Final Plat

Deer Hollow

Liverpool Township

Meeting:	June 2, 2021	**Parcel No.:**	025-01C-40-104
App. No.:	051-2020-FP	**Site Area:**	17.2491-acres
Developer:	The Valley City Development Group, LLC, Bryan Weber	**Sublots:**	15
		Zoning:	R-R, Rural Residential
		Utilities:	Central Water & Sewer
Engineer:	Cunningham & Associates, Inc.; Nils Johnson, PE	**School Dist.:**	Buckeye Local
		Reviewer:	Rob Henwood

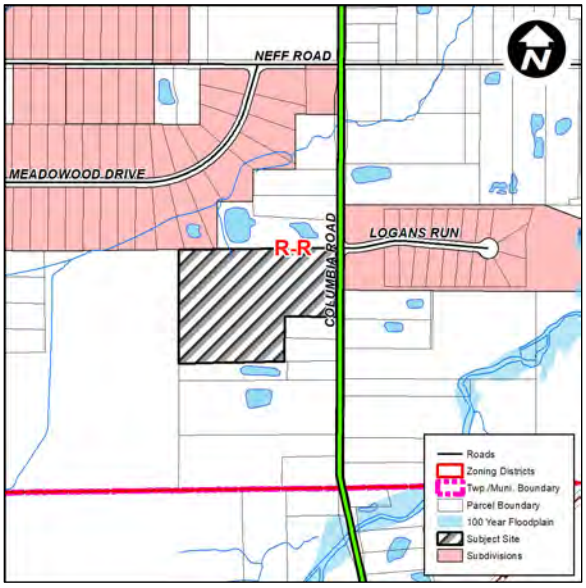
EXECUTIVE SUMMARY

The 17-acre site is located west of Columbia Road (S.R. 252) and Logan Run intersection, south of Neff Road, in Liverpool Township. The applicant proposes 15 sublots that will be served by central water and sewer and a public roadway which stubs to the adjoining property to the west.

Recommendation: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 17.2491-acre site: [1]

- 15 sublots on a little over one acre each.
- One proposed public street with 60' ROW, terminating in a temporary cul-de-sac and a street stub to adjoining property to the west.
- Central sewer and water.
- One retention/water quality pond.
- Sublot 15 will maintain the existing house and service pole, remove existing drive, and construct a new proposed drive to access the proposed public street.



Access: Access to the site is by the proposed public street. A stub street is also being proposed with a temporary cul-de-sac to the west of the property to allow for future access and connectivity. The street stub will include a 10-foot reservation strip at its terminus to be rescinded automatically upon future dedication and extension of the roadway.

[1] For the purposes of this staff review the following Final Plat document was utilized: *Deer Hollow Subdivision*. Cunningham & Associates, Inc. Project No. 19-174, 4/30/2021. Three sheets sheet: date stamped by DPS staff 5/3/2021.

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

Jeff Harrison - Superintendent, Buckeye Local School District, APPROVAL
jharrison@buckeyeschools.org
330-725-8257

Within the Buckeye Local School district.

Steve Mazak, Medina County Health Dept.
smazak@medinahealth.org
330-723-9523 Ext. 715

The Deer Hollow subdivision is serviced by sanitary sewer and public water. Therefore, our office has no further comments.

Mike Martin, Medina County Tax Maps
mamartin@medinaco.org
330.722.9798

We have done a review for the surveyor and sent it to them.

Jared Feller, ODOT
Transportation Manager
jared.feller@dot.ohio.gov
419.207.7058

ODOT has no objections regarding the Final Plat for Deer Hollow. An ODOT permit was issued on 2/23/2021 for the roadway work required in the SR 252 right-of-way.

Ben Romine, Medina County Sanitary Engineer's Office, CONDITIONAL APPROVAL
bromine@medinaco.org
330.723.9575

Once our utilities have been installed or adequate financial guarantees have been approved, the plat can be signed by the Medina County Sanitary Engineer.

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

Roadway center line monument pins to be labeled as 3/4" diameter.

Department of Planning Services (DPS) Staff Comments:

1. The following required data/information remain outstanding from the Preliminary Plan review as outlined in Article IV Section (§) C of the Subdivision Regulations:

a. § (2)c.18. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. Provide Army Corp correspondence or evidence indicating that such correspondence is not required.
b. § (2)c.18. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit (NOI) if applicable.

2. 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)f.17. 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.
   d. § (2)g.1. 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.
   e. § (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.
   f. § (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.
   g. § (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**.**
   h. § (2)g.9. For new subdivisions with planned public improvements… written approval by the applicable U.S. Army Corps of Engineers District Office, or other applicable agency, is required before acceptance of public improvements or dedication of public easements.
   i. § (2)g.5. Covenants and Restrictions and/or deed restrictions including establishment of Owners Association, and if applicable, assignment of responsibilities, ownership of common areas, and any other areas of responsibility or concern relative to public or private maintenance of areas or facilities. Such covenants and/or Deed Restrictions shall be on a page or pages of the proposed Final Plat or referenced thereon…. Provide recorded document reference on the plat.
3. Add notes indicating Sublots 1 and 15 are limited to accessing Merlin Drive only.
4. § 404(D)(5)(b)1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
5. § 404(D)(5)(b)2. The Final Plat meets the standards and requirements of the Subdivision Regulations.

6. § 404(D)(5)(b)3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
7. § 404(D)(5)(b)4. The Final Plat is in conformity with the Township Zoning Resolution.
8. § 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.
9. § 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.

Recommendation: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Deer Hollow subdivision subject to the following:

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

DEER HOLLOW SUBDIVISION

CREATING SUBLOTS 1 THROUGH 14 AND KNOWN AS
BEING PART OF ORIGINAL LIVERPOOL TOWNSHIP SECTION 23, LOT 4
IN THE TOWNSHIP OF LIVERPOOL, 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 THE VALLEY CITY DEVELOPMENT GROUP LLC BY BRYAN WEBER, PRESIDENT, 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. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

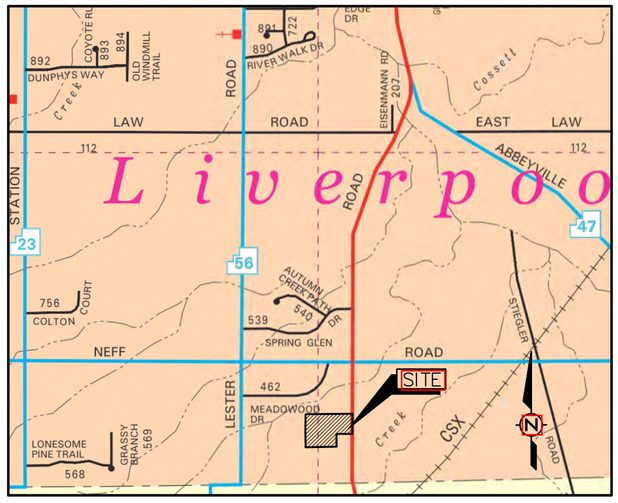
THE VALLEY CITY DEVELOPMENT GROUP LLC.

BRYAN WEBER, PRESIDENT 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 BRYAN WEBER, 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 OFFICIAL SEAL AT , OHIO THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LOCATION MAP

ACREAGE

LOTS (15)	15.6276 AC.
DED. STREETS	1.6215 AC.
TOTAL	17.2491 AC.

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

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

This document was originally issued by Douglas S. Jewel on April 30, 2021.
This document is not considered a sealed document.

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

APPROVALS:

THE TRUSTEES OF LIVERPOOL 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

DEER HOLLOW SUBDIVISION

TOWNSHIP OF LIVERPOOL — LOCATED IN — COUNTY OF MEDINA — STATE OF OHIO

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

S.R. 252 COLUMBIA ROAD 60'

WOODLAND MEADOWS SUBDIVISION PHASE II PLAT VOL. 23, PG. 177

JOSEPH C JR & KATINA L COBB
DOC. NO. 201505R016894
2015/08/05

THE VALLEY CITY DEVELOPMENT GROUP LLC.
01/23/2020
DOC. NO. 20200R001685
17.2491 AC.

CATHERINE M. & THOMAS L KELLER
DOC. NO. 201709R020074
2017/09/06

ROCKWOOD CUSTOM BUILDERS
DOC. NO. 202009R8189
2020/04/16

SCOTT C. & JO ANN M. CAMPBELL
OR 537, PG. 437
1990/02/26

MERLIN DRIVE

S/L 1 1.1664 AC.
S/L 2 1.0035 AC.
S/L 3 1.0038 AC.
S/L 4 1.0023 AC.
S/L 5 1.0014 AC.
S/L 6 1.0014 AC.
S/L 7 1.0014 AC.
S/L 8 1.0040 AC.
S/L 9 1.0146 AC.
S/L 10 1.0053 AC.
S/L 11 1.0011 AC.
S/L 12 1.0051 AC.
S/L 13 1.0050 AC.
S/L 14 1.0976 AC.
S/L 15 1.3147 AC.

S89°30'25"W 1111.83' REC. & USD.
N89°30'25"E 504.00'
S89°30'25"W 10.68'
N88°48'48"E 732.20' REC. & USD.
S89°47'07"E 379.25'

100' BUILDING LINE
50' BUILDING LINE
100' BUILDING LINE
O.L. LINE
CENTERLINE
(LOT LINE)
LOT 4, SECTION 23
LOT 3, SECTION 23

Ex. House

"5569" BENT FND. 0.18'S 29.73'E
1-1/2" FND. 0.11'W 3.42'S
"5569" FND. 0.12'W
1-1/2" FND. & USD.
1/2" FND. & USD.
5/8" FND. & USD.
"CUNNINGHAM" FND. & USD.
"CUNNINGHAM" FND. & USD. @ 28.70'

CURVE DATA:

1 R=30.00 Δ=96°38'21" A=50.60 T=33.69 CH=44.81 N48°32'04"E	2 R=370.00 Δ=4°59'13" A=32.20 T=16.11 CH=32.19 N80°39'10"W	3 R=30.00 Δ=96°38'21" A=50.60 T=33.69 CH=44.81 S48°32'04"W	4 R=330.00 Δ=2°41'26" A=15.50 T=7.75 CH=15.50 N88°44'02"W
5 R=330.00 Δ=23°57'31" A=137.99 T=70.02 CH=136.99 S77°56'30"W	6 R=330.00 Δ=2°48'53" A=16.21 T=8.11 CH=16.21 S64°33'17"W	7 R=270.00 Δ=3°58'31" A=18.73 T=9.37 CH=18.73 S65°08'06"W	8 R=270.00 Δ=22°23'03" A=105.48 T=53.42 CH=104.81 N78°18'53"E
9 R=300.00 Δ=26°21'34" A=138.02 T=70.25 CH=136.80 N76°19'38"E	10 R=300.00 Δ=26°46'24" A=140.19 T=71.40 CH=138.91 S76°32'03"W	11 R=300.00 Δ=11°55'12" A=62.41 T=31.32 CH=62.30 N84°07'09"W	12 R=400.00 Δ=11°37'33" A=81.16 T=40.72 CH=81.03 S83°58'20"E	13 R=30.00 Δ=85°05'52" A=44.56 T=27.54 CH=40.57 N42°20'03"W
14 R=430.00 Δ=6°43'26" A=50.46 T=25.26 CH=50.43 S81°31'16"E	15 R=270.00 Δ=11°55'12" A=56.17 T=28.19 CH=56.07 N84°07'09"W	16 R=330.00 Δ=6°38'28" A=38.25 T=19.15 CH=38.23 N66°28'05"E	17 R=270.00 Δ=26°46'24" A=126.17 T=64.26 CH=125.02 S76°32'03"W	18 R=330.08 Δ=19°42'47" A=113.57 T=57.35 CH=113.01 N79°38'55"E

SHADING LEGEND

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

NOTES:

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

LEGEND:

- – IRON PIN FOUND W/CAP
- – IRON PIN FOUND (NO CAP)
- – IRON PIPE FOUND
- M – MONUMENT BOX W/ IRON PIN

FND. – FOUND
MSD. – MEASURED
OBS. – OBSERVED
REC. – RECORD
USD. – USED

REFERENCE:

MEDINA COUNTY RECORDER'S RECORDS
WOODLAND MEADOWS SUB. PHASE II PLAT VOL. 23, PG. 177
SPRING VALLEY SUB. DOC. NO. 2013PL00005
DOCUMENTS AS NOTED ON PLAT.
MEDINA COUNTY ENGINEER'S SURVEY RECORDS

BK. H, PG. 276	BK. 25, PG. 91B
BK. O, PG. 307A	BK. 26, PG. 144
BK. R, PG. 85A	BK. 47, PG. 13
BK. Q, PG. 7B	BK. 49, PG. 61
BK. W, PG. 52A	BK. 2020, PG. 08–1
BK. X, PG. 36B	BK. 2020, PG. 08–2
BK. 14, PG. 104A	MED–252–(2.15)(2.70)

60 0 60 120
Scale: 1" = 60'
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

STATE OF OHIO
DOUGLAS S. JEWELL
S-8007
REGISTERED SURVEYOR

DRAWN BY: KAE
DATE: 04/30/2021
CHECKED BY:
DATE:
PROJECT No. 19-174
ACAD FILE No. M:\...\19174-SUB
SCALE: 1"=60'

SHEET NO. 2 / 3

DEER HOLLOW SUBDIVISION

TOWNSHIP OF LIVERPOOL LOCATED IN COUNTY OF MEDINA STATE OF OHIO

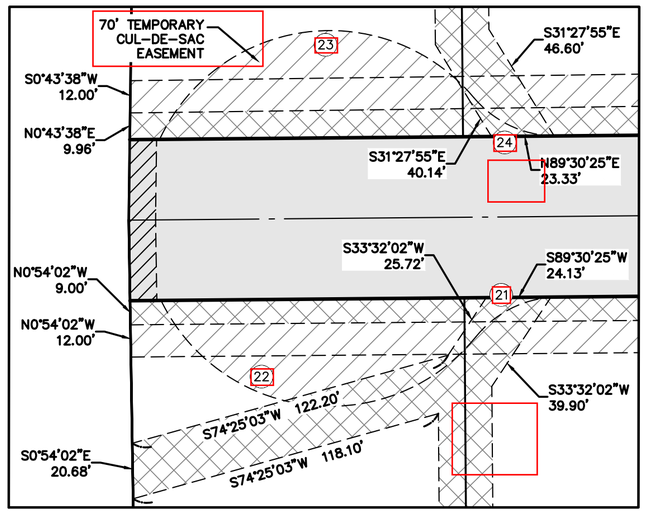
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

S.R. 252 COLUMBIA ROAD 60'

S/L 1 1.1664 AC.
S/L 2 1.0035 AC.
S/L 3 1.0038 AC.
S/L 4 1.0023 AC.
S/L 5 1.0014 AC.
S/L 6 1.0014 AC.
S/L 7 1.0014 AC.
S/L 8 1.0040 AC.
S/L 9 1.0146 AC.
S/L 10 1.0053 AC.
S/L 11 1.0011 AC.
S/L 12 1.0051 AC.
S/L 13 1.0050 AC.
S/L 14 1.0976 AC.
S/L 15 1.3147 AC.

MERLIN DRIVE (60')

N89°33'51"E 12.00'
S89°30'25"W 250.00'
S14°54'22"W 126.33'
S14°23'24"W 34.49'
N67°29'38"W 46.07'
STORM WATER MANAGEMENT ESMT.
N0°29'35"W 186.36'
N55°49'36"W 12.16'
N89°29'51"E 191.04'
S49°48'15"E 25.01'
10' 10'
S0°29'35"E 155.96'
N0°29'35"W 135.03'
S0°29'35"E 158.68'
170.23'
STORM WATER MANAGEMENT ESMT.
70' TEMPORARY CUL-DE-SAC EASEMENT
STORM WATER MANAGEMENT ESMT.
20' 10'
N88°54'52"E 276.62'
N89°15'44"E 243.55'
N89°15'44"E 243.92'
N88°54'52"E 278.91'
SANITARY SEWER ESMT.
N89°30'25"E 30.00'
12' UTILITY ESMT.
SANITARY SEWER ESMT.
S67°57'36"W 318.78'
S67°57'36"W 318.62'
SANITARY SEWER EASEMENT
WATER MAIN EASEMENT
N76°57'53"E 82.26'
79.51' N76°57'53"E
N89°12'53"E 66.15'
63.57' N89°12'53"E
S78°32'07"E 125.79'
S78°32'07"E 125.69'
S89°47'07"E 28.30'
S89°47'07"E 22.98'
19
20
SANITARY SEWER ESMT.
N89°38'52"W 258.27'
N89°38'52"W 267.92'
12' UTILITY ESMT.
N0°12'53"E 224.40'
S0°12'53"W 236.57'
N0°12'53"E 113.84'
S0°12'53"W 113.84'
Ex. House
12' UTILITY ESMT.
UTILITY/COMMUNICATIONS EASEMENT
S89°47'07"E 12.00'
N89°30'25"E 20.00'
WATER MAIN EASEMENT
S89°30'25"W 514.72'
S89°30'25"W 515.04'
N0°29'35"W 38.00'
15' 5'
N0°29'35"W 38.00'
9' 12'
S89°30'25"W 20.00'
STORM SEWER EASEMENT
STORM SEWER EASEMENT
S85°38'51"W 50.51'
N74°23'51"E 56.58'
52.09' S85°38'51"W
58.94' N74°23'51"E
S63°08'51"W 180.44'
S63°08'51"W 180.17'
12' UTILITY ESMT.
SEE DETAIL THIS SHEET
10' RESERVATION STRIP THE RESERVATION STRIP WILL BE RESCINDED AUTOMATICALLY UPON FURTHER DEDICATION AND EXTENSION OF THE STREET.
S0°25'41"E 225.14'
S0°25'41"E 235.15'
10' 10'
S89°34'19"W 20.00'



DETAIL

SCALE: 1" = 40'

CURVE DATA:

19	R=30.00 Δ=40°05'03" A=20.99 T=10.94 CH=20.56 S19°49'38"E	20	R=18.00 Δ=23°59'11" A=7.54 T=3.82 CH=7.48 N11°46'42"W
21	R=40.00 Δ=50°28'44" A=35.24 T=18.86 CH=34.11 S64°16'03"W	22	R=70.00 Δ=115°06'07" A=140.62 T=110.09 CH=118.14 S83°25'15"E
23	R=70.00 Δ=115°06'07" A=140.62 T=110.09 CH=118.14 S82°26'05"W	24	R=40.00 Δ=50°28'44" A=35.24 T=18.86 CH=34.11 S65°15'13"E

SHADING LEGEND

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

STATE OF OHIO
DOUGLAS S. JEWELL
8007
SURVEYOR

N

60 0 60 120

Scale: 1" = 60'

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

DRAWN BY: KAE
DATE: 04/30/2021
CHECKED BY:
DATE:
PROJECT No. 19-174
ACAD FILE No. M:\...\19174-SUB
SCALE: 1"=60'

SHEET NO. 3 / 3