Final Plat

Sunny Hollow

Liverpool Township

Meeting:	April 6, 2022	**Site Area:**	43.4719 acres
App. No.:	022-2022-FP	**Sublots:**	12 Sublots
Applicant:	Sleepy Hollow Holdings	**Zoning:**	R-R Rural Residential District
Surveyor:	Rolling and Hocevar	**Utilities:**	Central Water and On-site Septic
Developer:	Sleepy Hollow Holdings		
Parcels:	025-01D-25-023	**School Dist.:**	Buckeye Local
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 43.47-acre sites are located south of East Law Road, east of Muntz Road and west of Marks Road. The Preliminary Plan proposes 12 sublots between 3.57 and 3.98 acres acres located Liverpool Township.

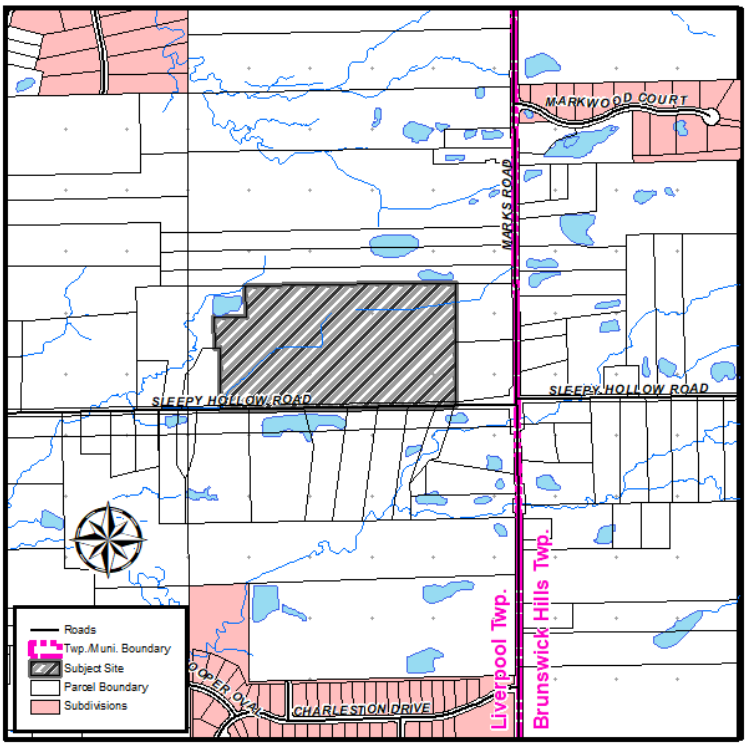
RECOMMENDATION: APPROVAL WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 43-acre site:

- 12 Sublots for single-family residences;
- Central water and on-site septic systems; including a
- A net density of 3.5 acres per dwelling unit.

Access: Access to the site is provided by Sleepy Hollow Road.

Site Conditions: The majority of the planned site includes open fields.



Liverpool Township Zoning Resolution: According to the Liverpool Township Zoning Resolution, the purpose of R-R Rural Residential district is to provide for rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township. Where central sewer and water are available, it is the intention of this district to provide for low density residential development at a density of one (1) acre per dwelling unit. To ensure that existing and planned sewer and water facilities are most efficiently utilized, the one (1) acre per dwelling unit density will not be permitted outside the planned service areas as indicated in the Liverpool Township Development Policy Plan.

Liverpool Township Development Policy Plan: The proposed subdivision is consistent with the 2015 Liverpool Township Development Policy Plan's Goal 2 which seeks to "promote the rural atmosphere of the Township while providing for balanced growth."

Agency Comments: *Italicized text* indicates agency comments.

Dave Boettner, Liverpool Township Zoning Inspector: APPROVAL
330.483.3102
dboettner@liverpooltwp.org

Ben Romine, Medina County Sanitary Engineer (MCSE): CONIDITIONAL APPROVAL
330.723.9575
jsinko@medinaco.org

The Medina County Sanitary Engineer can sign the record plat once the Engineer addresses MCSE's plat comments. We only have water at this location, sanitary sewer is not available and the residents will have septic systems. The MCSE signature line should read, "All central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer." To date, the water main has been installed and is currently in service.

Matt Martin, Medina County Highway Engineer's Office: CONDITIONAL APPROVAL
330.723.9561
mmartin@medinaco.org

1. *Frontage improvements (shoulder widening) to be completed along Sleepy Hollow frontage unless Liverpool Township Trustees provide written waiver of requirement. To date, my office has not received correspondence from Trustees.*
2. *Driveway Site Distance evaluation (including 2 common driveways) completed by Rolling & Hocevar (dated 2/16/22) is acceptable. Common driveways will require Township approval.*
3. *Driveway culvert sizings to be reviewed with the construction drawing submittal.*

Note from Township: The Township will send Trustee minutes to the Highway Engineer including the common driveway approvals.

Steve Mazak, Medina County Health Department
smazak@medinahealth.org
330.723.9523 x715

Preliminary Plan comments: The developers for the Sunny Hollow Subdivision will need to complete soil testing for each lot in the subdivision and conduct a Site Evaluation with our office for each lot once the soils reports have been generated. Once all lots have been approved for a sewage treatment system, the plat can be approved by our office.

Jared Feller, ODOT
Jared.feller@dot.ohio.gov
419.207.7058

Since the Sunny Hollow subdivision does not have direct access to a state roadway, ODOT has no objections to the Preliminary Plan.

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

1. *It is recommended that the final plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Sunny Hollow has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers and contours from final plat.*
4. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Department comments from previous Planning Department reviews.*

Chris McDaniel
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.*

Department of Planning Services (DPS) Comments:

1. The following data/information was not provided on or with the Preliminary Plan submittal 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. The applicant has submitted Appendix 1: Request for Corps Jurisdictional Determination.

   b. (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
   c. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
2. The Restrictive Covenants have been submitted to the Prosecutor for review.
3. 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.3. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department stating, "The Medina County Health Department has determined through site evaluations that the proposed lots for this subdivision are capable of supporting the installation of non-discharging sewage systems and hereby conditionally approve this plat as proposed. Any changes from the submitted proposal are not included in this approval. If noted, the following conditions and/or limitations shall apply to this subdivision." Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner.
   f. (2)g.4. A subdivision served by a public central water 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.
   g. (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.
   h. (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**.**
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)5. The Medina County Health Department has determined through site evaluations that the proposed lots for the subdivision are capable of supporting the

installation of non-discharging sewage systems and has conditionally approved the plat as proposed, provided no changes are made and subject to conditions or limitations of note.

9. § 404(D)(5)(b)6. If serviced by public water system, the Medina County Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
10. § 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: The Department of Planning Services (DPS) recommends that the Medina County Planning Commission **Approve with Modifications** the Preliminary Plan for the Sunny Hollow Subdivision subject to the following:

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

SUNNY HOLLOW SUBDIVISION

CREATING SUBLOTS Nos. 1 THRU 12, INCLUSIVE

SITUATED IN THE TOWNSHIP OF LIVERPOOL, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF LIVERPOOL TOWNSHIP SECTION 16, LOT No. 3

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.

STATE OF OHIO
ANDREW G. PLANET S-7802 REGISTERED
PROFESSIONAL SURVEYOR

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.

_____
MARK MILLER, MEMBER
SLEEPY HOLLOW HOLDINGS, LLC

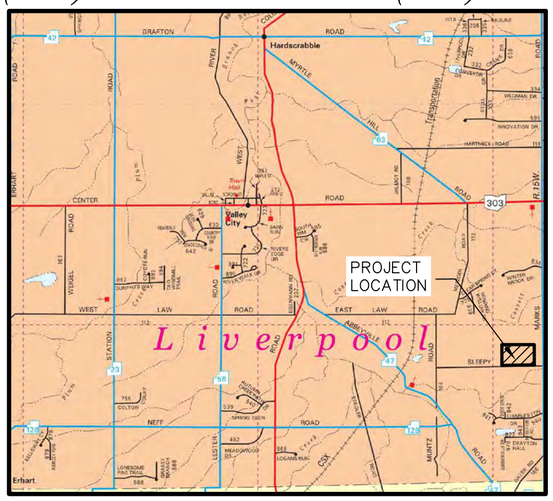
STATE OF OHIO ss
MEDINA COUNTY

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 _____ , 2022.

_____
NOTARY PUBLIC

SUNNY HOLLOW SUBDIVISION IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON _____, 2022 IN DOC. No. _____.

P.N.: 32,024



LOCATION MAP

ACREAGE SUMMARY

LAND IN (12) SUBLOTS:	41.7137	ACRES
LAND IN DEDICATED R.-O.-W:	1.7583	ACRES
PHASE VII SUBDIVISION TOTAL:	43.4720	ACRES

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

THE MEDINA COUNTY HEALTH DEPARTMENT HAS DETERMINED THROUGH SITE EVALUATIONS THAT THE PROPOSED LOTS FOR THIS SUBDIVISION ARE CAPABLE OF SUPPORTING THAT INSTALLATION OF NON-DISCHARGING SEWAGE SYSTEMS AND HEREBY CONDITIONALLY APPROVES THIS PLAT AS PROPOSED. ANY CHANGES FROM THE SUBMITTED PROPOSAL ARE NOT INCLUDED IN THIS APPROVAL. IF NOTED, THE FOLLOWING CONDITIONS AND/OR LIMITATIONS SHALL APPLY TO THIS SUBDIVISION:

_____

_____ _____
DATE MEDINA COUNTY HEALTH COMMISSIONER

APPROVALS

THE TOWNSHIP TRUSTEES OF LIVERPOOL TOWNSHIP ON THIS ____ DAY OF _____ 2022 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 _____ 2022.

_____
DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS ___ DAY OF _____2022 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

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 _____, 2022.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS ____ DAY OF _____, 2022.

_____
COUNTY AUDITOR

RECEIVED AND RECORDED THIS ___ DAY OF _____, 2022.

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

FEE $_____

_____
MEDINA COUNTY RECORDER

BUILDING SETBACKS

ZONED R–R RESIDENTIAL

FRONT – 100' MIN. (F.Y.)

SIDE – 15' MIN. (S.Y.)

REAR – 50' MIN. (R.Y.)

STATE OF OHIO
ANDREW G. PLANET
S–7802
REGISTERED
PROFESSIONAL SURVEYOR

NORTH

0 100 200

SCALE: 1" = 100'

NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF SLEEPY HOLLOW ROAD DETERMINED TO BE S 88°57'52" W, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 AS ESTABLISH BY GPS OBSERVATIONS USING THE ODOT VRS SYSTEM.

VINCENT JIM OPPEDISANO and
BERNADETTE L. OPPEDISANO
9.4965 ACRES
DOC. NO. 20200R016962
07/21/2020

STANLEY L. BARLOW and
BETTY A. BARLOW
11.8072 ACRES
DOC. NO. 2001OR043911
12/04/2001

SLEEPY HOLLOW HOLDINGS, LLC
43.4719 ACRES
DOC. No. 20220R002771
02/02/2022

JOHN J. BAUER and
DEBRA A. BAUER
3.0000 ACRES
DOC. NO. 20070R028468
10/19/2007

LOT 3, SECTION 16
LOT 4, SECTION 16

N89° 16' 38"E 1703.05'

155.50' 154.75' 154.75' 154.75' 154.75' 154.75'

50' R.Y. (TYP.)

263.00'

15' S.Y. (TYP.)

N89° 31' 08"E 262.00'

50' R.Y. (TYP.)

N2° 02' 39"W 250.60'

S89° 46' 06"W 37.01'

N0° 23' 05"W 975.33'

N0° 20' 33"W 974.49'

N0° 20' 33"W 973.65'

N0° 20' 33"W 972.80'

N0° 20' 33"W 971.96'

N0° 20' 33"W 971.11'

15' S.Y. (TYP.)

712.33'

N1° 01' 44"W 503.74'

15' S.Y. (TYP.)

SUBLOT 1
3.7718 Ac.

SUBLOT 2
3.4722 Ac.

SUBLOT 3
3.4605 Ac.

SUBLOT 4
3.4575 Ac.

SUBLOT 5
3.4545 Ac.

SUBLOT 6
3.4514 Ac.

SUBLOT 7

100' MIN. FRONT BUILDING LINE

ADDITONAL 10' RIGHT–OF–WAY LINE

ORIGINAL RIGHT–OF–WAY LINE

IRON PIN FOUND
W/ CAP "EASTON 8357"

40.00'

212.53' 154.79' 154.76' 154.76' 154.76' 154.76' 154.76' 154.76'

1914.95'

S88° 57' 52"W 1914.47'

R/W

℄

R/W

SLEEPY HOLLOW ROAD (T.H. 136) VARIABLE WIDTH

SEE SHEET No. 3 FOR CONTINUATION

LEGEND

- *– 5/8" IRON PIN FOUND & USED W/CAP*
- *– 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"*
- *– MONUMENT BOX W/ IRON PIN SET*
- *– MONUMENT BOX W/ IRON PIN FOUND & USED*
- *– 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

ACCESS EASEMENT

REFERENCED SURVEY DOCUMENTS:

TAX MAPS RECORDS

SURVEY BOOK 2021, PG. 129
SURVEY BOOK 45, PAGE 25
SURVEY BOOK 41, PAGE 77
SURVEY BOOK 4, PAGE 97B

RECORDER'S RECORDS
DEEDS AS NOTED

SUNNY HOLLOW SUBDIVISION IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON _____, 2022 IN DOC. No. _____.

VINCENT JIM OPPEDISANO and
BERNADETTE L. OPPEDISANO
9.4965 ACRES
DOC. NO. 20200R016962
07/21/2020

N89° 16' 38"E 1703.05'

154.75' 154.75' 154.75' 154.75' 154.75' 154.76'

50' R.Y. (TYP.)

500.00'
S89° 16' 38"W

IRON PIN FOUND
W/ CAP "EASTON 8357"

SEE SHEET No. 2 FOR CONTINUATION

15' S.Y. (TYP.)

SLEEPY HOLLOW HOLDINGS, LLC
43.4719 ACRES
DOC. No. 20220R002771
02/02/2022

JOHN T. BAUER and
BONNIE JEAN BAUER
5.3699 ACRES
DOC. NO. 20210R037242
12/27/2021

15' S.Y. (TYP.)

472.91'

966.04'

500.17'
S88° 06' 37"W

1006.05'

S0° 20' 33"E

N0° 20' 33"W 971.11' | 970.27' | 969.42' | 968.58' | 967.73' | 966.89'

SUBLOT 6

SUBLOT 7
3.4485 Ac.
(SEE COMMON ACCESS NOTE #1.)

SUBLOT 8
3.4455 Ac.

SUBLOT 9
3.4424 Ac.
(SEE COMMON ACCESS NOTE #1.)

SUBLOT 10
3.4394 Ac.
(SEE COMMON ACCESS NOTE #2.)

SUBLOT 11
3.4365 Ac.

SUBLOT 12
3.4335 Ac.
(SEE COMMON ACCESS NOTE #2.)

533.14'

JOHN T. BAUER
6.1623 ACRES
DOC. NO. 20210R037243
12/27/2021

50' WIDE COMMON ACCESS EASEMENT (7,738 S.F.)

100' MIN. FRONT BUILDING LINE

50' WIDE COMMON ACCESS EASEMENT (7,738 S.F.)

ADDITONAL 10' RIGHT-OF-WAY LINE

154.76' 40.00' 154.76' 40.00' 154.76' 154.76' 40.00' 154.76' 40.00' 154.76'

1914.95'

40.00'

S88° 57' 52"W 1914.47'

500.03'
S88° 57' 50"W

R/W

℄

SLEEPY HOLLOW ROAD (T.H. 136) VARIABLE WIDTH

MARKS ROAD (C.H. 22) 60'

LIVERPOOL TOWNSHIP
LOT 3, SECTION 16

BRUNSWICK HILLS TOWNSHIP
LOT 20, SECTION 1

SLEEPY HOLLOW ROAD
(T.H. 136) 60'

SUNNY HOLLOW SUBDIVISION IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED ON _____, 2022 IN DOC. No. _____.

BUILDING SETBACKS

ZONED R-R RESIDENTIAL

FRONT – 100' MIN. (F.Y.)
SIDE – 15' MIN. (S.Y.)
REAR – 50' MIN. (R.Y.)

STATE OF OHIO
ANDREW G. PLANET
S-7802
REGISTERED
PROFESSIONAL SURVEYOR

NORTH

0 100 200
SCALE: 1" = 100'

NOTE: BEARINGS ARE BASED ON THE CENTERLINE OF SLEEPY HOLLOW ROAD DETERMINED TO BE S 88°57'52" W, 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 & USED W/CAP
- ● – 5/8" IRON PIN SET W/CAP MARKED "ROLLING~HOCEVAR"
- ■ – MONUMENT BOX W/ IRON PIN SET
- ⊡ – MONUMENT BOX W/ IRON PIN FOUND & USED
- ○ – 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

COMMON ACCESS EASEMENT

COMMON ACCESS EASEMENT NOTES:

(1.) DRIVEWAY ACCESS TO SLEEP HOLLOW ROAD SHALL BE GRANTED BY COMMON ACCESS EASEMENT SHOWN ON SUBLOT 8.

(2.) DRIVEWAY ACCESS TO SLEEP HOLLOW ROAD SHALL BE GRANTED BY COMMON ACCESS EASEMENT SHOWN ON SUBLOT 11.