



App. No.:	98-2015-FP	Open Space:	None in this phase
Meeting:	November 4, 2015	Utilities:	Central water & sewer
Applicant:	Cobblestone Park Development Group, LLC	School Dist.:	Medina City
Engineer:	TGC Engineering	Sublots:	27, (325 in total)
Zoning:	Cobblestone Park PND	Reviewer:	Susan Hirsch
Site Area:	36.83 acres (260.38 in total)		

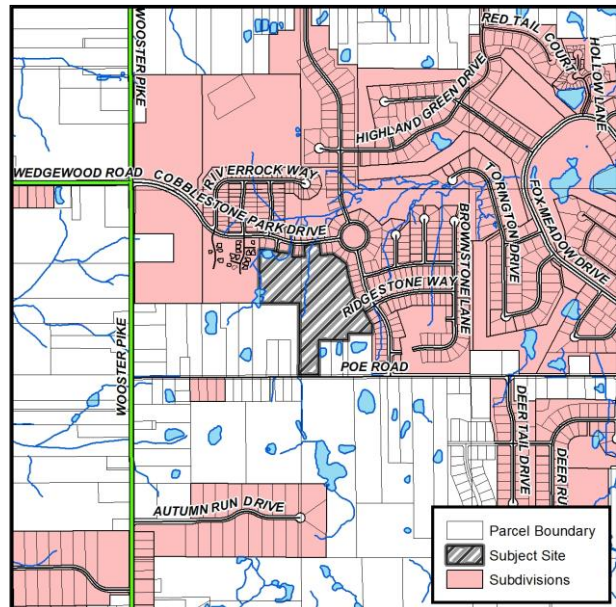
EXECUTIVE SUMMARY

The subject site is located on the east side of Wooster Pike Road (SR 3) between Sharon Copley (SR 162) and Poe Roads. The proposal is to create 27 sublots plus one 25.1268 acre block for future development. Phase 4 will also extend two public streets, one of which terminates in a temporary street stub, and the other terminates in a permanent cul-de-sac. The site is served by central sewer and water.

Staff Recommendation: APPROVAL WITH MODIFICATIONS

Proposal: The final plat proposes the following:

- Create 27 sublots served by central sewer and water.
- Extend Ridgestone Way, a public street with 60 feet of right-of-way (ROW), to the west terminating in a permanent cul-de-sac.
- Create Stonyridge Drive, a public street with 60 feet of ROW, terminating in a temporary street stub.
- Create Block LL (25.1268 acres) containing land for future development (Phase 5) (see attached GIS map and Final Plat).



Access: Access to the Cobblestone Park subdivision is from Poe Road on the south, Highland Park Drive on the north and Wooster Pike Road (S.R.3) on the west. Access to Phase 4 is via Stonyridge Drive from Cobblestone Drive and via Ridgestone Way from Cobblefield Drive.

Site Conditions: The site is rolling with moderate slopes.

History: The Planning Commission originally approved the Preliminary Plan for the Cobblestone Park subdivision in February of 2004 and it has been revised many times since; the Preliminary Plan was most recently administratively approved in October of 2013 when the last two remaining phases of the subdivision (Phase 3A and 3B) were further divided to include an additional phase (3C). The most recently approved plat, Phase 3A, was approved in July of 2014, and the Preliminary Plan and Replat for Arbors at Cobblestone Park were approved February 4, 2015. A detailed timeline is shown to the right.

Subdivision Stage	Phase	Approval Date
Concept Plan		Dec. 2003
Preliminary Plan		Feb 2004
Rev. Preliminary Plan		April 2004
Rev. Preliminary Plan		May 2004
Final Plat	1A	May 2004
Final Plat	1B	Jan 2005
Replat	1A	Feb. 2006
Rev. Preliminary Plan		March 2006
Final Plat	2A	March 2006
Final Plat	2B	March 2006
Preliminary Plan Ext		March 2008
Preliminary Plan	3A&3B	April 2013
Rev. Preliminary Plan (admin. approval)	3C	Oct. 2013
Final Plat	3A	July 2014
Preliminary Plan - Arbors at Cobblestone		Feb. 2015
Replat - Arbors at Cobblestone	9	Feb. 2015
Preliminary Plan		March 2015

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

Montville Township Zoning Inspector: Paul Jeffers, 10/28/2015. *The Zoning Commission requires the developer to follow strict guidelines assigned by the Medina County Highway Engineer in regard to property runoff and drainage.*

Tax Maps: Beth Mika, 10/19/2015. *Conditional Approval:*

- 1. Cobblestone Park Subdivision was originally approved with an unconventional numbering format. All of the new phases started with an "A" after the number (ie: Phase 1A, Phase 2A...). This phase should be numbered Phase 4A.*
- 2. The remainder block should be called 'Block LL'.*
- 3. TGC Engineering should contact the Tax Map Department to sort out the numbering sequence.*

Medina County Highway Engineer: Andy Conrad, 10/16/2015. *Conditional Approval. The surveyor in charge of the plat should provide the surveyor certification (sheets 4 & 5)*

ODOT: Jared Feller, 10/16/2015. *ODOT does not have any objections to the preliminary plan for Phases 4 of the Cobblestone Park Subdivision.*

Medina County Sanitary Engineer: Jeremy Sinko, 10/21/2015. *Approved.*

Medina County Health Department: Steve Mazak, 10/16/2015. *Since this subdivision will be serviced by sanitary sewer and public water, our office has no further comments.*

Columbia Gas: *Russ Johnson, 10/15/2015. Approved. Columbia Pipeline Group does not have any facilities in conflict with this proposed project.*

Staff Comments:

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
 - a. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Add Surveyor signatures on Sheets 2 and 3.***
 - b. 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. § 404(D)(2)f.17. ***Provide notarized signature of the owner.***
 - c. 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. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
 - d. A subdivision served by a public central sanitary sewer [and public central water] shall be certified by the Sanitary Engineer 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. § 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer***
 - e. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction and stating, “Construction plans have been approved.” § 404(D)(2)g.5 and 8. ***Add the above text to the County Engineer statement and provide the signature of the County Engineer.***
 - f. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.6. ***Provide the signature of the County Commissioners.***
 - g. Protective covenants, conditions and restrictions... shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)h and i. ***Provide a note indicating the subdivision is governed by a homeowner’s association and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.***
2. The “Covenants and Restrictions” for the Homeowner’s Association has been reviewed and approved by the Medina County Prosecutors office.
3. The applicant shall provide 10 foot reservation strips at the terminus of Stonyridge Drive and shall include a note that states that the reservation strip will be automatically

rescinded upon further dedication and extension of the street. The reservation strip at the terminus of Stoneyridge Drive shall also extend along the northern edge of the ROW to the western edge of Sublot 297.

4. Show cul-de-sac islands, as indicated on the construction drawings, and indicate as “Blocks”.
5. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval.
6. The Final Plat appears to be in conformity with the Montville Township Zoning Resolution.
7. The Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
8. The Director is authorized to execute the Final Plat on behalf of the Medina County Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATION** the Final Plat for Cobblestone Park Subdivision Phase 4 subject to the following:

1. Satisfy the Tax Map and Highway Engineer comments listed above.
2. Provide the following data/information on or with a corrected Final Plat:
 - a. Provide notarized signature of the owner.
 - b. Provide signatures of at least two of the township trustees.
 - c. Provide the signature of the Sanitary Engineer and the County Engineer.
 - d. Provide the signature of the County Commissioners.
 - e. Provide a note indicating the subdivision is governed by a homeowner’s association and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.
3. Provide 10 foot reservation strips at the terminus of Stoneyridge Drive, as indicated above, and add note that the 10 foot strip will be automatically rescinded upon further dedication and extension of the street. (The reservation strip is indicated on the Corrected Plan received October 21, 2015; however, the note is still needed.)
4. Show cul-de-sac islands, and indicate as “Blocks”. (The islands are shown on the Oct. 21, 2015 Corrected Plan and they are shown as Blocks.)

Attachments: GIS map
Final Plat