



Meeting:	October 7, 2015	Open Space:	0.4207 acres (Block A-6)
App. No.:	088-2015-FP	Zoning:	R-1 Residential
Applicant:	West Chase Land Holdings, LLC	Utilities:	Central water & sewer
Engineer:	TGC Engineering, LLC	School Dist.:	Brunswick City
Site Area:	8.5992 acres	Reviewer:	Rob Henwood
Sublots:	17		

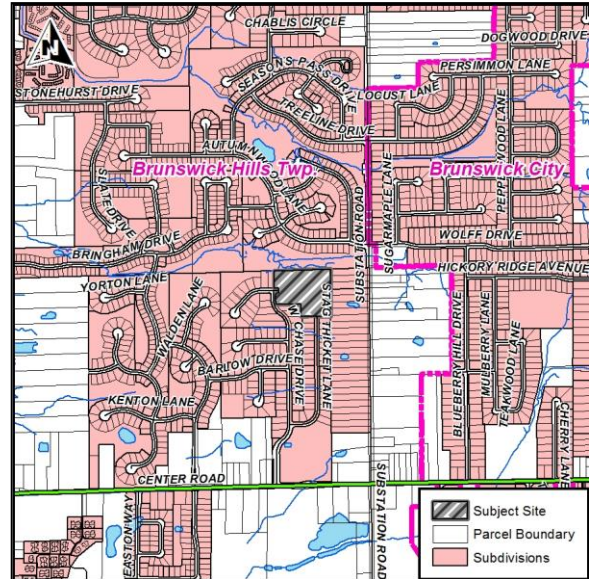
EXECUTIVE SUMMARY

The subdivision site is located east of Marks Road, west of Substation Road, and north of Center Road (S.R 303) (see location map). The Final Plat for Phase 6 substantially conforms to the Revised Preliminary Plan approved in April of 2014.

Staff Recommendation: **APPROVAL WITH MODIFICATIONS**

Background: The proposed subdivision is part of a six phase project which has created four internal public streets with 60 foot right-of-ways. Phases one through five have been approved and have been constructed.

The most recent Final Plat, Phase 5 was approved by the Medina County Planning Commission (MCPC) in April of 2015. The original Preliminary Plan was approved in July of 2003. The current approved Preliminary Plan was approved in July of 2012, and revised in April of 2014. The revision divided Phase 5 into Phases 5 and 6. A detailed approval history of the subdivision is included below.



Proposal: The applicant proposes to subdivide the last 17 sublots remaining in the subdivision and create Open Space Block A-6).¹ All 17 proposed sublots front on Stag Thicket Lane. The proposed subdivision is in substantial conformity with the Revised Preliminary Plan.

Access: All of the streets within the subdivision are public with a 60 foot right-of-way (ROW). Access to the west (Barlow Drive) connects Phase 1 with Terrington Drive in Eastbury Place

¹ For purposes of this staff review, the following document is utilized: Final Plat: West Chase Landings Subdivision– Phase 1: Creating Sublots Nos. 102-118 and Block “A-6”. TGC Engineering, Job No. 1375. Pages 1 through 4. Date stamped by DPS staff on 9/8/2015.

Subdivision. West Chase Drive through Phases 1, 2A and 3 provides access to Center Road (SR 303). West Chase Drive through Phases 2A and 2B provided access to Center Road (S.R. 303).

MCPC Approval	Date
Concept Plan	May 2003
Preliminary Plan	July 2003
Final Plat, Phase 1	September 2004
Final Plat, Phase 2A	June 2005
Final Plat, Phase 2B	May 2006
Final Plat, Phase 3	July 2007
Preliminary Plan	July 2012
Final Plat, Phase 4	November 2012
Revised Preliminary Plan	April 2014
Final Plat, Phase 5	April 2015

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

Medina County Sanitary Engineer, Jeremy Sinko, 9/10/15. *APPROVED. Page 4 is incorrectly labelled “West Chase Landings Subdivision Phase 5” when it should be Phase 6.*

Medina County Health Department, Steve Mazak, 9/10/2015. *No comment.*

Ohio Department of Transportation, District 3, Jared Feller, 9/14/2015. *No objections.*

Medina County Engineer, Andy Conrad, 9/16/2015. *CONDITIONAL APPROVAL.*

1. *Correct the conflicting notes as to what survey cap will be affixed on set pins.*
2. *Provide storm sewer easement for storm sewer out-letting onto Sublot 108.*

Brunswick Hills Township, Evelyn Czyz, Zoning Inspector, 9/18/15. *APPROVED*

Tax Maps, Beth Mika, 9/18/2015. *CONDITIONAL APPROVAL.*

1. *New Block number should be C-5 instead of A-6.*
2. *North arrow is wrong on pages 3 and 4. Layout should be flipped, so north is at top of page.*

Columbia Gas Transmission, Russ Johnson, 10/15/2012. *APPROVED. Columbia Pipeline Group does not have facilities in the area.*

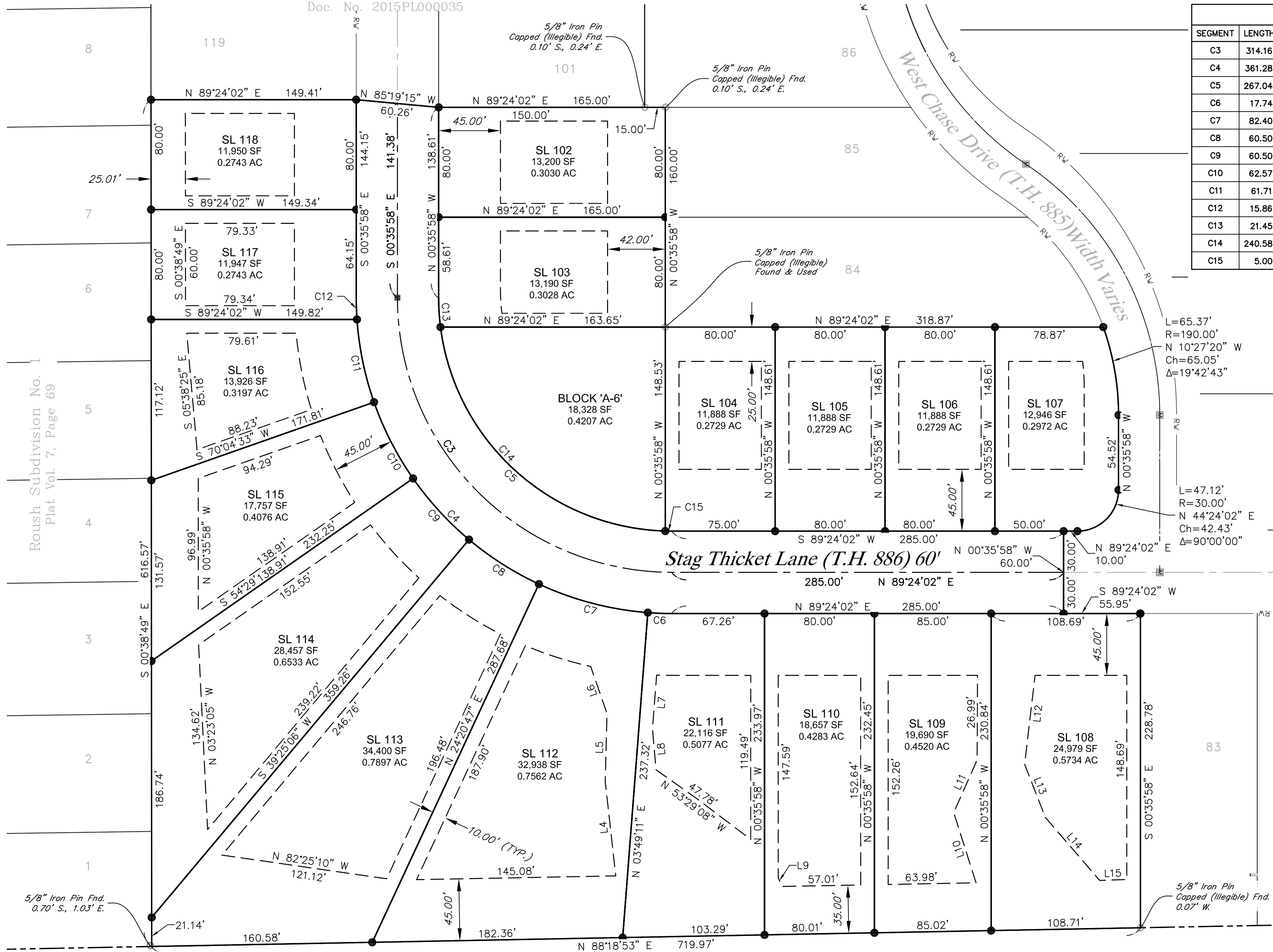
Staff Comments:

1. The Homeowner Association documents have been reviewed and approved by the Prosecutor’s Office.
2. The following required data/information was not provided on or with the Final Plat (Subdivision Regulations section references are included):
 - a. Total site data – Including... number of residential lots. § 404(D)(2)f.13. **Show number of sublots.**
 - b. Show boundaries and identify the use of all parcels, which are to be dedicated or reserved for public use or easements. § 404(D)(2)f.14. **Indicate that the block shown is to be used for open space.**
 - c. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. **Provide signature and seal of the surveyor on each sheet of the plat.**
 - d. Notarized certification by the owner or owners of the subdivision and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)f.17. **Add language to the certification indicating that there are no unpaid taxes or assessments and provide notarized signature of the owners.**

- 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 of at least two of the township trustees.***
 - f. A subdivision served by a public central sanitary sewer [and public central water] shall be certified by the Sanitary Engineer 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 the signature of the Sanitary Engineer.***
 - 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.5. ***Provide the signature of the Highway Engineer.***
 - h. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees... have been approved. § 404(D)(2)g.6. ***Provide the signatures of the County Commissioners.***
3. The Final Plat conforms to the Brunswick Hills Township Zoning Resolution.
 4. The proposed subdivision is consistent with the 2005 Comprehensive Land Use Plan for Brunswick Hills Township.
 5. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and its conditions of approval.
 6. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
 7. The Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
 8. The Director is authorized to execute the Final Plat on behalf of the MCPC upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendations: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for the West Chase Landing, Phase 5 Subdivision subject to the following conditions:

1. Satisfy the comments provided by the Highway and Sanitary Engineers and Tax Maps (see above).
2. Provide all required certification language, signatures, and missing data specified in the staff comments above.
3. The Director will sign the Final Plat upon the completion of the above listed modifications.



CURVE DATA					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C3	314.16'	200.00'	282.84'	S 45°35'58" E	90°00'00"
C4	361.28'	230.00'	325.27'	N 45°35'58" W	90°00'00"
C5	267.04'	170.00'	240.42'	S 45°35'58" E	90°00'00"
C6	17.74'	230.00'	17.74'	N 88°23'24" W	4°25'09"
C7	82.40'	230.00'	81.96'	N 75°55'01" W	20°31'36"
C8	60.50'	230.00'	60.33'	N 58°07'03" W	15°04'19"
C9	60.50'	230.00'	60.33'	N 43°02'45" W	15°04'19"
C10	62.57'	230.00'	62.37'	N 27°43'01" W	15°35'09"
C11	61.71'	230.00'	61.53'	N 12°14'16" W	15°22'22"
C12	15.86'	230.00'	15.86'	N 02°34'31" W	3°57'06"
C13	21.45'	170.00'	21.44'	S 04°12'52" E	7°13'47"
C14	240.58'	170.00'	221.00'	N 48°22'18" W	81°05'06"
C15	5.00'	170.00'	5.00'	S 89°45'25" E	1°41'07"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	69.15	S 06°59'06" E
L5	49.59	S 00°54'59" W
L6	36.22	S 19°47'45" E
L7	39.36	N 03°49'11" E
L8	29.90	N 05°39'11" W
L9	6.83	N 26°41'55" W
L10	53.66	S 18°11'08" E
L11	41.81	S 23°22'24" W
L12	65.22	N 06°05'50" E
L13	41.57	N 21°56'43" W
L14	60.48	N 41°21'13" W
L15	19.74	S 87°34'44" W

Rough Subdivision No. 1
Plat Vol. 7, Page 69

West Chase Landings Subdivision
Phase 3
Doc. No. 2007PL000048

Autumnwood Subdivision Phase 1
Doc. No. 2003PL000139
Block 'A'

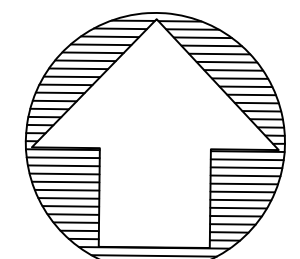
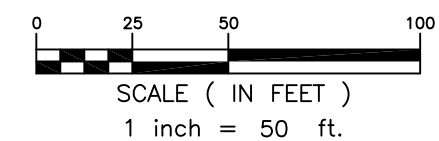
SURVEYOR CERTIFICATION

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

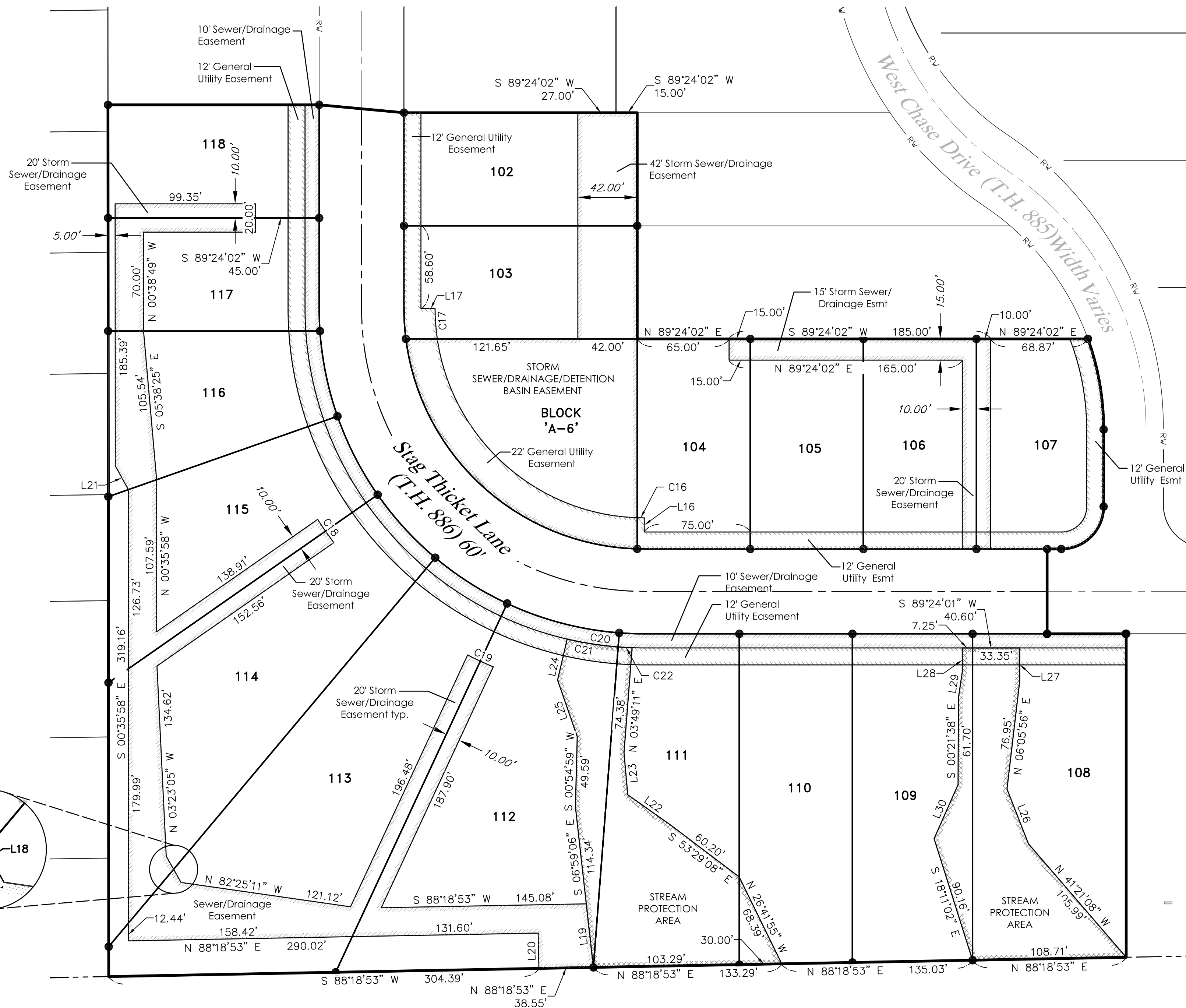
SUBLOT SETBACKS, TYP.

FRONT YARD = 45'
SIDE YARD = 10'
REAR YARD = 25' (EXCEPT REAR YARD SUBLOT 102 & 103, SETBACK 42')



West Chase Landings Subdivision Phase 6

TGC Engineering, LLC
1310 Sharon Copley Road, P.O. Box 37
Sharon Center, OH 44274
P 330.590.8004 F 888.820.8423
Job No. 1375, Page 3 of 4



CURVE DATA					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C16	5.00'	148.00'	5.00'	N 89°37'56" W	1°56'15"
C17	21.48'	148.00'	21.46'	N 04°45'15" W	8°18'50"
C18	20.00'	275.00'	20.00'	N 35°30'36" W	4°10'05"
C19	20.00'	275.00'	20.00'	N 65°39'13" W	4°10'04"
C20	46.43'	240.00'	46.36'	N 83°00'15" W	11°05'03"
C21	36.52'	240.00'	36.48'	N 81°49'16" W	8°43'05"
C22	9.91'	240.00'	9.91'	N 87°21'48" W	2°21'58"

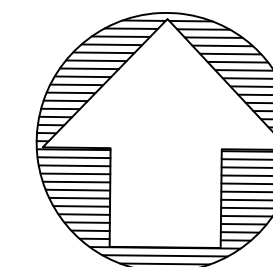
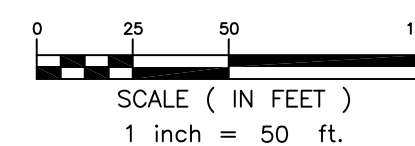
LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	10.00'	S 00°35'55" E
L17	10.00'	N 89°24'05" E
L18	21.37'	N 29°56'21" W
L19	45.19'	N 06°59'06" W
L20	25.00'	S 01°41'07" E
L21	19.11'	S 29°21'33" E
L22	37.82'	N 55°16'10" W
L23	29.90'	N 05°39'11" W
L24	29.77'	S 12°36'16" W
L25	42.38'	S 19°47'45" E
L26	41.57'	N 21°56'37" W
L27	23.35'	N 00°35'52" W
L28	16.95'	S 00°35'52" E
L29	18.25'	S 08°02'33" W
L30	41.81'	S 23°22'30" W

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

**West Chase Landings
Subdivision Phase 5**



TGC Engineering, LLC
 1310 Sharon Copley Road, P.O. Box 37
 Sharon Center, OH 44274
 P 330.590.8004 F 888.820.8423
 Job No. 1375, Page 4 of 4