Replat No. 6

Interstate Subdivision No. 2

Montville Township

App. No.:	015-2023 R	**Site Area:**	17.6037 acres
Meeting:	April 5, 2023	**Utilities:**	Central water & sewer
Applicant:	TBK Property Co. LLC	**School Dist.:**	Medina City
Engineer:	Langan Engineering and Environmental Services Inc.	**Sublots:**	6D and 6E
		Reviewer:	Rob Henwood
Zoning:	HC Highway Commercial		

EXECUTIVE SUMMARY

The subject site is located on the west side of Montville Drive west of the intersection with Ohara Drive. The applicant proposes two sublots, 6D and 6E, that will be serviced with central sewer and water. This Replat is being reviewed by the Planning Commission because it creates two new building sites.

Recommendation: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

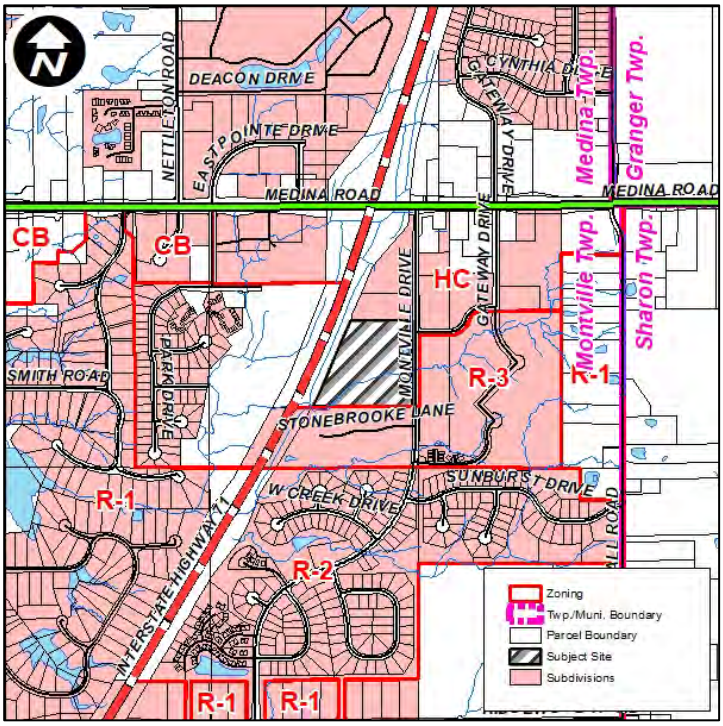
Direction	Zoning	Land Use
North	HC Highway Commercial	Auto Dealer, Ken Ganley Nissan
East	R-3 Single Family Urban Residential	Undeveloped
South	R-3 Single Family Urban Residential	Multi-family homes
West	R-3 Single Family Urban Residential	Multi-family and single-family homes

Proposal: The applicant proposes two sublots with central water and sewer: Sublot 6D (9.5849 acres) and Sublot 6E (8.0188 acres).

Access: The site has direct access to Montville Drive.

Site Conditions: The site has rolling topography and drains to the stream in the southern portion of the site. The topography nearest to the stream is steep.

History: The subdivision was originally recorded in December of 1978. The most recent Replat was recorded in June of 2015.



Agency Comments: *Italicized text* indicates agency comments.

Mark Crumley, Medina Fire Department
mcrumley@medinaoh.org
330.723.5704

Medina Fire Department has no comments at this time.

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

The Medina County Sanitary Engineer has public water and public sanitary sewer available to service sublot 6D. The MCSE has public water available to service sublot 6E. Sublot 6E does not have frontage to MCSE's sanitary sewer system. The owner of sublot 6E will need to extend the sanitary sewer main or obtain an easement to access public sanitary sewer. Plans to develop each sublot are to meet all requirements of the MCSE.

Jim Smith, Medina SWCD
jsmith@medinaco.org
330.722.9317

1. *The soils on this site are made up of Rittman silt loam (RsC2) with 6-12% slopes and Orrville silt loam. Limitations of Rittman soils are slow permeability, seasonal wetness and chances of erosion due to the steep slopes on the property. Limitations of Orrville soils are high susceptibility of flooding and seasonal high-water table.*
2. *Maintain a 25 ft. setback from the designated riparian setback area when construction begins.*
3. *There are no developmental plans. No other comments at this time.*

Paul Jeffers, Montville Township, Planning and Zoning: APPROVAL
pjeffers@montvilletwp.org
330.725.8313

Said lot split/replat complies with the Montville Township Zoning Resolution. We have no objections to the replat.

Karen Macejewski, TC Energy
us_crossings@tcenergy.com
800.562.8931

TC Energy owns and operates Columbia Gas Transmission, LLC in your area. The distance is 5.06 miles. A review of the address and CGT Pipelines reveals that there is no impact on or near the CGT Pipeline.

Jen Wisard, Tax Maps
jwisard@medinaco.org
330.725.9777

The Tax Map Office has completed a preliminary review of this plat and all comments have been addressed.

Department of Planning Services (DPS) Staff Comments

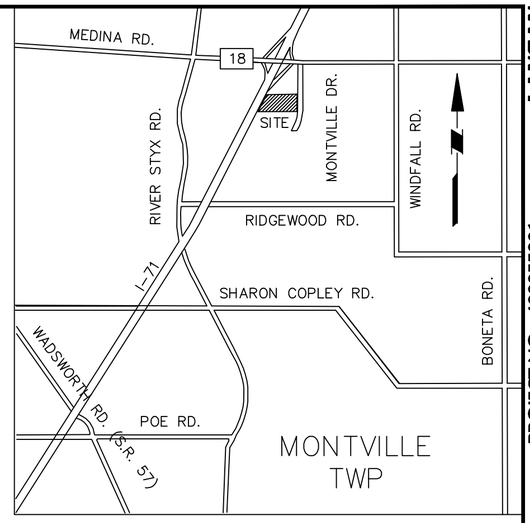
1. The zoning for the subject site is HC Highway Commercial.
2. The following data/information was not provided on or with the Replat submittal as outlined in Section 404 D of the Subdivision Regulations:
   a. 2.d. An original mylar of the Final Plat.
   b. 2. f.16. Signature and seal of a Registered Surveyor on each sheet.
   c. 2. f.17. Notarized certification by the owner 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.
   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.
   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.
3. The Final Plat fulfills the purpose and intent of the Subdivision Regulations per § 404(D)(5)b.1.
4. The Final Plat meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.2.
5. The Final Plat is in substantial conformity with the Preliminary Plan and conditions per § 404(D)(5)b.3.
6. The Final Plat is in conformity with the Township Zoning Resolution per § 404(D)(5)b.4.
7. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
8. The Medina County Highway Engineer has approved the construction drawings and the Director of Planning Services 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 per § 404(D)(5)b.6.

Recommendation: Staff recommends **APPROVAL WITH MODIFICATIONS** of the Replat of the Interstate No. 2 Replat No. 6 Subdivision pending submission of the required data/ information and satisfying all regulatory agency and planning staff comments.

INTERSTATE SUBDIVISION NO. 2
REPLAT NO. 6
CREATING SUBLOTS 6D AND 6E

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF MEDINA, AND STATE OF OHIO: BEING PART OF ORIGINAL MONTVILLE TOWNSHIP LOT NO. 87 AND DESCRIBED AS FOLLOWS:

BEING THE WHOLE OF SUBLOT 6B IN INTERSTATE SUBDIVISION NO. 2, REPLAT NO. 4 AS RECORDED IN PLAT DOCUMENT NO. 2001PL000052 OF MEDINA COUNTY RECORDER'S RECORDS.



VICINITY MAP
SCALE: NOT TO SCALE

APPROVALS

ZONING APPROVAL

THE TOWNSHIP TRUSTEES OF MONTVILLE ON THIS _____DAY OF_____,202__ HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____
CHAIRMAN, TRUSTEES *DATE*

_____ _____
ZONING INSPECTOR *DATE*

_____ _____
TRUSTEE *DATE*

APPROVAL OF CONSTRUCTION OR PLANS FOR CONSTRUCTION OF CENTRAL WASTEWATER DISPOSAL FACILITIES

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.

_____ _____
MEDINA COUNTY SANITARY ENGINEER *DATE*

COUNTY ENGINEER

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEE HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER

_____ _____
MEDINA COUNTY ENGINEER *DATE*

APPROVED FOR TRANSFER THIS _____DAY OF _____,202__

_____
TAX MAP DRAFTSMAN

APPROVED FOR TRANSFER THIS _____DAY OF _____,202__

_____
MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____DAY OF _____,202__
IN DOCUMENT NO. _____

_____
RECORDER

PLANNING COMISSIONER

APPROVAL BY THE MEDINA COUNTY PLANNING COMMISSION THIS ____DAY OF _____,202__

_____
DIRECTOR

ACCEPTANCE

I,_____, OWNER OR AUTHORIZED REPRESENTATIVE OF SUBLOT 6B EMBRACED WITHIN THIS PLAT, HEREBY ACKNOWLEDGE THIS SURVEY AND REPLAT TO BE MY FREE ACT AND DEED.
I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THIS PLAT.

BY TBK PROPERTY COMPANY, LLC

IN THE PRESENCE OF
_____
*PRINT NAME*_____
_____
*PRINT NAME*_____

COUNTY OF ____ }
} *S.S.*
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BEFORE THE ABOVE SIGNED GEORGE M. WHITSON WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.
IN WITNESS THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____,OH THIS ___DAY OF _____ 202___

_____
NOTARY PUBLIC

AREA TABULATION

SUBLOT 6D	±417,516 S.F.	±9.5849 ACRES
SUBLOT 6E	±349,301 S.F.	±8.0188 ACRES
TOTAL	±766,817 S.F.	±17.6037 ACRES

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS AND SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVE IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR.
OH LIC. No. 8544

STATE OF OHIO
ANTHONY L. MAIONE 8544
REGISTERED PROFESSIONAL SURVEYOR

Date	Description	No.
02/16/23	COUNTY COMMENTS/UPDATES	No.3
02/15/23	COUNTY COMMENTS/UPDATES	No.2
01/31/23	UPDATED NOTES & DWG	No.1

REVISIONS

Drawing Title
SUBDIVISION PLAT

Project
MEDINA BREW KETTLE
LOT No. 87
MONTVILLE TOWNSHIP
MEDINA COUNTY OHIO

LANGAN
Langan Engineering and Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project No. 400055201
Date 01/31/23
Drawn By KLK
Checked By ALM

Drawing No. VL201

Sheet 1 of 2

PROJECT NO. 400055201 LANGAN

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SUBLOT 5
REPLAT OF BLOCK "B" OF
INTERSTATE SUBDIVISION NO. 2
PLAT BOOK 22 PAGE 49

N 89°44'53" E
657.39' CALC. & USED (REC. 657.38')

5/8" REBAR W/ CAP
"H&A LTD" FND.
(S-0.48')
(E-0.35')

INTERSTATE ROUTE 71 (VARIABLE WIDTH)

961+00
962+00
963+00
964+00
965+00

N 23°31'04" E
TOTAL: 852.73' CALC. & USED (852.74' REC.)
806.84'

PROPOSED
SUBLOT 6D
417,516 SQ. FT.
9.5849 ACRES

TBK PROPERTY COMPANY, LLC.
DOC # 2019OR017462
08/30/2019
17.6036 ACRES

SUBLOT 6B
2ND REPLAT OF SUBLOT 6
INTERSTATE SUBDIVISION NO.2
DOC# 2001PL000052

244.88' (CALC.)
S 20°13'50" W

581.51' (CALC.)
S 56°45'45" W

N 23°31'04" E
45.80'
(CALC.)

08°24'03"
REC. & USED 259.82' (CALC.)
N 90°00'00" W

5/8" REBAR FND.

N 30°55'07" E
140.43' (REC. & USED)

PROPOSED
SUBLOT 6E
349,301 SQ. FT.
8.0188 ACRES

1054.49' (REC. & USED)
S 89°43'07" W

SEE DETAIL NO. 1

STONEBROOK VILLAGE
SUBDIVISION REPLAT NO. 1
DOC# 2001PL000051
BLOCK "A1"

SEE DETAIL NO. 2

5/8" REBAR IN MONUMENT BOX
FND. & USED FOR LINE
(S-0.25')

5/8" REBAR W/ CAP FND.
"H&A LTD"
(E-0.10')
(S-0.15')

784.60' (REC. & USED)

100' BUILDING SETBACK PLAT BOOK 28, PAGE 150

P.P.O.B. SUBLOT D
S 89°44'53" W
35.00'

89°38'42"
REC & USED

200.00'

N 00°06'11" E
127.85'

DEDICATED IN
VOL. 21 PG. 246

REPLAT OF BLOCK "A" OF
INTERSTATE SUBDIVISION NO. 2
DOC# 1999PL000137
BLOCK "A-3"

OHARA DRIVE (70 FEET)
A.K.A. T.H. 708

81.40' (OBS)
82.00' (REC.)

267.41' OBS. (267.49' REC.)
S 89°53'49" E

5/8" REBAR IN
MONUMENT BOX FND.

5/8" REBAR IN
MONUMENT BOX FND.
(S-0.14')

DEDICATED IN PLAT
2001PL000007

P.O.B.

P.P.O.B. SUBLOT E
135.00' (CALC.)
N 89°53'49" W

82.00'
(R. & U.)

STORM SEWER EASEMENT
PLAT BOOK 21 PAGE 246

40.00'
20.00'

60' ROADWAY AND UTILITY
EASEMENT
DEED. VOL. 351, PAGE 434

60'

MONTVILLE DRIVE (T.H. 349) (70 FEET)
DEDICATED IN VOL. 28 PG. 150

S 00°06'11" W TOTAL: 905.91' (REC. & USED)

INTERSTATE SUBDIVISION
NO. 2 REPLAT NO. 5
DOC# 2002PL000140
BLOCK "C2"

40.00'
30.00'

STORM SEWER EASEMENT
PLAT BOOK 28 PAGE 150

40.00'
30.00'

STORM SEWER EASEMENT
PLAT BOOK 28 PAGE 150

100' BUILDING SETBACK PLAT BOOK 28, PAGE 150

12" UTILITY EASEMENT PLAT BOOK 28, PAGE 150

705.91'

697.53' (REC. & USED)

300.46' (REC. & USED)

DEDICATED IN
VOL. 28 PG. 151

5/8" REBAR FND. & USED

639.76' OBS.
(639.77' REC.)

LOT 87

LOT 106

LOT 88

5/8" REBAR FND.
(N-0.07')
(W-0.15')

LOT 105

80 0 40 80
SCALE: 1 INCH = 80 FEET

OH NAD83

LEGEND (NOT SHOWN TO SCALE)

⊠ ◎ ○	MONUMENTATION FOUND (TYPE AS NOTED)
●	SET 5/8" X 30" STEEL PIN WITH CAP "LANGAN"
⊗	SET DRILL HOLE
S/L	SUB LOT
O.L.	ORIGINAL LOT LINE
REC.	DEED OF RECORD
AC.	ACRES
CALC.	CALCULATED
OBS.	OBSERVED
SQ. FT.	SQUARE FEET
CSR.	CITY SURVEY RECORD
AFN	AUDITOR'S FILE NUMBER
PN	PARCEL NUMBER
VOL.	DEED VOLUME
PG.	DEED PAGE

DETAIL NO. 1

N 30°55'07" E
140.43' (REC. & USED)

N 30°55'07" E
1.85' CALC.
(1.84' REC.)

S 89°43'07" W 1054.49' (REC. & USED)

S 89°43'07" W 1055.44' CALC. (1055.43' REC.)

STONEBROOK VILLAGE SUBDIVISION
REPLAT NO. 1
DOC# 2001PL000051
BLOCK "A1"

INTERSTATE SUBDIVISION NO. 2
REPLAT NO. 4
DOC# 2001PL000052
SUBLOT 6C

DETAIL NO. 2

INTERSTATE SUBDIVISION NO. 2
REPLAT NO. 4
DOC# 2001PL000052
SUBLOT 6C

905.91' (REC. & USED)
S 00°06'11" W

S 89°43'07" W 1054.49' (REC. & USED)

S 00°06'11" W
1.58' (REC. & USED)

S 89°43'07" W 1055.44' CALC. (1055.43' REC.)

STONEBROOK VILLAGE SUBDIVISION
REPLAT NO. 1
DOC# 2001PL000051
BLOCK "A1"

STATE OF OHIO
ANTHONY L. MAIONE
8544
REGISTERED PROFESSIONAL SURVEYOR

Date	Description	No.
02/16/23	COUNTY COMMENTS/UPDATES	No.3
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01/31/23	UPDATED NOTES & DWG	No.1

REVISIONS

Drawing Title

SUBDIVISION PLAT

Project

MEDINA BREW KETTLE

LOT No. 87
MONTVILLE TOWNSHIP
MEDINA COUNTY **OHIO**

LANGAN
Langan Engineering and
Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131

T: 216.328.3300 F: 216.328.3301 www.langan.com

Project No.	Drawing No.
400055201	VL201
Date: 01/31/23	
Drawn By: KLK	
Checked By: ALM	Sheet 2 of 2

PROJECT NO. #400055201 LANGAN

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Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

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

Interstate Sub. No. 2
Replat No. 6
App. 015-2023-R
Montville Township

Meeting Date: 4/5/2023
Zoning: HC Highway Com.
Sublots: 2
Area: 17.6037 acres

1 inch = 200 feet

0 25 50 100 150 200 250

Feet