

MONTVILLE TOWNSHIP ZONING OFFICE

DATE: November 21, 2011

TO: Montville Township Trustees
 Medina County Engineer
 Medina County Health Dept.-Environmental Div.
 Medina County Sanitary Engineer
 Medina County Park District

Montville Township Police Dept.
 Medina County Planning Commission
 Medina City Fire Dept.
 Medina City School District
 Ohio Department of Transportation

RE: DEVELOPMENT PLAN REVIEW *Blackberry*

Please find attached information provided by our applicant, Mr. Richard H. Wilson, P.E., 257 S. Court Street, Medina, Ohio 44256 for a preliminary development plan review in accordance with the zoning code of Montville Township. This development plan will be presented before the Montville Zoning Commission on Wednesday, December 14, 2011. In order for the Zoning Commission to evaluate this information and its effects upon the Township and adjacent areas, we are requesting submission of your written response or comments on or before December 9, 2011. Thank you for your promptness in this matter.

COMMENTS:

RECEIVED
 NOV 23 2011
 MEDINA CO. ENGINEER

- 1) ODOT ACCESS PERMIT WILL BE REQUIRED
- 2) DRAINAGE ASSESSMENTS WILL BE REQUIRED
- 3) RELOCATE THE PROPOSED SANITARY SEWER ~~OUT FROM UNDER~~
 THE SIDEWALK

By: ANDY CONRAD
HIGHWAY ENGINEER'S OFFICE
 Public Office or Department

RECOMMENDATION
 Approved: _____
 Disapproved: _____
 Conditional Approval: X

MONTVILLE TOWNSHIP ZONING OFFICE

received
11-28-11

DATE: November 21, 2011

TO: Montville Township Trustees
Medina County Engineer
Medina County Health Dept.-Environmental Div.
Medina County Sanitary Engineer
Medina County Park District

Montville Township Police Dept.
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COMMENTS:

SANITARY SEWER & WATER LINES ARE AVAILABLE TO
BE EXTENDED BY THE DEVELOPER TO SERVE THE PROPOSED
BLACKBERRY FARM SUBDIVISION, PLEASE NOTE THAT WATERLINE
LOOPING WILL BE REQUIRED.

NCSE# 522 500-193.1

By: Dale H. Clark / NCSE Eng. DEPT
E-Mail: dclark@medinaco.org
Public Office or Department 11-23-11

RECOMMENDATION

Approved: _____
Disapproved: _____
Conditional Approval: ✓

FILE COPY



Ohio Department of Transportation, District Three Facsimile Transmittal

received
11-28-11

Name: Judy Emrick
Organization: Montville Township Zoning Inspector
Phone: 330-725-8313
From: Dawn M. Roxberry, ODOT District Three
Date: November 28, 2011
Subject: Blackberry Farm Subdivision - Preliminary Development Plan
Pages: 1

Blackberry Farm Subdivision:

The proposed Blackberry Farm Subdivision will be located on the northeast corner of the SR 57/SR 162 intersection. The preliminary development plan proposes 22 residential lots within the subdivision. A new public street intersection is also being proposed to SR 57.

A variance was requested by ODOT since the proposed subdivision street does not meet the required intersection spacing standards of one-half mile per the *State Highway Access Management Manual*. ODOT approved the variance request for direct access to SR 57 as shown on the preliminary development plan. The plan also states that access will not be provided to SR 57 or SR 162 for sublots 13 through 22, which is acceptable.

In order to receive a permit for access to SR 57, the applicant will need to submit design plans to our office for the proposed public street intersection. Once the plans have been approved, a permit will be issued for access to SR 57. If you should have any questions concerning our comments, please do not hesitate to contact me at 1-419-207-7174, or by email at Dawn.Roxberry@dot.state.oh.us. Thank you for including us in your review process.

MONTVILLE TOWNSHIP ZONING OFFICE

DATE: November 21, 2011

RECEIVED
NOV 23 2011

TO: Montville Township Trustees
Medina County Engineer
Medina County Health Dept.-Environmental Div.
Medina County Sanitary Engineer
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COMMENTS:

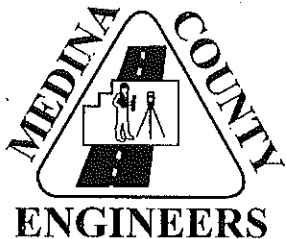
The park district has no comments on this project. Thank you
for the opportunity to review the plan.

By: Thomas K. James

RECOMMENDATION

Public Office or Department

Approved: _____
Disapproved: _____
Conditional Approval: _____



ATTACHMENT V
MEDINA COUNTY ENGINEER FILE COPY

Mike Salay, P.E., P.S.
ENGINEERING DEPARTMENT

P.O. BOX 825
791 W. SMITH RD.
MEDINA, OH 44258

PHONE (330) 723-9561
FAX (330) 723-9661

received
12-8-11

December 2, 2011

Montville Township Zoning Commission
Montville Township Hall
6665 Wadsworth Road
Medina, Ohio 44256

RE: Montville Express Tire Proposed Site

Dear Honorable Commission:

As requested, we have reviewed the preliminary site plan material you sent to our office for the above referenced project. Based on our review, we offer the following comments:

1. Before any site work is started for this project, a "Stormwater Management & Sediment Control Permit" would be required to be obtained by the applicant from our office. To obtain this permit, a set of site plan drawings, including detailed grading plans, soil erosion and sediment control plans, and a storm water management design (including storm sewer and water quality calculations) would need to be submitted by the applicant to our office for review and approval.
2. The applicant is responsible for complying with Ohio EPA's storm water quality requirements. A stormwater detention facility to accommodate this site was previously constructed in conjunction with an earlier phase of the Northampton Highland Estates Subdivision.
3. The applicant is responsible for obtaining proper approvals and complying to the requirements of the Ohio Department of Transportation for any work to be completed within the S.R. 3 right-of-way.

Thank you for the opportunity to review this proposal. If you or the applicant have any questions regarding these comments, I can be contacted at (330) 722-9358.

Sincerely,

Matthew D. Martin
Civil Engineer

cc: Mike Salay, P.E., P.S.
David Justice
File



Ohio Department of Transportation, District Three Facsimile Transmittal

Name: Judy Emrick
Organization: Montville Township Zoning Inspector
Phone: 330-725-8313
From: Dawn M. Roxberry, ODOT District Three
Date: December 1, 2011
Subject: Montville Express Tire - Development Plan Review
Pages: 1

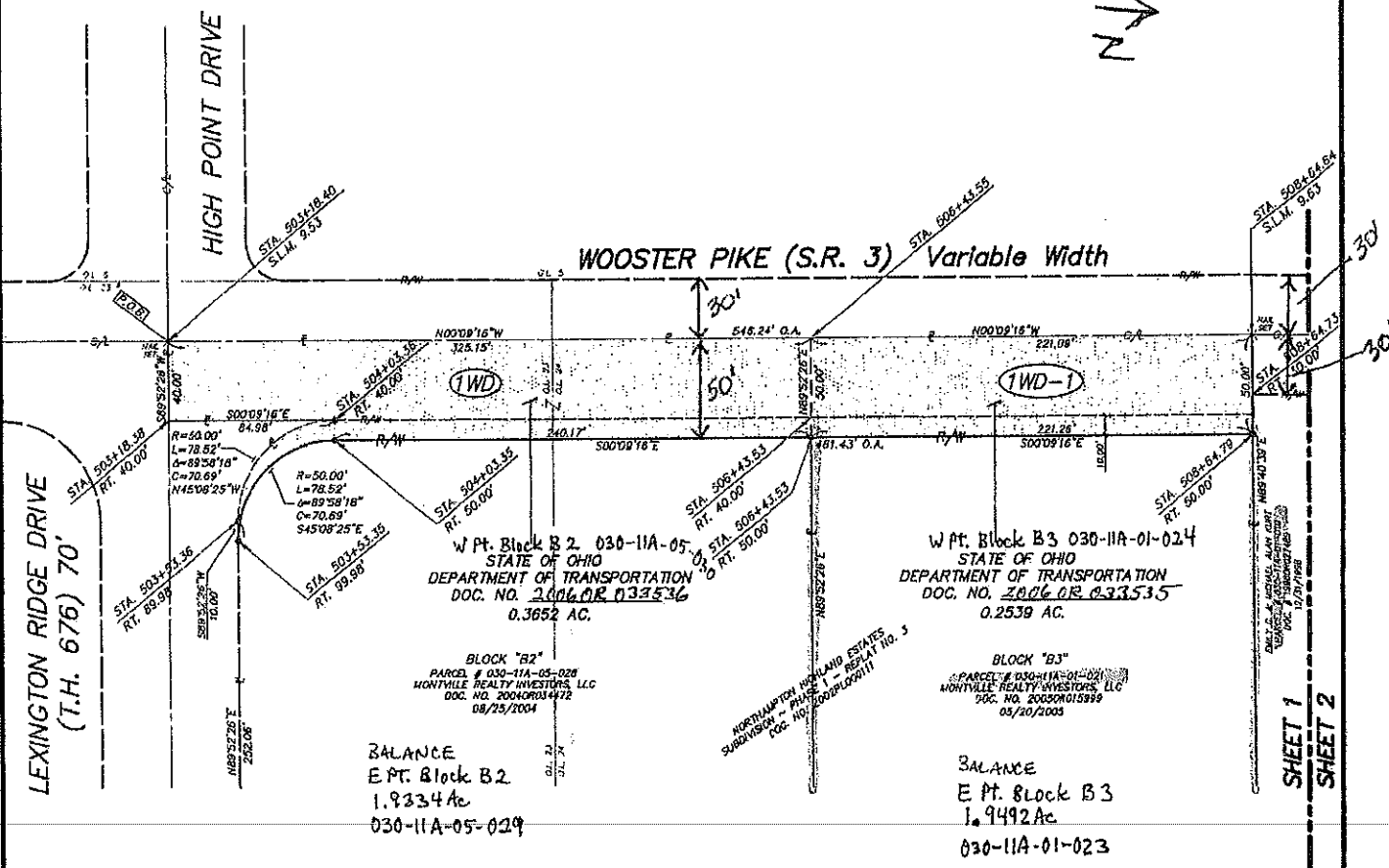
Montville Express Tire:

The proposed Montville Express Tire will be located on the east side of SR 3 north of Lexington Ridge Dr. The preliminary development plans show a proposed tire/service store located on the northern parcel adjacent to McDonalds. The proposed tire store will be sharing the existing access drive to SR 3 with McDonalds.

The site plan shows a proposed ground mounted business sign located against the right-of-way line along SR 3. The sign should be moved a few feet further east to ensure that construction of the sign does not encroach into the existing R/W. In addition, the landscape plan shows a decorative landscaping mound proposed within state highway R/W. Any proposed landscaping must be located completely outside of existing R/W limits. This also applies to the proposed bushes around the ground mounted business sign that are currently shown in the R/W. We suggest the landscape plan include the existing R/W line to ensure the R/W is kept free of any encroachments.

If you should have any questions concerning our comments, please do not hesitate to contact me at 1-419-207-7174, or by email at Dawn.Roxberry@dot.state.oh.us. Thank you for including us in your review process.

MED-3-9.53
 MEDINA COUNTY, OHIO
 MONTVILLE TOWNSHIP, LOTS 23 & 24



Donald G. Bohning & Associates, Inc.
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 13, 2005; THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS USED HEREIN ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

Kenneth L. Bohning
 KENNETH L. BOHNING
 REGISTERED SURVEYOR NO. 6720



RECEIVED October 25, 2006
 RECORDED October 25, 2006
 DOCUMENT NO. 2006PL000102

Nancy J. Abbott
 COUNTY RECORDER

Buy: Stacy Hunter
 43-20X236-40 8:22 AM.

TAX MAPS APPROVED FOR TRANSFER
 Oct. 25, 2006 *Arlyana Rohrich*
 Tax Maps Supv.

Michael E. Kovack 10/25/06

NOTE! THE ADDITIONAL RIGHT-OF-WAY IS BEING "DONATED" FOR HIGHWAY IMPROVEMENTS FOR THE DEVELOPMENT OF BLOCKS "B2" AND "B3" IN THE NORTHAMPTON HIGHLAND ESTATES SUBDIVISION ~ PHASE 1 - REPLAT NO. 3 DOC. NO. 2002PLO00111

TOTAL NUMBER OF:
 1 OWNERSHIP 0 OWNERSHIPS WITH STRUCTURES INVOLVED
 2 PARCELS 0 OWNERSHIPS WITH "P" ITEMS
 0 TOTAL TAKES

SUMMARY OF ADDITIONAL RIGHT OF WAY
 NET RESIDUE = RECORD AREA - TOTAL P.R.O. - NET TAKE
 AREAS IN ACRES



PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA (AC.)	TOTAL P.R.O.	GROSS TAKE
			BOOK	PAGE				
1WD	MONTVILLE REALTY INVESTORS, LLC		DOC. No. 2004OR034472		030-11A-05-028	2.2986	0.2986	0.3652
1WD-1	MONTVILLE REALTY INVESTORS, LLC		DOC. No. 2005OR015999		030-11A-01-021	2.2031	0.2031	0.2539

2006PL000102
 NANCY J. ABBOTT
 MEDINA COUNTY RECORDER
 10/25/2006 08:22:43AM
 REC. FEE: \$88.40

RECEIVED

MONTVILLE TOWNSHIP ZONING OFFICE

NOV 30 2011

MEDINA COUNTY
SANITARY ENGINEER

DATE: November 29, 2011

TO: Montville Township Trustees
Medina County Engineer
Medina County Health Dept.-Environmental Div.
Medina County Sanitary Engineer

Montville Township Police Dept.
Medina County Planning Commission
Medina City Fire Dept.
ODOT District 3
Medina City Planning Director

RE: SITE PLAN REVIEW

Please find attached information provided by our applicant, Mr. David Justice, 24944 River Glen Drive, Columbia Station, Ohio 44028 for a development plan review in accordance with the zoning code of Montville Township for Montville Express Tire, 5847 Wooster Pike, Medina, Ohio 44256. This site plan will be presented before the Montville Zoning Commission on Wednesday, December 14, 2011. In order for the Zoning Commission to evaluate this information and its effects upon the Township and adjacent areas, we are requesting submission of your written response or comments on or before Friday, December 9, 2011. Thank you for your promptness in this matter.

COMMENTS:

SANITARY SEWER AND WATER LINES
ARE AVAILABLE TO SERVE THE PROPOSED
MONTVILLE EXPRESS TIRE PROJECT ONCE
PLANS ARE APPROVED AND SEWER &
WATER PERMITS ARE OBTAINED FROM
THE MCSE DEPT.

By: Dale H. Clark
MCSE DEPT.
Public Office or Department

RECOMMENDATION

Approved: _____
Disapproved: _____
Conditional Approval: _____

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DATE: November 29, 2011

TO: Montville Township Trustees
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Medina County Sanitary Engineer

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COMMENTS:

Since this project will have public water & sewer
no further comment is needed by this office.

By: Christine Frings, R.S.
HEALTH
Public Office or Department

RECOMMENDATION
Approved: _____
Disapproved: _____
Conditional Approval: _____