

20080808_EllsworthZone.mxd

ZONE CHANGE REQUEST

ZC# AND TOWNSHIP: **08-ZC-001 ELLSWORTH TOWNSHIP**

CHANGE REQUESTED: REQUEST TO REZONE FROM AN AGRICULTURAL AND RESIDENTIAL R-1 ZONING DISTRICTS TO A BUSINESS B-2 ZONING DISTRICT.

REQUESTED BY: MR. LEE SANDSTROM

TWP. HEARING DATE: NONE PROVIDED

LOCATION/DESCRIPTION: THIS REQUEST IS TO REZONE ONE PARCEL IN ITS ENTIRETY AND ANOTHER PARCEL TO A DEPTH OF 500' FROM RESIDENTIAL R-1 AND AGRICULTURAL ZONING DISTRICT TO A BUSINESS B-2 ZONING DISTRICT. THE REQUEST IS LOCATED ALONG THE SOUTH R/W OF RT. 224 APPROX. 1819.55' EAST OF THE RT. 224 - RT. 45 INTERSECTION. THE FIRST PARCEL HAS 125' OF FRONTAGE, A DEPTH OF 350', CONTAINS 1 ACRE, AND IS REGULAR IN SHAPE. THE SECOND PARCEL HAS FRONTAGE OF 193' AND 125.07', A DEPTH OF APPROX. 1069', CONTAINS 16.25 ACRES AND IS IRREGULAR IN SHAPE. THE REQUEST IS TO REZONE TO BUSINESS B-2 FOR A DEPTH OF 500'. THE CURRENT ZONING IS RESIDENTIAL R-1 FOR A DEPTH OF 250' WITH THE REMAINDER ZONED AGRICULTURAL.

PARCEL NUMBER: 23-052-N-021-01-0
23-052-N-022-00-0

SUMMER WIND DEVELOPMENT PLAT NO. 2

PART OF LOT 8, CANFIELD TWP., MAHONING CO., OHIO
REVISED: AUGUST 12, 2008

PREPARED BY:
ADVANCED LAND MEASUREMENT, INC.
PROFESSIONAL SURVEYORS
7453 WARREN-SHARON ROAD
BROOKFIELD, OHIO 44603
PHONE: (330)446-6281 FAX: (330)446-6281
MATTHEWA, MARYS.S. NO. 7447



VICINITY SKETCH

I do hereby certify that I have surveyed the site and prepared the plat shown herein, that said plat is correct and that all linear measurements are in feet and inches.

Matthew A. Mays
MATTHEWA, MARYS.S. NO. 7447



The Ohio State Board of Survey, created by Public Law 104-191, Chapter 173, of the Revised Code, requires that all surveys be conducted in accordance with the standards set forth in the Ohio Surveying Act, Chapter 173, of the Revised Code. The Ohio State Board of Survey has approved this plat as being in accordance with the standards set forth in the Ohio Surveying Act, Chapter 173, of the Revised Code.

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

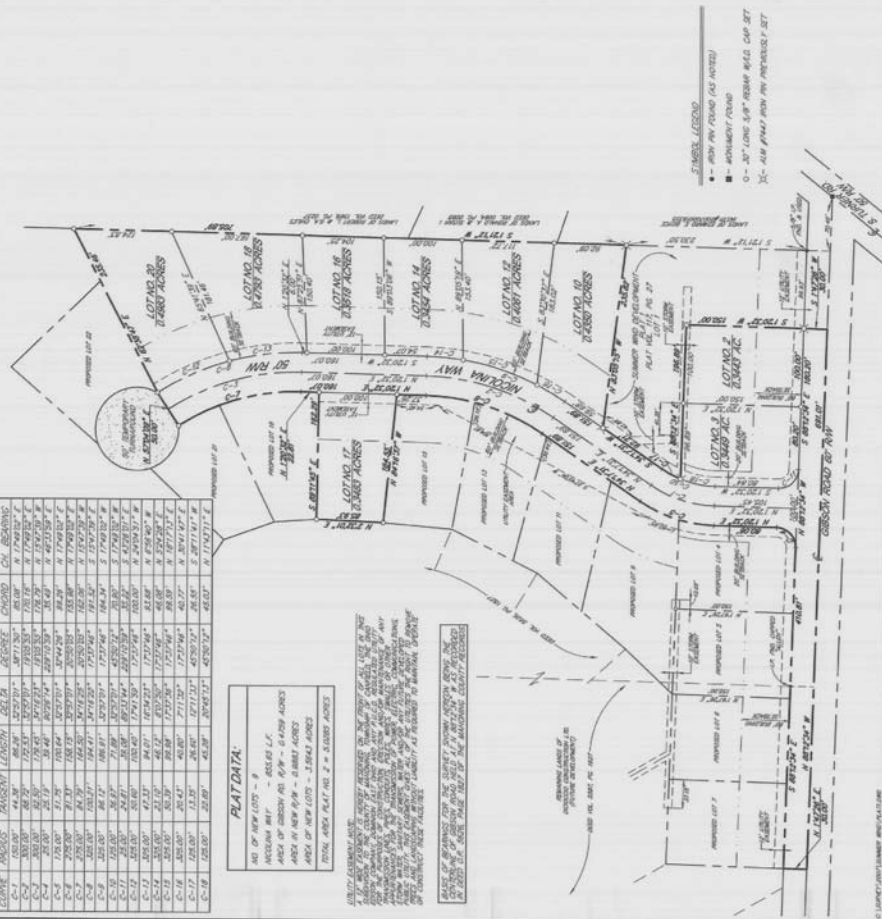
APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION: _____ DATE: _____

| CURVE | ARC | TRANSVERSE | LENGTH | AREA | CHORD | CH. BEARING |
|-------|---------|------------|--------|-----------|---------|-----------------|
| C-1 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-2 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-3 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-4 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-5 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-6 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-7 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-8 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-9 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-10 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-11 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-12 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-13 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-14 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-15 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-16 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-17 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |
| C-18 | 105.00' | 44.84' | 66.28' | 1,275.57' | 871.36' | N. 74°42'12" E. |

| PLAT DATA |
|---------------------------------------|
| AREA OF NEW LOTS - 8 |
| PERCENTAGE OF AREA - 85.81% L.C. |
| AREA OF REMAINING LOTS - 14,009 ACRES |
| AREA OF NEW LOTS - 1,204 ACRES |
| TOTAL AREA PLAT NO. 2 - 15,213 ACRES |

STREET FRONTAGE DATA
STREET FRONTAGE OF NEW LOTS - 1,204 ACRES
STREET FRONTAGE OF REMAINING LOTS - 14,009 ACRES
STREET FRONTAGE OF PLAT NO. 2 - 15,213 ACRES



SUMMER WIND DEVELOPMENT PLAT NO. 2

PC#6429-5

FINAL

CANFIELD TOWNSHIP

OWNER/DEVELOPER: DICIOCCIO CONSTRUCTION, LTD.

ENG./SURVEYOR: MATTHEW A. HART

THIS PLAT PROPOSES THE PLATTING OF NINE NEW LOTS (NOS. 2, 3, 10, 12, 14 16, 17, 18 & 20) AND APPROXIMATELY 855.65' OF NEW STREET (NICOLINA WAY). LOCATED ALONG THE NORTH R/W OF GIBSON RD. APPROX. 71.49' WEST OF THE GIBSON RD. - S.TURNER RD. INTERSECTION. SEWER IS AVAILABLE TO THIS SITE, WELL WATER WILL BE PROVIDED TO THE SITE.

1. CASH WAS ACCEPTED IN LIEU OF LAND BY THE COMMISSION. AN UPDATED TAX DUPLICATE WILL BE NEEDED IN OUR OFFICE SO AN ACCURATE AMOUNT CAN BE DETERMINED.
2. GUARANTEE FOR INSTALLATION OF IMPROVEMENTS
 ALL IMPROVEMENTS REQUIRED HEREIN SHALL BE CONSTRUCTED PRIOR TO THE RECORDING OF A FINAL PLAT AS FOLLOWS:
STREET: SHALL BE COMPLETED TO THE MINIMUM OF A BINDER COAT.
SANITARY SEWER: SHALL HAVE A LETTER OF CONFIRMATION AS TO BEING OPERATIONAL FOR ITS INTENDED PURPOSE BY THE SANITARY ENGINEER.
3. PRIOR TO THE ENDORSEMENT OF A MAJOR PLAT, SUBDIVIDER (OWNER) SHALL FILE IN THE PLANNING COMMISSION OFFICE COMPLETE DRAWINGS OF ALL IMPROVEMENTS AS REQUIRED BY THE COMMISSION, AND THE SIGNED, NOTARIZED AFFIDAVIT OF COMPLIANCE.
4. THE SUBDIVIDER SHALL MAINTAIN ALL IMPROVEMENTS FOR 1 YEAR AFTER COMPLETION AS DETERMINED BY THE INSPECTION OF THE COUNTY ENGINEER. MAINTENANCE SHALL BE GUARANTEED BY THE POSTING OF A MAINTENANCE BOND OR SOME OTHER SUITABLE INSTRUMENT AS APPROVED BY THE PLANNING COMMISSION. THE AMOUNT OF THE GUARANTEE SHALL EQUAL TO 10% OF THE TOTAL ESTIMATED COST OF ALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. (5.10.04)
5. A SEDIMENT CONTOL PLAN SHALL BE FILED WITH AND APPROVED BY THE COUNTY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY TAKING PLACE (4.7).
6. ALL IMPROVEMENTS CONTAINED WITHIN A RECORDED FINAL PLAT SHALL BE COMPLETED WITHIN TWO (2) YEARS, UNLESS AN EXTENSION OF TIME IS GRANTED BY THE COMMISSION

PARCEL NUMBER: 26-001-0-011.03-0