Replat

Rollingview Subdivision Ph. 2

Wadsworth Township

Meeting:	April 6, 2022	**Site Area:**	4.2144 acres
App. No.:	026-2022-R	**Sublots:**	1
Applicant:	Chelsie and Amber Murray	**Zoning:**	R-R, Rural Residential
Engineer:	Lewis Land Professionals, Inc.; Joe Burgoon, PS	**Utilities:**	On-lot septic and water well
		School Dist.:	Wadsworth City
Parcel Nos.:	038-17A-06-017 038-17A-06-016	**Reviewer:**	Rob Henwood

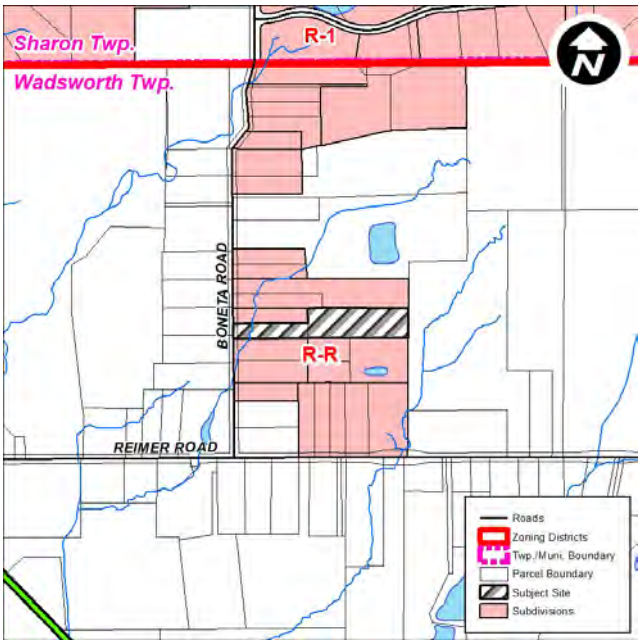
EXECUTIVE SUMMARY

The 4.2-acre site is located on the east side of Boneta Road, north of Reimer Road. The applicant proposes to combine Sublot 10 (1.1478 acres) of the subdivision with the adjacent Block A (3.0674 acres) to create Sublot 10A of 4.2144 acres.

Recommendation: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes the following on the 4.2144-acre site:

- 1 sublot.
- On-lot septic and water well.



Access: The site has direct access to Boneta Road.

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

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

Since it appears that the owners of the property are combining parcels #038-17A-06-016 and #038-17A-06-017, thereby creating a new, larger lot and not creating a new building lot, our office is not requiring a site evaluation at this time unless the owners want to make sure the lot is buildable or they are planning on building sometime soon.

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

No concerns.

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

Since Rollingview does not have direct access to a State roadway, ODOT has no objections regarding the Phase 2 Replat.

Jeremy Sinko, Medina County Sanitary Engineer's Office
jsinko@medinaco.org
330.764.8331

We do not have any utilities at this location and therefore have no comments.

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

1. *Rollingview Subdivision Phase II Replat No. 2 has been added to the 'reserved subdivision name' list.*
2. *Remove existing parcel numbers from final plat.*
3. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
   Contact info: email – nikki.l.roche@usps.gov
   phone – 216-443-4024; e-fax - 651-365-9741
4. *Subject to Medina County Engineer Land Conveyence Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Department of Planning Services (DPS) Staff Comments:

1. 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.4. Vicinity map at 1" = 5,280' scale with north arrow.
   c. § (2)f.8. The required building setback lines accurately shown with dimensions.
   d. § (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.
   e. § (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.
2. § 404(D)(5)(b)1. The Final Plat fulfills the purpose and intent of the Subdivision Regulations.
3. § 404(D)(5)(b)2. The Final Plat meets the standards and requirements of the Subdivision Regulations.

4. § 404(D)(5)(b)3. The Final Plat is in substantial conformity with Preliminary Plan and conditions.
5. § 404(D)(5)(b)4. The Final Plat is in conformity with the Township Zoning Resolution.
6. § 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 Replat for the Rollingview Subdivision Ph. 2 subject to the following:

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

Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

Visit us on the web at www.planning.co.medina.oh.us

Rollingview Ph.2
Replat
App. 026-2022-R
Wadsworth Township

Meeting Date: 4/6/2022
Zoning: R-1
Sublots: 1
Area: 4.2144 acres

1 inch = 150 feet

0 20 40 80 120 160 200

Feet

ACCEPTANCE

We, Chelsie L. Murray & Amber N. Murray, owners of Sublot 10 and part of Block A of Rollingview Subdivision Phase II , hereby accept this plat and subdivision to be my free act and deed. I hereby certify that there are no assessments against the lands shown hereon and that there are no delinquent taxes for said lands.

Chelsie L. Murray Date

Amber N. Murray Date

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Chelsie L. Murray & Amber N. Murray 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

APPROVALS

Approved this _____ day of _____ , 2022, by the Wadsworth Township Zoning Office.

Zoning Inspector: _____

Approved for transfer this _____ day of _____ , 2022, by the Medina County Planning Commission.

Director: _____

Approved for transfer this _____ day of _____ , 2022, by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this _____ day of _____ , 2022, by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this _____ day of _____ , 2022, by the Medina County Recorder's Office and is recorded by Plat Document No. _____ and filed at _____ ___.m.

Recorder: _____

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

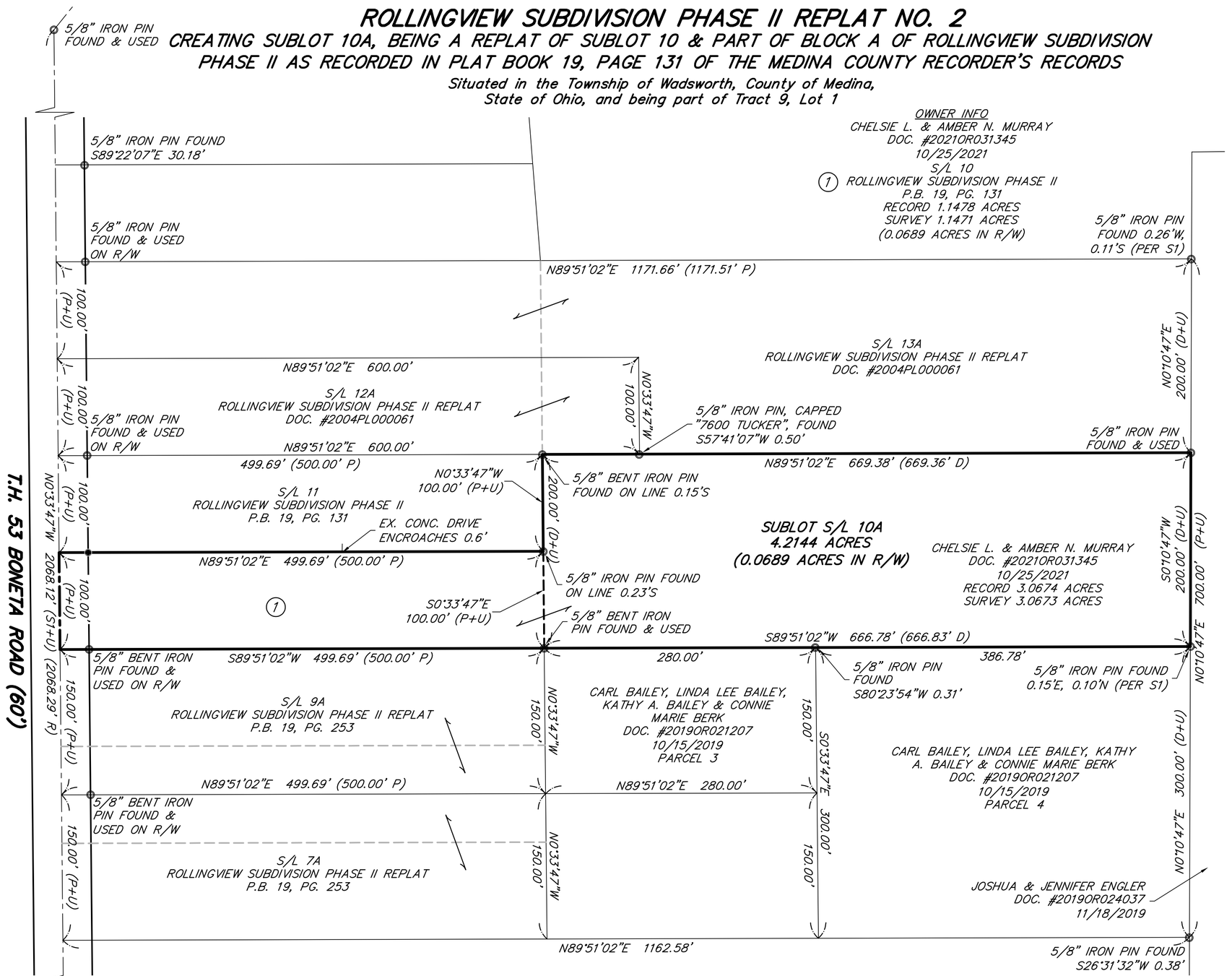
The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

ROLLINGVIEW SUBDIVISION PHASE II REPLAT NO. 2

CREATING SUBLOT 10A, BEING A REPLAT OF SUBLOT 10 & PART OF BLOCK A OF ROLLINGVIEW SUBDIVISION PHASE II AS RECORDED IN PLAT BOOK 19, PAGE 131 OF THE MEDINA COUNTY RECORDER'S RECORDS

Situated in the Township of Wadsworth, County of Medina, State of Ohio, and being part of Tract 9, Lot 1



STATE OF OHIO
JOSEPH A. BURGOON
8325
REGISTERED SURVEYOR

SURVEYOR'S 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 at all lot corners and radius returns.

Joseph A. Burgoon Date:
Reg. Ohio Surveyor No. PS-#8325

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED; DOC. #2004PL000061; P.V. 19, PG. 131; P.V. 19, PG. 253.

REFERENCES
MEDINA COUNTY ENGINEER'S RECORDS

SURVEY BOOK/PAGES:
2019/82-2; 17/21a; 17/100a; 20/84a.

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- □ – Monument Box Found & Described
- ○ – Iron Pin Found & Described

Fnd. (F) – Found
Usd. (U) – Used
(P) – Plat
Deed (D) – Record Deed
R/W – Right of Way
C/L – Centerline
S1 – Survey 2019/82-2

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

DATE: FEBRUARY 2022

PROJ. No. 22-027 DRAWING NAME 22-027.DWG