Replat No. 2

Bohaty Planned Development

Medina Township

Meeting:	May 6, 2026	**Sublots:**	74
App. No.:	026-2026 R	**Block:**	B
Applicant:	Pride One Construction	**Zoning:**	UR Urban Residential
Owners:	OH Medina Stonegate LLC	**Utilities:**	Central water and sanitary sewer
Engineer:	Davey Resource Group	**School:**	Medina City
Parcels:	026-06C-17-027	**Reviewers:**	Denise Testa
Site Area:	76.7615 acres		

EXECUTIVE SUMMARY

The site is located to the east of Pearl Road (US 42) and north of East Reagan Parkway. The applicant proposes to convert Future Development Block B to 75 sublots, Open Space Blocks D and E, and an extension of 2 public streets terminating into four permanent cul-de-sacs.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	BI Intensive Business UR Urban Residential	Commercial retail warehouse plaza(s) Single-family homes
East	UR Urban Residential	Riparian, wetlands, wooded, trails City of Medina Parks Department
South	R-4 Multi-Family Residential C-3 General Commercial City of Medina	Multi-family homes Single-family homes Commercial retail warehouse plaza(s)
West	C-3 General Commercial City of Medina	Commercial retail warehouse plaza(s)

Proposal: The applicant proposes the following on the 76+ acre site:

- 75 sublots for single family homes;
- Open Space Blocks D and E;
- Extension of public streets Ledgewood and Stonegate Drives to serve as a collector to the single-family homes; and
- Four permanent cul-de-sacs.

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
Replat No. 2	May-26

The Planning Commission approved a variance to Section 604(B)9 Street Stubs and Cul-de-sacs permitting 42 dwelling units on Ledgewood Drive.

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

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

As stated previously, the Bohaty development is meeting all township requirements and recommend approval.

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

1. *All plat pages to be stamped and signed by the surveyor.*
2. *Centerline monument pins to be ¾" x 30".*
3. *All pond and storm sewer easements to match approved construction plans.*

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

In review of this plat and construction plans, we noticed conflicts with the sanitary sewer main and general utility easement. We will be discussing the addition of a sanitary sewer main easement with the Engineer, Davey Resource Group. The Hatch Legend should be updated to include the sanitary sewer easement. The construction plans should be updated to match the revised sublot numbers. Please provide an updated copy of the plat for our office to review once these requested changes have been made. After the changes are made, the Sanitary Engineer can sign the plat upon receipt after installation of our utilities or if financial guarantees have been met.

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 number can be found on the Recorder's Office website after they have completed their indexing.

Jim Smith, Medina County Soil and Water Conservation District
jsmith@medinacounty.gov
330.722.9317

1. *Ellsworth silt loam and Mahoning silt loam are the main soils within this parcel. Seasonal wetness and slow permeability are limiting factors for these soils. There are sections on the southern end of the parcel that have Rawson loam. Limiting factor for Rawson loam is very slow permeability of the lower part of the subsoil and underlying material.*
2. *Stormwater management easements should be followed and the limitations (if any) in place with owning a section of the easement should be disclosed to potential property owners.*
3. *Sediment and erosion control practices should be installed prior to construction and in place until vegetative establishment following all final grading.*
4. *Watersheds are to be maintained throughout all phases of construction.*
5. *Water management basins should have a plan in place identifying the responsible entity for maintenance and management.*
6. *Sublot 20 & 21 have steep slopes on the rear of the lot. There are concerns with future stabilization of the properties.*

Department of Planning Services (DPS) Comments:

1. The applicant submitted the Ohio EPA 401 Wetlands Permit No. 251896W and the NPDES Notice of Intent Permit Number 3GC16484*AG. The Declaration and Code of Regulations were submitted with the approved November 2025 Final Plat.
2. The applicant intends to provide information about the steep slopes on the rear portions of Sublots 20 and 21.
3. 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. 2 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. 2

Creating Sublot Nos. 2 through 76 and Blocks 'D' and 'E'

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 a replat of all of Block 'B' as shown on Bohaty Planned Development, recorded in Document No. 2026PL000010 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		
Sublots (75)	27.1167	acres
Block 'D' (Open Space)	1.6356	acres
Block 'E' (Open Space)	42.1208	acres
Right of Way Dedication	5.8884	acres
Total	**76.7615**	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	[M]	[M]
IRON PIN	○I.P.F.	
IRON PIPE	◎P.F.	
5/8" 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. 2

TITLE

PROJECT NUMBER
2032

DATE
2026-03-23

1
5

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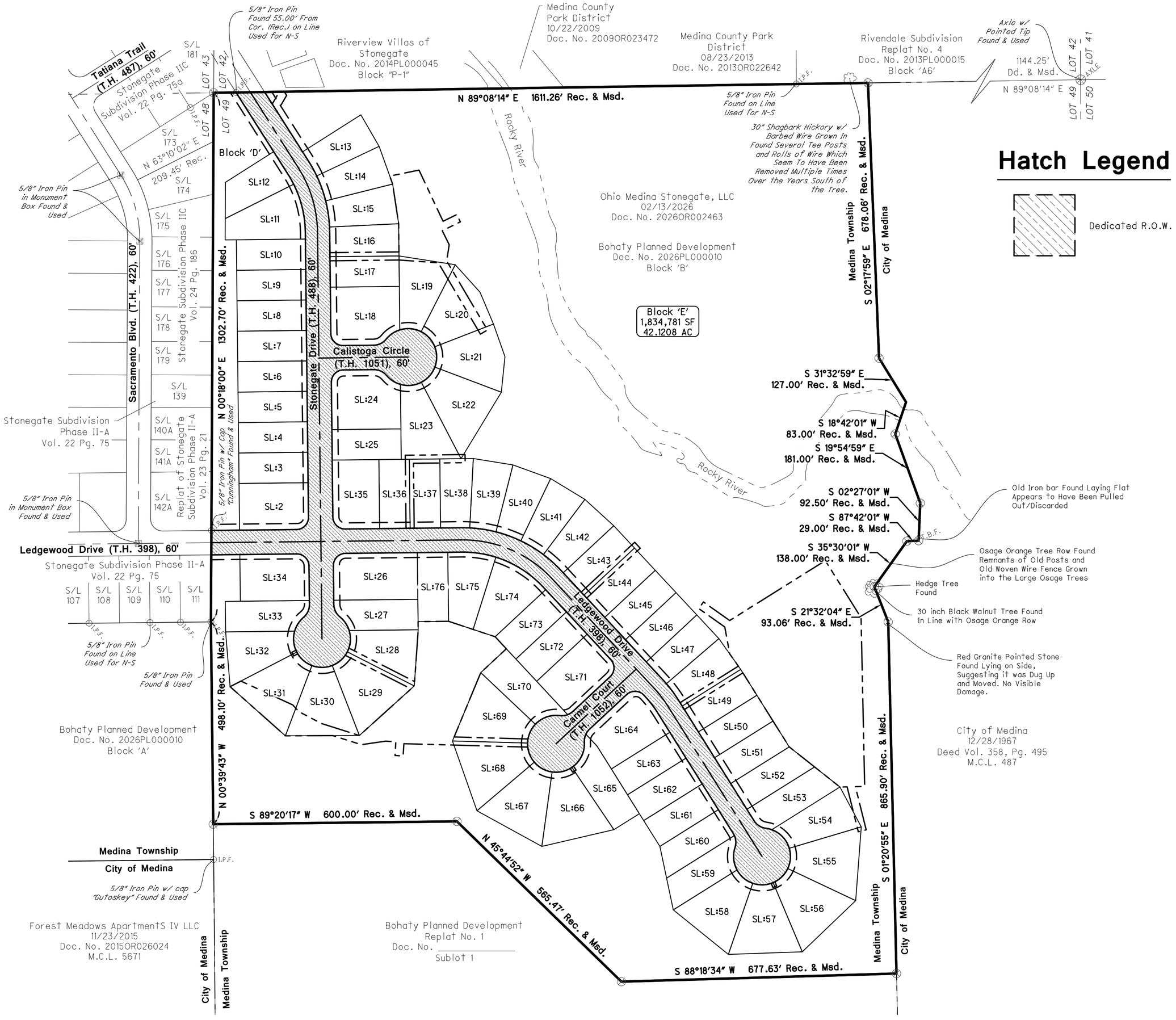

Hatch Legend

Dedicated R.O.W.

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

SCALE (IN FEET)
0 75 150 300
1 inch = 150 ft.

N

BOHATY PLANNED DEVELOPMENT REPLAT NO. 2

OVERALL

PROJECT NUMBER
2032

DATE
2026-03-23

2
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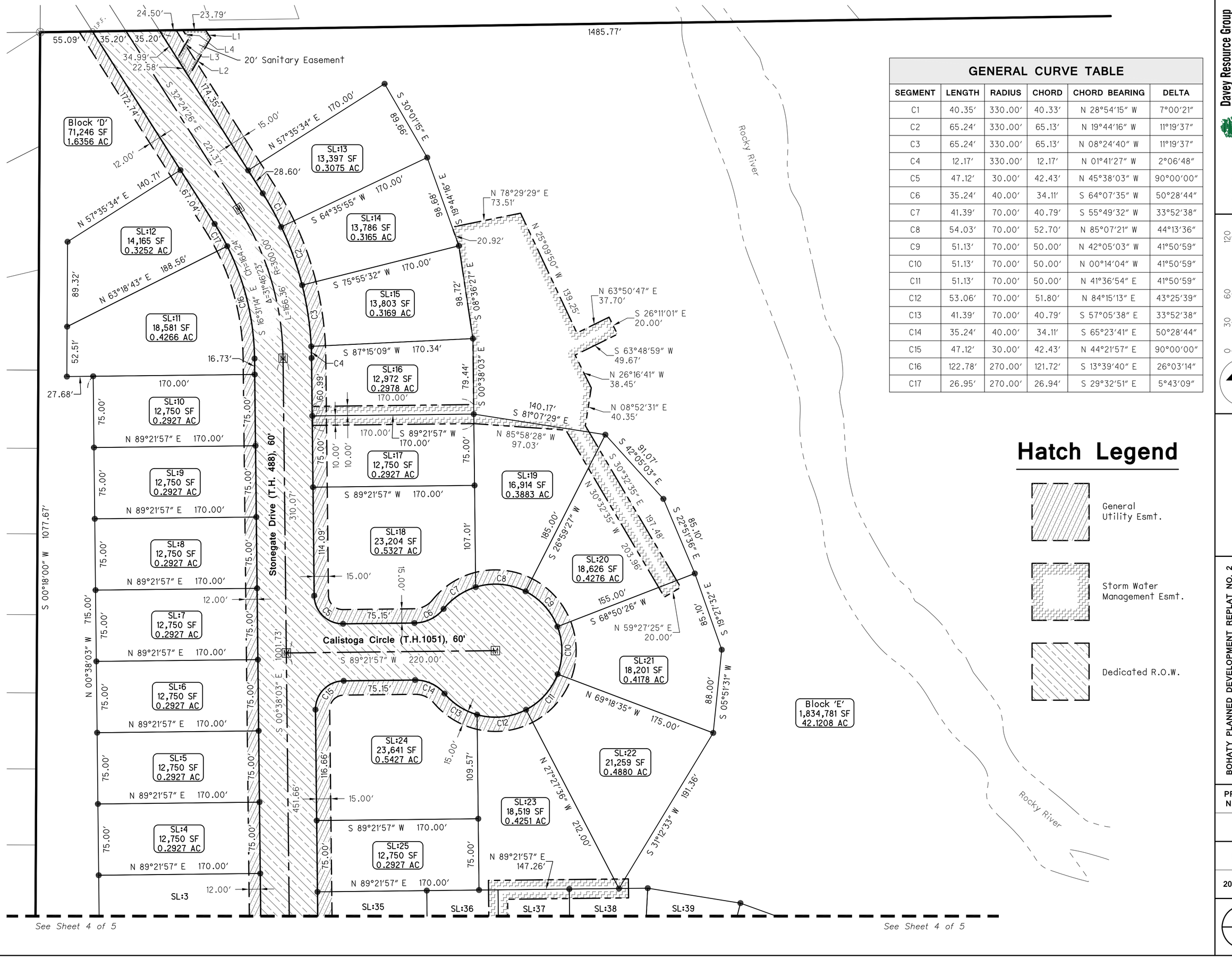

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	40.35′	330.00′	40.33′	N 28°54′15″ W	7°00′21″
C2	65.24′	330.00′	65.13′	N 19°44′16″ W	11°19′37″
C3	65.24′	330.00′	65.13′	N 08°24′40″ W	11°19′37″
C4	12.17′	330.00′	12.17′	N 01°41′27″ W	2°06′48″
C5	47.12′	30.00′	42.43′	N 45°38′03″ W	90°00′00″
C6	35.24′	40.00′	34.11′	S 64°07′35″ W	50°28′44″
C7	41.39′	70.00′	40.79′	S 55°49′32″ W	33°52′38″
C8	54.03′	70.00′	52.70′	N 85°07′21″ W	44°13′36″
C9	51.13′	70.00′	50.00′	N 42°05′03″ W	41°50′59″
C10	51.13′	70.00′	50.00′	N 00°14′04″ W	41°50′59″
C11	51.13′	70.00′	50.00′	N 41°36′54″ E	41°50′59″
C12	53.06′	70.00′	51.80′	N 84°15′13″ E	43°25′39″
C13	41.39′	70.00′	40.79′	S 57°05′38″ E	33°52′38″
C14	35.24′	40.00′	34.11′	S 65°23′41″ E	50°28′44″
C15	47.12′	30.00′	42.43′	N 44°21′57″ E	90°00′00″
C16	122.78′	270.00′	121.72′	S 13°39′40″ E	26°03′14″
C17	26.95′	270.00′	26.94′	S 29°32′51″ E	5°43′09″

Hatch Legend

General Utility Esmt.

Storm Water Management Esmt.

Dedicated R.O.W.

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

SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

N

BOHATY PLANNED DEVELOPMENT REPLAT NO. 2

NORTH

PROJECT NUMBER
2032
DATE
2026-03-23

3
5

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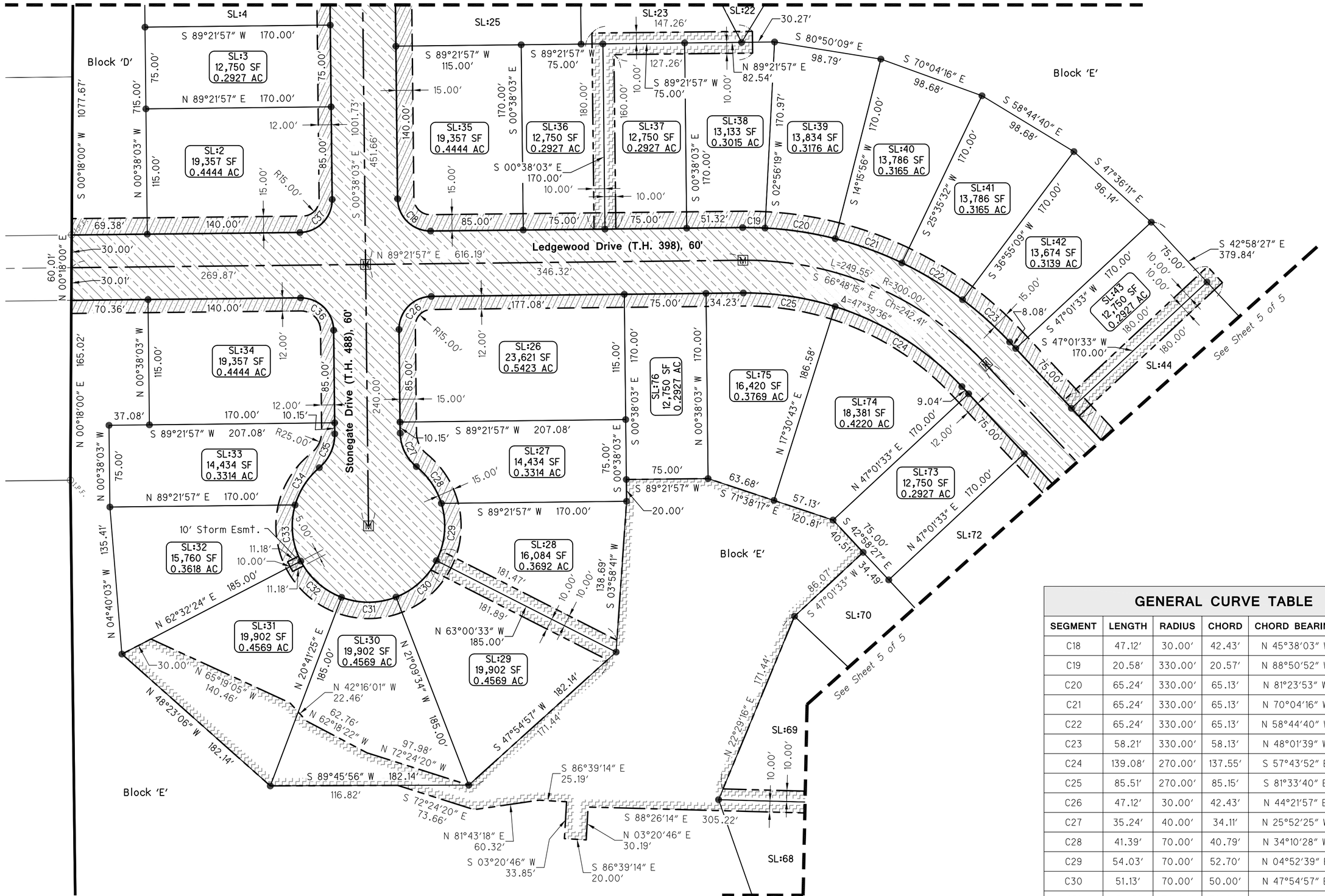

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C18	47.12′	30.00′	42.43′	N 45°38′03″ W	90°00′00″
C19	20.58′	330.00′	20.57′	N 88°50′52″ W	3°34′22″
C20	65.24′	330.00′	65.13′	N 81°23′53″ W	11°19′37″
C21	65.24′	330.00′	65.13′	N 70°04′16″ W	11°19′37″
C22	65.24′	330.00′	65.13′	N 58°44′40″ W	11°19′37″
C23	58.21′	330.00′	58.13′	N 48°01′39″ W	10°06′24″
C24	139.08′	270.00′	137.55′	S 57°43′52″ E	29°30′50″
C25	85.51′	270.00′	85.15′	S 81°33′40″ E	18°08′46″
C26	47.12′	30.00′	42.43′	N 44°21′57″ E	90°00′00″
C27	35.24′	40.00′	34.11′	N 25°52′25″ W	50°28′44″
C28	41.39′	70.00′	40.79′	N 34°10′28″ W	33°52′38″
C29	54.03′	70.00′	52.70′	N 04°52′39″ E	44°13′36″
C30	51.13′	70.00′	50.00′	N 47°54′57″ E	41°50′59″
C31	51.13′	70.00′	50.00′	N 89°45′56″ E	41°50′59″
C32	51.13′	70.00′	50.00′	S 48°23′06″ E	41°50′59″
C33	53.06′	70.00′	51.80′	S 05°44′47″ E	43°25′39″
C34	41.39′	70.00′	40.79′	S 32°54′22″ W	33°52′38″
C35	35.24′	40.00′	34.11′	S 24°36′19″ W	50°28′44″
C36	47.12′	30.00′	42.43′	S 45°38′03″ E	90°00′00″
C37	47.12′	30.00′	42.43′	S 44°21′57″ W	90°00′00″

Hatch Legend

General Utility Esmt.

Storm Water Management Esmt.

Dedicated R.O.W.

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

SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

BOHATY PLANNED DEVELOPMENT REPLAT NO. 2

MIDDLE

PROJECT NUMBER
2032

DATE
2026-03-23

4
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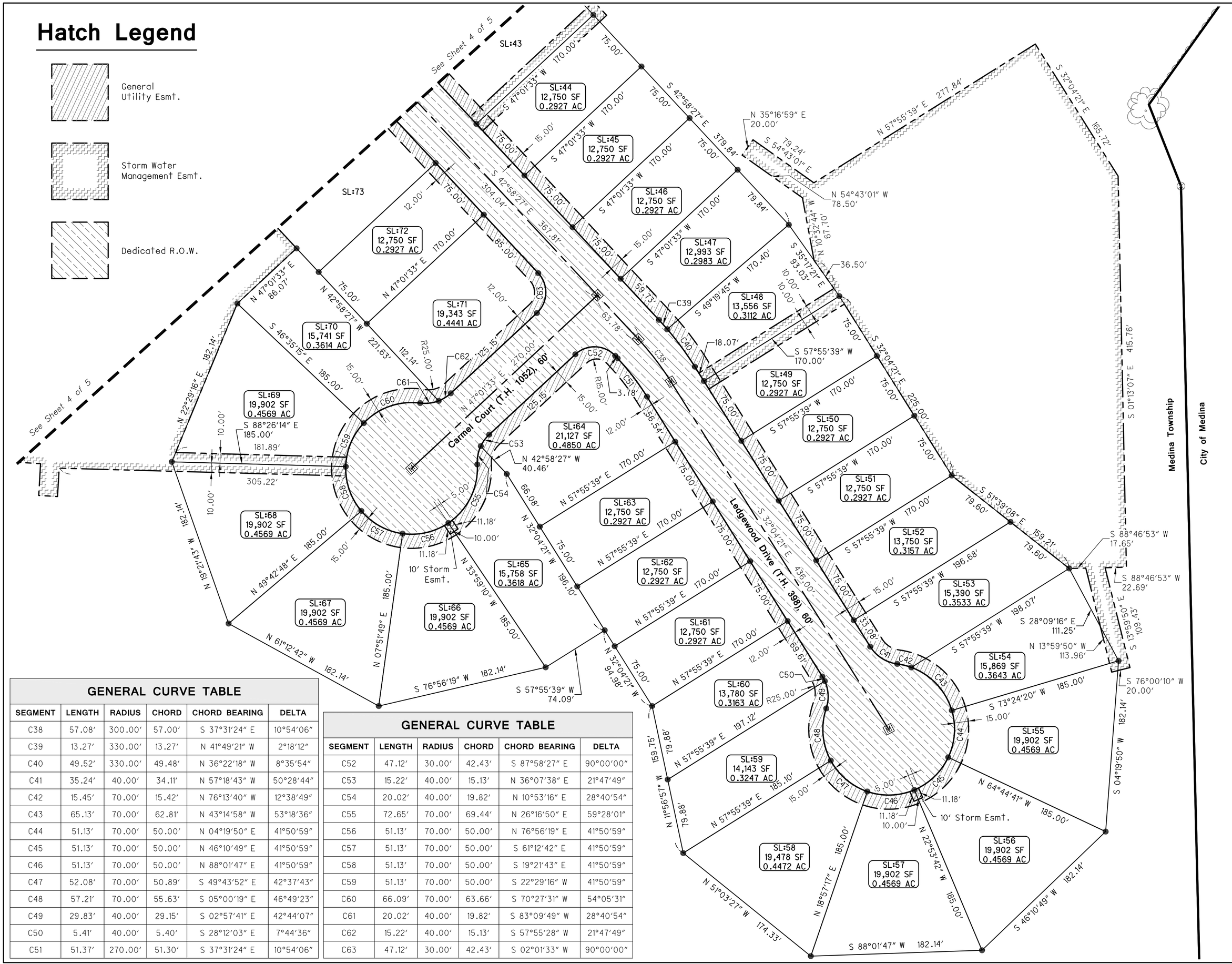
Hatch Legend

General Utility Esmt.

Storm Water Management Esmt.

Dedicated R.O.W.


See Sheet 4 of 5
See Sheet 4 of 5
SL:43
SL:44 12,750 SF 0.2927 AC
SL:45 12,750 SF 0.2927 AC
SL:46 12,750 SF 0.2927 AC
SL:47 12,993 SF 0.2983 AC
SL:48 13,556 SF 0.3112 AC
SL:49 12,750 SF 0.2927 AC
SL:50 12,750 SF 0.2927 AC
SL:51 12,750 SF 0.2927 AC
SL:52 13,750 SF 0.3157 AC
SL:53 15,390 SF 0.3533 AC
SL:54 15,869 SF 0.3643 AC
SL:55 19,902 SF 0.4569 AC
SL:56 19,902 SF 0.4569 AC
SL:57 19,902 SF 0.4569 AC
SL:58 19,478 SF 0.4472 AC
SL:59 14,143 SF 0.3247 AC
SL:60 13,780 SF 0.3163 AC
SL:61 12,750 SF 0.2927 AC
SL:62 12,750 SF 0.2927 AC
SL:63 12,750 SF 0.2927 AC
SL:64 21,127 SF 0.4850 AC
SL:65 15,758 SF 0.3618 AC
SL:66 19,902 SF 0.4569 AC
SL:67 19,902 SF 0.4569 AC
SL:68 19,902 SF 0.4569 AC
SL:69 19,902 SF 0.4569 AC
SL:70 15,741 SF 0.3614 AC
SL:71 19,343 SF 0.4441 AC
SL:72 12,750 SF 0.2927 AC
SL:73
Carmel Court (T.H. 1052), 60'
Ledgewood Drive (T.H. 398), 60'
10' Storm Esmt.
10' Storm Esmt.
Medina Township
City of Medina
S 47°01'33" W 170.00'
S 42°58'27" E 379.84'
N 35°16'59" E 20.00'
S 54°43'01" E 79.24'
N 54°43'01" W 78.50'
N 57°55'39" E 277.84'
S 32°04'21" E 165.72'
S 01°13'07" E 415.76'
N 10°32'44" W 67.70'
S 35°17'21" E 93.03'
S 49°19'45" W 170.40'
S 57°55'39" W 170.00'
S 32°04'21" E 225.00'
S 51°39'08" E 79.60'
S 88°46'53" W 17.65'
S 88°46'53" W 22.69'
S 13°59'50" E 109.43'
S 76°00'10" W 20.00'
S 73°24'20" W 185.00'
S 04°19'50" W 182.14'
N 64°44'41" W 185.00'
N 22°53'42" W 185.00'
S 46°10'49" W 182.14'
S 88°01'47" W 182.14'
N 51°03'27" W 174.33'
N 18°57'17" E 185.00'
N 11°56'51" W 159.75'
N 57°55'39" E 197.12'
S 28°09'16" E 111.25'
N 13°59'50" W 113.96'
N 32°04'21" W 94.98'
S 57°55'39" W 74.09'
S 76°56'19" W 182.14'
N 61°12'42" W 182.14'
N 07°51'49" E 185.00'
N 33°59'10" W 185.00'
N 19°27'43" W 182.14'
N 49°42'48" E 185.00'
S 88°26'14" E 185.00'
181.89'
305.22'
N 22°29'16" E 182.14'
N 47°01'33" E 86.07'
S 46°35'15" E 185.00'
N 42°58'27" W 75.00'
N 47°01'33" E 170.00'
N 42°58'27" W 221.63'
S 42°58'27" E 304.04'
S 42°58'27" E 367.81'
N 47°01'33" E 125.15'
N 42°58'27" W 40.46'
N 57°55'39" E 170.00'
N 32°04'21" W 196.10'
S 32°04'21" E 436.00'
S 57°55'39" W 170.00'
N 57°55'39" E 170.00'
N 32°04'21" W 75.00'
S 57°55'39" W 170.00'
N 57°55'39" E 170