



Final Plat  
**Deer Hollow**  
 Liverpool Township

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

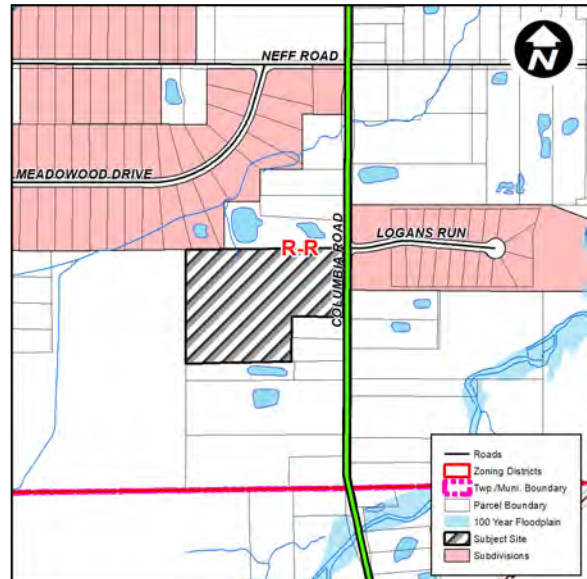
**EXECUTIVE SUMMARY**

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: <sup>1</sup>

- 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 The street stub will include a 10-foot reservation strip at its terminus to be rescinded automatically upon future dedication and extension of the roadway.

<sup>1</sup> 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:

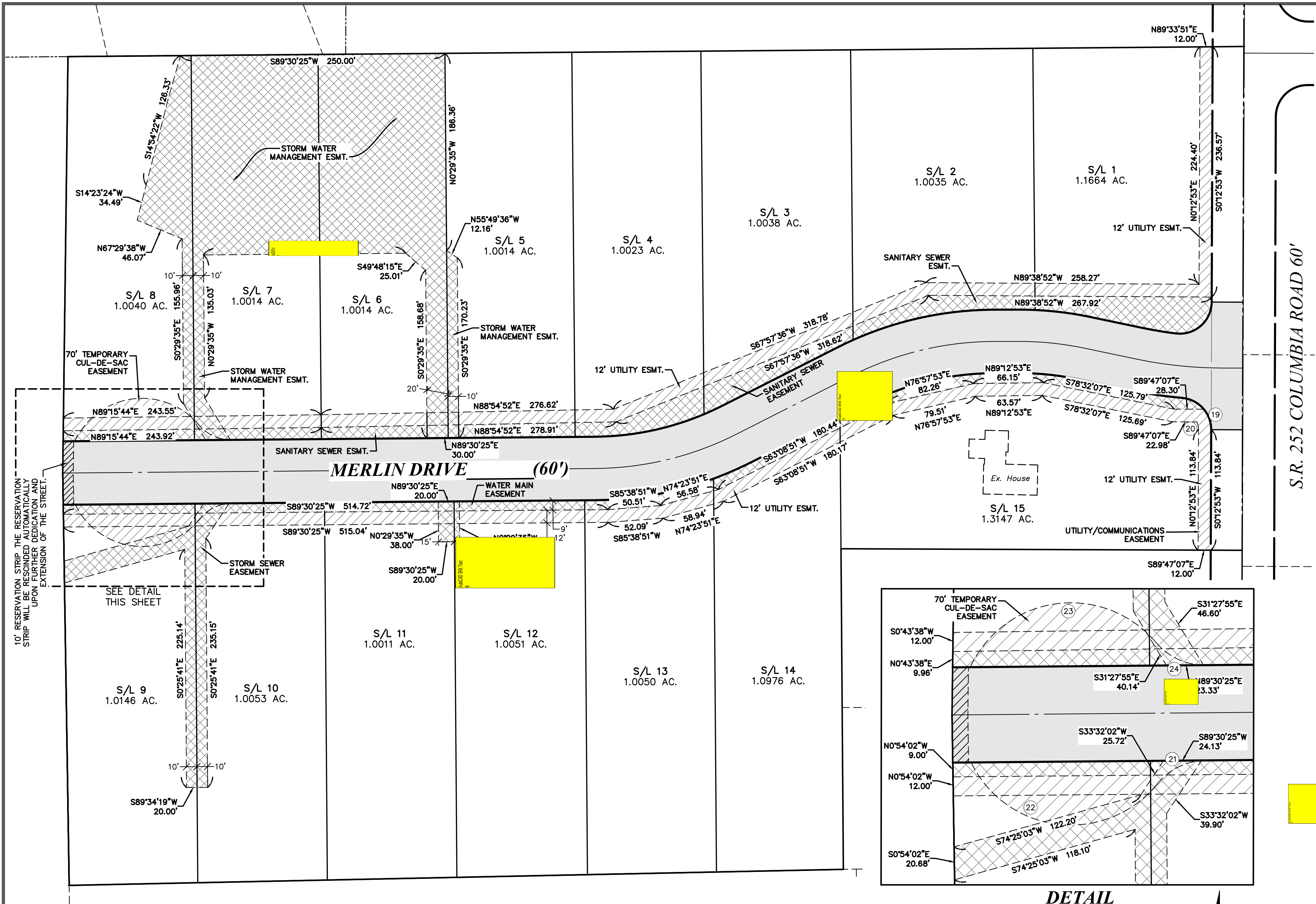
1. Satisfy all agency comments listed in the staff report above.
2. Submit the required data/information as listed above.
3. Satisfy all DPS comments listed in the staff report above.











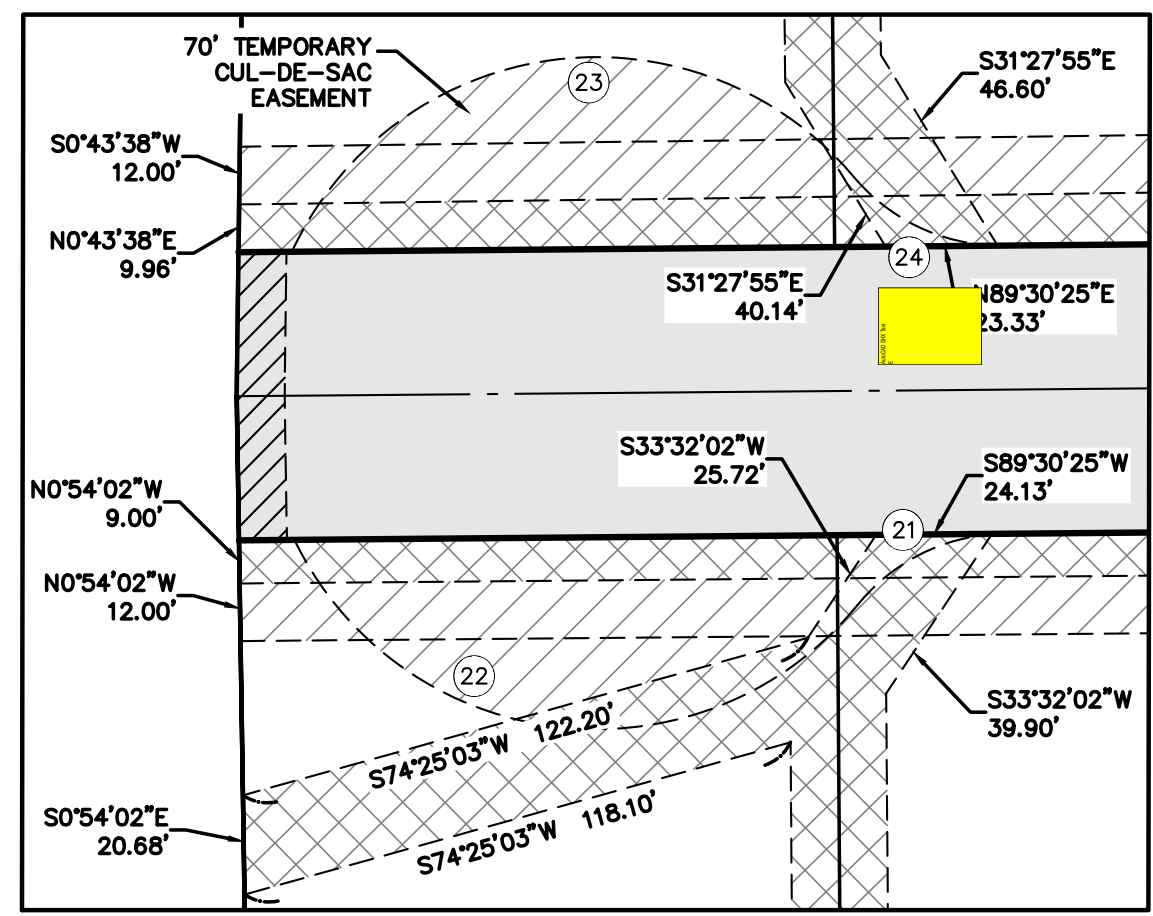
10' RESERVATION STRIP THE RESERVATION STRIP WILL BE RECONSIDERED AUTOMATICALLY UPON FURTHER DEDICATION AND EXTENSION OF THE STREET.

70' TEMPORARY CUL-DE-SAC EASEMENT

SEE DETAIL THIS SHEET

**MERLIN DRIVE (60')**

S.R. 252 COLUMBIA ROAD 60'



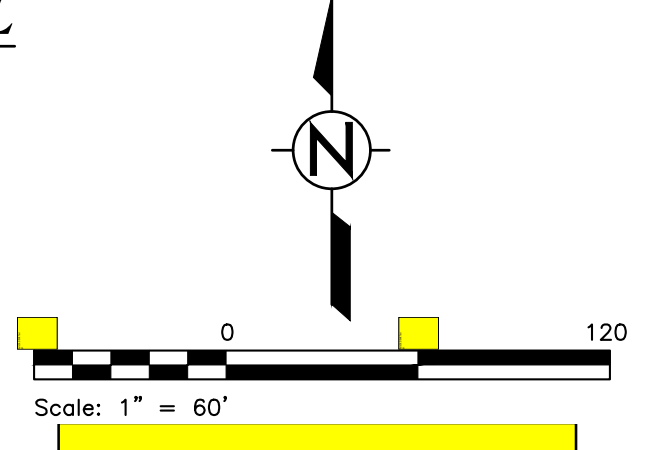
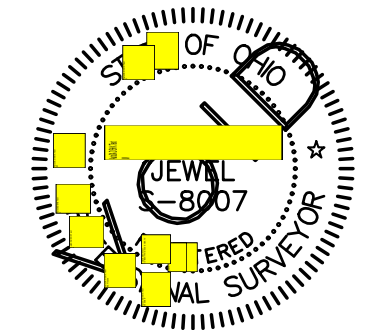
**DETAIL**  
SCALE: 1" = 40'

**CURVE DATA:**

- |   |   |   |
|---|---|---|
| <p>① R=30.00<br/>Δ=40°05'03"<br/>A=20.99<br/>T=10.94<br/>CH=20.56<br/>S19°49'38"E</p>     | <p>② R=18.00<br/>Δ=23°59'11"<br/>A=7.54<br/>T=3.82<br/>CH=7.48<br/>N11°46'42"W</p>        | <p>③ R=40.00<br/>Δ=50°28'44"<br/>A=35.24<br/>T=18.86<br/>CH=34.11<br/>S64°16'03"W</p> |
| <p>④ R=70.00<br/>Δ=115°06'07"<br/>A=140.62<br/>T=110.09<br/>CH=118.14<br/>S83°25'15"E</p> | <p>⑤ R=70.00<br/>Δ=115°06'07"<br/>A=140.62<br/>T=110.09<br/>CH=118.14<br/>S82°26'05"W</p> | <p>⑥ R=40.00<br/>Δ=50°28'44"<br/>A=35.24<br/>T=18.86<br/>CH=34.11<br/>S65°15'13"E</p> |

**SHADING LEGEND**

- 12' UTILITY EASEMENT
- STORM SEWER EASEMENT
- STORM WATER MANAGEMENT EASEMENT
- 70' TEMPORARY CUL-DE-SAC EASEMENT



**DEER HOLLOW SUBDIVISION**  
LOCATED IN  
TOWNSHIP OF LIVERPOOL COUNTY OF MEDINA STATE OF OHIO  
**CUNNINGHAM & ASSOCIATES, INC.**  
CIVIL ENGINEERING and SURVEYING  
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

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**