



BATH TOWNSHIP ZONING

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

APPEARANCE REVIEW COMMISSION

For office use only:	ARC File No.:	BZA File No.:
Associated permits:		

Applicant Data

Name: Fred Zumpano

Company Name: Yellow Creek Reserve LLC

Address: 2400 Manchester Rd Akron 44314

Telephone No.: 330 607 5700 Email: fred@zumpanoconstruction.com

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 823 N. Revere

Allotment Name: Reserve at North Revere Parcel No.: 0407591

Owner(s): Darby Duryea

Owner Address: 906 Bath Country Dr.

Telephone No.: 330 835 8863 or 330 606 7131

Type of Review (check all that apply)

- Site Plan
- Building/Elevation
- Sign
- Other (explain): Minor Subdivision

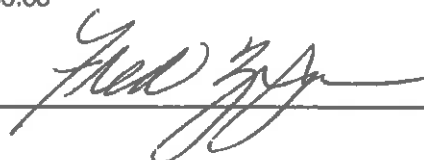
Required Site Plan Data and Architectural Drawings

The following items must be submitted with the application in order to be reviewed. A digital copy of site plan and plans will be required upon submission. (the application will be reviewed and placed on the agenda for review by the ARC once the application is deemed complete)

- 2 copies of site plan – must show existing structures, proposed structures, all setbacks and lot dimensions, driveway access location, all easements, septic system and well location (if applicable), and any unusual topography (include streams, lakes, ponds, ravines, steep slopes, etc.)
- 2 copies of elevations, signs, landscaping, lighting, parking, etc.
- Digital copy of all required documents (i.e. .pdf file)

Fee – Due at time of application (make check payable to Bath Township Trustees)

- For Site Plan - \$100.00

Applicant Signature:  Date: 10-27-22



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SUBDIVISION REVIEW APPLICATION

For office use only:	File SP -	Date final plat copy received:
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Please read and complete the information below. All information must be filled in prior to review by the Zoning Inspector. Incomplete information will delay the review process. Fee must accompany application.

Subdivision Type

- Recombination**
Requires 2 copies of recombination plat and one mylar for signature.
- Minor Subdivision** (5 or less lots created, 4.999 acres or less per lot)
Requires 2 copies of minor subdivision plat and one mylar for signature.
- Major Subdivision - Conventional** (6 or more lots created, 4.999 acres or less per lot)
Requires 4 copies of major subdivision plat/open-space subdivision, and one mylar for signature.
- Major Subdivision - Open Space** (must comply with Section 301.7 prior to submittal)
Requires 4 copies of major subdivision plat/open-space subdivision, and one mylar for signature.

Note that a copy of the final plat as filed with Summit County is required when complete.

Applicant Data

Name: Darby Duryea, Fred Zump
 Company Name: Yellow Creek Reserve LLC
 Address: 2460 Manchester Rd Akron 44314
 Telephone No.: 330 607 5700 Email: fred@zumpconstruction.com

Property Data

Property Address: 823 N. Revere
 Parcel No.(s): 0407591
 Zoning District(s): R-4
 Owner(s): Darby Duryea
 Owner Address: 906 Bath Country Drive
 Telephone No.: 330 835 8863 or 330 606 7131

Required Lot Area and Height Regulations (refer to Zoning Resolution, Section 504-B)

Minimum lot area: _____
 Minimum road frontage: _____ Minimum lot width at front setback line: _____
 Minimum front setback: _____ Minimum side setback: _____ Minimum rear setback: _____

Plat Information

- All lots must have the minimum required road frontage as designated by the zoning district.
- Lot area shall not include that in the road right-of-way for calculation purposes.

Number of lots created: 2 Smallest lot size: .5689 AC Largest lot size: .5781 AC

For minor subdivisions, please list the lot sizes below: Lot 1: .5689 AC Lot 2: .5781 AC

Lot 3: _____ Lot 4: _____ Lot 5: _____

For major subdivisions, please use a separate sheet and list all lots by number and respective lot size.

Proposed Sewer System: Septic Central

Proposed Water System: Well Central

1. Are there existing oil/gas wells or tank batteries on the parcel(s)? Yes No If Yes, all must be identified on the plat.
2. Are there any existing structures on the parcel(s)? Yes No If Yes, all must be identified on the plat.
3. Are there any easements on the parcel(s)? Yes No If Yes, all must be identified on the plat.
4. Do all proposed lots have the minimum required frontage on a dedicated road? Yes No
5. For subdivisions, do all proposed lots meet the requirement of Section 802 regarding no slopes greater than 30% within the building envelope? Yes No

Additional Information Required for Major Subdivisions (Conventional and Open Space)

The following items must be included and/or identified on the plat:

1. Show all proposed septic treatment systems.
2. Note the status of all gas/oil wells and tank batteries in addition to their ownership. Also, indicate the required setback from them as required by the Zoning Resolution.
3. Note on the plat which entity will be maintaining the proposed road (if applicable).
4. Show all existing driveways.
5. Show all adjoining property owners, including name, address, zoning, and parcel number.
6. Include a site location (vicinity) map to reference where the parcel is located.
7. Show the building envelope for each new lot.
8. List total site area, amount of open space, number of home sites, and development density on plat.
9. Indicate areas where the site will be disturbed and left undisturbed from current conditions.
10. Show the topography (elevation contours) for the parcel(s). Identify slopes greater than 18% and less than 30% and slopes greater than 30%
11. Show all applicable streams and riparian setbacks.
12. Show the current lot lines on the plat or provide an inset map indicating the current lot lines of the parcel.
13. All lots must be numbered for reference.
14. Show all existing vegetation and natural features (watercourses, ravines, tree lines, etc.)
15. All road, cul-de-sacs, and driveways must be constructed to permit emergency vehicles and snowplows adequate ingress and egress and proper turn-around on all cul-de-sacs.
16. Bath Township provides for the use of fire ponds and dry hydrants for fire protection purposes. When required, design specifications must be obtained from the Bath Township Fire Department.

Additional Requirements:

- Digital copy of all required documents (i.e. .pdf file)

Additional Information Required for Open Space Subdivisions Only

Total site area: _____ Total open space area: _____ % open space (50% minimum): _____

Permitted density (see Zoning Resolution for calculation): _____

Density bonus (must show total public acres on plat to qualify for density bonus): _____

Total number of home sites: _____

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

FZ

1. Right Of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would cause a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.

FZ

2. There may be deed restrictions on the property that differ from the Bath Township Zoning Regulations. Please check your deed to make sure that any proposed project meets any restrictions that may be in effect.

Applicant Signature: *Fred Zyz* Date: 10.27.22

Fee (make check payable to Bath Township Trustees)

\$50.00 for minor subdivision or recombination

\$500.00 for major subdivision

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - - Approved Denied

Fire Department Review Complete (filed) NA

Police Department Review Complete (filed) NA

Roads/Service Department Review Complete (filed) NA

Sewer and Water Board Review Complete (filed) NA

Subdivision file number: SP - - Approved Denied**

Zoning Inspector Signature: _____ Date: _____

** Reason for denial: _____
