

10-174

SUMMIT COUNTY



Legislative Summary Sheet

Council Office
175 South Main Street
Akron, OH 44308
330.643.2725 phone
330.643.2531 fax

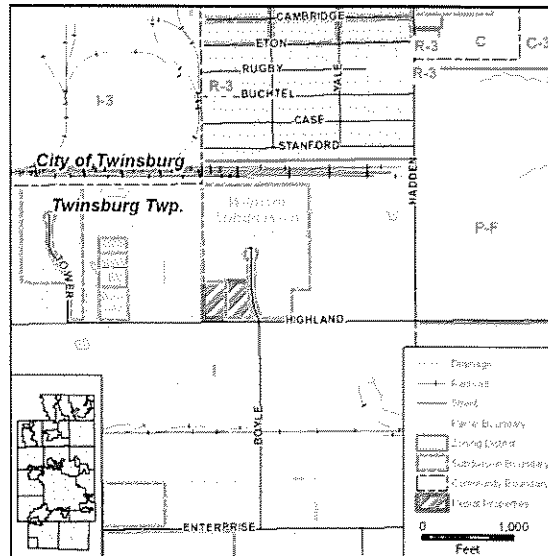
Subject: Wilhelm Subdivision, Replat,
Twinsburg Township

Elected Official/Agency: Executive/
Community & Economic Development

Department/Agency Contact: Nick
Lautzenheiser, GIS Technical
Applications Administrator (Ext. 7440)

Council District(s)/Representative:
District 1, Nick Kostandaras

Location/Proposal: The subject site is located in the Wilhelm Subdivision at the northwest corner of the intersection of Highland Road and Boyle Parkway in Twinsburg Township (see location map). The Wilhelm Subdivision is located directly south of the Twinsburg Heights neighborhood and southeast of the former Twinsburg Stamping Plant.



The subject location is primarily flat and has no environmental constraints or other site limitations (see GIS map).

The applicant proposes to combine Sublot 1Ra of the Wilhelm Subdivision with the westerly adjacent unplatted property (parcel number 4802770) to create a new Sublot 1Ra2 (see attached Replat). Both affected parcels are owned by C.P.R. Enterprises, LLC. The proposed Replat property encompasses 4.686 acres.

Prior Approvals/Recommendations: The Replat was signed by the Twinburg Township Zoning Inspector on March 5, 2010. No objections to the proposal were raised by commenting agencies. A revised Replat was submitted March 19, 2010. All of the comments from the Summit County Engineer have been satisfied. The Replat was approved and signed by the Summit County Planning Commission on March 25, 2010. The Replat was approved and signed by the Summit County Engineer on March 26, 2010.

Evaluation: Staff recommends **APPROVAL**.

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WILHELM SUBDIVISION REPLAT NO. 2

COMBINING LOT 18a WITH WESTERLY ADJACENT PROPERTY, AND THEIR RESPECTIVE EASEMENTS, AND CREATING LOT 18a-2.

SITUATED IN THE TOWNSHIP OF TWINBURG, COUNTY OF SUMMIT, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NO. 8 TRACT IN AND BEING A REPLAT OF LOT NO. 18a IN THE WILHELM SUBDIVISION REPLAT AS RECORDED IN RN 53460665 OF SUMMIT COUNTY RECORDS.

SURVEYED IN DECEMBER OF 2009.

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1
3

ACCEPTANCE:

WE, THE UNDERSIGNED OWNERS AND HOLDERS OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS EMBRACED WITHIN THIS SUBDIVISION DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS, EASEMENTS AND PARKS SHOWN UPON THIS PLAT.

WITNESSES

CPR ENTERPRISES, LLC

STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGED SIGNING THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HEREBY UNTO SET MY HAND AND OFFICIAL SEAL AT _____

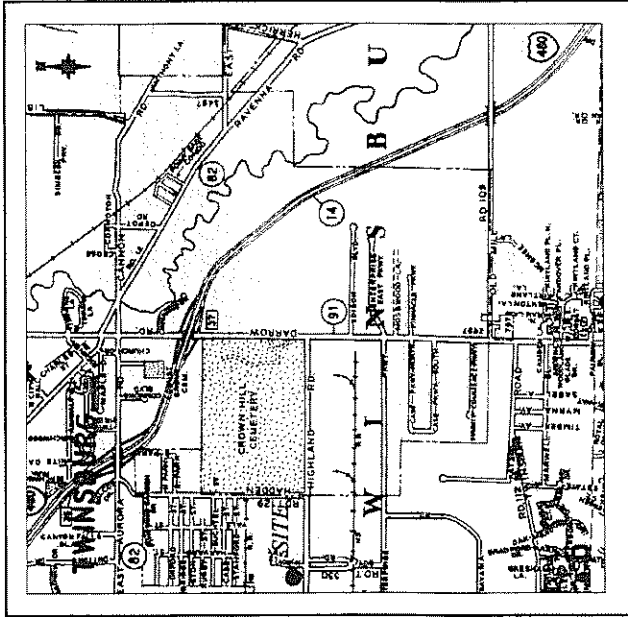
_____, OHIO, THIS _____ DAY OF _____, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

DRAINAGE MAINTENANCE ASSESSMENT:

ALL FEE HOLDERS AND THOSE RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED BY THE COUNTY PURSUANT TO ORC 6137.



VICINITY MAP

SCALE: 1"=5280'

SURVEYOR'S CERTIFICATION:

THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND WAS PREPARED FROM A FIELD SURVEY UNDER MY SUPERVISION AND FROM RECORD INFORMATION, AND THAT I HAVE FOUND OR SET THE PINS AND MEASUREMENTS SHOWN ON THIS PLAT, DIMENSIONS SHOWN ON THIS PLAT ARE CORRECT AND MEASUREMENTS SHOWN ON THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John R. Albran
JOHN R. ALBRAN, PROFESSIONAL SURVEYOR # 7651
DATE: 3/16/10



APPROVALS:

THIS REPLAT APPROVED BY THE COUNTY ENGINEER FOR SUMMIT COUNTY OHIO THIS 24th DAY OF March 2010.

Alan Brubaker
ALAN BRUBAKER, P.E., P.S. COUNTY ENGINEER

THIS REPLAT APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 25th DAY OF March 2010.

Alfred Hayes
ALFRED HAYES, CHAIRPERSON PLANNING COMMISSION

Rosemary Small
ROSEMARY SMALL, SECRETARY

THIS REPLAT APPROVED BY THE COUNTY EXECUTIVE OF THE COUNTY OF SUMMIT THIS _____ DAY OF _____, 2010.

COUNTY EXECUTIVE

THIS REPLAT APPROVED BY THE COUNTY OF SUMMIT COUNCIL, ORDINANCE _____, THIS _____ DAY OF _____, 2010.

COUNCIL PRESIDENT

CLERK OF COUNCIL

THIS REPLAT APPROVED BY THE TWINBURG TOWNSHIP ZONING INSPECTOR THIS 25th DAY OF March 2010.

Alice E. Hanicki
ALICE E. HANICKI, ZONING INSPECTOR

COVENANTS RESTRICTIONS:

AN EASEMENT 10 FEET IN WIDTH ON THE FRONT REAR AND ALL SIDES OF ALL LOTS IS HEREBY RESERVED FOR THE COUNTY OF SUMMIT COUNCIL FOR THE PURPOSE OF CONSTRUCTING OPERATING AND MAINTAINING SANITARY SEWER, WATERLINES, OPEN OR CLOSED STORM SEWERS, TELEPHONE, ELECTRIC OR OTHER UTILITIES.

SITE DATA:

TOTAL NUMBER OF SUBLOTS: 1
4.886 TOTAL ACRES
4.686 ACRES IN SUBLOTS

Fiscal Officer's Stamp

Recording Department's Stamp

WILHELM SUBDIVISION REPLAT NO. 2

COMBINING LOT 18 WITH WESTERN ADVANTAGE PROPERTY, AND OTHER RESPECTIVE EASEMENTS, AND CREATING LOT 18a2.

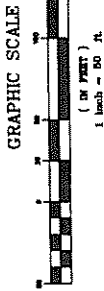
SITUATED IN THE TOWNSHIP OF TRUMBURG, COUNTY OF SUMMIT, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NO. 8, TRACT 18A AND BEING A REPLAT OF LOT NO. 18a IN THE WILHELM SUBDIVISION REPLAT AS RECORDED IN AN 5166666 OF SUMMIT COUNTY RECORDS.

SURVEYED IN DECEMBER OF 2009.

NORTH IS BASED UPON THE CENTERLINE OF HIGHLAND ROAD BEING N89°18'39"W AS SHOWN ON THE WILHELM SUBDIVISION PLAT AS RECORDED IN CABINET K, SLIDE 878-879 OF SUMMIT COUNTY RECORDS AND IS TO BE USED FOR REFERENCE ONLY.

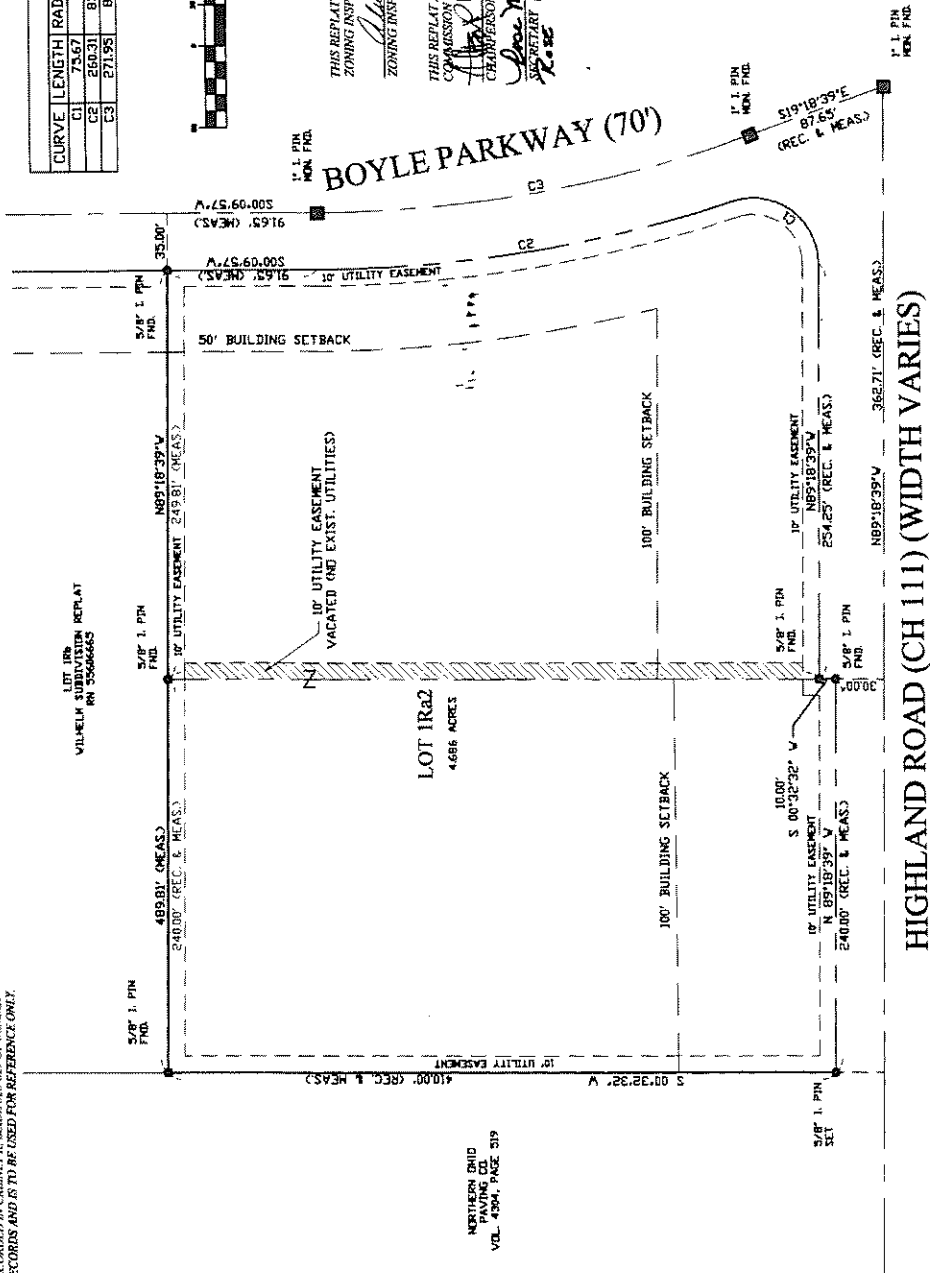
- LEGEND.**
- - 3/8" IRON PIN SET
 - - PIN OR PIPE FOUND
 - - MONUMENT ROCK FOUND
- UTILITY NOTE.**
- PARCEL IS SERVED BY A PUBLIC SANITARY SEWER AND WATERLINE.

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	75.67	40.00	108°23'07"	64.88	N36°29'47"E
C2	260.31	895.00	17°51'43"	259.26	S08°45'55"E
C3	271.95	800.00	19°28'36"	270.64	S09°34'21"E



THIS REPLAT APPROVED BY THE TRUMBURG TOWNSHIP ZONING INSPECTOR THIS 22 DAY OF March 2010.
Alvin J. Hasselquist
ZONING INSPECTOR

THIS REPLAT APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS 25 DAY OF March, 2010.
Dee Marie Swell
SECRETARY
Rosemary Kelly Swell
CHAIRPERSON



WILHELM SUBDIVISION REPLAT NO. 2 STRUCTURE SKETCH

COMBINING LOT 16a WITH WESTERLY ADJACENT PROPERTY, AND THEIR
RESPECTIVE EASEMENTS, AND CREATING LOT 16a2.

SITUATED IN THE TOWNSHIP OF TWINBURG, COUNTY OF SUMMIT, AND
STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NO. 8, TRACT 1A,
AND BEING A REPLAT OF LOT NO. 16a IN THE WILHELM SUBDIVISION
REPLAT AS RECORDED IN BK 51666663 OF SUMMIT COUNTY RECORDS.

SURVEYED IN DECEMBER OF 2009

NORTH IS BASED UPON THE CENTERLINE OF HIGHLAND ROAD
BEING N89°18'39"W AS SHOWN ON THE WILHELM SUBDIVISION
PLAN AS RECORDED IN CARNETT & SUDER 82-825 OF SUMMIT
COUNTY RECORDS AND IS TO BE USED FOR REFERENCE ONLY.

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	75.67	4000	108°53'09"	64.88	N85°29'47"E
C2	240.91	835.00	173°51'43"	85.928	S08°45'55"E
C3	871.93	808.00	19°28'36"	270.84	S09°34'21"E

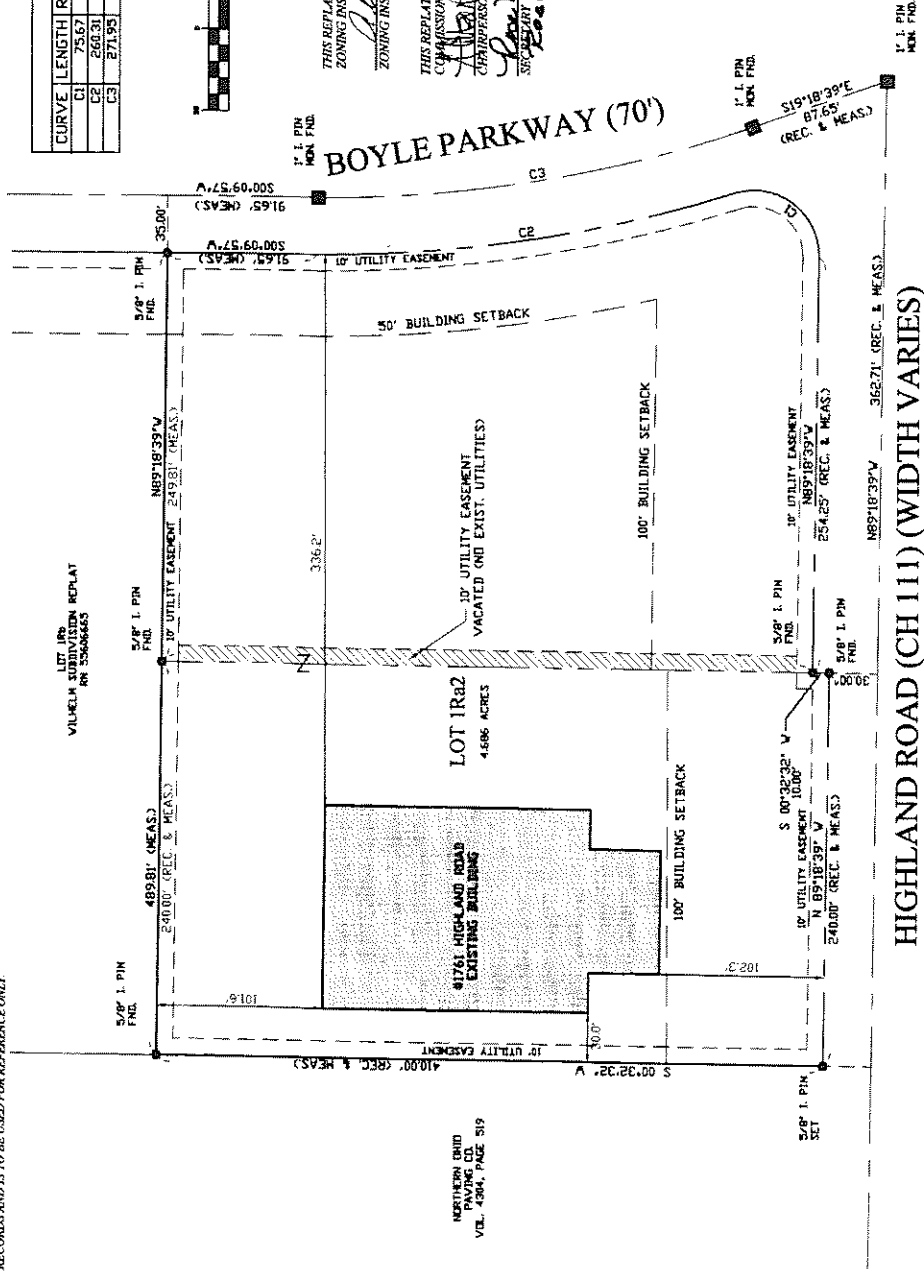
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft

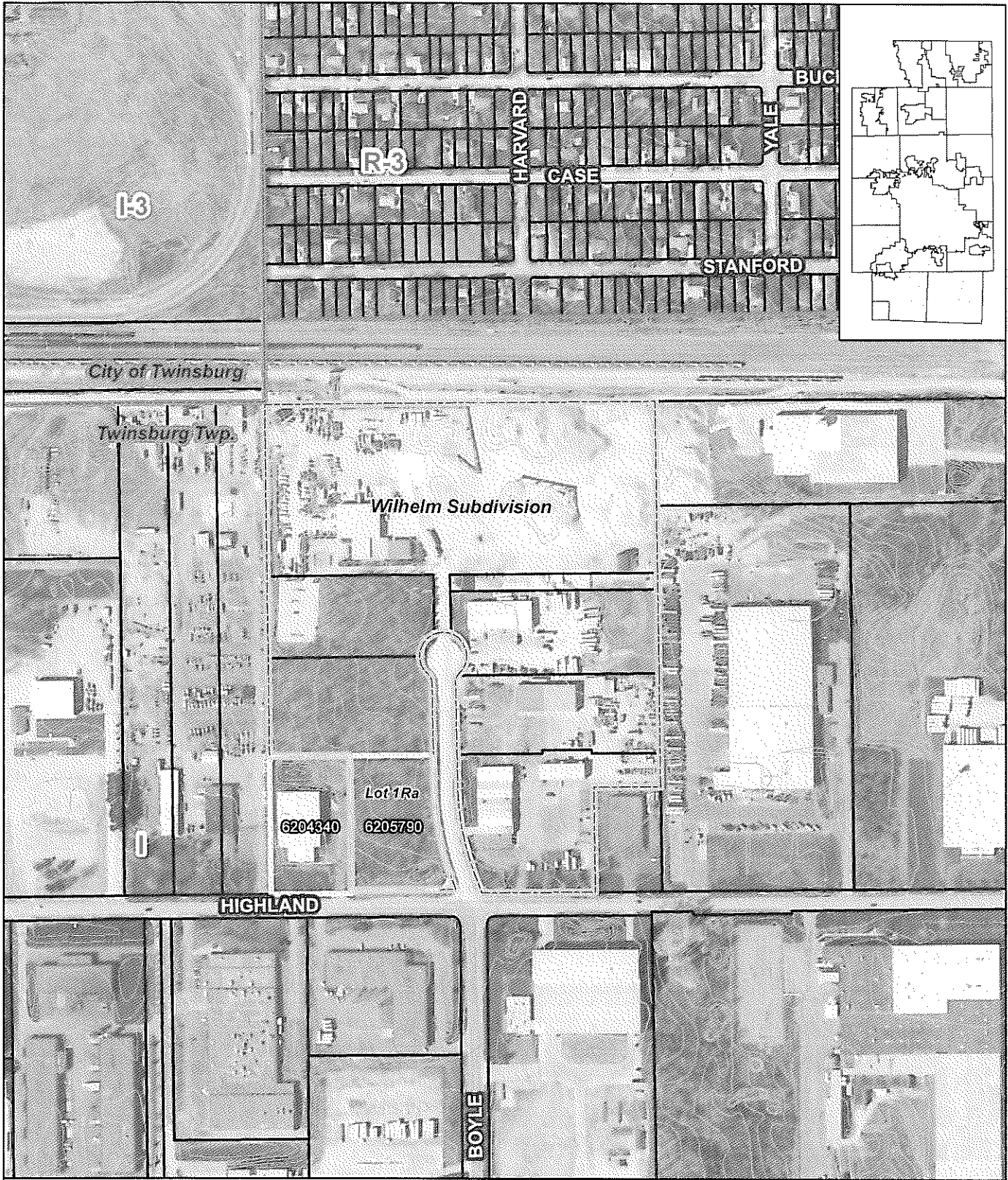


THIS REPLAT APPROVED BY THE TWINBURG TOWNSHIP
ZONING INSPECTOR THIS 27 DAY OF March, 2010.
David L. Karschke
ZONING INSPECTOR

THIS REPLAT APPROVED BY THE SUMMIT COUNTY PLANNING
COMMISSION THIS 25 DAY OF March, 2010.
John W. Harkness
CHAIRPERSON

Steve M. Smith
SECRETARY





Wilhelm Subdivision

Replat

Twinsburg Township

- 2 Ft. Contour
- 10 Ft. Contour
- Parcel Boundary
- Zoning Boundary
- Replat Properties
- Community Boundary
- Subdivision Boundary

