Replat

Arborcrest Reserve Phase 2 Replat No.1

Hinckley Township

Meeting:	April 5, 2023	**Sublots:**	3
App. No.:	012-2023 R	**Zoning:**	R-1 Residential
Owners:	Louis Chapman Arnoud Klapwijk	**Utilities:**	Central Water & On Site Septic Systems
Site Area:	16.5686 acres	**School Dist.:**	Highland Local Schools
Parcel:	016-03A-28-042	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The sublot is located north of Center Road, south of Babcock Road and west of Stony Hill Road in Hinckley and zoned R-1 Residential District. This Replat is being reviewed by the Planning Commission because it creates three new building sites.

RECOMMENDATION: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single Family Residential
South	R-1 Residential	Single Family Residential
West	R-1 Residential	Single Family Residential
East	R-1 Residential	Single Family Residential

Proposal: The applicant proposes to Replat the 16.5686-acre Sublot 48 to create three sublots: 48A (2.6699 acres), 48B (2.8784 acres), and 48C (11.0203 acres).

Access: The site has direct access to Babcock Road and Arborcrest Drive which terminates into a permanent cul-de-sac.

Site Conditions: The site consists of a deciduous forest, cropland, and two ponds on the northeastern portion. Sublot 48C includes a 30' water main easement and two gas wells. Sublot 48B includes one gas well. The sublot is not in the floodplain.

History: Formerly known as the Summerset Subdivision, the Concept Plan was reviewed in May 2003, the Preliminary Plan was reviewed in 2003 and 2007, the Final Plat for Phase 2 was reviewed in 2007, and the Vacation of Arborcrest Drive was approved by the County Commissioners in 2011. A Replat of Sublots 16 and 17 creating Sublot 48 was approved in 2012.

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

Jared Feller, Ohio Department of Transportation (ODOT)
Jared.feller@dot.ohio.gov
419.207.7058

Since the Arborcrest Reserve Phase 2 Replat does not have direct access to a state highway, ODOT has no objections.

Ben Romine, Medina County Sanitary Engineers Office: CONDITIONAL APPROVAL
bromine@ohmedinaco.org
330.723.9575

Water is available to service these sublots. Sublot 48B has two (2) existing water service connections within the new sublot boundaries. Additionally, sublot 48C will have two (2) existing water service connections within the sublot boundaries. The developer is to abandon the additional water service connections. The developer should contact MCSE Permits at (330) 723-9585 to schedule the abandonment before April 28, 2023.

Steve Mazak, Medina County Health Department
smazak@medinahealth.org
330.723.9523

The three parcels associated with this subdivision have all had positive site evaluations with the Medina County Health Department and are approved for multiple types of on-lot sewage systems.

Tom Wilson, Hinckley Township Zoning Inspector: APPROVE
twilson@hinckleytwp.org
330.690.5298

Meets requirements for standard Hinckley TWP lots both size and frontage.

Mike Martin, Tax Map Department
mamartin@medinaco.org
330.725.977

1. *Remove existing parcel numbers from final plat.*
2. *Any subdivision with phase numbers or replat number are subject to change at the time of recording.*
3. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, at 216.443.4024 or nikki.l.roche@usps.gov to discuss the location of the centralized collection boxes so allocation of space for equipment can be made on the subdivision plat.*
4. *Subject to Medina County Engineer Land Conveyance Standards found at* www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf *and to all Tax Map Department comments from previous Planning Department reviews.*

Melissa Augustine, Hinckley Township Trustee
maugustine@hinckleytwp.org
330.421.8266

It has been brought to my attention by the HOA President that the new owners have not been working in compliance with the Arborcrest Reserve of Hinckley Owners Association, Inc. Code of Regulations as follows (email sent to me on 2/21/23):

Below are the specific sections that have not been met by the owners.

CODE OF REGULATIONS FOR ARBORCREST RESERVE OF HINCKLEY OWNERS ASSOCIATION, INC. - Article VIII, Section 5 - Record of Lot Owners
Within thirty days after a Lot Owner takes title to a Lot, the Owner shall provide the following information in writing to the Association through the Board:

a. *The home address, home and business mailing addresses, and the home and business telephone numbers of the Owner and all Occupants of the Lot;*
b. *The name, business address and business telephone number of any person who manages the Owner's Lot as an agent of that Owner.*

Department of Planning Services (DPS) Staff Comments

1. The Replat has been signed by the Township Trustees, Medina County Commissioners, County Engineer, Sanitary Engineer, and Health Department Commissioner.
2. The following data/information was not provided on or with the Replat submittal as outlined in Article IV Section D of the Subdivision Regulations:
   a. (2)f.13. Total site data – Including acreage, number of residential lots…and acres in right-of-way.
   b. (2)f.8. The required building setback lines accurately shown with dimensions.
3. Article IV Section D(5)b.1. and 2. The proposed Replat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
4. Article IV Section D (5)b.4. The proposed subdivision is in conformity with the Hinckley Township Zoning Resolution.

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Arborcrest Reserve Phase 2 Replat No. 1 pending submission of the required data/information and satisfying all regulatory agency and planning staff comments.

ARBORCREST RESERVE
SUBDIVISION - PHASE 2 REPLAT NO. 1

BEING A REPLAT OF SUBLOT 48 OF ARBORCREST RESERVE SUBDIVISION - PHASE 2, BEING PART OF ORIGINAL HINCKLEY TOWNSHIP LOT NO. 39, AS RECORDED IN PLAT DOCUMENT NO. 2012PL000006 OF THE MEDINA COUNTY RECORDERS RECORDS.

ACCEPTANCE & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, LOUIS J. CHAPMAN, OWNER OF THE LANDS EMBRACED WITHIN THIS REPLAT HEREBY ACKNOWLEDGE THIS REPLAT TO BE MY FREE ACT AND DEED. I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS REPLAT.

LOUIS J. CHAPMAN — DATE 1-24-23

COUNTY OF Medina)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED LOUIS J. CHAPMAN, MEMBER WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Medina, OHIO THIS 24TH DAY OF January, 2023.

MEGAN E. RUPP
Notary Public, State of Ohio
My Commission Expires
March 26, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-26-23

KNOW ALL MEN BY THESE PRESENTS, THAT I, ARNOUD KLAPWIJK, OWNER OF THE LANDS EMBRACED WITHIN THIS REPLAT HEREBY ACKNOWLEDGE THIS REPLAT TO BE MY FREE ACT AND DEED. I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS REPLAT.

ARNOUD KLAPWIJK — DATE 1-24-23

COUNTY OF Medina)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED LOUIS J. CHAPMAN, MEMBER WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Medina, OHIO THIS 24TH DAY OF January, 2023.

MEGAN E. RUPP
Notary Public, State of Ohio
My Commission Expires
March 26, 2023

NOTARY PUBLIC
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PLANS PREPARED BY:

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980

APPROVALS:

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 2023

TAX MAP DRAFTSMAN

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 2023.

COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 2023
AT ___:___ AM/PM IN DOCUMENT NO. _____.

RECORDER

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED
PROFESSIONAL SURVEYOR

P.S. #8007 — 20 JANUARY 2023
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 — DATE

APPROVALS

ZONING:
THE TRUSTEES OF HINCKLEY TOWNSHIP ON THIS 25 DAY OF January, 2023, HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN, TRUSTEE

TRUSTEE

TRUSTEE

ZONING INSPECTOR

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

MEDINA COUNTY ENGINEER — DATE 2-12-2023

COUNTY COMMISSIONERS:
THE MEDINA COUNTY COMMISSIONERS ON THIS 14th DAY OF February, 2023, HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE COUNTY ENGINEER.

PRES. MEDINA COUNTY COMMISSIONERS

MEDINA COUNTY COMMISSIONER

MEDINA COUNTY COMMISSIONER

PLANNING COMMISSION:
APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

ACTING DIRECTOR

APPROVAL OF CONSTRUCTION OF CENTRAL WATER FACILITIES:
ALL REQUIRED CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

Jeremy Sinko
MEDINA COUNTY SANITARY ENGINEER

MEDINA COUNTY HEALTH DEPARTMENT:
THE MEDINA COUNTY HEALTH DEPARTMENT HAS DETERMINED THROUGHOUT SITE EVALUATIONS THAT THE PROPOSED LOT FOR THIS SUBDIVISION IS CAPABLE OF SUPPORTING THE INSTALLATION OF NON-DISCHARGING SEWAGE SYSTEMS AND HEREBY CONDITIONALLY APPROVES THIS PLAT AS PROPOSED. ANY CHANGES FROM THE SUBMITTED PROPOSAL ARE NOT INCLUDED IN THIS APPROVAL. IF NOTED, THE FOLLOWING CONDITIONS AND/OR LIMITATIONS SHALL APPLY TO THIS SUBDIVISION:

Kristin B Wasowski
MEDINA COUNTY DEPUTY HEALTH COMMISSIONER

Line Table		
Line #	Direction	Length
L1	N02°05'13"E	81.86
L2	S88°01'38"E	166.99
L3	S14°33'03"W	53.85
L4	N14°33'03"E	23.52
L5	N14°33'03"E	138.70

Curve Table					
Curve #	Radius	Delta	Chord Direction	Chord Length	Arc Length
C1	70.00	38°00'54"	S16°55'14"E	45.60	46.44
C2	40.00	50°28'44"	S10°41'19"E	34.11	35.24
C3	830.00	0°47'09"	S14°09'28"W	11.39	11.39
C4	40.00	50°28'44"	N39°47'25"E	34.11	35.24
C5	70.00	242°56'34"	N56°26'30"W	119.41	296.81
C6	800.00	12°00'00"	S08°33'03"W	167.25	167.55

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

N

100 0 100 200

Scale: 1" = 100'
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

LOT 23 LOT 38 STONY HILL ROAD
LOT 22 LOT 39 (C.H. 48) 60' R/W

"Medina Co. Eng." 5/8" Fnd. & Usd.

5/8" @ 20.13'
3/4" @ 18.84'
1/2" @ 19.32'

N88°01'38"W 2788.41' Rec. & Usd.
S88°01'38"E 376.00' Rec. & Usd.

BABCOCK ROAD (T.H. 142)
R/W VARIES

Ex. Dedicated 100' No-Build Radius Around Oil Tanks
Ex. Pond
Ex. Dedicated 100' No-Build Radius Around Gas Wellhead
Ex. Pond

S02°44'08"W 1584.16' Rec. & Usd.
1282.73'

RICHARD KERN, JR. & JENNIFER KERN
DOC. NO. 20210R013255
05/05/2021

SUBLOT NO. 48
ARBORCREST RESERVE SUBDIVISION- PHASE 2
DOC. NO. 2012PL000006

LOUIS J. CHAPMAN & ARNOUD KLAPWIJK
DOC. NO. 20220R020923
10/03/2022

S/L 48C
11.0203 AC.

30' Water Main Easement

12' Utility Easement

1277.74'
N02°44'08"E 1383.66' Rec. & Usd.

LUDA GALINAS & ELIJAH PHILLIP PETROVETS & NINA PETROVETS
DOC. NO. 20210R017863
06/18/2021

"Illegible" Fnd. & Usd.
301.43'
"Illegible" Fnd. & Usd.

S87°15'52"E 374.97'

Ex. Dedicated 100' No-Build Radius Around Gas Wellhead

S/L 48B
2.8784 AC.

N87°15'52"W 463.85' Rec. & Msd.

SUBLOT NO. 18A
ARBORCREST RESERVE SUBDIVISION REPLAT NO. 1
DOC. NO. 2004PL000127

E. SCOT & LYNN KENNEDY
DOC. NO. 20080R019417
09/02/2008

105.92'
"Illegible" Fnd. & Usd.
30' Water Main Easement

L2 C5 C4 L4
"S-7954" Fnd. & Usd.
5/8" Bent Fnd. & Usd.
"Illegible" Fnd. & Usd.
12' Utility Easement
"S-5471" Fnd. & Usd.
L5
L1 C1 C2 L3 C3 C6

5/8" Bent 0.14' W Usd. N>S

ARBORCREST DRIVE
(T.H. 847) 60' R/W

S88°01'38"E 688.83' Rec. & Msd.
521.84'

S/L 48A
2.6699AC.

N87°26'57"W 530.24' Rec. & Usd.

SUBLOT NO. 15
ARBORCREST RESERVE SUBDIVISION
DOC. NO. 2004PL000121

CARL B. WOOTTEN
DOC. NO. 20210R019177
06/30/2021

"Illegible" Fnd. & Usd.
N02°05'13"E 216.62' Rec. & Msd.
"Illegible" Fnd. & Usd.

ROLAND MANCINI
DOC. NO. 20120R003950
02/21/2012

LOT 22 LOT 39
LOT 21 LOT 40

REFERENCE:

MEDINA COUNTY ENGINEER'S SURVEY RECORDS

SURVEY BK 39, PG 48
SURVEY BK 40, PG 48

MEDINA COUNTY RECORDER'S RECORDS

ARBORCREST RESERVE SUBDIVISION CREATING SUBLOTS 1 THRU 47
2004PL000121
ARBORCREST RESERVE SUBDIVISION – REPLAT NO. 1 CREATING SUBLOT NO. 18A
2004PL000127
ARBORCREST RESERVE SUBDIVISION – PHASE 2 CREATING SUBLOT 48
2012PL000006
HENRY F. LINDHORST SUBDIVISION PHASE NO. 1
PLAT VOLUME 11, PG 46
HENRY F. LINDHORST SUBDIVISION PHASE NO. 2
PLAT VOLUME 12, PG 69

LEGEND:

- ◒ – 5/8" IRON PIN FND. W/CAP
- ● – 5/8" IRON PIN SET W/CAP STAMPED CUNNINGHAM
- O – IRON PIN FND. (NO CAP)
- Ⓜ – MONUMENT BOX W/ IRON PIN FND.
- ⊠ – MONUMENT BOX W/ IRON PIN FND.

Fnd. – FOUND
Msd. – MEASURED
Obs. – OBSERVED
Rec. – RECORD
Usd. – USED
Calc. – CALCULATED

PLAT OF SURVEY

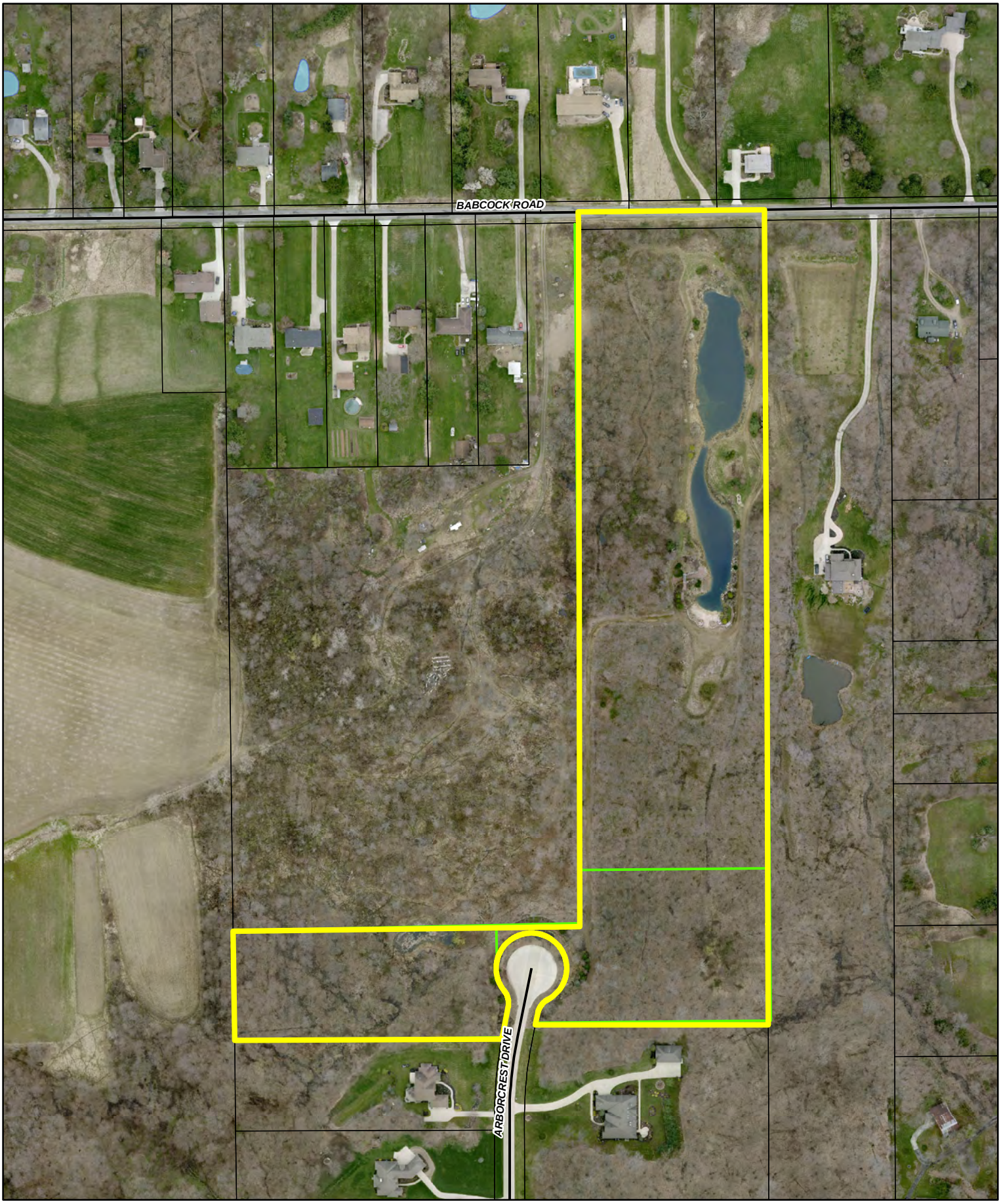
LOCATED IN COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

CITY:
TOWNSHIP: HINCKLEY
TRACT:
LOT NUMBER: 39
PROP OWNER: CHAPMAN & KLAPWIJK

DRAWN BY: SG DATE: 01/05/2023
CHECKED BY: DSJ DATE: 01/05/2023
PROJECT No. 22-264
ACAD FILE No. 22-264 Plat_01
SCALE: 1"=100'

SHEET NO. 2 / 2



MEDINA COUNTY

grants
housing
subdivisions
PLANNING SERVICES
zoning

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

Arborcrest Reserve Sub. Ph. 2
Replat No. 1
App. 012-2023-R
Hinckley Township

Meeting Date: 4/5/2023
Zoning: R-1
Area: 16.57 acres
Sublots: 3

1:3,000

0 37.5 75 150 225 300

Feet