Replat No. 3

Estates at Ridgemont

Hinckley Township

Meeting:	December 3, 2025	**Site Area:**	4.0320 acres
App. No.:	085-2025 R	**Sublots:**	28A & 28C
Owner:	David & Tina Tannenbaum	**Zoning:**	R-1 Residential
Developer:	Lewis Land Professionals	**Utilities:**	Onsite-septic and wells
Engineer:	Lewis Land Professionals	**School Dist.:**	Highland Local
Parcel No.:	016-03B-25-025	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The subject site is located to the east of Ridge Road (SR94), south of Ridgemont Trail and west of Pine Grove Circle. The applicant proposes to replat Sublot 28A to create sublots 28B and 28C.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Single Family Residential	Single-family homes, Subdivision
East	R-1 Single Family Residential	Single-family homes, Subdivision
South	R-1 Single Family Residential	Single-family homes, Subdivision
West	R-1 Single Family Residential	Single-family homes, Subdivision

Proposal: The applicant proposes replatting sublot 28A of 4+acres to create sublots, 28B and 28C, each consisting of 2+acres.

Access: The existing sublot, which includes a residential structure, will continue to access Pine Grove Circle, and the new sublot will access Ridgemont Trail.

Site Conditions: The site includes a residential structure adjacent to an evergreen forest.

Zoning: The purpose of the R-1 District is to "provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres that will promote the continuation of the predominately rural character of the Township." Permitted uses include detached single-family homes, accessory buildings and uses, and rear or back lots (Zoning Resolution Section 6R1.2). The proposal is consistent with zoning.

Agency Comments: *Italicized text* indicates agency comments.

Suzanne Peterline: APPROVAL
Hinckley Township
speterlin@hinckleytwp.org
330.662.9223

The proposed new sublot 28C (2.0058 AC) conforms to Zoning Requirements outlined in Chapter 6: 6R1: Single Family Residential District - Sub-Section 6R1.4 Area, Yard and Height Regulations. Sublot 28B (2.0262 AC) with existing dwelling and fencing conforms to the same Zoning Requirements.

Medina County Tax Map Department
taxmaps@medinacounty.gov
330.722.9777

This subdivision has been reviewed and all corrections in previous preapprovals have been made and all is OK with the Map Office.

Andy Conrad and Erik Malinoski
County Engineer's Office
aconrad@medinacounty.gov, emalinoski@medinacounty.gov
330.764.8879

No comments.

Ben Romine: CONDITIONAL APPROVAL
Medina County Sanitary Engineer (MCSE)
bromine@medinacounty.gov
330.723.9585

The MCSE does not have any utilities servicing this subdivision and we do not have any comments.

Niaomi Lee
Health Department
nlee@medinahealth.org
330.723.9523

The lots proposed for the Ridgemont Replat No.3 will require the proposed lot to have soil testing conducted by soil scientist(s) and site evaluation, conducted by this office to determine feasible system options for sewage treatment systems. The existing lot will need to have a lot-split inspection conducted by this office. Additionally, the lot will also require private water system as there is no public water supply available, proper private water permits and plumbing permits will be required.

Jared Feller
Ohio Department of Transportation
jared.feller@dot.ohio.gov
419.207.7058

Since the Estates at Ridgemont Replat No 3 does not have direct access to a state highway, ODOT has no objections.

Department of Planning Services (DPS) Staff Comments:

1. The following data/information was not provided on or with the Replat submittal as required in Article IV Section 404(D) of the Subdivision Regulations:
   a. (2)d. An original mylar of the Replat.
   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 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 Replat 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.3. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department stating, "The Medina County Health Department had determined through site evaluations that the proposed lots for this subdivision are capable of supporting the installation of non-discharging sewage systems and hereby conditionally approve 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." Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner. Staff comment: The applicant is required to complete soil and site evaluations for household sewage treatment systems for all sublots prior to replat approval.
   f. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
   g. (5)b.4. The proposed subdivision appears to be in conformity with the Hinckley Township Zoning Resolution.
   h. (5)b.5. If not serviced by central sanitary sewer or water, the Medina County Health Department needs to determine through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems and has conditionally approved the plat as proposed, provided no changes are made and subject to conditions or limitations of note.
   i. (5)b.7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **Approve with Modifications** the Estates at Ridgemont Replat No. 3 pending submission of the required data/information and satisfying all regulatory agency comments.

THE ESTATES AT RIDGEMONT REPLAT NO. 3

BEING A REPLAT OF SUBLOT 28A OF THE ESTATES AT RIDGEMONT REPLAT NO. 2
AS RECORDED IN PLAT DOC. NO. 2020PL000001 OF THE MEDINA COUNTY RECORDER'S RECORDS

CREATING SUBLOTS 28B & 28C

SITUATED IN THE STATE OF OHIO, COUNTY OF MEDINA, & TOWNSHIP OF HINCKLEY
AND KNOWN AS BEING PART OF TOWNSHIP LOTS 25 & 36

LEWIS LAND PROFESSIONALS, INC. CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE

Known all men by these present, that I, David R. Tannenbaum, owner of the land, have caused the same to be surveyed and platted as shown and do acknowledge this to be my own free act and deed.

_____
David R. Tannenbaum

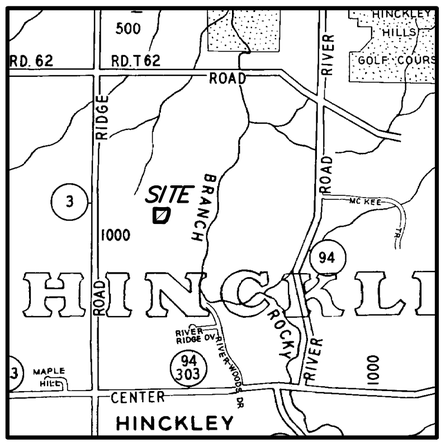
Known all men by these present, that I, Gina C. Tannenbaum, owner of the land, have caused the same to be surveyed and platted as shown and do acknowledge this to be my own free act and deed.

_____
Gina C. Tannenbaum

State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, David R. Tannenbaum and Gina C. Tannenbaum, who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this ____ day of _____, 2025.

_____
Notary Public



LOCATION MAP
N.T.S.

ACREAGE SUMMARY

SUBLOT 28B	2.0262 ACRES
SUBLOT 28C	2.0058 ACRES
TOTAL AREA	4.0320 ACRES

DECLARATION OF RESTRICTIONS
THE ESTATES AT RIDGEMONT

THE SUBLOTS ON THIS PLAT ARE SUBJECT TO DOCUMENT NO. 20170R014760 OF THE MEDINA COUNTY RECORDER'S RECORDS, INCLUDING FUTURE AMENDMENTS AND REVISIONS.

APPROVALS

Approved this ____ day of _____, 202_ by the Hinckley Township Trustees and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ *Trustee:* _____

Zoning Inspector: _____

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer.

Medina County Engineer: _____

The Medina County Health Department has determined through site evaluations that the proposed lots for this subdivision are capable of supporting the installation of non-discharging sewage systems and hereby conditionally approve 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.

Approved this ____ day of _____, 202_ by the Medina County Health Department

Medina County Health Commissioner: _____

Approved this ____ day of _____, 202_ by the Medina County Planning Commission.

Director: _____

Approved for transfer this ____ day of _____, 202_ by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____, 202_ by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____, 202_ by the Medina County Recorder's Office and is recorded by Plat Document No._____. at _____ A.M. / P.M. Fee: $_____

Recorder: _____

SURVEYOR'S CERTIFICATION

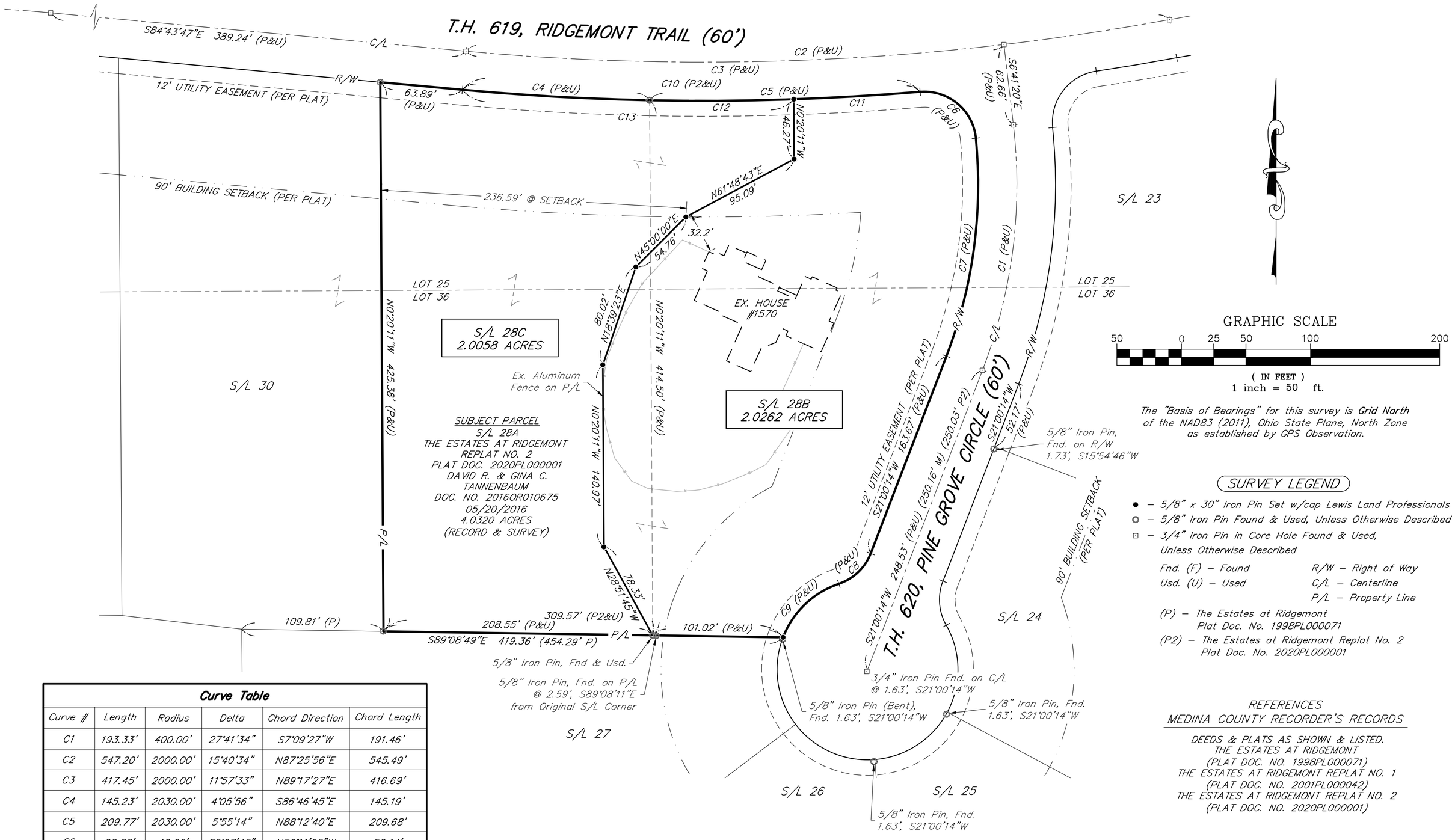
I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:
Eric J. Misanko *Reg. Ohio Surveyor No. PS-#8850*

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

THE ESTATES AT RIDGEMONT REPLAT NO. 3
SURVEY DATE: JULY 2025
SHEET 1 OF 2
PROJ. No. 25-098 DRAWING NAME 25-098 REPLAT.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.



*The "Basis of Bearings" for this survey is **Grid North** of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.*

SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ○ – 5/8" Iron Pin Found & Used, Unless Otherwise Described
- ⊡ – 3/4" Iron Pin in Core Hole Found & Used, Unless Otherwise Described

Fnd. (F) – Found
Usd. (U) – Used
R/W – Right of Way
C/L – Centerline
P/L – Property Line

(P) – The Estates at Ridgemont Plat Doc. No. 1998PL000071
(P2) – The Estates at Ridgemont Replat No. 2 Plat Doc. No. 2020PL000001

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	193.33'	400.00'	27°41'34"	S7°09'27"W	191.46'
C2	547.20'	2000.00'	15°40'34"	N87°25'56"E	545.49'
C3	417.45'	2000.00'	11°57'33"	N89°17'27"E	416.69'
C4	145.23'	2030.00'	4°05'56"	S86°46'45"E	145.19'
C5	209.77'	2030.00'	5°55'14"	N88°12'40"E	209.68'
C6	62.22'	40.00'	89°07'45"	N50°11'05"W	56.14'
C7	171.93'	370.00'	26°37'27"	N7°41'31"E	170.39'
C8	35.24'	40.00'	50°28'44"	N46°14'36"E	34.11'
C9	61.76'	70.00'	50°33'14"	S46°12'21"W	59.78'
C10	355.00'	2030.00'	10°01'10"	S89°44'22"E	354.54'
C11	98.10'	2030.00'	2°46'08"	N86°38'06"E	98.09'
C12	111.67'	2030.00'	3°09'06"	N89°35'44"E	111.65'
C13	256.89'	2030.00'	7°15'03"	S88°21'18"E	256.72'

REFERENCES
MEDINA COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED.
THE ESTATES AT RIDGEMONT
(PLAT DOC. NO. 1998PL000071)
THE ESTATES AT RIDGEMONT REPLAT NO. 1
(PLAT DOC. NO. 2001PL000042)
THE ESTATES AT RIDGEMONT REPLAT NO. 2
(PLAT DOC. NO. 2020PL000001)

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THE ESTATES AT RIDGEMONT REPLAT NO. 3
SURVEY DATE: JULY 2025
SHEET 2 OF 2
PROJ. No. 25-098 DRAWING NAME 25-098 REPLAT.dwg