Planning Commission
Final Plat

Liverpool Fields, Phase 3

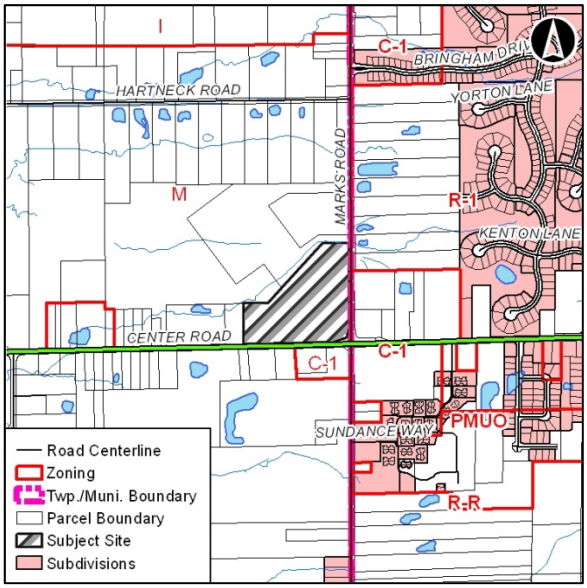
Liverpool Township
App. No. 059-2014-PP

Meeting:	August 6, 2014	**Sublots:**	2
Applicant:	Pride One Liverpool, LLC	**Zoning:**	M Limited Manufacturing & Research
Owner:	Pride One Liverpool, LLC	**Utilities:**	Central water and sanitary sewer
Engineer:	TGC Engineering	**School Dist.:**	Buckeye Local
Area:	19.9 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on the northwest corner of the intersection of Marks and Center Roads (SR 303) (see location map). The applicant proposes to create two sublots on this 19.9 acre property, one will contain 49 rental units and will have access to 2.9 acres of open space and the other will be used as a 9.6 acre commercial site. The site is to be served by central water and sewer.

Recommendation: APPROVAL WITH MODIFICATIONS



Proposal: The applicant proposes to create two sublots; the first will contain 49 rental units and will have access to 2.9 acres of open space and the second will be used as a 9.6 acre commercial site. A retention basin is proposed on the southern portion of the residential site nearest SR 303. The site is to be served by central water and sewer.

Access: Access to the site is provided by a private street which access Marks Road to the east. Secondary access to the site is provided by a through street connection to the north in Liverpool Fields Phases One and Two.

Zoning: The subject property is zoned M Limited Manufacturing & Research. The property is the subject of a court settlement which permits multi-family residential uses on the property. The proposed lots are in conformance with the settlement.

Background: A previous subdivision application, Glenbrooke Crossing, was approved for this site by the Planning Commission in May of 2008; that approval expired in May of 2010.

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

Ohio Dept. of Transportation, Dawn Roxberry, 7/30, 2014. *We do not have any comments… since Phase 3 will directly access Marks Road and open space is shown for the frontage of SR*

303, which is acceptable. When the commercial lot at the corner of Marks Road and SR 303 is developed in the future, we will determine whether a traffic impact study is needed at that time based on the development proposed.

Highway Engineer, Andy Conrad, 7/28/2014. *CONDITIONAL APPROVAL*

1. *Area table does not match the Preliminary Plan.*
2. *Plat shows the same areas labelled as sublots and blocks.*
3. *Show and describe monument found at township lot corner at centerline of SR 303.*

Sanitary Engineer, Amy S. Lyon-Galvin, 7/24/2014. *Our office has no objections to the… Final Plat. The lot lines and dimensions don't match the latest set of Phase 3 plans that Highway Engineer has, but I'm told they were preliminary. Only the first length of gravity sanitary sewer looks to be proposed as a public sewer within and easement to the ROW. The plans include one more length of private sanitary sewer followed by a force main with pump stations proposed for the buildings. The water looks to be private too, as they've positioned a master meter vault just outside the R/W to serve the development. As per our normal response, they'll still need to submit final plans and ultimately construct improvements that conform to the MCSE Rules and Regs.*

Liverpool Township, Dave Boettner, 7/11/2014. *Liverpool Township Trustees and Zoning recommend approval as proposed.*

Columbia Gas, Russ Johnson, 7/10/2014. *No facilities.*

Soil and Water Conservation District, Jim Dieter, 7/9/2014

- *Proposed detention pond is part of the open space, the township will need to address the use of a detention pond as part of the open space requirement. A minimum of 15 foot buffer is recommended around the outside of the detention pond to perform any maintenance.*
- *The soil in the area is Mahoning silt loam and Ellsworth silt loam. Both soils have seasonal high water and are moderately slow permeability. Houses with basement may have limitations due to seasonal wetness.*
- *Aerial photographs indicate this field has been systematically tiled to help drainage for farm production. The tile should be routed around the constructed area and outlet at the stream. Broken tile may cause wet areas in construction areas.*
- *A 25 foot set back from the stream should be maintained as a riparian treed buffer.*

Tax Maps, Beth Mika, 7/8/2014.

1. *We will need legal descriptions and a basic land survey drawing to split the property to a 10.3 acre parcel and a 9.6 acre parcel. The 9.6 acre parcel will require planning and township approval.*
2. *It appears, from the previous phases, that the only other involvement that the Tax Map Department will have is assigning addresses. We will need to know the number of units that will require a unique address.*

Health Department, Steve Mazak, 7/2/2014. *No comments.*

Staff Comments:

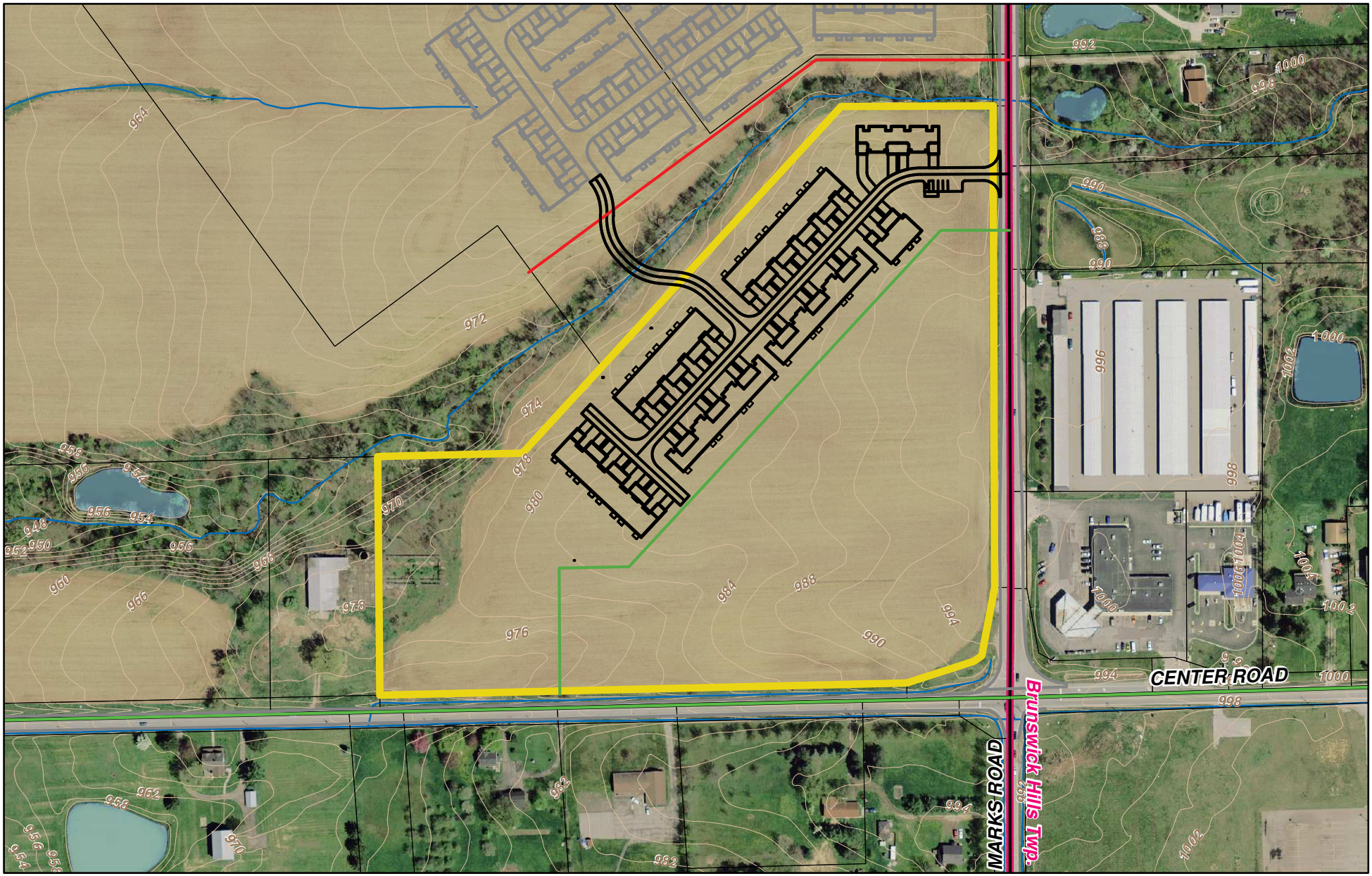
1. The following review assumes the Medina County Planning Commission (MCPC) approves the submitted Preliminary Plan for this subdivision at its August 6, 2014 meeting.
2. The following required data/information was not provided on or with the Final Plat (Subdivision Regulations section references are included):
   a. Conditions from Preliminary Plan approval must be met before filing the Final Plat. § 404(D)(2) ***Demonstrate all conditions of Preliminary Plan approval have been satisfied.***
   b. The required building setback lines accurately shown with dimensions. § 404(D)(2)f.8. ***Show setback lines.***
   c. … Right-of-way width of each street within proposed subdivision and those adjoining must be shown. 404(D)(2)f.9. ***Label the streets as private and indicate the pavement width.***
   d. Sublot and block identification - Sublots shall be numbered in consecutive order and blocks in alphabetical order. 404(D)(2)f.10. ***Label sublots and blocks as stated above.***
   e. Total site data - Including acreage, number of residential lots, acres in parks, open space and other public uses, [and] acres in blocks…. 404(D)(2)f.13. ***Show area in sublots and blocks. Label intended use of blocks; i.e. Open Space or Future Development.***
   f. Signature and seal of a Registered Surveyor on each sheet …. 404(D)(2)f.16. ***Add surveyors signature and seal on each sheet.***
   g. Notarized certification by the owner or owners of the subdivision. 404(D)(2)f.17. ***Provide notarized certification by the owner/s.***
   h. 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 from at least two of the Township Trustees.***
   i. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer. 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer.***
   j. 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) [and… c]onstruction plans have been approved. (404(D)(2)g.8). ***Provide the signature of the County Engineer and add language indicating construction plans have been approved.***
   k. Acceptance of offers of dedication by County Commissioners. 404(D)(2)g.6. ***Provide the signatures of the County Commissioners.***
3. Sublots and blocks must be shown clearly. The residential area and the commercial lot shall be shown as Sublots 1 and 2. The open space area containing 2.9 acres must be delineated and labelled as "Open Space Block A."
4. Drive labels must be changed to private street labels (see comment above).
5. The Street E connection to Liverpool Fields Phases 1 and 2 shall be included within the subdivision boundary or provisions must be made to modify the existing Phase 2 to include the construction of the street to the property boundary. Construction of Street E must be completed both inside and outside of the subdivision concurrently.

6. In total, the Liverpool Fields project (Phases 1 through 3) contains 155 dwelling units. Future additions to the project increasing the number of dwelling units may warrant an additional means of access and egress per Subdivision Regulation section 604(C)(3).
7. The proposed Final Plat fulfills the purpose and intent of the Subdivision Regulations and substantially meets the standards and requirements.
8. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval. Outstanding Planning Commission approval conditions for the Preliminary Plan must be satisfied prior to the Director signing the Final Plat.
9. The Final Plat appears to be in conformity with the court settlement governing the applicable zoning for this particular property.
10. The Medina County Sanitary Engineer **HAS NOT** determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
11. The Medina County Highway Engineer **HAS NOT** approved the construction drawings. Upon approval of the construction drawings, 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.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Liverpool Fields Phase 3 Final Plat. The applicant must submit the following corrections or additions prior to the Director signing the Final Plat:

1. Provide the following required data/information on or with the Final Plat:
    a. Demonstrate all conditions of Preliminary Plan approval have been satisfied.
    b. Show setback lines.
    c. Label the streets as private and indicate the pavement width. Remove references to drives.
    d. Label sublots and blocks as stated above.
    e. Show area in sublots and blocks. Label intended use of blocks; i.e. Open Space or Future Development.
    f. Add survey's signature and seal on each sheet.
    g. Provide all required signatures per comments above.
    h. Add language to the County Engineer's certification statement indicating construction plans have been approved.
2. Satisfy Highway Engineer's comments above.
3. Satisfy the Sanitary Engineer's comments above.
4. Satisfy the Tax Map comments above.
5. Label Sublots 1 and 2 per Staff Comment 3 above. The open space area must be labelled as "Open Space Block A."
6. "Drive" labels must be replaced with private street labels.
7. The Street E connection to Liverpool Fields Phases 1 and 2 shall be included within the subdivision boundary or provisions must be made to modify the existing Phase 2 to include the construction of the street to the property boundary. Construction of Street E must be completed both inside and outside of the subdivision concurrently.

R:\arcview\wp_planning\major_subdivisions\2014\liverpool_fields_ph3\liverpool_fields_ph3_preplan\liverpool_fields_ph3_preplan_08072014.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

Liverpool Fields, Ph. 3
Pre. Plan & Final Plat
App. 058 & 059-2014
Liverpool Township

Meeting Date: 8/6/2014
Zoning: M Ltd. Man. & Res.
Area: 19.9 acres
Sublot/s: 2

1 inch = 250 feet
0 37.5 75 150 225 300 375
Feet

Liverpool Fields Subdivision - Phase 3

Creating Sublot Nos. 1 and 2

Situated in the Township of Liverpool, County of Medina and State of Ohio and known as being part of Liverpool Township Lot 2, Section 15.

APPROVALS

The Township Trustees of Liverpool 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

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___.

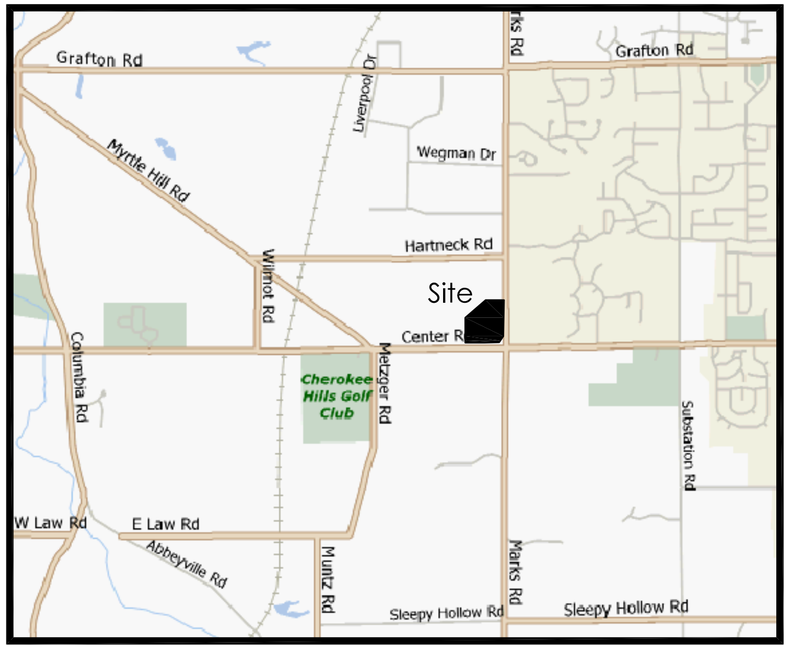
_____
Tax Map Draftsman

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



Vicinity Map
Not to Scale

AREA TABLE	
Name	**Acres**
Block 'A'	10.3235
Block 'B'	10.5279
Total	**20.8514**

ACCEPTANCE & DEDICATION

Know all men by these presents that _____ owner/agent of Prideone Liverpool LLC, 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 in grey and grant easements and shaded with various patterns. 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

NOTES

REFERENCE WORKS:

"Plat of Lot Split & Consolidation of land owned by K. & M. Land Development LLC" by Brian C. Pcionek, P.S. 8295 in March, 2007 on file at the Medina County Highway Engineer's Tax Map Office Survey Book 44, Page 35. "Plat of Lot Split & Consolidation of land owned by Pride One Liverpool LLC" by Brian C. Pcionek, P.S. 8295 in June, 2011 on file with the Medina County Highway Engineer's Tax Map Office Survey Book 48, Page 35.

BASIS OF BEARINGS:

Bearings are based on the centerline of Marks Road, South 00°20'08" East, between monuments found, as shown by the survey by Brian C. Pcionek, for TGC Engineering, LLC as recorded in the Medina County Highway Engineer's Tax Map Office, Survey Book 48, Page 35.

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"

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

EASEMENT DETAIL

LEGEND

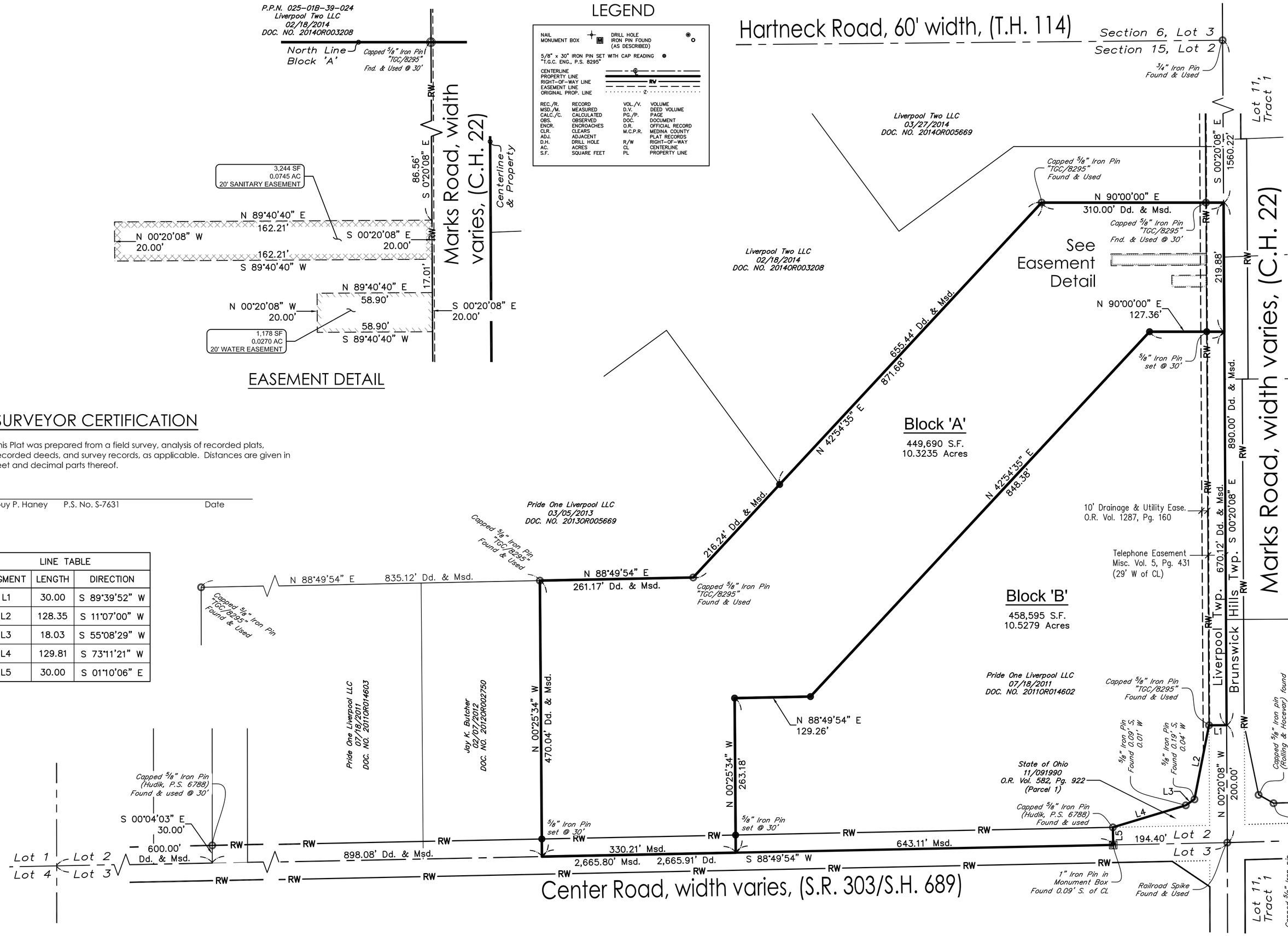
NAIL		DRILL HOLE	
MONUMENT BOX		IRON PIN FOUND (AS DESCRIBED)	
5/8" x 30" IRON PIN SET WITH CAP READING "T.G.C. ENG., P.S. 8295"			
CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
EASEMENT LINE			
ORIGINAL PROP. LINE			
REC./R.	RECORD	VOL./V.	VOLUME
MSD./M.	MEASURED	D.V.	DEED VOLUME
CALC./C.	CALCULATED	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

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

LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	30.00	S 89°39'52" W
L2	128.35	S 11°07'00" W
L3	18.03	S 55°08'29" W
L4	129.81	S 73°11'21" W
L5	30.00	S 01°10'06" E



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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