Replat No. 1

Bohaty Planned Development

Medina Township

Meeting:	March 4, 2026	**Site Area:**	23.5680 acres
App. No.:	012-2026 R	**Sublots:**	1
Applicant:	Pride One Construction	**Block:**	C
Owners:	Villas at Hidden Lakes Ph I LLC	**Zoning:**	UR Urban Residential
		Utilities:	Central water and sanitary sewer
Engineer:	Davey Resource Group	**School:**	Medina City
Parcels:	026-06C-17-002	**Reviewers:**	Denise Testa

EXECUTIVE SUMMARY

The site is located to the east of Pearl Road (US 42) and north of East Reagan Parkway. The proposal for the 23+ acre site proposes to convert Future Development Block C to Sublot 1.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/ LAND USE

Direction	Zoning	Land Use
North	UR Urban Residential	Evergreen Forest
East	UR Urban Residential	Evergreen Forest
South	City of Medina	East Reagan Parkway
West	City of Medina	Multi-Family Housing

Proposal: The applicant proposes creating two access points on East Reagan Parkway and six private streets.

Site Conditions: The site is primarily woodlands contained by the West Branch of the Rocky River. The site has rolling topography and falls into a steep ravine containing said branch of the Rocky River.

Approval Summary: The approval summary is provided in the table to the right. If applicable, the applicant should submit a request for a Preliminary Plan extension by May 2027.

Approval Summary	Date
Concept Plan	Mar-25
Preliminary Plan	May-25
Final Plat	Nov-25
Replat No. 1	Mar-26

Section 403 of the Medina Township Zoning Resolution

SECTION 403.1—PURPOSE
The purpose of the UR Urban Residential District is to allow residential development at a density of about two (2) 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 developments that allow flexible development standards while maintaining the two (2) units per acre overall density.

Section 308(F) of the Medina Township Zoning Resolution:

Multi-Family Dwellings — All single-family attached cluster and multi-family dwellings in any Business District should adhere to the requirements outlined in Section 403.4.E covering single-family attached cluster and multi-family development in Planned Unit Developments excluding the minimum acreage requirements.

Comprehensive Plan: The proposed subdivision is consistent with the February 2015 Medina Township Comprehensive Plan Update. Whether BI or UR, the zoning in the subdivision will support a variety of uses including retail, commercial, leisure, and residential uses of all densities.

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

Alliss Strogin: APPROVAL
Medina Township
astrogin@zoominternet.net
330.721.1997

Regarding the Bohaty Planned Development Replat #1, as previously stated, this development meets township zoning requirements and recommend approval.

Erik Malinoski, E.I.: CONDITIONAL APPROVAL
Medina County Engineer's Office
emalinoski@medinacounty.gov
330.764.8879

All plat pages to be stamped and signed by a Professional Surveyor.

Ben Romine: APPROVAL
Medina County Sanitary Engineer's Office
bromine@medinacounty.gov
330.723.9575

The proposed plat is acceptable to the Medina County Sanitary Engineer and can be signed upon receipt if the required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.

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

Since the Bohaty Planned Development Replat No 1 does not have direct access to a state highway, ODOT has no objections.

Nancy Babcock
TC Energy
us_crossings@tcenergy.com
1.800.562.8931

Thank you for providing the details regarding Bohaty Planned Development Replat No 1 After reviewing the plans, we have confirmed that we will not be impacted by this work.

Tax Map Department
taxmaps@medinacounty.gov
330.725.9774

A preliminary review of this plat was completed, and all comments have been addressed. Please fill in the plat reference for the original plat before submitting for signatures. Document numbers can be found on the Recorder's Office website after they have completed their indexing.

Department of Planning Services (DPS) Comments:

1. The following data/information was not provided on or with Replat No. 1 (Final Plat) submittal as outlined 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 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 wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. 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.
g. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
h. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions.
i. (5)b.4. The proposed subdivision conforms with the Medina Township Zoning Resolution.
j. (5)b.6. The Medina County Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
k. (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.

DPS Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **Approve with Modifications** the Bohaty Planned Development Replat No. 1 pending submission of the required data/information and satisfying all regulatory agency comments in the previous and current staff reports.

Bohaty Planned Development Replat No. 1

Creating Sublot No. 1

Situated in the Township of Medina, County of Medina, and State of Ohio and being part of Medina Township Lot No. 49 and further known as being all of Block 'C' as shown on "Bohaty Planned Development", recorded in Document No. 2026PL_____ of the Medina County Recorder's Records.

APPROVALS

The Township Trustees of Medina Township on this _____ day of _____ , 20____ . hereby certify this plat meets all the requirements of the Township Zoning Resolution

_____ _____
Chairman (Print) (Sign)

_____ _____
Trustee (Print) (Sign)

_____ _____
Trustee (Print) (Sign)

The Medina County Commissioners on this day _____ of _____ , 20____ hereby accept this subdivision and certify that the required improvements have been constructed and accepted by the Medina County Engineer.

_____ _____
Commissioner (Print) (Sign)

_____ _____
Commissioner (Print) (Sign)

_____ _____
Commissioner (Print) (Sign)

Approved by the Medina County Planning Commission on this ____ day of _____ , 20_____.

_____ _____
Director (Print) (Sign)

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on this _____ day of _____ , 20_____.

_____ _____
Engineer (Print) (Sign)

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 on this _____ day of _____ , 20_____.

_____ _____
Sanitary Engineer (Print) (Sign))

Approved for transfer this ____ day of _____ , 20_____.

_____ _____
Tax Map Draftsman (Print) (Sign)

Received for transfer this ____ day of _____ , 20_____.

_____ _____
Medina County Auditor (Print) (Sign)

Received and recorded this ____ day of _____ , 20_____.
At _____ A.M./P.M recorded in Plat Document No._____.
Fee:_____.

_____ _____
Medina County Recorder (Print) (Sign)

LOCATION MAP
N.T.S.

LATITUDE: 41°09'33.35" N LONGITUDE: 81°51'17.91" W

AREA TABLE	
Sublot 1	23.5680 acres
Total	**23.5680** acres

NOTES

REFERENCES:

Deed & Plat documents as referenced by survey, Medina County Recorder's records.

"Plat of Survey Creating Medina City Lots 8989 & 8990" by Robert Damon, PS-6083, on file in Doc. No. 2005PL000008 of the Medina County Recorder's Records.

"Plat of Survey" by Charles A. Rolling, PS-5569, on file Survey Book 21, Survey 67a of the Medina County Engineers' Records.

"Survey of 154.856 Acres" by John G. Sayler, PS-4658, on file Survey Book 15, Survey 81 of the Medina County Engineers' Records.

"Plat of Survey created Lot 6322" Thomas A. Cunningham, PS-5274, on file Plat Volume 25, Page 92 of the Medina County Recorder's Survey Records.

Road Record Book 4, Page 289 of the Medina County Engineers Records.

BASIS OF BEARINGS:

Bearings based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

SURVEY CONTROL NOTE:

All iron pins set are 5/8 inch by 30 inch and affixed with caps "DAVEY RESOURCE GROUP"

ACCEPTANCE

Know all men by these presents that _____ ,
(Print Name)

owner/agent of OH MEDINA STONEGATE, LLC., owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby grant all easements as shown hatched. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

_____
Owner/Agent Date

County of Medina
SS
State of Ohio

Before me a notary public in and for said county and state, personally appeared

the above named
Owner/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I

have hereunto set my hand and official seal at _____, Ohio this

day of _____, 20_____.

_____
Notary public

_____
My commission expires

_____
Witness

_____
Witness

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

_____
Zephaniah A. Bradford P.S. No. S-8743 Date

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○M.N.F.	X
MONUMENT BOX	Ⓜ	Ⓜ
IRON PIN	○I.P.F.	●
IRON PIPE	◎P.F.	
IRON PIN W/ CAP "DAVEY RESOURCE GROUP" & USED	⊗	
LIMITED ACCESS R/W	—L/A———L/A—	
CENTERLINE	——— – ——— – ———	
PROPERTY LINE	———	
RIGHT-OF-WAY LINE	—R/W———R/W—	
EASEMENT LINE	- - - - - - - - - - - - - - - - - -	
ORIGINAL PROP. LINE	— — — — — — — — —	
ORIGINAL LOT LINE	——— - - ——— - - ———	

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

BOHATY PLANNED DEVELOPMENT REPLAT NO. 1

TITLE

PROJECT NUMBER
2032

DATE
2026-01-27

1
2

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Sierra Circle (T.H. 423), 60'

Sacramento Blvd. (T.H. 422), 60'

S/L 142A

5/8" Iron Pin in Monument Box Found & Used

5/8" Iron Pin w/ Cap "Cunningham" Found & Used

I.P.F.

Ledgewood Drive (T.H. 398), 60'

5/8" Iron Pin in Monument Box Found & Used

Stonegate Subdivision Phase II-A
Vol. 22 Pg. 75

S/L 103 | S/L 104 | S/L 105 | S/L 106 | S/L 107 | S/L 108 | S/L 109 | S/L 110 | S/L 111

N 00°38'03" W 165.00' Rec.

S 00°18'27" W 225.02' Rec.

S 00°18'00" W 1302.70' Rec. & Msd.

N 89°22'03" E 2602.15' Rec. & Msd.

5/8" Iron Pin Found 0.17' S. of Line

5/8" Iron Pin Found on Line Used for N-S

5/8" Iron Pin Found & Used

Bohaty Planned Development
Doc. No. 2026PL_____

Block 'A'

N 00°39'43" W 585.05' Rec. & Msd.
498.10' Rec. & Msd

Bohaty Planned Development
Doc. No. 2026PL_____

Block 'B'

Old Iron bar Found Laying Flat Appears to Have Been Pulled Out/Discarded

S 02°27'01" W 92.50' Rec. & Msd.

N 87°42'01" E 29.00' Rec. & Msd.

Osage Orange Tree Row Found Remnants of Old Posts and Old Woven Wire Fence Grown into the Large Osage Trees

Hedge Tree Found

30 inch Black Walnut Tree Found In Line with Osage Orange Row

S 35°30'01" W 138.00' Rec. & Msd.

S 21°32'04" E 93.06' Rec. & Msd.

Red Granite Pointed Stone Found Lying on Side, Suggesting it was Dug Up and Moved. No Visible Damage.

City of Medina
12/28/1967
Deed Vol. 358, Pg. 495
M.C.L. 487

865.90' Rec. & Msd.

Medina Township

City of Medina

S 01°20'55" E 1306.00' Rec. & Msd.

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	104.72'	200.00'	103.53'	S 15°00'53" W	30°00'00"
C2	209.44'	200.00'	200.00'	S 29°59'07" E	60°00'00"
C3	34.56'	330.00'	34.54'	N 86°59'07" W	6°00'00"
C4	34.56'	330.00'	34.54'	N 86°59'07" W	6°00'00"

N 89°20'17" E 600.00' Rec. & Msd.

86.95' Rec. & Msd.

Medina Township N 89°19'53" E 2655.87' Rec. & Msd.

City of Medina

5/8" Iron Pin w/ cap "Gutoskey" Found & Used

S 45°44'52" E 565.47' Rec. & Msd.

Sublot 1
1,026,624 SF
23.5680 AC

S 30°00'53" W 136.33'

93.87'

S 59°59'07" E 105.27'

42.46'

C1

C2

Huron Hollow Way, 62' (Private)

Forest Meadows ApartmentS IV LLC
11/23/2015
Doc. No. 2015OR026024
M.C.L. 5671

N 00°32'11" W 720.32' Rec. & Msd.

620.32' Rec. & Msd.

City of Medina

Medina Township

Champlain View Drive, 62' (Private)

33.00' | 29.00' | 29.00' | 33.00'

S 00°00'53" W 143.41'

232.48'

S 00°00'53" W 426.39'

153.91'

Crater Court, 62' (Private)

33.00' | 29.00'

S 89°59'07" E 280.00'

140.00' | 140.00'

29.00' | 33.00'

Tarn Trail, 62' (Private)

S 00°00'53" W 149.42'

239.19' | 50.71'

N 89°59'07" W 289.90'

C3

C4

99.30'

N 83°59'07" W 100.59'

348.14' | 125.00'

N 89°59'07" W 572.44'

29.00' | 33.00'

139.78'

Lanier Lane, 62' (Private)

Chesapeake Boulevard, 69' (Private)

Ex. Esmt. for Highway Purposes
Doc. No. 1998OR026492
3.8664 Acres

General Utility and Access Easement

N 88°18'34" E 677.63' Rec. & Msd.

440.10' Rec. & Msd.
340.08' Rec. & Msd.

5/8" Iron Pin "Cunningham" in Monument Box Found & Used

Forest Meadows ApartmentS IV LLC
11/23/2015
Doc. No.
2015OR026024
M.C.L. 6322

5/8" Iron Pin in Monument Box Found & Used

5/8" Iron Pin in Monument Box Found & Used

R/W

40.00' R. & M.

40.00'

154.30'

906.36'

623.06'

37.00'

32.00'

40.01' R. & M.

60.01' R. & M.

S 89°06'29" E 27.99'

60.00' R. & M.

S 89°59'07" E 1683.72' Rec. & Msd.

N 89°59'07" W 1684.93' Rec. & Msd.

LOT 48 | LOT 49 | LOT 61 | LOT 60

Medina Township
City of Medina

E Reagan Pkwy, Varies

Medina Township
City of Medina

Ashwood Lane, 60'

5/8" Iron Pin Found & Used

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

N

BOHATY PLANNED DEVELOPMENT REPLAT NO. 1

PLAN

PROJECT NUMBER
2032

DATE
2026-01-27

2
2

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