**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 19 sublots and two open space blocks and extend two public streets, both of which terminate in temporary street stubs. The site is served by central sewer and water.

**Recommendation:** APPROVAL WITH MODIFICATIONS

**Proposal:** The final plat proposes the following:
- Create 19 sublots served by central sewer and water.
- Extend Brownstone Lane, a public street with 60 feet of right-of-say (ROW), to the south and west terminating in a temporary cul-de-sac.
- Create Luckystone Way a public street with 60 feet of ROW.
- Create Blocks FF, GG, and HH. Blocks GG (0.0737 acres) and HH (0.0746 acres) are Open Space Blocks and Block FF (13.0875 acres) contains both land for future development (Phase 3B) and future open space (see attached GIS map and Final Plat).

**Access:** Cobblestone Park Drive and Cobblefield Drive are public streets with a 70’ ROW. All other streets are public with 60’ ROW. Access to the subdivision is from Poe Road on the south, from the north via Highland Park Drive and from the west via Wooster Pike Road (S.R.3).

**Site Conditions:** The site is rolling with moderate slopes. The majority of the site has been developed.

**Background:** The Planning Commission originally approved the Preliminary Plan for the subdivision in February of 2004 and 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 plats, Phases 2A and B, were approved in March of 2006. A detailed approval history is contained in the table to the right.

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


**Tax Maps**, Beth Mika, 6/24/2014
1. Luckystone Court has already been previously reserved, I will make the change on the reserve list to Luckstone Way.
2. Add name, document number, and date for caption property.
3. Remove parcel number on adjoining properties. Use name, document number, date or subdivision name, plat document number, and sublot/block.
4. Phase number is listed on page 1 as Phase 3A and pages 2 and 3 are listed as Phase 3. It should be Phase 3 as that is yet to be created.
5. This is a cursory review only. It is recommended that you submit the final subdivision plat to Tax Maps for review before obtaining signatures, as there are additional minor comments that should be addressed.

**Highway Engineer (HE)**, Andy Conrad, 6/19/2014. CONDITIONAL APPROVAL.
1. Add notes 1-3 from sheet C3 of the Construction Drawings.
2. Show curve data for C13 and C14.
3. Add note stating storm sump pump required for all sublots.
4. Extend storm sewer easements along Sublots 244 & 245 and Sublots 246 & 247 south to pipe inlets.

**Health Department**, Christine Fienga, 6/18/2014. *No comments.*

**Columbia Gas**, Russ Johnson, 6/18/2014. *No facilities.*

**Ohio Department of Transportation**, Kathryn Sharpnack, 6/18/2014. *No comments.*

**Sanitary Engineer (SE)**, Jeremy Sinko, 6/13/2014. *A water line easement must be shown to connect Brownstone Lane Street stub [to the west] and the Brownstone Lane temporary cul-de-sac. Waterline must be centered in a 20 foot easement [clarification added by author].

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**Cobblestone Park Subdivision, Final Plat Phase 3A**

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<th>Subdivision Stage</th>
<th>Phase</th>
<th>Approval Date</th>
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<td>Preliminary Plan</td>
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<td>Feb 2004</td>
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<td>April 2004</td>
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<td>Rev. Preliminary Plan</td>
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<tr>
<td>Final Plat</td>
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<td></td>
<td>April 2013</td>
</tr>
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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 SE 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 SE.
   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 CE statement and provide the signature of the CE.
   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 Prosecutor’s Office.

3. The applicant shall provide 10 foot reservation strips at the termini of Luckystone and Brownstone Ways and shall include notes that indicate the
reservation strips will be automatically rescinded upon further dedication and extension of the streets. The reservation strip at the terminus of Brownstone Way shall also extend along the north and south edges of the ROW to the western edges of Sublots 242 and 260 (see detail above).

4. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval. Per staff comments included in the April 2013 staff review “

5. The Final Plat appears to be in conformity with the Montville Township Zoning Resolution.

6. The SE has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved (see SE comments above).

7. Upon receipt of HE certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the MCPC upon certification by the HE that the construction is complete or that adequate financial guarantees have been provided.

8. The submitted Preliminary Plan does not show the commercial parcels along SR 3 and the school/park site. All of Phase 1A; the commercial property along SR 3, and the park/school site must be included.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATION** the Final Plat for Cobblestone Park Subdivision Phase 3A subject to the following:

1. Provide the following data/information on or with a corrected Final Plat:
   a. Add Surveyor signatures on Sheets 2 and 3.
   b. Provide notarized signature of the owner.
   c. Provide signatures of at least two of the township trustees.
   d. Provide the signature of the SE.
   e. Add the above listed text to the CE statement and provide the signature of the CE.
   f. Provide the signature of the County Commissioners.
   g. 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. Satisfy the Tax Map, HE, and SE comments listed above.

3. Provide 10 foot reservation strips at the termini of Luckystone and Brownstone Ways as indicated above.

Attachments: GIS map
Final Plat

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Meeting Date: 7/2/2014
Zoning: Cblstn. Park PND
Acreage: 22.9293
18 Sublots
Cobblestone Park Subdivision - Phase 3A
Creating Sublot Nos. 242-260 and Blocks "FF", "GG" and "HH" and dedicating the extensions of Brownstone Lane & Luckystone Way

Situated in the Township of Montville (Range 14 West, Township 2 North, Connecticut Western Reserve), County of Medina and State of Ohio and known as being part of Original Montville Township Lot No. 32

APPROVALS

The Township Trustees of Montville Township on the ___ day of ____, 19__, hereby certify this plat meets all the requirements of the Township Zoning Regulations.

Chairman, Trustees

Approved by the Medina County Planning Commission on the ___ day of ____, 19__,

Director

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer on the ___ day of ____, 19__.

Engineer

All required control wastewater disposal facilities and control water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on the ___ day of ____, 19__.

Sanitary Engineer

The Medina County Commissioners on the ___ day of ____, 19__, hereby accept financial guarantees and have entered into construction agreements for the construction of all required improvements for the subdivision and except all dedications shown on the plat.

President, Commissioners

Commissioner

Commissioner

Approved for transfer the ___ day of ____, 19__

Sur Map Department

Received for transfer the ___ day of ____, 19__

Medina County Auditor

Received and recorded the ___ day of ____, 19__

All above transfers recorded in Plat Document No. ___

Medina County Recorder

NOTES

REFERENCE WORKS:
Cobblestone Park Subdivision Phase 1A for Cobblestone Park, LLC by Steven Clifton, S7665 of Lakeland Professionals, Inc. in January, 2005, Plat Document No. 2005000053 of Medina County Recorder's Office Plat Records.


BASE OF BEARINGS:
NAD83 Ohio State Plane Coordinates, North Zone.

SMP pins to be set at all original and block corners. All pins to be set in all staking monuments.

SURVEYOR CERTIFICATION
The Plat Was prepared from a field survey, analysis of recorded plat, recorded deeds, and survey records, as applicable. Distances are given in feet and decimals thereof.

Guy F. Haney, P.S. No. 57831

ACCEPTANCE & DEDICATION

Know all men by these presents that the owner/agent of Cobblestone Park Development Group, LLC, owner of the lands embraced within the subdivision, hereby acknowledges that the plat and dedication to be made has been accepted and deduced on behalf of said agent and the subdivision is made in accordance with the laws of Ohio. In consideration of the execution of this plat, the owner/agent hereby grants to the Township of Montville, County of Medina, State of Ohio, forever a right of way and easement over the lands shown on said plat for all purposes.

Owner/Agent

County of Medina

State of Ohio

Before me this ___ day of ___ and ___ day of ___ 19__, personally appeared the above named Owner/Agent who acknowledged the making of the foregoing instrument and the signing of the plat by the above named owner/agent and deposit. In witness whereof I have hereunto set my hand and affixed seal.

Notary Public

My commission expires

Commission expires

TGC Engineering, LLC
1310 Sharon Center Road, P.O. Box 37
Sharon Center, OH 44274
P 330.190.8304 / F 330.320.8423
Job No. 1321, Page 1 of 3