Replat No. 2

Chippewa Lake Park Co. Subdivision No. 3

Lafayette Township

Meeting:	December 6, 2023	**Parcels:**	020-10D-52-002
App. No.:	087-2023-R		020-10D-45-111
Owners:	M. Lemmon & L. Engel	**Sublots:**	2
	Vici Defense Ltd.	**Zoning:**	R-R Rural Residential
Applicant:	Matthew Lemmon	**Utilities:**	Central Sewer and Water
Engineer:	Wellert	**School Dist.:**	Cloverleaf Local
Site Area:	1.2639 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on the west and east side of Lakeside Drive south of Euclid Avenue. The proposed subdivision will include two sublots and an access easement to Shady Slope Drive.

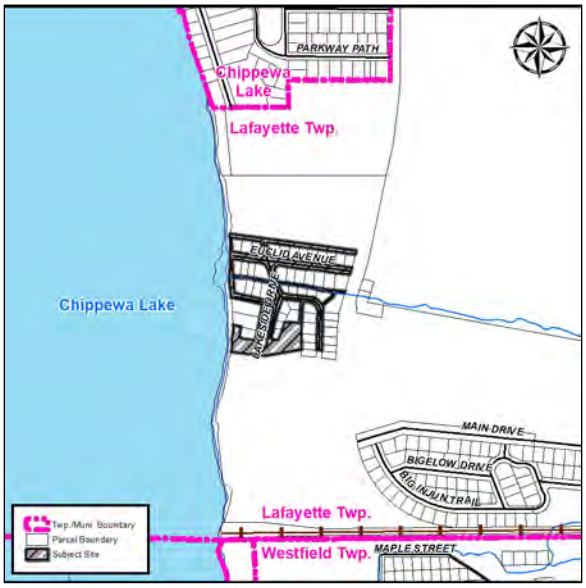
Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: The applicant proposes to increase the size of Sublot 142 to 0.2605 acres and create a new building site Split Parcel B, 0.3430 acres, that is subdivided from the road.

Access/Streets: Access to the site is provided by Euclid Avenue and Main Drive to Lake Road.

Zoning: The minimum lot size in the R-R district is two acres with 175 feet of frontage.

Comprehensive Plan: The subject site, which is shown on the Future Land Use map as the Chippewa Landing Area, is recommended for Mixed Use. "Mixed Use is characterized by residential use located above, first floor retail/service activities, or in close proximity. It is also defined as development that incorporates residential, commercial, office and /or special uses such as a university, wellness center, spa, or government facilities."



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

Ben Romine, Medina Sanitary Engineer, APPROVAL
bromine@ohmedinaco.org
330.723.9575

The proposed replat is acceptable to the Medina County Sanitary Engineer.

Medina County Tax Map Office
taxmaps@medinaco.org
330.725.9777

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *CHIPPEWA LAKE PARK NO. 3 REPLAT NO 2 has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers from final plat.*
4. *Any subdivision with Phase numbers or replat number are subject to change at the time of recording*
5. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, 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
6. *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.*

Alliss J. Strogin Lafayette Township Zoning Inspector: APPROVED
astrogin@zoominternet.net
330.461.4790

*Just trying to consolidate some of the odd lots in the amusement park development. The lot is presently attached/part of the road. Splitting off the parcel from the road, leaves a "**better preexisting, nonconforming lot**" to possibility be developed in the future.*

Niaomi Lee, Medina County Health Department
nlee@medinahealth.org
330.723.9523

This office has no objection to the Chippewa Lake Park Co #3 Replat #2, as the project area is serviced by sanitary sewer and public water.

Jared Feller, Ohio Department of Transportation District 3
Jared.Feller@dot.ohio.gov
419.207.7058

Since Chippewa Lake Park No 3 does not have direct access to a road under ODOT jurisdiction, we have no objections regarding Replat No 2.

Department of Planning Services (DPS) Comments

1. The County Engineer is discussing this project with the surveyor. Staff will include an addendum to the staff report upon receipt of the County Engineer comments.
2. Split Parcel B must be shown as a sublot.
3. The configuration of Split Parcel B cannot eliminate the access to Sublot 129. The access to Shady Slope Drive should be contained within an easement.
4. Acceptance language and a signature block for Vici Defense Ltd. with notary provisions needs to be added to the Replat.
5. The following data/information was not provided on or with the Replat submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
    a. (2)d. An original mylar of the Replat.
    b. (2)f.11. FEMA 100-year floodplain (floodway and floodway fringe shall be indicated separately, if applicable) and 100-year flood elevations.
    c. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
    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 Replat 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.
    f. (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.
    g. (2)g.5. Certification of the County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.
    h. (2)g.8. Certification by the Medina County Engineer stating, “Construction plans have been approved.”
    i. (5)b.1. and 2. The proposed Replat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
    j. (5)b.4. The proposed subdivision is NOT in conformity with the Lafayette Township Zoning Resolution; however, the Replat will make the nonconforming parcel situation better.
    k. (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.

l. (5)b.7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director 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 Replat Number 2 for the Chippewa Lake Park Co. Subdivision Number 3 subject to satisfying regulatory agencies and DPS comments listed in the staff report and submitting the required data/information.

CHIPPEWA LAKE PARK CO. SUBDIVISION NO. 3 REPLAT NO. 2 CREATING SUBLOT 142A

BEING A REPLAT OF SUBLOT 142 IN CHIPPEWA LAKE PARK CO. SUBDIVISION NO. 3 AS RECORDED IN PLAT BOOK 4 PAGE 19 AND A PART OF A 1.7886 ACRE PARCEL OF LAND OWNED BY VICI DEFENSE LTD. AS RECORDED IN DOCUMENT NUMBER 20200R033126 OF THE MEDINA COUNTY RECORDER'S RECORDS

SITUATED IN THE TOWNSHIP OF LAFAYETTE, COUNTY OF MEDINA AND STATE OF OHIO AND KNOWN AS BEING PART OF TOWNSHIP LOT 16, TRACT 2

APPROVALS

THIS PLAT WAS APPROVED BY THE LAFAYETTE ZONING INSPECTOR _____ ON THE _____ DAY OF _____, 2023.

_____
ZONING INSPECTOR

_____
TRUSTEE

_____
TRUSTEE

_____
TRUSTEE

THIS PLAT WAS APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION ON THE _____ DAY OF

_____
DIRECTOR

_____, *2023.*

APPROVED FOR TRANSFER BY MEDINA COUNTY TAX MAP DEPARTMENT THIS _____ DAY OF _____, 2023.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER BY THE MEDINA COUNTY AUDITOR THIS _____ DAY OF _____ 2023.

_____
MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED ON THIS _____ DAY OF _____, 2023__, AT _____ A.M./P.M. AND IS RECORDED IN DOCUMENT NO. 2023PL_____.

_____
MEDINA COUNTY RECORDER

ALL REQUIRED WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED.

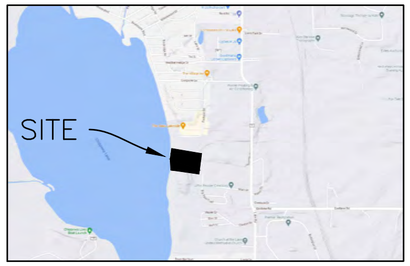
_____
MEDINA COUNTY SANITARY ENGINEER

_____
MEDINA COUNTY ENGINEER

CERTIFICATIONS

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PARCELS, AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

_____
JAMES D. WELLERT, REGISTERED SURVEYOR
STATE OF OHIO NO. 7545



SITE LOCATION

AREA SUMMARY

SUBLOT 142	0.0788 ACRES
SPLIT PARCEL A	+0.1817 ACRES
SUBLOT 142A	0.2605 ACRES
TOTAL PARCEL	1.7886 ACRES (TAX MAP)
SPLIT PARCEL A	– 0.1817 ACRES
SPLIT PARCEL B	– 0.3430 ACRES
REMAINDER	1.2639 ACRES (TAX MAP)

ACCEPTANCE:

I, MATTHEW BROCK LEMMON OWNER OF SUBLOT 142 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.

_____
MATTHEW BROCK LEMMON

_____
WITNESS (SIGN & PRINT NAME)

_____
WITNESS (SIGN & PRINT NAME)

STATE OF OHIO }
COUNTY OF MEDINA } *S.S.*

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, MATTHEW BROCK LEMMON, OWNER OF SUBLOT 142 WHO ACKNOWLEDGED THE MAKING OF THE FORGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO ON THIS_____DAY OF_____, 2023.

_____
NOTARY PUBLIC

ACCEPTANCE:

I, LINDSEY ENGEL OWNER OF SUBLOT 142 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.

_____
LINDSEY ENGEL

_____
WITNESS (SIGN & PRINT NAME)

_____
WITNESS (SIGN & PRINT NAME)

STATE OF OHIO }
COUNTY OF MEDINA } *S.S.*

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, LINDSEY ENGEL, OWNER OF SUBLOT 142 WHO ACKNOWLEDGED THE MAKING OF THE FORGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HER FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO ON THIS_____ DAY OF_____, 2023.

_____
NOTARY PUBLIC

REFERENCES

- MEDINA COUNTY RECORDER'S RECORDS DEEDS AND PLATS AS SHOWN.
- SURVEY BOOK 2020, PAGES 59–2 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY BOOK 2020, PAGES 59–4 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY BOOK 2020, PAGES 59–6 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY BOOK 2022, PAGE 122–2 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS

CLIENT:

MATTHEW BROCK LEMMON

NO.	DATE	REVISION DESCRIPTION

CONSULTANT:

Wellert
ENGINEERS • SURVEYORS
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699
WWW.WELLERT.COM
CELEBRATING 40 YEARS (1980-2020)

SITE ADDRESS:

142 LAKEVIEW COURT
CHIPPEWA LAKE
OHIO 44215

ALL OF SUBLOT 142 OF CHIPPEWA LAKE PARK CO. SUBDIVISION NO. 3 AS RECORDED IN PLAT BOOK 4, PAGE 19 AND PART OF A 1.7886 DEED ACRE PARCEL RECORDED IN DOCUMENT NUMBER 20200R033126.
PART OF TOWNSHIP LOT 16, TRACT 2 IN THE TOWNSHIP OF LAFAYETTE, COUNTY OF MEDINA AND STATE OF OHIO

SCALE:	
DATE:	08/07/2023
DESIGNED BY:	---
DRAWN BY:	CCR
CHECKED BY:	JDW
FILE NAME:	230704-SB.dwg
JOB NUMBER:	230704

DRAWING TITLE:

CHIPPEWA LAKE PARK CO. SUBD. REPLAT NO. 2
PAGE 1 OF 3

BASIS OF BEARINGS

BEARINGS ARE BASED ON OHIO NORTH STATE PLANE GRID PER ODOT VRS NETWORK SYSTEM NAD 83(2011) REFERENCE FRAME (2010 EPOCH) AS SURVEYED ON 07/28/2023

LEGEND

△	5/8 X 30 INCH REBAR SET WITH A CAP MARKED "WELLERT CORP" UNLESS OTHERWISE NOTED	R/W	RIGHT OF WAY
✲	RAILROAD SPIKE FOUND AS NOTED	(M)	PER FIELD MEASUREMENT
◎	5/8 INCH REBAR WITH A CAP MARKED "ENGINEERING ASSOCIATES" FOUND AS NOTED	(R)	PER RECORD
		FD	FOUND
◉	5/8 INCH REBAR FOUND AS NOTED	D	DEED
		U	USED
●	MONUMENT FOUND AS NOTED	OBS	OBSERVED
▣	MONUMENT BOX FOUND AS NOTED		

MEDINA COUNTY PARK DISTRICT
DOC. #2020OR013367
06-15-2020
29.9147 ACRES (D)

EUCLID AVENUE (30')

LAKESIDE DRIVE (VARIABLE WIDTH)

LAKEVIEW COURT (20')

SHADY SLOPE DRIVE (20')

CHIPPEWA LAKE PARK SUBDIVISION NO. 2
P.B. 4, PG. 12

CHIPPEWA LAKE PARK CO. SUBDIVISION NO. 3, REPLAT NO. 1
DOC.#: 2022PL000067

CHIPPEWA LAKE PARK CO. SUBDIVISION NO. 3
P.B. 4, PG. 19

VICI DEFENSE LTD
REMAINDER PARCEL
1.2639 ACRES (TAX MAP)

VICI DEFENSE LTD
DOC #: 2020OR033126
12-22-2020
1.7886 ACRES

MEDINA COUNTY
PARK DISTRICT
DOC. #2007OR007626
03-22-2007
280.5000 ACRES (D)

SUBLOT 142A

SPLIT PARCEL A + B

SPLIT PARCEL-A (A)

SPLIT PARCEL-B (B)
0.3430 ACRES

P.O.B. PARCEL A

T.P.O.B. PARCEL B

BOUNDARY AGREEMENT LINE
DOC. #2008OR004136
02-27-2008

ACREAGES

SPLIT PARCEL-A:	0.1817 ACRES
SUBLOT 142:	+0.0788 ACRES
SUBLOT 142A:	0.2605 ACRES

SURVEY NOTES

PROPERTY LINE ESTABLISHMENT

SPLIT PARCEL A, AND SPLIT PARCEL B PROPERTY LINES WERE ESTABLISHED BY :

- SURVEY BOOK 2020, PAGE 59-2 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY BOOK 2020, PAGE 59-4 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS.
- SURVEY BOOK 2020, PAGE 59-6 OF MEDINA COUNTY ENGINEERS TAX MAP RECORDS
- BOUNDARY AGREEMENT LINE, DOCUMENT NUMBER: 20080R004136

SUBLOT 142 OWNERS:
MATTHEW BROCK LEMMON
AND LINDSEY ENGEL

CLIENT:

MATTHEW BROCK LEMMON

NO.	DATE	REVISION DESCRIPTION

CONSULTANT:

Wellert
ENGINEERS • SURVEYORS
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699
WWW.WELLERT.COM

CELEBRATING 40 YEARS (1980-2020)

NORTH

SCALE (IN FEET)
1 inch = 40 ft.

SITE ADDRESS:

142 LAKEVIEW COURT
CHIPPEWA LAKE
OHIO 44215

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PAGE 2 OF 3

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Line Table		
Line #	Length	Direction
L1	55.24	S18° 42' 39"E
L2	33.26	S83° 47' 54"E
L3	73.56	S78° 24' 50"E
L4	64.02	S82° 59' 01"E
L5	62.48	S82° 59' 01"E
L6	73.61	S78° 24' 50"E
L7	36.91	S83° 47' 54"E
L8	54.73	S18° 42' 39"E
L9	163.10	S76° 20' 38"E
L10	56.00	S12° 26' 00"W
L11	56.00	S12° 26' 00"W
L12	38.57	S12° 26' 00"W
L13	70.47	S12° 26' 00"W
L14	6.45	N00° 33' 03"E
L15	39.02	N77° 09' 46"W
L16	39.05	N13° 02' 26"E
L17	51.60	N77° 25' 01"W
L18	33.41	S76° 20' 38"E
L19	165.00	S13° 25' 46"W
L20	20.19	N76° 17' 09"W

Line Table		
Line #	Length	Direction
L21	175.00	N12° 26' 00"E
L22	16.32	S75° 53' 57"E
L23	34.50	S85° 57' 25"E
L24	34.50	N85° 57' 25"W
L25	16.14	N75° 53' 57"W
L26	2.02	S07° 36' 39"W
L27	1.00	N82° 23' 21"W
L28	58.24	S81° 12' 50"E
L29	13.31	S83° 48' 02"E
L30	37.12	S50° 43' 04"W
L31	9.01	S86° 06' 57"E
L32	84.52	N13° 25' 46"E
L33	11.00	N74° 03' 56"W
L34	69.00	N13° 25' 46"E
L35	5.31	S02° 13' 22"W
L36	41.39	S81° 36' 21"E
L37	83.93	S83° 48' 02"E
L38	12.96	S07° 36' 39"W
L39	43.36	S80° 15' 35"E
L40	12.96	S07° 36' 39"W

Line Table		
Line #	Length	Direction
L41	1.00	S82° 23' 21"E
L42	2.93	S07° 36' 39"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	35.80	32.21	63° 40' 42"	33.98	N50° 33' 00"W
C2	47.01	22.01	122° 22' 01"	38.57	N42° 28' 21"E
C3	15.67	9.92	90° 29' 58"	14.09	S32° 11' 16"E
C4	15.69	9.98	90° 07' 14"	14.12	N57° 31' 02"E
C5	15.73	10.04	89° 46' 07"	14.17	N31° 27' 26"W
C6	15.68	9.95	90° 18' 52"	14.11	N58° 34' 19"E
C7	15.83	10.23	88° 40' 54"	14.30	S31° 55' 35"E
C8	31.53	15.52	116° 23' 43"	26.38	S39° 27' 00"W
C9	16.56	11.74	80° 48' 49"	15.22	S55° 45' 49"W
C10	68.38	49.00	79° 57' 13"	62.96	N44° 30' 29"W
C11	25.16	759.23	1° 53' 56"	25.16	S14° 22' 43"W
C12	66.69	69.00	55° 22' 25"	64.12	N56° 06' 41"W
C13	15.42	10.00	88° 22' 25"	13.94	N44° 43' 23"E
C14	15.89	10.00	91° 02' 27"	14.27	S45° 34' 13"E
C15	15.75	10.45	86° 20' 50"	14.30	S31° 55' 35"E
C16	16.16	10.85	85° 21' 23"	14.71	N63° 16' 18"E
C17	23.56	31.32	43° 06' 11"	23.01	N29° 09' 25"E
C18	26.70	23.50	65° 06' 24"	25.29	S51° 15' 21"E
C19	19.05	25.32	43° 05' 54"	18.60	N29° 09' 52"E
C20	31.51	15.52	116° 19' 18"	26.37	N39° 28' 54"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	35.79	32.21	63° 40' 13"	33.98	S50° 33' 00"E
C22	28.72	69.00	23° 50' 44"	28.51	N11° 22' 26"W

CLIENT:

MATTHEW BROCK
LEMMON

NO.	DATE	REVISION DESCRIPTION

CONSULTANT:

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OHIO 44215

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