Resolution.
10. § 404(D)(5)b.6. If serviced by central sanitary sewer or public water system, 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.
11. § 404(D)(5)b.7. The Medina County Highway Engineer has approved the construction drawings and the Director of Planning Services 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.

Department of Planning Services Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for the Redwood–Shumay Property subdivision subject to the following:

1. Satisfy all agency and DPS comments listed in the staff report.
2. Submit the required data/information as listed above.

Redwood Neighborhood Brunswick Hills

Creating Sublot No. 1 and dedicating a portion of Sleepy Hollow Road (T.H. 136)

Situated in the Township of Brunswick Hills, County of Medina and State of Ohio and being part of Original Brunswick Township Lot No. 24, Tract No. 1 and further known as being all of a 33.2472 acre parcel of land conveyed to Redwood Brunswick Hills Pearl Road OH P1 LLC by deed dated October 18, 2021 and recorded in Document No. 20210R030560 of the Medina County Recorder's Records.

APPROVALS

This Plat was duly accepted by the Brunswick Hills Township Trustees on this 22 day of March, 2022.

Trustee

Trustee

Trustee

This Plat was duly accepted by the Brunswick Hills Township Zoning Inspector on this 23 day of March, 2022.

Zoning Inspector

This Plat was duly accepted by the Medina County Planning Commission on this ____ day of _____, 20____.

Director

This Plat was duly accepted by the Medina County Commissioners on this ____ day of _____, 20____.

Commissioner

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

LOCATION MAP

LATITUDE: 41°13'29.8" LONGITUDE: 81°47'56.6"

AREA TABLE		
Sublot (1)	27.3579	Acres
Dedicated Right of Way	1.0462	Acres
Remainder	4.7891	Acres
Total	33.1932	Acres

NOTES

REFERENCES:

"Map of Survey of a 2.6667 Ac. Parcel" by J. Howard Flower, P.S. 5060, recorded in Book 12, Page 17A of the Medina County Engineer's Records.

"Plat of Survey, Brunswick Hills" by Edward L. Reusch, P.S. 6354, recorded in Book 20, Page 108B of the Medina County Engineer's Records.

"Plat of Survey and Parcel Split for Petar and Jasminka Brkovik" by Donald E. Himes, P.S. 6163, recorded in Book 22, Page 51B of the Medina County Engineer's Records.

"Plat of Survey for All Tools Inc." by Charles A. Rolling, P.S. 5569, recorded in Book 25, Page 18B of the Medina County Engineer's Records.

Deed & Plat documents of Medina County's Recorder's Records as referenced by survey.

BASIS OF BEARINGS:

Centerline bearing of Pearl Road (S.R. 42) was calculated to be North 00°19'33" East between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

NOTE:

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG 7631-8557"

ACCEPTANCE & DEDICATION

Know all men by these presents that David Conwill (Print Name), owner/agent of Redwood Brunswick Hills Pearl Road OH P1 LLC, owner of the lands embraced within this plat, and do hereby dedicate to public use forever the streets shown shaded and grant all easements as shown. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Owner/Agent (Sign) 3/21/22 Date

County of ~~Medina~~ Cuyahoga

State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named David Conwill,

owner/ agent of Redwood Brunswick Hills Pearl Road OH P1 LLC, who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal at Independence, Ohio this 21 day of March, 2022.

Notary public Jocelyn Musarra

Jocelyn C. Musarra Notary Public, State of Ohio My Commission Expires: April 5, 2026

April 5, 2026
My commission expires

Witness Kayleigh Wilson

Witness Kelly Saal

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	X
MONUMENT BOX	[M]	[M]
IRON PIN	○ I.P.F.	●
IRON PIPE	◎ P.F.	
LIMITED ACCESS R/W	---- Ex LA --- Ex LA ----	
CENTERLINE	——— – ——— – ———	
PROPERTY LINE	———	
RIGHT-OF-WAY LINE	——— — — Ex R/W ———	
EASEMENT LINE	- - - - - - - - - - - - - - - - - -	
ORIGINAL PROP. LINE	. . . . . Z	
ORIGINAL LOT LINE	——— – – ——— – – ———	

SURVEYOR CERTIFICATION

This Plat was prepared from analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

Jeremy M. Sack P.S. No. S-8557 3/18/2022 Date

STATE OF OHIO JEREMY M. SACK S-8557 REGISTERED PROFESSIONAL SURVEYOR

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423
DAVEY Resource Group

REDWOOD NEIGHBORHOOD BRUNSWICK HILLS

TITLE

PROJECT NUMBER 1973-A

DATE 2022-03-16

1 / 2

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Sharon K. Chapple
09/04/2019
Doc. No. 2019OR017847
2.6667 Ac. Dd.

Timothy A. Prida
10/17/2012
Doc. No. 2012OR025756
2.7451 Ac. Dd.

Avinash Lata Larry &
Larry W. Manning
01/04/2022
Doc. No. 2022OR000275
2.1377 Ac. Dd.

Ronald J. & Helen
R. Kissling
11/18/1996
O.R. 125, Pg. 37
2.1377 Ac. Dd.

Ronald J. & Helen
R. Kissling
11/18/1996
O.R. 125, Pg. 53
2.1426 Ac. Dd.

Kenneth W. Burroughs,
Trustee
01/25/2021
Doc. No. 2021OR002321
3.52 Ac. Dd.

Dean Casapis
12/03/2021
Doc. No. 2021OR035203
1.48 Ac. Dd.

Virginia A. Abraham
Subdivision
Plat Vol. 8, Pg. 35
S/L 1

5/8" Iron Pin w/ Cap "Bock & Clark" Found & Used @ 30.00'

1/2" Iron Pin Found @ 29.39'

1/2" Iron Pin Found @ 30.00'

Total ROW Dedication 1.0462 Ac.

5/8" Iron Pin w/ cap "Himes RLS 6163" Found @ 30.00'

Tract 1, Lot 18
Tract 1, Lot 23
Tract 1, Lot 17
Tract 1, Lot 24
Tract 1, Lot 16
Tract 1, Lot 25
Tract 1, Lot 17
Tract 1, Lot 24

N 88°45'59" E 1349.05'

N 88°45'59" E 2718.36' Rec. & Msd.

1169.32' Msd.

5/8" Iron Pin w/ Cap "6752-7477" Found @ 30.49'

200.00' Dd. & Msd.

5/8" Bent Iron Pin w/ cap "PS 5569" Found @ 26.08'

5/8" Iron Pin w/ cap "PS 5569" Found @ 26.75' Used for E-W

40.02' 200.20' 40.02' 609.70' 359.42' 40.01'

610.84' 328.31'

30.00' 30.00' 225.82' S 01°17'18" E 30.00' 30.00'

Sleepy Hollow Road (T.H. 136), 60'

Part of S/L 1

Maeve Drive, Private

N 88°42'42" E 583.40' 457.10' N 88°42'42" E 262.25' 127.73' 134.53'

126.29'

Gen. Utility & Access Esmt.

Max Lane, Private

Pearl Road (S.R. 42), 60'

727.77'

See Intersection Detail

R Ent LLC
12/30/2015
Doc. No. 2015OR028796
3.00 Ac. Dd.

Russel J. & Sharlene M. Sposit
11/02/2021
Doc. No. 2021OR032269
0.75 Ac. Dd.

Russel J. & Sharlene M. Sposit
11/02/2021
Doc. No. 2021OR032269
0.208 Ac. Dd.

Velvet Z. Workman
08/08/1996
O.R. 121, Pg. 854
1.81 Ac. Dd.

Elizabeth Adhami, Edgar Lee Dickens, & Edgar Dickens
12/13/2013
Doc. No. 2013OR032784
14.6210 Ac. Dd.

Dennis H. & Laverne M. Winfield
03/22/2006
Doc. No. 2006OR008606
0.379 Ac. Dd.

Evelyn M. & Charlene E. Murphy
10/06/2014
Doc. No. 2014OR020162
15.06 Ac. Dd.

Mary C. & E. Michael Worsdall
02/12/2001
Doc. No. 2001OR004428
17 Ac. Dd.

N 00°17'25" E 1237.17' Msd. 1237.28' Rec.

N 00°17'25" E 215.37'

Tract 1, Lot 24 Tract 1, Lot 25

N 89°42'35" W 30.00'

3/4" Iron Pipe Found @ 30.00'

5/8" Iron Pin Found @ 30.14'

5/8" Iron Pin Found @ 30.16' Used for N-S

1035.33'

S 88°50'56" W 2716.72' Rec. 2716.41' Msd.

Intersection Detail

Drill Hole Set in NE Cor. of Traffic Hand Hole Conc. Base

Drill Hole Set in West Cor. of Traffic Light Support Pole Conc. Base

N 66°19'30" W 56.25'

N 56°02'35" E 46.03'

S 37°48'28" W 55.51'

Sleepy Hollow Road (T.H. 136)

Pearl Road (S.R. 42)

Mag. Nail Set 2.0' Above Grade in NE Quadrant of Tel. Pole w/tag "2149630566518"

SCALE (IN FEET) 1 inch = 40 ft.

REMAINDER
208,615 SF
4.7891 AC

S/L 1
1,191,710 SF
27.3579 AC

Redwood Brunswick Hills
Pearl Road OH P1 LLC
10/18/2021
Doc. No. 20210R030560
33.2472 Ac. Dd.

George J. & Patricia A. Kendro
11/14/1989
O.R. 523, Pg. 79
5.6861 Ac. Dd.

N 00°20'49" E 1238.96' Dd. 1235.23' Msd.

N 00°20'49" E 1238.72' Dd. 1235.52' Msd. 1195.50'

S 00°20'49" W 724.98'

S 00°20'49" W 472.51'

N 89°39'11" W 65.00'

66.24'

Ex. Pond

Part of S/L 1

Chateau Pond Drive, Private

N 01°17'18" W 149.94' 149.60'

30.00' 40.00'

N 89°40'27" W 131.73'

N 00°19'33" E 378.33' 228.73'

EC3 N 46°44'18" W 61.29' EC2 N 73°00'05" W 61.34' EC1 N 89°40'27" W 42.69'

Shumay Drive, Private

Jasmine Drive, Private

Gen. Utility & Access Esmt. 149.94' N 01°17'18" W

345.97' N 00°19'33" E

453.20' N 00°19'33" E

509.40'

221.48' N 89°40'27" W

Jasmine Drive, Private

Gen. Utility & Access Esmt.

5/8" Iron Pin w/ cap "6752 7477" Found & Used

5/8" Iron Pin Found S 01°02'28" E, 3.70' From Cor.

5/8" Iron Pin Found S 01°34'13" E, 4.39' From Cor.

199.99' Dd. & Msd.

135.17'

1/2" Iron Pipe Found S 88°50'56" W 7.17' from cor. Used for N-S

5/8" Iron Pin Found 4.42' S of Line

S/L 5 S/L 6

The Cove at Sleepy Hollow
Doc. No. 2008PL000052A

R & B Storage LLC
11/30/2007
Doc. No.
2007OR031960
7.8978 Ac. Dd.

STATE OF OHIO
JEREMY M. SACK
S-8557
REGISTERED
PROFESSIONAL SURVEYOR

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
EC1	87.30'	300.00'	86.99'	N 81°20'16" W	16°40'22"
EC2	137.51'	300.00'	136.31'	N 59°52'11" W	26°15'47"
EC3	112.41'	150.00'	109.79'	N 68°12'22" W	42°56'09"

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

N

REDWOOD NEIGHBORHOOD BRUNSWICK HILLS

PLAN

PROJECT NUMBER
1973-A
DATE
2022-03-16

2 / 2

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