Replat #4

Hickory Woods

Medina Township

Meeting:	April 6, 2022	**Sublots:**	1
App. No.:	020-2022 RP	**Zoning:**	U-R Urban Residential
Applicant:	Robert Tinl	**Utilities:**	Central water and sewer
Engineer:	Cunningham & Associates	**School Dist.:**	Highland
Parcel:	026-06D-33-156	**Reviewer:**	Denise Testa
Site Area:	4.7036 acres		

EXECUTIVE SUMMARY

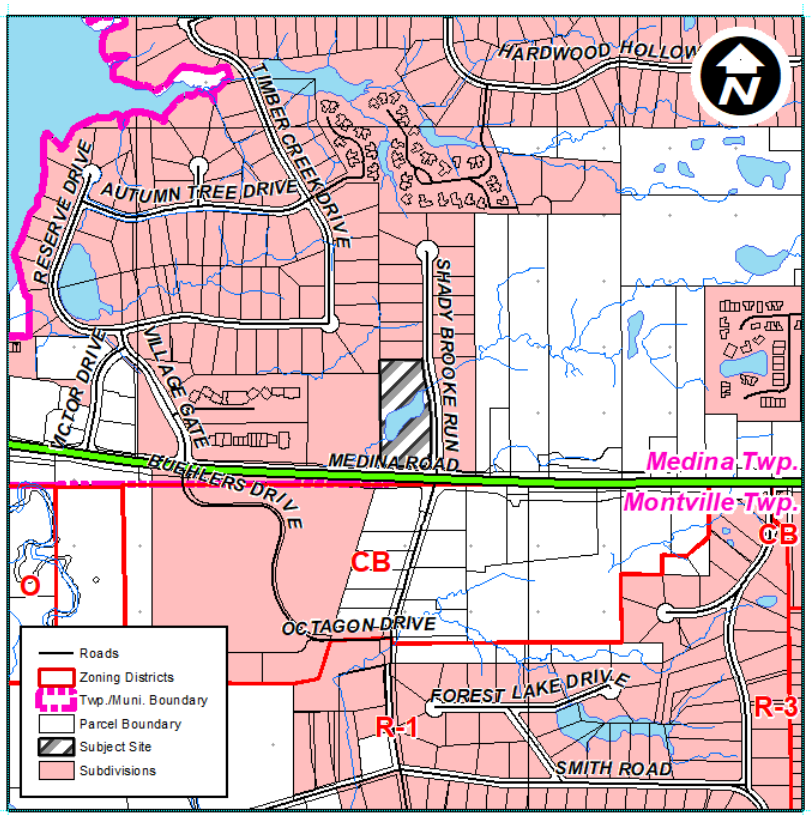
The 4.7-acre site is located in the Hickory Woods Subdivision of Medina Township located west of Shady Brooke Run and north of Medina Road. The applicant proposes to replat Block B and create Blocks B1 and B2.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes to replat Block B to create Block B1 and Block B2 For Future Development in the Hickory Woods Subdivision. As a result of creating a new block, this replat will be formally reviewed by the Planning Commission.

Access: Access to the site is provided by Shady Brooke Run terminating in a permanent cul-de-sac.

Site Conditions: Block B includes a funeral home business at the corner of Medina Line Road. A pond is located in the middle of the parcel, and trees are located in the northern portion of the parcel.



Zoning: The site is zoned U-R Urban Residential in the northern section of parcel and General Business on the southern section of the parcel.

According to the Medina Township Zoning Resolution, the purpose of the U-R Urban Residential District; "…is to allow residential development at a density of about two units per

acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible and to allow for planned developments that allow flexible development standards while maintaining the two units per acre overall density."

The Medina Township Zoning Resolution state the purpose of the BG General Business District, "…is to provide for a variety of office, retail and service activities in areas with central sewer and water service. Uses permitted in this District are those compatible with a shopping center or with other typical uses in a suburban shopping area. BG Districts are intended to be compatible and harmonious with adjacent residential uses and to minimize disruptions to traffic flow on major arterial highways."

Comprehensive Plan: The 2014 Comprehensive Plan recommends the subject site for Urban Residential uses.

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

Michael Martin, Tax Maps
mamartin@medinaco.org
330.725.9798

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
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.pdfand to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Mark Crumley, Medina Fire Department
mcrumley@medinaoh.org
330.723.5704

No comment.

Matt Martin, Highway Engineer: APPROVAL
mmartin@medinaco.org
330.723.9358

No concerns.

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

ODOT District 3 has no objections regarding the proposed Replat for Hickory Woods. Since Block B1 has frontage and existing access along Shady Brooke Run, direct access to SR18 would not be permitted.

Ben Romine: CONDITIONAL APPROVAL
Sanitary Engineer's Office
bromine@medinaco.org
330.723.9575

The replat should have a signature line for the Medina County Sanitary Engineer. Signature line should include the following language: "All required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer."

Public water and sanitary sewers are available to service Block B2. Site plans are to meet all current rules and regulations of the Medina County Sanitary Engineer.

Allis Strogin, Medina Township: APPROVAL
astrogin@zoominternet.net
330.725.5904

No issue with lot split, meets all zoning requirements.

Department of Planning Services (DPS) Staff Comments:

The following data/information was not provided on or with the Replat submittal.

1. Article IV Section (§) C of the Subdivision Regulations:
   a. § (2).c.1. All land within a proposed subdivision, exclusive of dedicated roads, shall be designated as either a Sublot or a Block… Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space." Blocks intended for future development shall be designated "For future development."

2. Article IV Section (§) D of the Subdivision Regulations:
   a. § (2)d. An original mylar of the Final Plat.
   b. § (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   c. § (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.
   d. § (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.

e. § (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 central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer. Such Certification shall be in the form of an executed signature block on the original mylar.

f. § (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. Such Certification shall be in the form of an executed signature block on the original mylar.

g. § (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved**.**

Staff recommends **APPROVAL WITH MODIFICATIONS** the Replat #4 of the Hickory Woods Subdivision subject to the following:

1. Satisfy all agency and staff comments.

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

Hickory Woods
Replat No. 4
App. 020-2022-PP
Medina Township

Meeting Date: 4/6/2022
Zoning: UR and BG
Area: 4.7199 acres
Blocks: 2

1:1,200
0 12.5 25 50 75 100
Feet

O/994333

"HICKORY WOODS" SUBDIVISION

KNOWN AS BEING A PART OF MEDINA TOWNSHIP LOT 75
COUNTY OF MEDINA, STATE OF OHIO

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 AS SHOWN.

Charles A. Rolling

CHARLES A. ROLLING REG. OHIO SURVEYOR NO. 5569

ROLLING, HOCEVAR & ASSOCIATES INC. CIVIL ENGINEERS, SURVEYORS

ACCEPTANCE & DEDICATION

I THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS SHOWN IN YELLOW AND GRANT EASEMENTS SHOWN IN RED. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THIS SUBDIVISION.

Richard H Wilken — Jack F. Sarcona Jr. V.P.
WITNESS

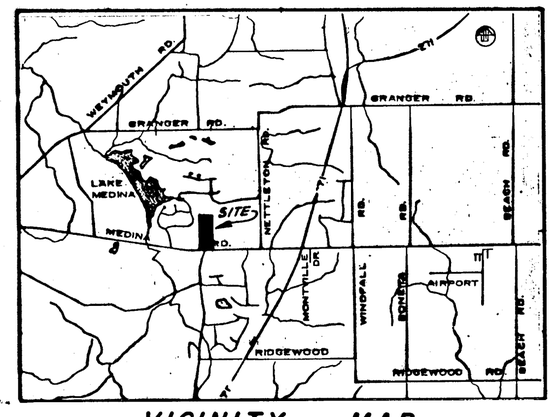
STATE OF OHIO
MEDINA COUNTY SS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JACK F. SARCONA Jr. WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Medina, OHIO, THIS 22nd DAY OF April, 1988.

Daniel M Colvin
NOTARY PUBLIC

Subject To Buildings And Development Restrictions For "Hickory Woods" Exhibit A - Attached Hereto: Recorded Official Record Vol. 465 Page 421

STATE OF OHIO
CHARLES A. ROLLING
5569
REGISTERED SURVEYOR



VICINITY MAP
SCALE: 1"=5280

LAND IN SUBLOTS	11.1949	ACRES
LAND IN BLOCK "A"	3.7235	ACRES
LAND IN BLOCK "B"	4.8830	ACRES
LAND IN BLOCK "C"	0.3242	ACRES
LAND IN DED. R-O-W.	3.0386	ACRES
SUBDIVISION TOTAL	23.1642	ACRES

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

Nov 15, 1988 — MEDINA COUNTY SANITARY ENGINEER
DATE

APPROVALS

THE TOWNSHIP TRUSTEES OF Medina TOWNSHIP ON THIS 9 DAY OF May, 19 88 HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN, TRUSTEES — TRUSTEE — TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS 21st DAY OF NOVEMBER, 19 88.

DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS 21 DAY OF November, 19 88 HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

PRES., COMMISSIONERS — COMMISSIONER — COMMISSIONER

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

11/21/88
DATE — MEDINA COUNTY ENGINEER

APPROVED FOR TRANSFER THIS 22nd DAY OF November, 1988.

R. E. Simmons
TAX MAP DRAFTSMAN BDK

RECEIVED FOR TRANSFER THIS 22 DAY OF Nov, 1988.
#450879 FEE
Dennis W. Brown Jr
COUNTY AUDITOR

RECEIVED FOR RECORDING THIS 22nd DAY OF November, 1988.
MICROFILMED
Robert A. Hale
RECORDER

RECORDED THIS 22nd DAY OF November, 1988, AT 3:00 A.M. (P.M.) IN PLAT BOOK NO. 22 PAGE 152.
18X24@54=36.60 X 2 sheets = Total $ 43.20
Restrictions in OR 465/421-426 - Fee $ 18.00

PLAT VOL 22 PG 152

THE RESERVE SUBD.

MONTVILLE TWP.
MEDINA TWP.

S.R. 18

RIVER STYX ROAD 60'

MEDINA ROAD

BLOCK A

SHADY BROOKE RUN 70'

BLOCK "B"
4.8830 Ac.

BLOCK "A"
3.7235 Ac.
734.00

10' OHIO EDISON/COMMUNICATIONS ESM'T.

STORM & EMBANKMENT ESM'T.

SAN. & STORM EASEMENT

100' BLDG. SETBACK LINE

75' SIDE YARD

50' BUILDING SETBACK LINE

50' BLDG. LINE

10	11	12	13	14	15
060	059	058	057	056	055
13	12	11	10	9	8
0.7488 Ac.	0.7499 Ac.	0.7505 Ac.	0.7511 Ac.	0.7517 Ac.	0.9537 Ac.

1	2	3	4	5
0.9109 Ac.	0.7502 Ac.	0.7508 Ac.	0.7514 Ac.	0.7871 Ac.
048	049	050	051	052

60'

0.3842 Ac. BLOCK "C" (NOT A BUILDING LOT) 063

7	6
054	053
1.1202 Ac.	1.4186 Ac.

JEFFREY L. & DEBRA A. SCOTT

THOMAS J. DRACKER

P.P.# 026-06D-33-

SCALE: 1" = 100'

LEGEND

- IRON PIN FND. & USED
- IRON PIN SET

CURVE DATA

(1)	(2)	(3)	(4)	(5)	(6)
Δ - 12°01'09"	Δ - 12°01'09"	Δ - 12°01'09"	Δ - 12°01'09"	Δ - 8°32'10"	Δ - 3°28'16"
R - 759.93'	R - 724.93'	R - 794.93'	R - 759.93'	R - 724.93'	R - 729.93'
A - 159.41'	A - 152.07'	A - 166.76'	A - 159.41'	A - 108.00'	A - 44.22'
T - 80.00'	T - 76.32'	T - 83.69'	T - 80.00'	T - 54.10'	T - 22.12'
Ch. - 159.12'	Ch. - 151.79'	Ch. - 166.45'	Ch. - 159.12'	Ch. - 107.90'	Ch. - 44.21'
Brg. - N-5°59'02"-W	Brg. - S-5°59'02"-E	Brg. - N-5°59'02"-W	Brg. - N-5°59'02"-W	Brg. - N-7°43'31"-W	Brg. - S-1°32'46"-E

(7)	(8)	(9)	(10)	(11)	(12)
Δ - 7°38'10"	Δ - 1°03'18"	Δ - 3°20'18"	Δ - 50°28'44"	Δ - 25°06'07"	Δ - 50°45'14"
R - 794.93'	R - 794.93'	R - 789.92'	R - 40.00'	R - 70.00'	R - 70.00'
A - 105.94'	A - 14.64'	A - 46.02'	A - 35.24'	A - 30.67'	A - 62.01'
T - 53.05'	T - 7.32'	T - 23.02'	T - 18.86'	T - 15.58'	T - 33.20'
Ch. - 105.87'	Ch. - 14.64'	Ch. - 46.02'	Ch. - 34.11'	Ch. - 30.42'	Ch. - 60.00'
Brg. - N-8°10'51"-W	Brg. - N-3°49'47"-W	Brg. - S-1°38'38"-E	Brg. - N-25°15'55"-E	Brg. - S-37°57'13"-W	Brg. - S-0°01'33"-W

(13)	(14)	(15)	(16)	(17)	(18)
Δ - 64°37'23"	Δ - 65°07'33"	Δ - 75°21'11"	Δ - 50°28'44"	Δ - 92°40'54"	Δ - 87°19'06"
R - 70.00'	R - 70.00'	R - 70.00'	R - 40.00'	R - 30.00'	R - 30.00'
A - 78.95'	A - 79.57'	A - 92.06'	A - 35.24'	A - 48.53'	A - 45.72'
T - 44.27'	T - 44.70'	T - 54.06'	T - 18.86'	T - 31.44'	T - 28.63'
Ch. - 74.83'	Ch. - 75.35'	Ch. - 85.57'	Ch. - 34.11'	Ch. - 43.41'	Ch. - 41.42'
Brg. - S-57°39'45"-E	Brg. - N-57°27'46"-E	Brg. - N-12°46'35"-W	Brg. - N-25°12'49"-W	Brg. - N-46°22'00"-E	Brg. - N-43°38'00"-W

"HICKORY WOODS"
PAGE 2 of 2

PLAT VOL 22 PG 152A