Planning Commission
Final Plat

Bennett Lake Farms, Phase 2

Liverpool Township App. No. 076-2015-FP

Meeting:	September	**Sublots:**	31
Applicant:	Spring Glen Development Co.	**Zoning:**	RR Controlled Density (CDZ) Overlay
		Utilities:	Central water and sanitary sewer
Engineer:	Cunningham & Assoc.	**School Dist.:**	Buckeye Local
Site Area:	44.4015 acres	**Reviewer:**	Rob Henwood

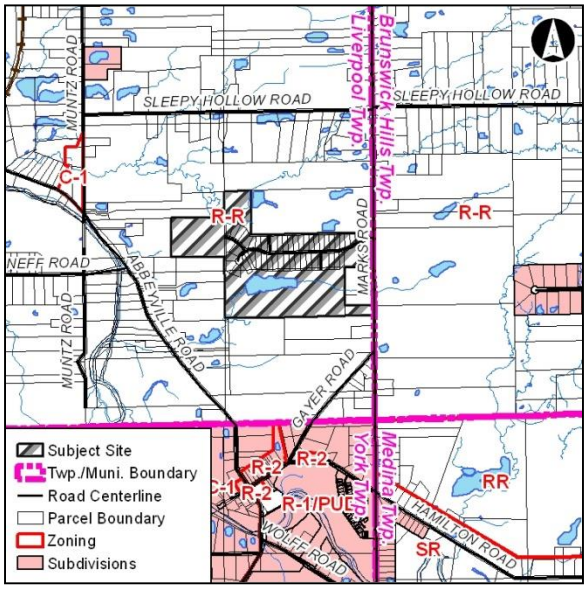
EXECUTIVE SUMMARY

The site is located on the west side of Marks Road south of Sleepy Hollow Road (see location map). The applicant proposes to extend Middleton Place and construct Drayton Hall and Summerville Drive; the latter will terminate in a street stub to adjoining undeveloped property. The site will contain 31 sublot that are to be served by central water and sewer.

Staff recommends **APPROVAL WITH MODIFICATIONS**

Proposal: Phase 1 has been platted and most of the homes have been constructed; two phases remain containing a total of 44 sublots. The Phase 2 Final Plat proposes the following:

1. 31 sublots
2. Three open space blocks (D, E, and, F) containing a total 26.6790 acres as follows:
   a. Block D, 4.0798 acres
   b. Block E, 2.1433 acres
   c. Block F, 20.4559 acres
3. Extend Middleton Place
4. Construct Drayton Hall and Summerville Drive; the latter will terminate in a street stub to adjoining undeveloped property to the south.
5. Site served by central water and sewer systems.



The entire subdivision when complete will contain 90 sublots and 47.2 acres of open space.

Access: Phase 2 of the subdivision will create Drayton Way providing the second access to Marks Road; the first, Charleston Drive, is located to the north in Phase 1. All streets are public with 60 feet of right-of-way (ROW). The plan shows Dock Street has been platted, but not built. A temporary cul-de-sac with a reservation strip is shown for future access to Phase 3. Summerville Drive stubs to adjoining undeveloped property to the south; a reservation strip is provided at the terminus.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in April of 2006 and the Final Plat for Phase One in May of 2007 (see table for complete approval history).

MCPC Approval	Date
Concept Plan	February 2006
Preliminary Plan	April 2006
Final Plat, Phase 1	May 2007
Preliminary Plan Extension	March 2008
Preliminary Plan	April 2010
Preliminary Plan Extension	May 2012
Preliminary Plan Extension	May 2013
Preliminary Plan Extension	May 2014
Preliminary Plan Extension	June 2015

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

Soil and Water Conservation District, Jim Dieter, 8/18/2015. *No comments.*

Liverpool Township Zoning Inspector, David Boettner, 8/17/2015. *APPROVED. Meets all zoning requirements for CDZ Overlay district as found in Section 306 of the township Zoning Resolution as amended.*

Highway Engineer, Andy Conrad, 8/14/2015. CONDITIONAL *APPROVAL*
1. All sublot corners are to be monumented.
2. Update storm sewer easement.

Sanitary Engineer, Jeremy Sinko, 8/13/2015. *APPROVED*

Ohio Department of Transportation, District 3, Jared Feller, 8/11/2015. *No objections.*

Health Dept., Steve Mazak, 8/11/2015. *No comments.*

Columbia Gas, Russ Johnson, 5/12/2015. *No conflict.*

Staff Comments:
1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulations section references are included):
   a. 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.***
   b. Notarized certification by the owner or owners of the subdivision. § 404(D)(2)f.17. ***Provide notarized signature of the owners.***
   c. 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.***
   d. 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.***

e. 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.***

f. 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 Commissioners.***

g. Certification by the Medina County Engineer stating, "Construction plans have been approved." § 404(D)(2)g.8. ***Provide evidence of approval of the construction plans.***

h. 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)h and i. ***Provide a note indicating the subdivision is governed by a HOA and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.***

2. Subdivision Regulations § 604(B)(9) states:

> *If a street must be a temporary dead-end and the adjacent property is undeveloped, the rights-of-way shall be extended to the property line. In all cases, temporary dead ends or cul-de-sacs shall conform to the design requirements for a permanent turnaround as specified in the Engineering Code.*

Show a temporary turn-around at the terminus of Summerville Drive consistent with the design requirements specified in the Engineering Code.

3. The Final Plat conforms to the Liverpool Township Zoning Resolution per Zoning Inspector comment above.
4. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and its conditions of approval.
5. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
6. The Sanitary Engineer **HAS NOT** determined that all required central water facilities have been satisfactorily installed nor have adequate financial guarantees been approved.
7. 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.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Phase 2 Final Plat for the Bennett Lake Farms subdivision subject to the following modifications**:**

1. Satisfy the comments of the Highway Engineer as shown above.
2. Provide all missing data/information on or with three copies of a corrected Final Plat.
3. Reservation easements must be indicated on the plat as required.
4. Temporary turn-arounds must be reconfigured as required by the Highway Engineer.

All the above listed modifications must be satisfied prior to the Director signing the Final Plat.

R:\arcview\wp_planning\major_subdivisions\2015\Bennett Lake Farm_Prelim Plan Ext\bennett_lake_farm_preplan_06032015.docx

BENNETT LAKE FARM SUBDIVISION PHASE 2

CREATING BLOCKS "D", "E", "F" & SUBLOTS 47 THROUGH 77 INCLUSIVE
KNOWN AS BEING PART OF LIVERPOOL TOWNSHIP SECTION 25, LOTS 2 & 3
IN THE COUNTY OF MEDINA & STATE OF OHIO

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 THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

ROBERT A. DAMON, REGISTERED SURVEYOR NO. 6083 _____ DATE

CUNNINGHAM & ASSOCIATES INC. – Civil Engineers & Surveyors
Medina, Ohio

ACCEPTANCE & DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SPRING GLEN DEVELOPMENT COMPANY, BY ALAN S. KIENE, PRESIDENT, OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY OWN FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS SHOWN SHADED YELLOW AND GRANT EASEMENTS SHOWN SHADED GREEN. I CERTIFY THAT THERE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

SPRING GLEN DEVELOPMENT COMPANY

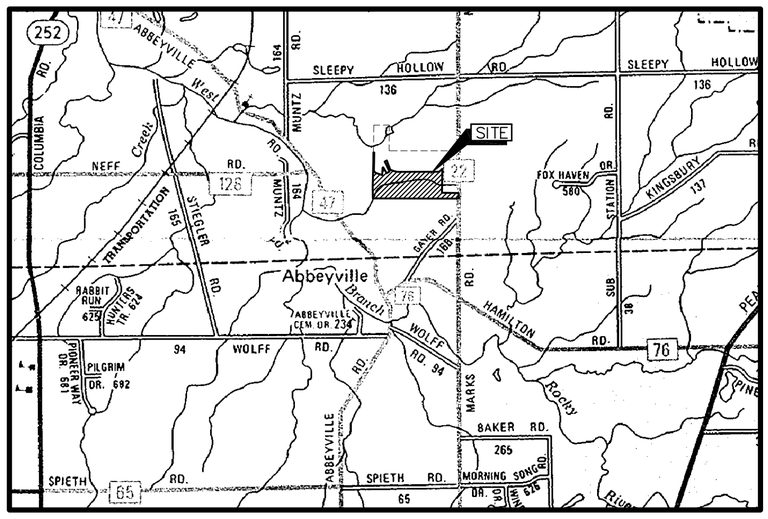
_____ _____
ALAN S. KIENE, PRESIDENT DATE

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALAN S. KIENE, PRESIDENT, 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 AFFIXED MY OFFICIAL SEAL AT _____, OHIO ON THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



LOCATION MAP

ACREAGE

SUBLOTS (31)	13.6882 AC.
BLOCKS (3)	26.6790 AC.
DEDICATED STREETS	4.0343 AC.
TOTAL	44.4015 AC.

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

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

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 BY THE MEDINA COUNTY SOIL AND WATER CONSERVATION DISTRICT ON THIS _____ DAY OF _____, 20_____.

_____
COORDINATOR

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

LEGEND:

- ○ 5/8" REBAR FD. & USED AS NOTED
- ⊙ 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" FD. & USED AS NOTED
- ⌑ 3/4" REBAR MON. PIN FD. & USED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET
- ⌑ 3/4" REBAR MON. PIN SET

SCALE 1" = 100'

100 0 100 200

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

REFERENCE:

MEDINA COUNTY ENGINEER'S SURVEY RECORDS
BK. N, PG. 310
BK. Y, PG. 156
BK. II, PG. 95
BK. 30, PG. 40
BK. 34, PG. 244
BK. 43, PG. 122

MEDINA COUNTY RECORDERS PLAT RECORDS
BENNETT LAKE FARM SUBDIVISION PHASE I
PLAT DOC. NO. 2007PL0000044

NOTE:
SEE SHEET 4 FOR EASEMENTS

SEC. 25, LOT 2

T.H. 941 COOPER OVAL 60'

CHARLESTON

T.H. 940

T.H. 942 DOCK ST. 60' DR.

60'

MIDDLETON PLACE 60'

T.H. 943

BLOCK "C"

SEC. 25, LOT 1

SEC. 25, LOT 3

SEC. 25, LOT 4

S/L 25 S/L 26 S/L 27 S/L 28 S/L 29 S/L 30 S/L 31 S/L 32 S/L 33 S/L 34 S/L 35 S/L 36 S/L 37 S/L 38 S/L 39 S/L 40 S/L 41 S/L 42 S/L 43 S/L 44 S/L 45 S/L 46

BENNETT LAKE FARM SUBDIVISION PH. I
PLAT DOC. NO. 2007PL_____

N00°42'30"E 322.04'
N00°42'30"E 318.10'
N01°15'52"E 255.88'
N00°43'34"W 342.10'
N01°15'52"E 772.50'

N25°43'42"W 343.49'
N20°38'20"W 313.40'
N30°16'20"W 212.89'
N03°58'16"E 231.87'
N44°50'48"W 78.47'
N71°04'29"W 217.05'
N59°21'41"E 102.76'
N71°15'32"W 136.67'
N79°26'34"W 101.76'
N89°52'18"E 1298.28'
918.14'
320.13'
N43°24'40"E 129.93'
N04°25'54"W 70.00'

EX. STM. SEW. ESMT.

EX. STORM WATER MANAGEMENT EASEMENT

EX. WATER MAIN ESMT.

EX. SAN. SEW. ESMT.

BLOCK "F"
20.4559 AC.
(OPEN SPACE)

SPRING GLEN DEVELOPMENT COMPANY
DOC. NO. 20060R030939
9/29/06

BLOCK "D"
4.0798 AC.
(OPEN SPACE)

355.66'
355.93'
N01°10'58"E 585.83'
169.48'

N84°29'41"E 180.88'
N89°51'50"W 661.66'
N89°51'50"W 252.85'
N62°35'52"W 50.69'
N80°52'51"W 92.83'
677.73'
N00°57'00"E

N82°49'49"E 158.45'
N60°42'15"E 28.72'
N81°42'54"E 109.72'
N11°02'27"W 165.62'
N29°54'32"E 179.10'
N49°01'57"W 231.14'
N82°27'43"W 249.48'
N09°03'37"W 234.44'
N64°33'41"E 249.04'
N00°43'34"W 342.10'

S/L 59 0.3857 AC.
S/L 58 0.4040 AC.
S/L 60 0.3680 AC.
S/L 61 0.4444 AC.
S/L 62 0.5742 AC.
S/L 63 0.6059 AC.
S/L 64 0.6463 AC.
S/L 65 0.5424 AC.
S/L 66 0.4029 AC.
S/L 67 0.4029 AC.
S/L 68 0.4029 AC.
S/L 69 0.4029 AC.
S/L 70 0.4029 AC.
S/L 71 0.4029 AC.
S/L 72 0.4029 AC.
S/L 73 0.4029 AC.
S/L 74 0.4029 AC.
S/L 75 0.4029 AC.
S/L 76 0.4028 AC.
S/L 77 0.3756 AC.
S/L 50 0.5451 AC.
S/L 49 0.4139 AC.
S/L 48 0.4338 AC.
S/L 47 0.499 AC.
S/L 51 0.5460 AC.
S/L 52 0.4132 AC.
S/L 53 0.4132 AC.
S/L 54 0.4132 AC.
S/L 55 0.4132 AC.
S/L 56 0.4132 AC.
S/L 57 0.4132 AC.

70' BLDG. LINE
50' BLDG. LINE
50' B/L

DRAYTON HALL DR. 60'

SUMMERVILLE DR. 60'

T.H.

930.33'
1138.44' N89°51'50"W
12' UTILITY / COMMUNICATIONS ESMT.
208.11'
77.09'
N53°19'54"W 73.08'
4.01'
N89°03'00"W 521.48'
481.48'

BLOCK "E"
21.433 AC.
(OPEN SPACE)

N89°51'50"W 709.20'
25.00'
132.86'
1212.86'
1346.85'
481.46'
N89°59'22"W 521.47'
N89°51'50"W 2116.05'

0.02' S.
0.05' E.

L1 N89°13'03"E 40.26'

MARION L. STANEK
DOC. NO. 20100R006697
4/12/10

MORLOCK FARMS, LLC
DOC. NO. 20100R008419
5/04/10

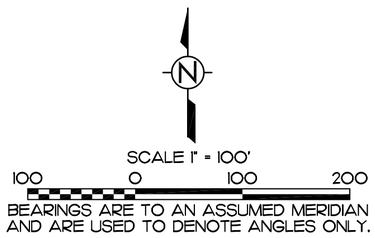
10' RESERVATION STRIP TO BE RECINDED AUTOMATICALLY UPON FURTHER DEDICATION AND EXTENSION OF SUMMERVILLE DRIVE.

MORLOCK FARMS, LLC
DOC. NO. 20100R008420
5/04/10

SEE SHEET 3

BENNETT LAKE FARM SUBDIVISION PHASE 2

PROJECT NO. 05-213 SHEET 2 OF 4



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- ⊙ 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" FD. & USED AS NOTED
- ⌑ 3/4" REBAR MON. PIN FD. & USED
- ● 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET
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NOTE:

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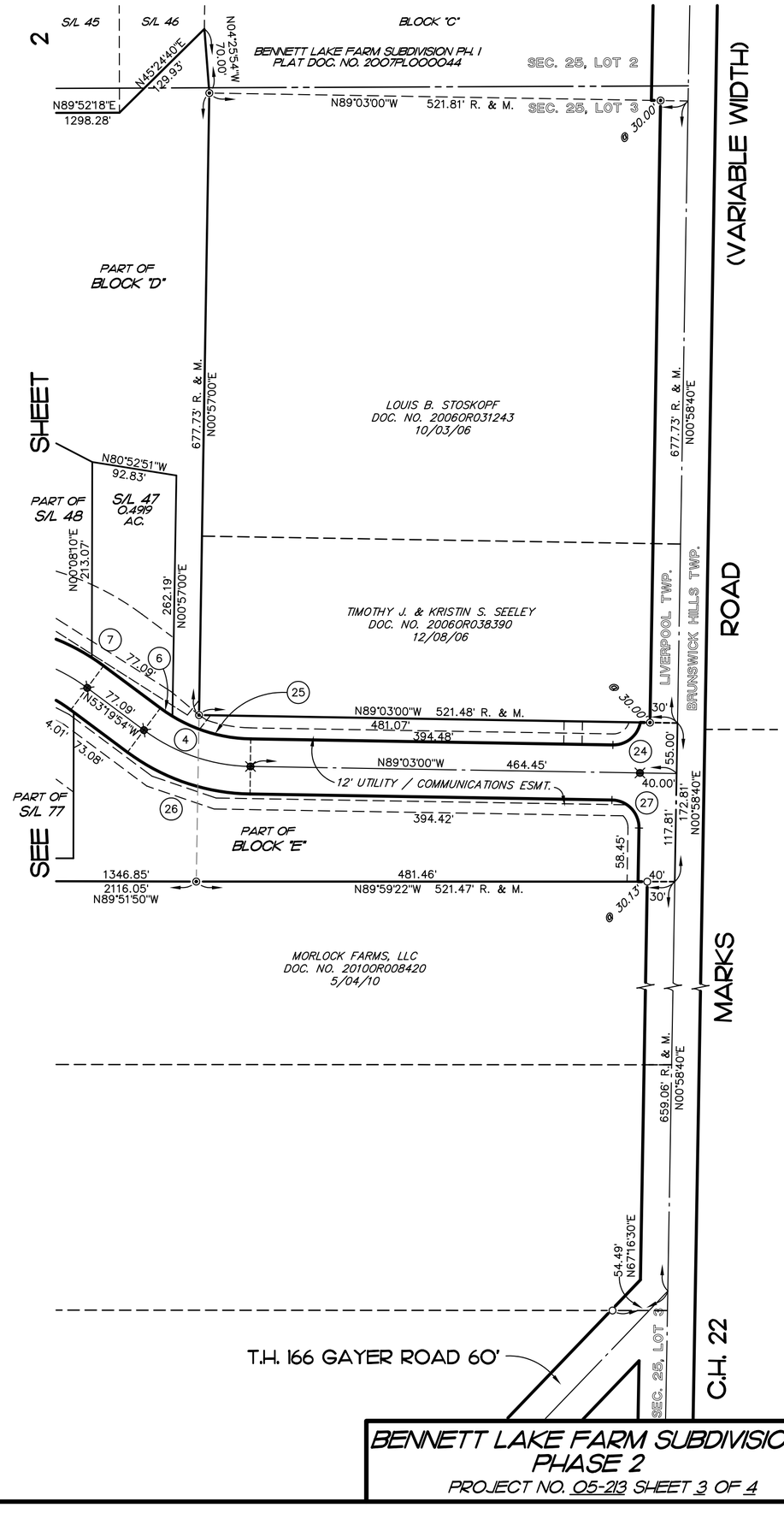

① R = 470.00 Δ = 3°05'16" A = 25.33 T = 12.67 C = 25.33 N80°04'37"W	② R = 70.00 Δ = 16°25'35" A = 20.07 T = 10.10 C = 20.00 N56°38'19"E	③ R = 270.00 Δ = 15°55'07" A = 75.02 T = 37.75 C = 74.77 N60°48'31"E	④ R = 200.00 Δ = 35°43'06" A = 124.68 T = 64.44 C = 122.67 N71°11'27"W	⑤ R = 200.00 Δ = 36°31'56" A = 127.52 T = 66.01 C = 125.37 N71°35'52"W	⑥ R = 170.00 Δ = 5°19'34" A = 15.80 T = 7.91 C = 15.80 N55°59'41"W	⑦ R = 230.00 Δ = 3°54'24" A = 15.68 T = 7.84 C = 15.68 N55°17'06"W	⑧ R = 230.00 Δ = 24°07'25" A = 96.84 T = 49.15 C = 96.12 N69°18'01"W	⑨ R = 230.00 Δ = 8°30'06" A = 34.13 T = 17.10 C = 34.10 N85°36'47"W
⑩ R = 30.00 Δ = 91°02'48" A = 47.67 T = 30.55 C = 42.81 N44°20'26"W	⑪ R = 30.00 Δ = 88°57'12" A = 46.57 T = 29.46 C = 42.04 N45°39'34"E	⑫ R = 40.00 Δ = 17°20'05" A = 12.10 T = 6.10 C = 12.06 N81°11'48"W	⑬ R = 70.00 Δ = 28°30'42" A = 34.83 T = 17.78 C = 34.48 N86°47'06"W	⑭ R = 70.00 Δ = 37°59'30" A = 46.42 T = 24.10 C = 45.57 N59°57'48"E	⑮ R = 70.00 Δ = 33°12'11" A = 40.56 T = 20.87 C = 40.00 N24°21'57"E	⑯ R = 70.00 Δ = 33°12'11" A = 40.56 T = 20.87 C = 40.00 N8°50'14"W	⑰ R = 70.00 Δ = 24°54'14" A = 30.43 T = 15.46 C = 30.19 N37°53'26"W	⑱ R = 40.00 Δ = 50°28'44" A = 35.24 T = 18.86 C = 34.11 N25°06'12"W
⑲ R = 40.00 Δ = 50°28'44" A = 35.24 T = 18.86 C = 34.11 N25°22'32"E	⑳ R = 70.00 Δ = 31°55'40" A = 39.01 T = 20.02 C = 38.50 N34°39'03"E	㉑ R = 40.00 Δ = 71°26'57" A = 49.88 T = 28.77 C = 46.71 N54°24'42"E	㉒ R = 170.00 Δ = 4°51'58" A = 14.44 T = 7.22 C = 14.43 N87°25'51"W	㉓ R = 170.00 Δ = 31°39'58" A = 93.96 T = 48.21 C = 92.76 N69°09'53"W	㉔ R = 30.00 Δ = 80°24'21" A = 42.10 T = 25.35 C = 38.73 N50°44'49"E	㉕ R = 170.00 Δ = 30°23'32" A = 90.18 T = 46.18 C = 89.12 N73°51'14"W	㉖ R = 230.00 Δ = 35°43'06" A = 143.38 T = 74.11 C = 141.07 N71°11'27"W	㉗ R = 30.00 Δ = 90°01'40" A = 47.13 T = 30.01 C = 42.44 N44°02'10"W

BENNETT LAKE FARM SUBDIVISION PHASE 2

PROJECT NO. 05-213 SHEET 3 OF 4

NOTE:

UNLESS OTHERWISE SHOWN ON THE RECORD PLAT, A TEN (10') FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF THE EASEMENT. IN THOSE CASES WHERE THE REAR LOT LINE IS NOT A COMMON LOT LINE, THE PRIVATE DRAINAGE EASEMENT SHALL BE TEN FEET (10') IN WIDTH ALONG SUCH REAR LOT LINE. THE DREES COMPANY, OR ITS ASSIGNS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.

SCALE 1" = 100'

100 0 100 200

T.H. 942 DOCK ST. 60'

T.H. 940 CHARLESTON DRIVE 60'

T.H. 943 MIDDLETON PLACE 60'

T.H. DRAYTON HALL 60'

T.H. SUMMERVILLE DR. 60'

SEC. 25, LOT 2

SEC. 25, LOT 3

SEC. 25, LOT 2

SEE SHEET 3

C.H. 22 MARKS ROAD (VARIABLE WIDTH)

LIVERPOOL TWP.

BRUNSWICK HILLS TWP.

BLOCK "D"

BLOCK "E"

BLOCK "F"

EX. STM. SEW. ESMT.

EX. SAN. SEW. ESMT.

EX. STORM WATER MANAGEMENT EASEMENT

EX. WATER MAIN ESMT.

STORM SEWER ESMT.

20' SANITARY SEWER ESMT.

20' STORM SEWER ESMT.

12' UTILITY / COMMUNICATIONS ESMT.

SANITARY SEWER ESMT.

WATER MAIN ESMT.

DRIVEWAY ESMT.

LINE TABLE		
LINE	LENGTH	BEARING
E1	10.00	N88°49'02"W
E2	40.00	N01°10'58"E

S/L 47 S/L 48 S/L 49 S/L 50 S/L 51 S/L 52 S/L 53 S/L 54 S/L 55 S/L 56 S/L 57 S/L 58 S/L 59 S/L 60 S/L 61 S/L 62 S/L 63 S/L 64 S/L 65 S/L 66 S/L 67 S/L 68 S/L 69 S/L 70 S/L 71 S/L 72 S/L 73 S/L 74 S/L 75 S/L 76 S/L 77

A = R = 158.00, Δ = 17°53'09", A = 49.32, T = 24.86, C = 49.12, N80°06'24"W

BENNETT LAKE FARM SUBDIVISION PHASE 2

PROJECT NO. 05-213 SHEET 4 OF 4