



Final Plat
Valley Estates, Phase VII
Liverpool Township

Meeting:	October 6, 2021	Site Area:	8.8854 acres
App. No.:	092-2021-FP	Sublots:	7 sublots (35 total sublots)
Applicant:	Valley Investments 2 LTD	Zoning:	RR Rural Residential
Engineer:	Rolling & Hocevar, Inc.	Utilities:	Central Water & Sewer
Parcel No.:	025-01C-10-082	School Dist.:	Buckeye Local
	025-01C-17-086	Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

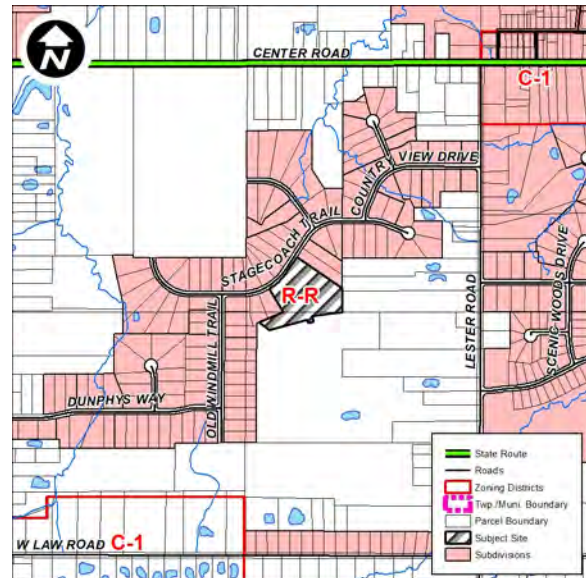
The site is located east of Station Road between Center Road (SR 303) and West Law Road (see Map 1 below). The proposal for Phase 7 will create seven sublots on the 8.8854-acre site, all of which will be served by central water and sewer, as previously approved. All streets are public.

Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: The following elements are proposed on the final plat 8.8854-acre site: ¹

- Seven sublots (128-134) between 1.0041 and 1.3995 acres.
- Create Masons Way and terminate with a temporary turn-around.
- Central sewer and water.

Access: All of the streets within the proposed subdivision are public and are proposed to have 60-foot ROWs. Access to the site is provided to Lester via Stagecoach Trail and Country View Drive and Station Roads via Dunphy's Way and Old Windmill Trail. A reservation strip and a temporary turn-around easement is shown on Masons Way.



History: The most recent Revised Preliminary Plan was approved administratively in March 2021 moving the phase boundary between Phases 7 and 8. See the table below for a complete history.

¹ For the purposes of this staff review the following Final Plat document was utilized: *Valley Estates Subdivision Phase VII; Creating Sublots 128 Through 134 Inclusive*. Rolling and Hocevar, Inc. Project No. 22,795: Three sheets. Date stamped by DPS staff on September 7, 2021.

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

Chris McDaniel: CONDITIONAL APPROVAL
Valley City Fire Department
cmcdaniel@valleycityfire.com
330.421-8005

1. *300' maximum hydrant spacing with a 5" storz connection on all hydrants*
2. *100' cul-de-sacs from curb to curb*
3. *Uniform address placement on houses or mail boxes*
4. *Bench stepping all detention and retention basins or ponds*

Steve Mazak
Medina County Health Department
smazak@medinahealth.org
330.723.9523

Since Phase 7 of the Valley Estates subdivision is serviced by sanitary water and public sewer, this office has no further comments.

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

1. *All sheets to be P.S. stamped, signed & dated.*
2. *Reservation strip to wrap the portion of R/W at the terminus of Masons Way that does not include Phase 7 lot frontage.*

Jared Feller
Ohio Dept. of Transportation (ODOT)
Jared.Feller@dot.ohio.gov
419.207.7058

Since Valley Estates does not have direct access to a State highway, ODOT has no objections regarding the Phase 7 Final Plat.

MCPC Approval	Date
Concept Plan Phs. 4-6	Jan. 2004
Rev. Preliminary Plan	March 2004
Final Plat Ph. 4	July 2005
Rev. Preliminary Plan	Sept. 2005
Replat Ph. 4	March 2006
Preliminary Plan	March 2008
Preliminary Plan Ext.	May 2010
Preliminary Plan Ext.	March 2011
Preliminary Plan	June 2015
Rev. Preliminary Plan Administrative Approval	March 2016
Final Plat Ph. 5	Aug. 2016
Preliminary Plan Ext.	Aug. 2018
Final Plat Ph. 6	Aug. 2019
Rev. Preliminary Plan	Aug. 2020
Rev. Preliminary Plan Administrative Approval	March 2021

Mike Martin
Medina County Tax Maps
mamartin@medinaco.org
330.725.9798

We have reviewed this and it is ok.

Chad Stima: CONDITIONAL APPROVAL
Sanitary Engineer
cstima@medinaco.org
330.723.9584

Comments have been provided to Rolling & Hocevar, Inc. Once these comments have been addressed and our utilities have been installed or adequate financial guarantees have been approved, the plat can be signed by the Medina County Sanitary Engineer.

Johnathan Frazier
TC Energy
Johnathan_Frazier@tcenergy.com
304.590.4269

Based on the location map provided for Phase 7 and the utility system maps available to me, the project's limits are not impacting TC Energy.

The zoned R-R Rural Residential (future Phase 8 area) appears to overlap with TC Energy's pipeline and right-of-way. TC Energy requests that any lots planned for this area be designed to avoid TC Energy's right-of-way. TC Energy typically has a 50 ft right-of-way.

DPS Comments: For future reference, TC Energy included map excerpts with their comments depicting the approximate location of the pipeline.

Department of Planning Services Staff Comments:

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
 - a. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. **Submit a NOI.**
 - b. The plat shall be drawn in ink on mylar on a sheet...at a scale of 1"=100'...§ 404(D)(2)c. **Submit the plat on mylar at a scale of 1"=100'.**
 - c. An original mylar of the Final Plat... § 404(D)(2)d. **Submit an original mylar.**
 - d. Signature and seal of a Registered Surveyor on each sheet... § 404(D)(2)(f)16. **Provide signatures on each sheet of the plat.**
 - e. 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 § 404(D)(2)(f)17. **Provide notarized certification by the owner or owners of the subdivision.**

- f. Plat Certification or appropriate documentation, or letters in lieu of actual signature on the Plat for the following must be submitted... § 404(D)(2)(g)1-9. ***Provide the following certifications; the Township, the Sanitary Engineer, and the County Engineer, and acceptance of offers of dedication by County Commissioners.***
- g. 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 and approved by the Medina County Prosecutors Office as to form and correctness....§ 404(D)(2)(h). ***Provide HOA document recording information.***
- 2. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4) b.1.
- 3. The proposed final plat appears to conform with Liverpool Township Zoning.
- 4. The Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans per § 404(C)(4) b.2.
- 5. The Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4) b.3.

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Final Plat for Valley Estates. The Final Plat, Phase VII must be corrected as follows:

- 1. Satisfy all agency and DPS comments listed above.
- 2. Submit the required data/information as listed.

Attachments: Final Plat

VALLEY ESTATES SUBDIVISION PHASE 7

CREATING SUBLOTS Nos. 128 THRU 134, INCLUSIVE

SITUATED IN THE TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF LIVERPOOL TOWNSHIP SECTION 12,

LOT No. 3 AND SECTION 19, LOT NO. 2

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
GEODETTIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN
THEREON EXIST OR SHALL BE SET AS SHOWN.



[Signature]

9-7-2021

ANDREW G. PLANET

REG. OHIO SURVEYOR NO. S-7802

ROLLING & HOCEVAR, INC. CIVIL ENGINEERS, SURVEYORS

257 SOUTH COURT STREET SUITE 6 - MEDINA, OHIO 44256

PHONE: (330) 723-1828 FAX: (330) 723-6637

ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS OR DULY APPOINTED REPRESENTATIVE
THEREOF OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY
ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE OUR FREE ACT AND
DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS,
SHOWN SHADED AND GRANT EASEMENTS, SHOWN HATCHED. WE CERTIFY
THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST
THESE LANDS EMBRACED WITHIN THIS SUBDIVISION.

VALLEY INVESTMENTS 2, LTD.
THOMAS MASON, OWNER

STATE OF OHIO ss
MEDINA COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED THE ABOVE NAMED

WHO ACKNOWLEDGED THE MAKING OF
THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT
TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I
HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL
SEAL AT _____, OHIO, THIS _____ DAY OF
_____, 2021.

NOTARY PUBLIC

ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS
SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE
OUR FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE
FOREVER THE STREETS, SHOWN SHADED AND GRANT EASEMENTS, SHOWN
HATCHED. WE CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR
ASSESSMENTS AGAINST THESE LANDS EMBRACED WITHIN THIS
SUBDIVISION.

THOMAS E. MASON

DEBORAH A. MASON

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED THE ABOVE NAMED

WHO ACKNOWLEDGED THE MAKING OF
THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT
TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I
HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL
SEAL AT _____, OHIO, THIS _____ DAY OF
_____, 2021.

NOTARY PUBLIC



LOCATION MAP

ACREAGE SUMMARY

LAND IN (7) SUBLOTS:	8.0443	ACRES
LAND IN DED. R.-O.-W:	0.8411	ACRES
PHASE 7 SUBDIVISION TOTAL:	8.8854	ACRES

VALLEY ESTATES SUBDIVISION PHASE 7 IS
GOVERNED BY THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR PHASE VI AS
RECORDED ON _____, 2021
IN DOC. No. _____

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.

DATE _____ MEDINA COUNTY SANITARY ENGINEER _____

APPROVALS

THE TOWNSHIP TRUSTEES OF LIVERPOOL TOWNSHIP
ON THIS _____ DAY OF _____ 2021 HEREBY
CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF
THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ 2021.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS _____ DAY OF
_____ 2021 HEREBY ACCEPT ALL OFFERS OF DEDICATION
BY THE OWNER OF THIS SUBDIVISION AND CERTIFY THAT
REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND
ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN APPROVED
AND ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY
INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN
APPROVED BY THE MEDINA COUNTY ENGINEER.

MEDINA COUNTY ENGINEER _____ DATE _____

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 2021.

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2021.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 2021.

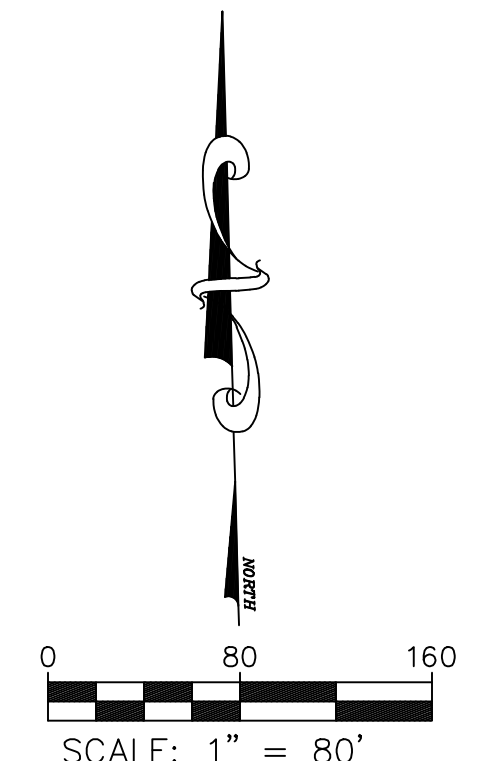
AT _____ A.M./P.M. IN DOCUMENT No. _____

FEE \$ _____

MEDINA COUNTY RECORDER

BUILDING SETBACKS

- FRONT - 100' MIN. (F.Y.)
- SIDE - 15' MIN. (S.Y.)
- REAR - 30' MIN. (R.Y.)



NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF OLD WINDMILL TRAIL DETERMINED TO BE N 00°09'07" E, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

LEGEND

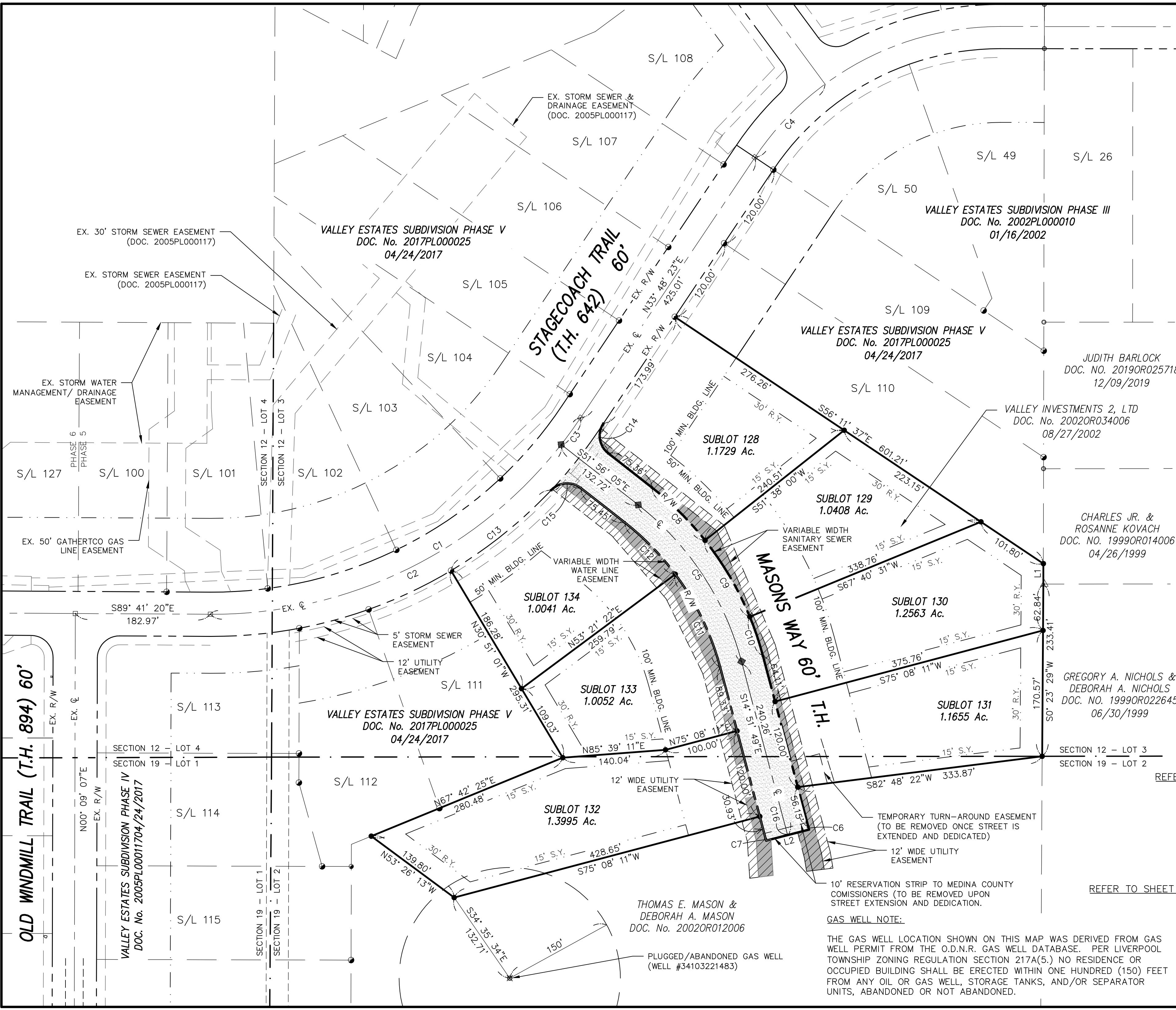
- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP MARKED "ROLLING-HOCEVAR"
- - MONUMENT BOX W/ IRON PIN SET
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- ☆ - RAILROAD SPIKE FOUND
- △ - AXEL FOUND
- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED

- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT
- ACCESS EASEMENT FOR UTILITY EASEMENT

REFERENCED SURVEY DOCUMENTS:

- MEDINA COUNTY RECORDER'S
 - DOC. No. 2017PL00025
 - DOC. No. 2005PL000117
 - DOC. No. 2002PL000010
- TAX MAPS RECORDS
 - SURVEY BOOK 45, PG. 70

REFER TO SHEET 3 FOR EASEMENT LABELS



GAS WELL NOTE:
 THE GAS WELL LOCATION SHOWN ON THIS MAP WAS DERIVED FROM GAS WELL PERMIT FROM THE O.D.N.R. GAS WELL DATABASE. PER LIVERPOOL TOWNSHIP ZONING REGULATION SECTION 217A(5.) NO RESIDENCE OR OCCUPIED BUILDING SHALL BE ERRECTED WITHIN ONE HUNDRED (150) FEET FROM ANY OIL OR GAS WELL, STORAGE TANKS, AND/OR SEPARATOR UNITS, ABANDONED OR NOT ABANDONED.

THOMAS E. MASON & DEBORAH A. MASON
 DOC. No. 2002OR012006

PLUGGED/ABANDONED GAS WELL
 (WELL #34103221483)

GREGORY A. NICHOLS & DEBORAH A. NICHOLS
 DOC. NO. 1999OR022645
 06/30/1999

CHARLES JR. & ROSANNE KOVACH
 DOC. NO. 1999OR014006
 04/26/1999

VALLEY INVESTMENTS 2, LTD
 DOC. No. 2002OR034006
 08/27/2002

JUDITH BARLOCK
 DOC. NO. 2019OR025718
 12/09/2019

VALLEY ESTATES SUBDIVISION PHASE V
 DOC. No. 2017PL000025
 04/24/2017

VALLEY ESTATES SUBDIVISION PHASE III
 DOC. No. 2002PL000010
 01/16/2002

VALLEY ESTATES SUBDIVISION PHASE V
 DOC. No. 2017PL000025
 04/24/2017

EX. 30' STORM SEWER EASEMENT
 (DOC. 2005PL000117)

EX. STORM SEWER EASEMENT
 (DOC. 2005PL000117)

EX. STORM WATER MANAGEMENT/ DRAINAGE EASEMENT

EX. 50' GATHERCO GAS LINE EASEMENT

STAGECOACH TRAIL
 (T.H. 642) 60'

MASONS WAY 60'
 T.H.

OLD WINDMILL TRAIL (T.H. 894) 60'

VALLEY ESTATES SUBDIVISION PHASE IV
 DOC. No. 2005PL00011704/24/2017

VALLEY ESTATES SUBDIVISION PHASE V
 DOC. No. 2017PL000025
 04/24/2017

SUBLOT 134
 1.0041 Ac.

SUBLOT 133
 1.0052 Ac.

SUBLOT 132
 1.3995 Ac.

SUBLOT 129
 1.0408 Ac.

SUBLOT 128
 1.1729 Ac.

SUBLOT 130
 1.2563 Ac.

SUBLOT 131
 1.1655 Ac.

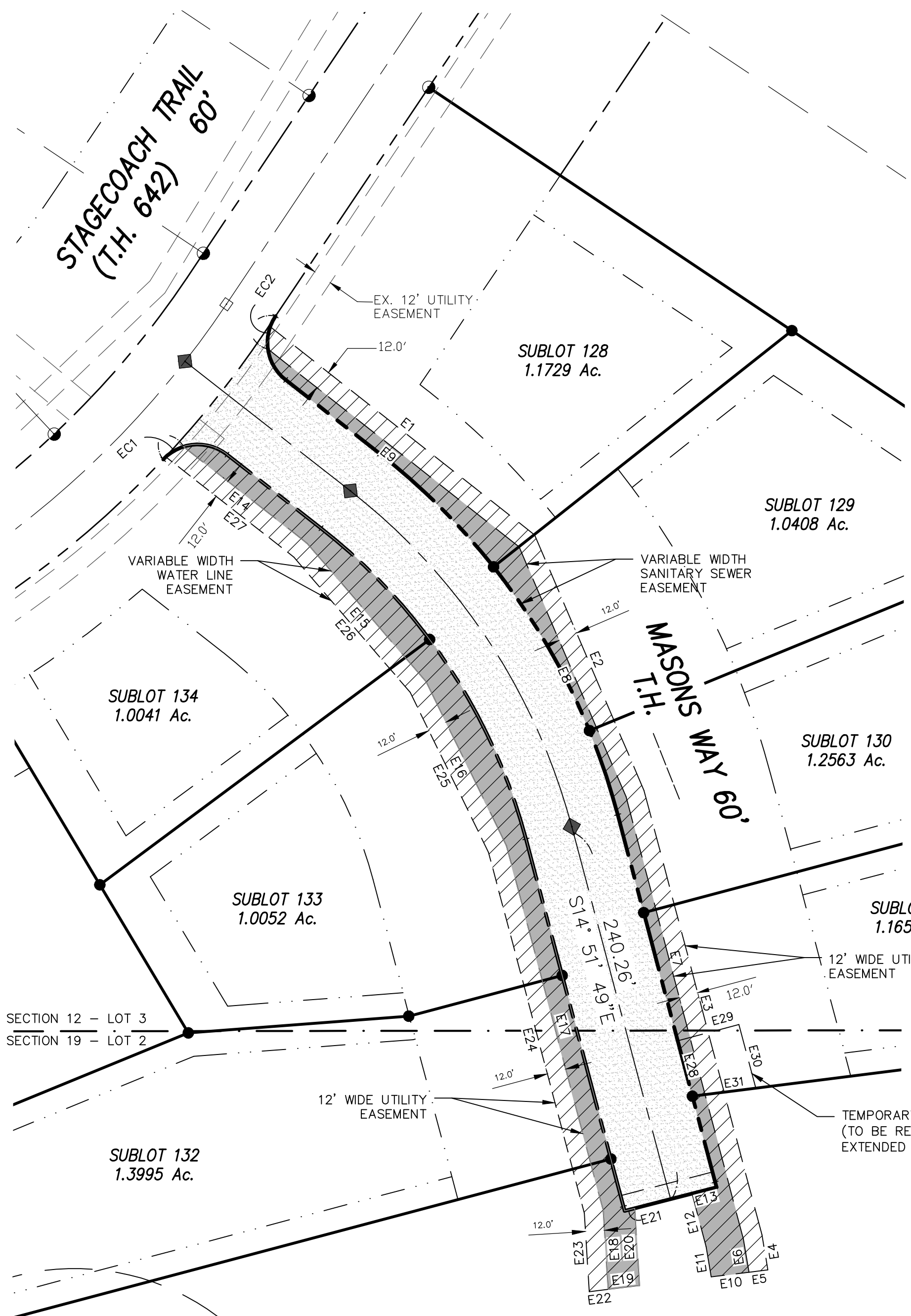
SECTION 19 - LOT 1
 SECTION 19 - LOT 2

SECTION 12 - LOT 3
 SECTION 12 - LOT 4

SECTION 19 - LOT 1
 SECTION 19 - LOT 2

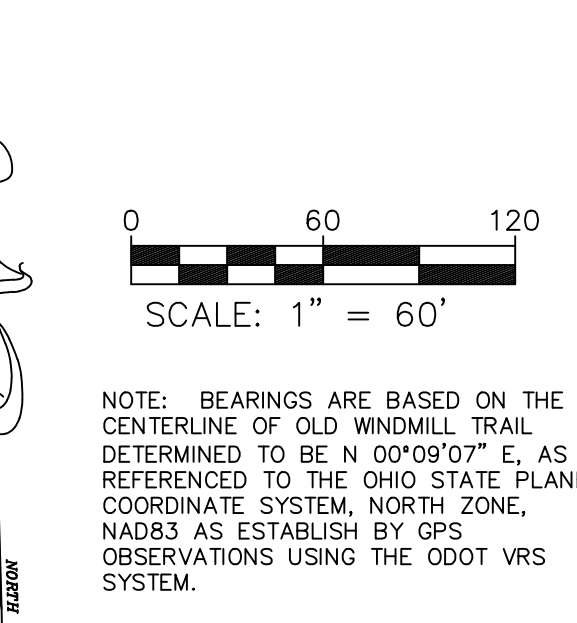
SECTION 12 - LOT 3
 SECTION 12 - LOT 4

PHASE 5
 PHASE 6



Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	591.72'	600.00'	56° 30' 17"	N62° 03' 32"E	568.03'	322.42'
C2	547.12'	600.00'	52° 14' 45"	N64° 11' 18"E	528.36'	294.24'
C3	44.60'	600.00'	04° 15' 32"	N35° 56' 09"E	44.59'	22.31'
C4	138.18'	400.00'	19° 47' 35"	S43° 42' 11"W	137.50'	69.79'
C5	258.80'	400.00'	37° 04' 16"	S33° 23' 57"E	254.31'	134.11'
C6	3.46'	430.00'	00° 27' 37"	S14° 38' 01"E	3.46'	1.73'
C7	2.97'	370.00'	00° 27' 37"	N14° 38' 01"W	2.97'	1.49'
C8	101.83'	430.00'	13° 34' 05"	N45° 09' 02"W	101.59'	51.15'
C9	120.39'	430.00'	16° 02' 31"	N30° 20' 44"W	120.00'	60.59'
C10	55.99'	430.00'	07° 27' 40"	N18° 35' 39"W	55.95'	28.04'
C11	140.81'	370.00'	21° 48' 18"	N25° 45' 58"W	139.96'	71.27'
C12	98.58'	370.00'	15° 15' 58"	N44° 18' 06"W	98.29'	49.59'
C13	174.48'	630.00'	15° 52' 07"	N51° 12' 56"E	173.93'	87.80'
C14	44.89'	30.00'	85° 44' 28"	S09° 03' 51"E	40.82'	27.85'
C15	44.39'	30.00'	84° 47' 03"	S85° 40' 24"W	40.45'	27.39'
C16	3.21'	400.00'	00° 27' 37"	N14° 38' 01"W	3.21'	1.61'
EC1	15.34'	30.00'	29° 18' 08"	S57° 55' 56"W	15.18'	7.84'
EC2	21.83'	30.00'	41° 42' 00"	S12° 57' 23"W	21.36'	11.43'

Line #	Length	Direction
L1	27.81'	S00° 06' 24"W
L2	60.00'	S75° 35' 48"W



NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF OLD WINDMILL TRAIL DETERMINED TO BE N 00°09'07" E, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

Line #	Length	Direction
E1	212.83'	S51° 46' 26"E
E2	175.67'	S23° 10' 12"E
E3	290.44'	S14° 51' 49"E
E4	22.55'	S9° 38' 22"E
E5	12.01'	S83° 02' 43"W
E6	21.44'	N9° 38' 22"W
E7	289.02'	N14° 51' 49"W
E8	171.74'	N23° 10' 12"W
E9	202.09'	N51° 46' 26"W
E10	24.03'	S83° 02' 43"W
E11	19.22'	N9° 38' 22"W
E12	34.80'	N14° 51' 49"W
E13	15.99'	N75° 35' 48"E
E14	99.18'	S51° 56' 05"E
E15	115.35'	S40° 41' 05"E
E16	115.35'	S26° 06' 49"E
E17	238.29'	S14° 51' 49"E
E18	50.18'	S3° 36' 49"E
E19	20.03'	N83° 02' 43"E
E20	48.90'	N3° 36' 49"W

Line #	Length	Direction
E21	6.61'	S75° 35' 48"W
E22	12.02'	S83° 02' 43"W
E23	49.70'	N3° 36' 49"W
E24	235.93'	N14° 51' 49"W
E25	112.64'	N26° 06' 49"W
E26	112.64'	N40° 41' 05"W
E27	85.89'	N51° 56' 05"W
E28	36.22'	N14° 51' 49"W
E29	40.00'	N75° 08' 11"E
E30	41.61'	S14° 51' 49"E
E31	40.36'	S82° 48' 22"W

- LEGEND**
- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP
 - - MONUMENT BOX W/ IRON PIN SET
 - - MONUMENT BOX W/ IRON PIN FOUND
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- Fnd. - FOUND
 Msd. - MEASURED
 Obs. - OBSERVED
 Rec. - RECORD
 Usd. - USED

- RIGHT OF WAY DEDICATION
- UTILITY EASEMENT
- ACCESS EASEMENT FOR UTILITY EASEMENT

UTILITY EASEMENT DETAIL