

RESOLUTION NO. 23-2010

Offered by All of Council

A RESOLUTION EXTENDING THE APPROVAL OF THE PRELIMINARY PLAT OF THE HIGHLAND ACRES SUBDIVISION FOR ONE YEAR

WHEREAS, the preliminary plat of the Highland Acres Subdivision was approved by this Council on May 14, 2009 by Resolution 21-2009; and

WHEREAS, this Council wishes to extend the approval of the Highland Acres Subdivision pursuant to Section 3.4.1.d of the Subdivision Code for a period of one year;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, Summit County, Ohio:

SECTION 1. That pursuant to Subdivision Code Section 3.4.1.d, the preliminary plat of the Highland Acres Subdivision, as approved on May 14, 2009, by Resolution 21-2009 is hereby extended for a period of one year.

SECTION 2. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 6/1/2010

John J. Corbett
President of Council

Michael J. ...
Mayor

Dated: 6/1/2010

ATTEST:

Carolyn E. Sullivan
Clerk of Council

Memo

To: Richfield Village Council
Regarding: Highland Acres, Resolution 23-2010
From: Roger Davis Swan
Date: May 3, 2010

The Planning Commission has recommended that the preliminary plan approval for this proposed subdivision be extended for one year. The Law Director has also suggested that the Council approve this request since both the Commission and the Council approve preliminary plans when originally requested.

I will attach the letter of request and a rendition of the plan. This proposed subdivision would be located between Deer Creek Trail and Brush Road.



THE C.J. ZAK CO., INC.

April 1, 2010

Mr. Roger Swan, Zoning Inspector
Village of Richfield
4410 West Streetsboro Road
Richfield, Ohio 44286

Re: Highland Acres Subdivision

Dear Roger:

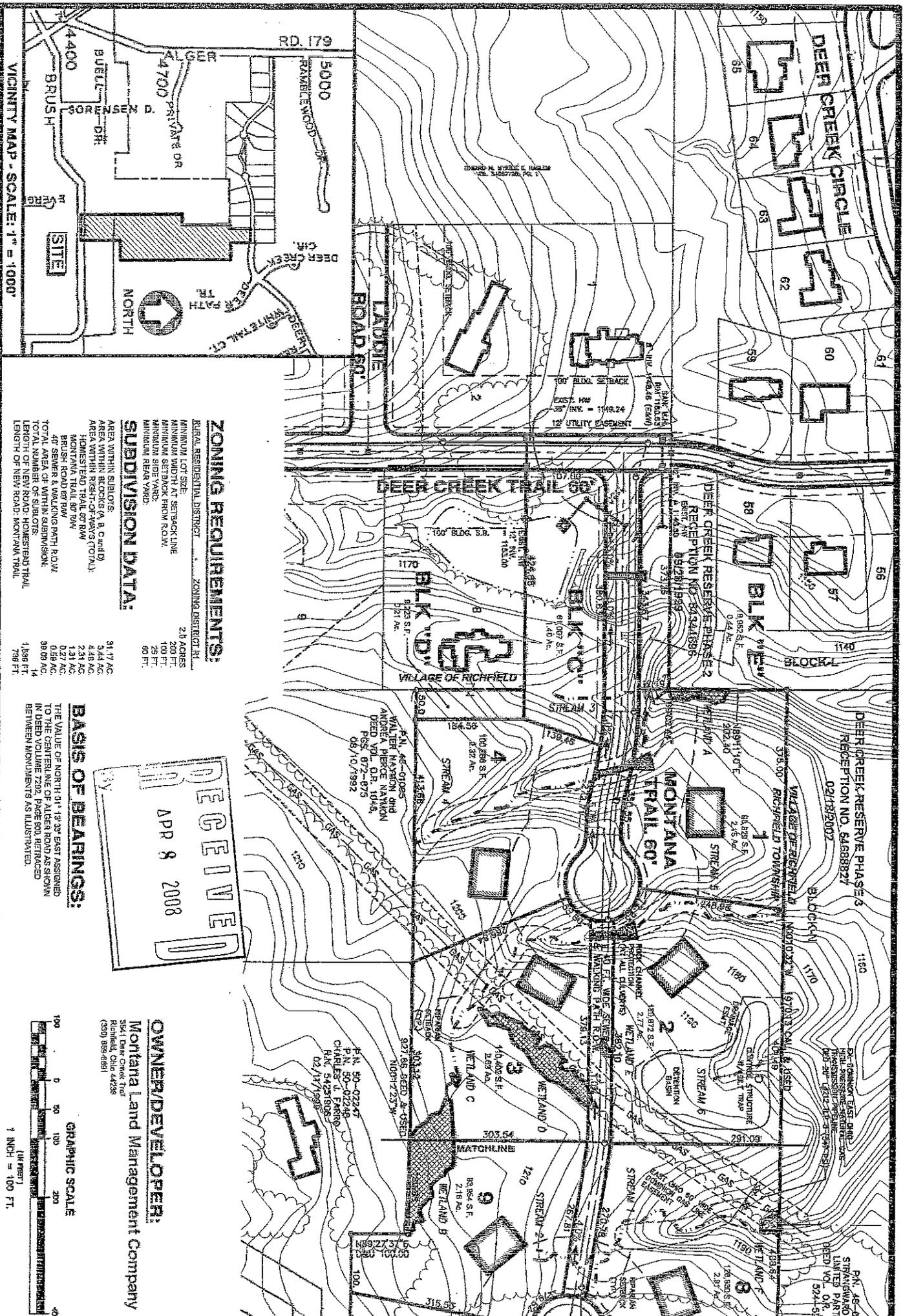
We would like to request an extension of time on our preliminary plan approval for Highland Acres Subdivision. Per the subdivision regulations (copy enclosed), 3.4.1 paragraph C4, an extension of time may be granted past the one year effective date. Our preliminary plan was approved by Council on May 14, 2009.

Due to the state of the economy we would like to delay submitting the final plans for a period of one year. The extension of time for the approved preliminary plan would save us all a lot of money, time and work considering the effort it took for the preliminary plans to be approved.

If you require any additional information or if we need to meet with anyone regarding this matter, please feel free to contact me at (330)659-6691. Please advise.

Sincerely,

Laura L. Zak,
Owner



VICINITY MAP - SCALE: 1" = 1000'

NO.	REVISIONS	DATE	BY	R.D.S.
1	ADDED WETLANDS	04/04/08		
2	REVISED SITE, TOLDE ORCHARD	04/07/08		

HOWARD R. GELLET & ASSOCIATES, INC.
 2400 Rockwood Road - Suite 200 - Cincinnati, OH 45245
 (513) 533-4350 FAX (513) 533-4352

ZONING REQUIREMENTS:

RURAL RESIDENTIAL DISTRICT - ZONING DISTRICT R1

MINIMUM LOT SIZE: 2 1/2 ACRES
 MINIMUM LOT 74 FT SETBACK LINE
 MINIMUM SETBACK FROM SOA: 100 FT
 MINIMUM SIDE YARD: 25 FT
 MINIMUM REAR YARD: 60 FT

SUBDIVISION DATA:

AREA WITHIN SUBLOTS: 34.17 AC
 AREA WITHIN RIGHT-OF-WAYS (TOTAL): 34.44 AC
 HOMESTEAD TRAIL 60 RW: 2.31 AC
 MONTANA TRAIL 60 RW: 1.31 AC
 BRUSH ROAD 60 RW: 0.27 AC
 40' SEWER & WALKING PATH ROW: 0.56 AC
 TOTAL AREA OF WITHIN SUBLOTS: 38.09 AC
 LENGTH OF NEW ROAD, MONTANA TRAIL: 1/4 MILE
 726 FT

BASIS OF BEARINGS:

THE VALUE OF NORTH 01° 19' 33" EAST ASSIGNED TO THE CENTERLINE OF ALGER ROAD AS SHOWN IN DEED VOLUME 7202, PAGES 800, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

OWNERS/DEVELOPER:

Montana Land Management Company
 5641 Deer Creek Trail
 Richfield, Ohio 44295
 (330) 859-6991

PRELIMINARY PLAN FOREST ESTATES

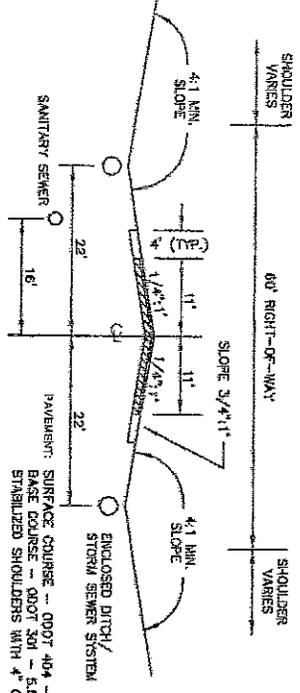
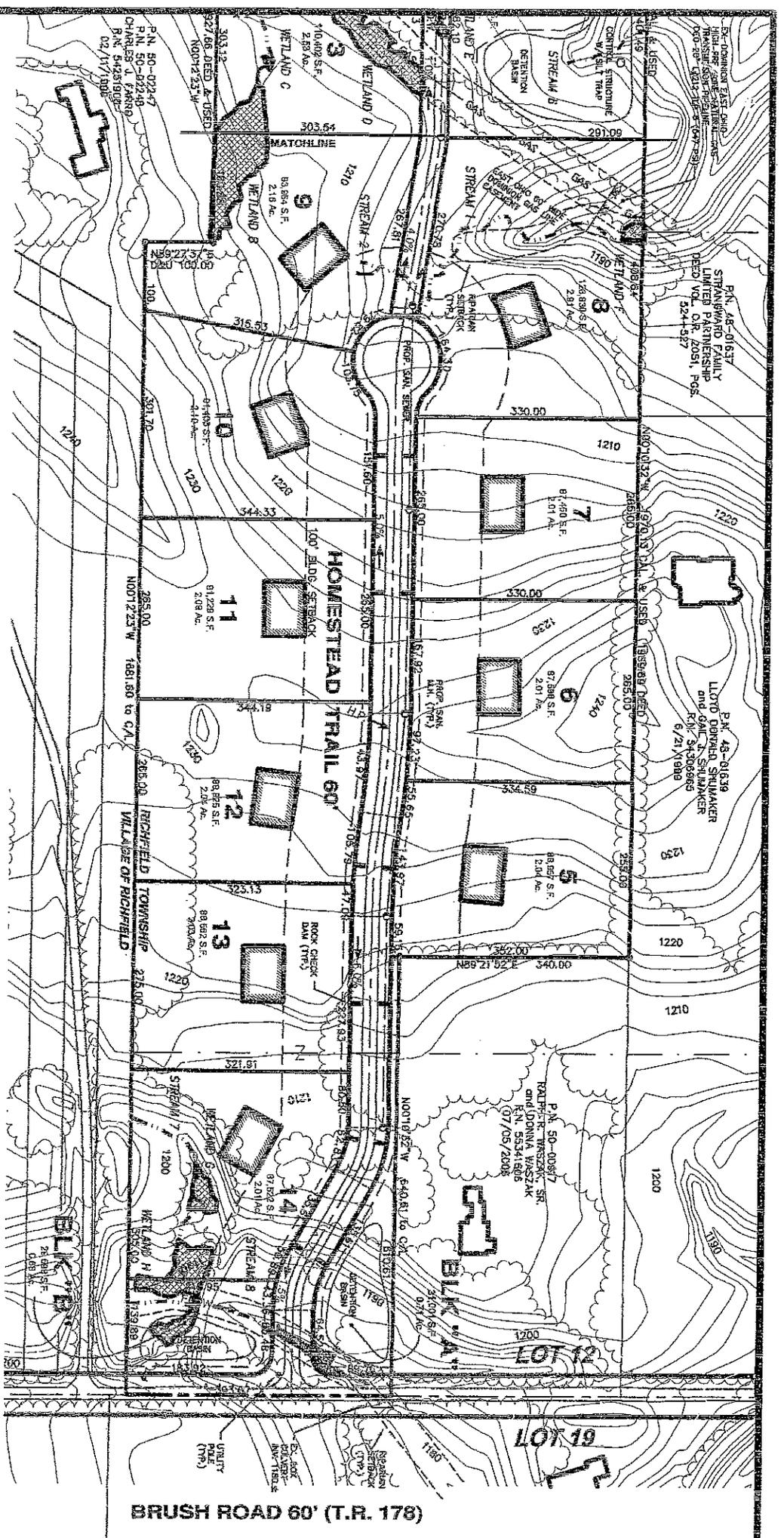
DATE: MARCH 24, 2008
 HORIZ. SCALE: 1" = 100'
 VERT. SCALE: 1" = 10'
 SHEET NO. 002198P-R1
 DRAWN BY: R.D.S.
 CHECKED BY: R.S.

RECEIVED
 APR 8 2008

GRAPHIC SCALE

1 INCH = 100 FT.

0 50 100 200 400



WETLAND INFORMATION:
 BY CHAGRIN VALLEY ENGINEERING, INC.



GENERAL NOTES:
 THE PROPOSED SUBDIVISION WILL UTILIZE ON SITE WATER WELLS AND SANITARY SEWERS.
 EXISTING CONTOURS AT 2 FT. INTERVALS, FLOWN BY AERCON.
 PROPOSED HOUSE LOCATION, SUBJECT TO CHANGE.

REFERENCED THE LOCATION OF
 REBER'S (ACCOMPANIED)
 R.O. 54306865
 (SEE SHEET 154)



BENCH MARK:
 SUMMIT COUNTY BENCH MARK - BRONZE DISK IN N.E. CORNER OF CONCRETE BRIDGE ABUTMENT TOWNSHIP RD. STA. 44494.5, 194 FT. ELEVATION = 1024.82
 T.B.M.
 TEMPORARY BENCH MARK - 8" DIA. OF SANITARY SEWER MANHOLE AT STA. 44400.18 ELEVATION = 1140.00

TYPE 1A (RESIDENTIAL ZONING ONLY)
 LOCAL 60 FT. RIGHT-OF-WAY

NO.	REVISIONS	DATE	BY
1	ADDED WETLANDS	04/04/08	R.D.S.
2	REVISED S.L. OLDF ORCHARD	04/07/08	R.D.S.

HOWARD R. SEELER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 4100 Adams Ave. Ste. 200
 Columbus, OH 43219-3000
 (614) 291-0000



SITUATED IN THE VILLAGE OF RICHFIELD and
 TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT and
 STATE OF OHIO AND KNOWN AS BEING PART OF
 ORIGINAL LOT NO. 12, TRACT 1
 IN SAID TOWNSHIP.



PRELIMINARY PLAN
FOREST ESTATES

DATE	BY
MARCH 24, 2008	R.D.S.
APRIL 24, 2008	R.D.S.
MAY 14, 2008	R.D.S.
JULY 14, 2008	R.D.S.
SEPTEMBER 14, 2008	R.D.S.
NOVEMBER 14, 2008	R.D.S.
JANUARY 14, 2009	R.D.S.
MARCH 14, 2009	R.D.S.
MAY 14, 2009	R.D.S.
JULY 14, 2009	R.D.S.
SEPTEMBER 14, 2009	R.D.S.
NOVEMBER 14, 2009	R.D.S.
JANUARY 14, 2010	R.D.S.
MARCH 14, 2010	R.D.S.
MAY 14, 2010	R.D.S.
JULY 14, 2010	R.D.S.
SEPTEMBER 14, 2010	R.D.S.
NOVEMBER 14, 2010	R.D.S.
JANUARY 14, 2011	R.D.S.
MARCH 14, 2011	R.D.S.
MAY 14, 2011	R.D.S.
JULY 14, 2011	R.D.S.
SEPTEMBER 14, 2011	R.D.S.
NOVEMBER 14, 2011	R.D.S.
JANUARY 14, 2012	R.D.S.
MARCH 14, 2012	R.D.S.
MAY 14, 2012	R.D.S.
JULY 14, 2012	R.D.S.
SEPTEMBER 14, 2012	R.D.S.
NOVEMBER 14, 2012	R.D.S.
JANUARY 14, 2013	R.D.S.
MARCH 14, 2013	R.D.S.
MAY 14, 2013	R.D.S.
JULY 14, 2013	R.D.S.
SEPTEMBER 14, 2013	R.D.S.
NOVEMBER 14, 2013	R.D.S.
JANUARY 14, 2014	R.D.S.
MARCH 14, 2014	R.D.S.
MAY 14, 2014	R.D.S.
JULY 14, 2014	R.D.S.
SEPTEMBER 14, 2014	R.D.S.
NOVEMBER 14, 2014	R.D.S.
JANUARY 14, 2015	R.D.S.
MARCH 14, 2015	R.D.S.
MAY 14, 2015	R.D.S.
JULY 14, 2015	R.D.S.
SEPTEMBER 14, 2015	R.D.S.
NOVEMBER 14, 2015	R.D.S.
JANUARY 14, 2016	R.D.S.
MARCH 14, 2016	R.D.S.
MAY 14, 2016	R.D.S.
JULY 14, 2016	R.D.S.
SEPTEMBER 14, 2016	R.D.S.
NOVEMBER 14, 2016	R.D.S.
JANUARY 14, 2017	R.D.S.
MARCH 14, 2017	R.D.S.
MAY 14, 2017	R.D.S.
JULY 14, 2017	R.D.S.
SEPTEMBER 14, 2017	R.D.S.
NOVEMBER 14, 2017	R.D.S.
JANUARY 14, 2018	R.D.S.
MARCH 14, 2018	R.D.S.
MAY 14, 2018	R.D.S.
JULY 14, 2018	R.D.S.
SEPTEMBER 14, 2018	R.D.S.
NOVEMBER 14, 2018	R.D.S.
JANUARY 14, 2019	R.D.S.
MARCH 14, 2019	R.D.S.
MAY 14, 2019	R.D.S.
JULY 14, 2019	R.D.S.
SEPTEMBER 14, 2019	R.D.S.
NOVEMBER 14, 2019	R.D.S.
JANUARY 14, 2020	R.D.S.
MARCH 14, 2020	R.D.S.
MAY 14, 2020	R.D.S.
JULY 14, 2020	R.D.S.
SEPTEMBER 14, 2020	R.D.S.
NOVEMBER 14, 2020	R.D.S.
JANUARY 14, 2021	R.D.S.
MARCH 14, 2021	R.D.S.
MAY 14, 2021	R.D.S.
JULY 14, 2021	R.D.S.
SEPTEMBER 14, 2021	R.D.S.
NOVEMBER 14, 2021	R.D.S.
JANUARY 14, 2022	R.D.S.
MARCH 14, 2022	R.D.S.
MAY 14, 2022	R.D.S.
JULY 14, 2022	R.D.S.
SEPTEMBER 14, 2022	R.D.S.
NOVEMBER 14, 2022	R.D.S.
JANUARY 14, 2023	R.D.S.
MARCH 14, 2023	R.D.S.
MAY 14, 2023	R.D.S.
JULY 14, 2023	R.D.S.
SEPTEMBER 14, 2023	R.D.S.
NOVEMBER 14, 2023	R.D.S.
JANUARY 14, 2024	R.D.S.
MARCH 14, 2024	R.D.S.
MAY 14, 2024	R.D.S.
JULY 14, 2024	R.D.S.
SEPTEMBER 14, 2024	R.D.S.
NOVEMBER 14, 2024	R.D.S.
JANUARY 14, 2025	R.D.S.
MARCH 14, 2025	R.D.S.
MAY 14, 2025	R.D.S.
JULY 14, 2025	R.D.S.
SEPTEMBER 14, 2025	R.D.S.
NOVEMBER 14, 2025	R.D.S.
JANUARY 14, 2026	R.D.S.
MARCH 14, 2026	R.D.S.
MAY 14, 2026	R.D.S.
JULY 14, 2026	R.D.S.
SEPTEMBER 14, 2026	R.D.S.
NOVEMBER 14, 2026	R.D.S.
JANUARY 14, 2027	R.D.S.
MARCH 14, 2027	R.D.S.
MAY 14, 2027	R.D.S.
JULY 14, 2027	R.D.S.
SEPTEMBER 14, 2027	R.D.S.
NOVEMBER 14, 2027	R.D.S.
JANUARY 14, 2028	R.D.S.
MARCH 14, 2028	R.D.S.
MAY 14, 2028	R.D.S.
JULY 14, 2028	R.D.S.
SEPTEMBER 14, 2028	R.D.S.
NOVEMBER 14, 2028	R.D.S.
JANUARY 14, 2029	R.D.S.
MARCH 14, 2029	R.D.S.
MAY 14, 2029	R.D.S.
JULY 14, 2029	R.D.S.
SEPTEMBER 14, 2029	R.D.S.
NOVEMBER 14, 2029	R.D.S.
JANUARY 14, 2030	R.D.S.
MARCH 14, 2030	R.D.S.
MAY 14, 2030	R.D.S.
JULY 14, 2030	R.D.S.
SEPTEMBER 14, 2030	R.D.S.
NOVEMBER 14, 2030	R.D.S.

BRUSH ROAD 60' (T.R. 178)