Planning Commission
Final Plat

Riverview Villas of Stonegate

Medina Township *App. No. 077-2014-FP*

Meeting:	October 1, 2014	**Sublots:**	25
Applicant:	Stonegate Center, LLC Ken Cleveland	**Blocks:**	P1- 13.9820 acres
		Zoning:	UR - Urban Residential
Engineer:	Lewis Land Professionals, Inc.	**Utilities:**	Central water and sanitary sewer
		School Dist.:	Medina City
Site Area:	16.4737 acres	**Reviewer:**	Susan Hirsch

EXECUTIVE SUMMARY

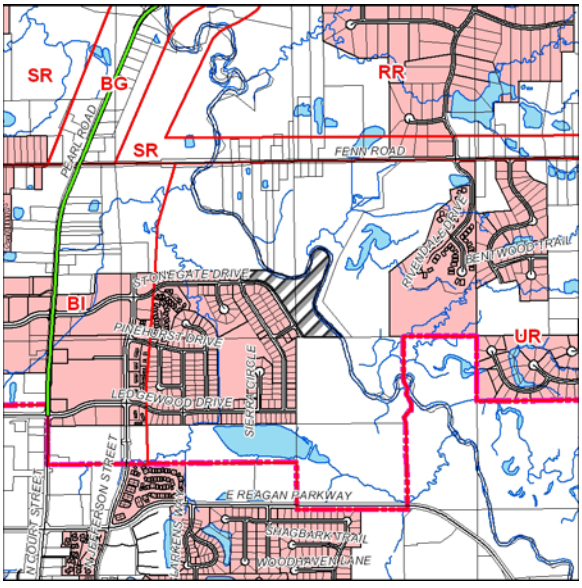
The site is located on the east side of Pearl Road (US 42), northeast of Stonegate Drive (see location map). The applicant proposes 22 cluster homes on two private streets off Stonegate Drive, plus three cluster homes on Stonegate Drive itself. The subject site includes 13.99 acres of open space. The site is proposed to be served by central water and sewer.

Recommendation: APPROVAL WITH MODIFICATION

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	UR - Urban Residential	Undeveloped/wooded West Branch of the Rocky River
East	UR - Urban Residential	Undeveloped/wooded West Branch of the Rocky River
South	UR - Urban Residential	Single-family homes Undeveloped /wooded
West	UR - Urban Residential	Single-family homes

Proposal: The applicant proposes to provide 25 cluster homes at a density of 1.51 units per acre. Additionally, 13.982 acres of open space is proposed. The proposed subdivision is to be served by central water and sewer.



Access: Access to the site is provided via Stonegate Drive that connects to Pearl Road (US 42). Within the cluster development the roads are proposed to be private with a pavement width of 22 feet.

Site Conditions: The subject site is currently undeveloped and wooded. The West Branch of the Rocky River borders the subject property on the north and east. The site slopes up from

Stonegate Drive and there are steep slopes in the area between the proposed building envelopes and the river.

Background: The Concept Plan meeting was held October 16, 2013 and the Preliminary Plan was approved Jan. 8. 2014.

Zoning: The subject property is zoned UR – Urban Residential. The Medina Township Zoning Resolution indicates that the purpose of the UR District is to, "… allow residential development at a density of about two (2) units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible, and to allow for planned developments that allow flexible development standards while maintaining the two (2) units per acre overall density."

Comprehensive Plan: The 2002 Update of the 1983 Medina Township Development Policy Plan does not contain a specific recommended land use for the subject property; however, the subject property is within the area designated as "Urbanized" on the Development Policy Plan. The Plan also suggests that erosion control measures be carefully used for the steep slopes adjacent to the West Branch of the Rocky River.

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

Tax Maps, Beth Mika, 9/23/2014.
1. *Utility easements are not usually dedicated as referenced on this Plat. The term "granting utility easements" is typically used instead.*
2. *No other comments.*

Medina County Sanitary Engineer, Jeremy Sinko, 9/11/2014. *Approved.*

Medina County Soil and Water Conservation District, Jim Dieter, 9/23/14. *No further comments.*

Medina County Health Department, Steve Mazak**,** 9/10/2014. *This project is serviced by sanitary sewer and public water, so no further comment from our office.*

Medina County Highway Engineer, Andy Conrad, 9/18/2014.
1. *Provide monumentation at all sublot and block corners and at street centerline.*
2. *Show 100 year FEMA Flood Plain.*
3. *Provide easement over turnaround.*
4. *Revise wording of easement. The County will not be accepting easement for roadway purposes.*

Columbia Gas, Russ Johnson, 9/14/2014. *Columbia Gas Transmission does not have facilities that are impacted by this project.*

Medina Township Zoning Commission, Alliss Strogin, 9/15/2014. *Approved. Meets Medina Twp. Zoning requirements and recommend approval.*

ODOT, Dawn Roxberry, 9/9/2014. *No comments.*

Staff Comments:

1. The proposed development is to be constructed under the planned development regulations for the UR Urban Residential District. Public water and sewer is proposed for a total of 25 units on 16.47 acres with proposed open space of 13.99 acres. The Planned Development regulations permit cluster units not to exceed 6 units per acres with an overall density not to exceed 2 units per acre. The plan also proposes 14 guest parking spaces. The proposed plan complies with the density regulations.

2. This Final Plat is consistent with the approved Preliminary Plan.

3. The Soil and Water Conservation District and the Highway Engineer have expressed concern, and the Department of Planning Services concurs, with the steeps slopes to the rear of Units 4 - 21 (especially Units 9 - 21).

4. As part of Stonegate Subdivision, the Villas will be members of the existing overall Homeowners Association (HOA) for Stonegate. These homeowner association documents were previously approved and recorded. Additionally there will be a new HOA exclusively for the Villas. The Covenants and Restrictions for the Riverview Villas of Stonegate were recorded June 25, 2014.

Staff Recommendation:

The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATION** the Final Plat for Riverview Villas of Stonegate Subdivision subject to the following:

- Compliance with comments from the Highway Engineer and the Tax Map Department.

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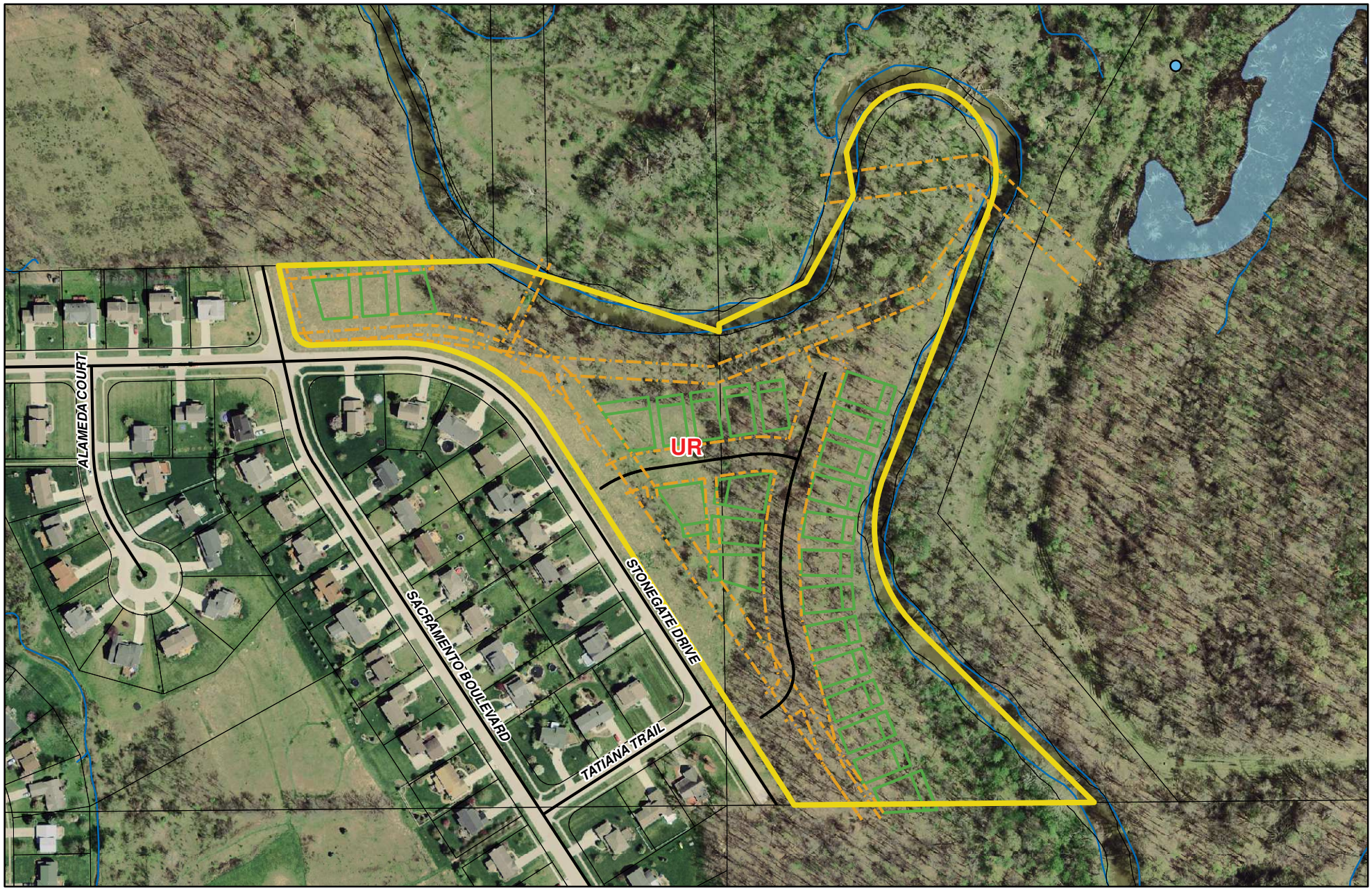


Prepared by:
Department of Planning Services
124 W. Washington St., Suite B-4 Medina, OH 44256 (330) 722-9219 Fax: (330) 764-8456
Visit us on the web at www.planning.co.medina.oh.us

Riverview Villas of Stonegate
Final Plat
App. 077-2014-FP
Medina Township

Meeting Date: 10/1/2014
Zoning: Urban Residential
Area: 16.4737 acres
Sublots: 25

1 inch = 250 feet
0 37.5 75 150 225 300 375
Feet

RIVERVIEW VILLAS OF STONEGATE

CREATING SUBLOTS 1 THROUGH 25 AND BLOCK "P1"

SITUATED IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO
AND KNOWN AS BEING PART OF TOWNSHIP LOTS 42 & 43.
ALSO KNOWN AS BEING A REPLAT OF BLOCK "P" OF STONEGATE
SUBDIVISION PH. IIC AS RECORDED IN PLAT VOLUME 24, PAGE 186
OF THE MEDINA COUNTY RECORDER'S PLAT RECORDS.

LEWIS LAND PROFESSIONALS, INC.

CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Ken I. Cleveland, President, Stonegate Center LLC, owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby grant the easement shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

_____
Ken I. Cleveland, President
Stonegate Center LLC

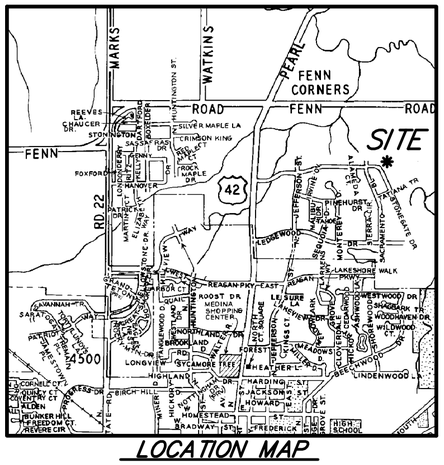
State of Ohio
Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____ , 201___.

_____
Notary Public

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:
Joseph A. Burgoon — Reg. Ohio Surveyor No. PS–#8325



LOCATION MAP

ACREAGE SUMMARY

AREA OF SUBLOTS	2.4917 ACRES
AREA OF BLOCK "P1"	13.9820 ACRES
TOTAL AREA	**16.4737 ACRES**

APPROVALS

Approved this ____ day of _____ , 201_, by the Trustees of Medina Township and do hereby certify this plat meets all requirements of the township zoning resolution.

Chairman, Trustee: _____

Trustee: _____ Trustee: _____

The Medina County Commissioners on this_____ day of _____, 201_ hereby accept financial guarantees and have entered into construction agreements for the construction of all required improvements for this subdivision and accept all dedications shown on this plat.

_____
President

_____ _____
Commissioner Commissioner

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Engineer.

Medina County Engineer: _____

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer.

Approved this ____ day of _____ , 201_, by the Medina County Sanitary Engineer

Sanitary Engineer: _____

Approved this ____ day of _____ , 201_, by the Medina County Planning Commission.

Director: _____

Approved for transfer this ____ day of _____ , 201_, by the Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this ____ day of _____ , 201_, by the Medina County Auditor's Office.

County Auditor: _____

Received and recorded this ____ day of _____ , 201_, by the Medina County Recorder's Office and is recorded by Plat Document No._____.
at _____ A.M. / P.M. Fee: $_____

Recorder: _____

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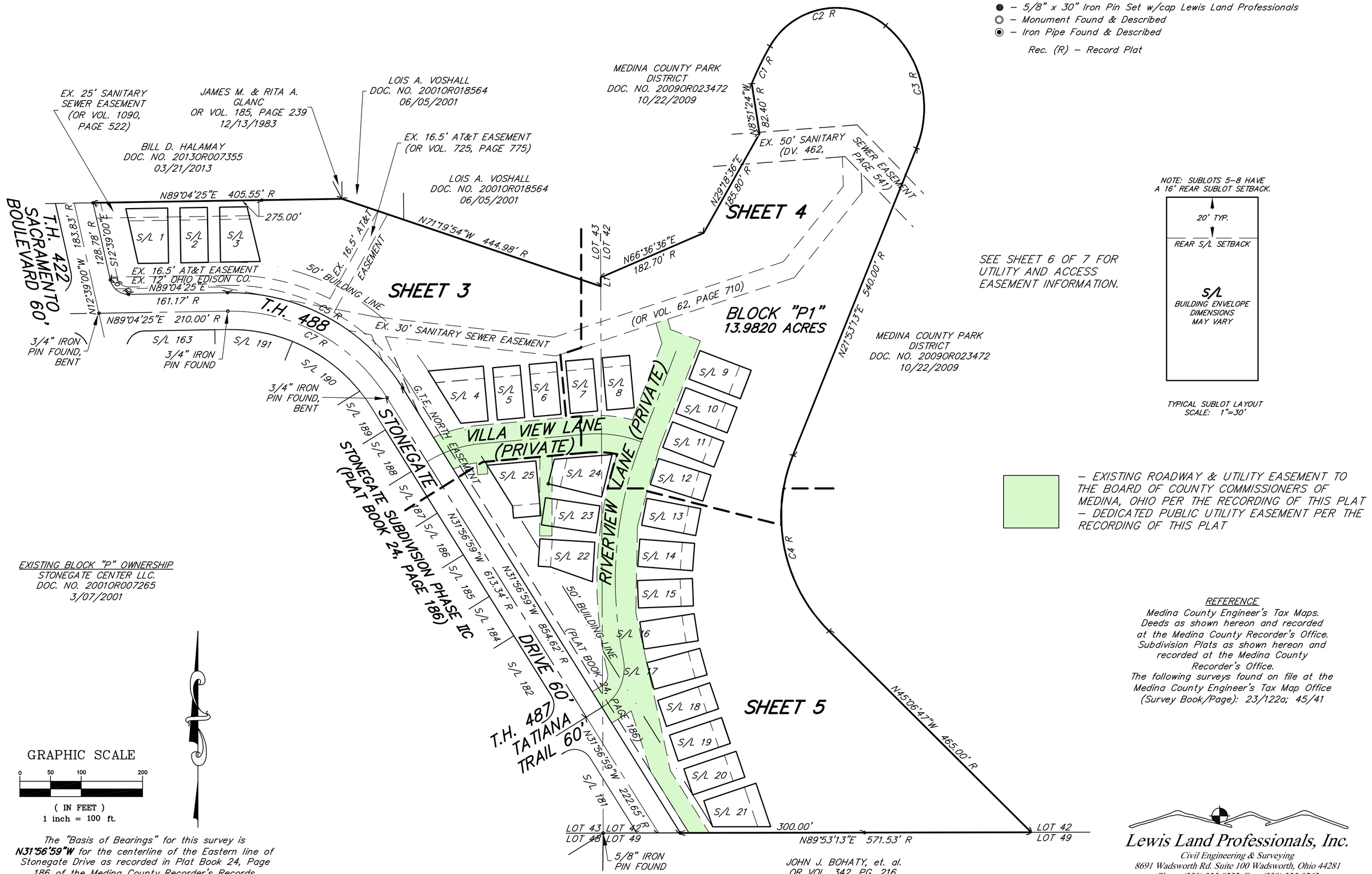
Phone:(330) 335-8232 Fax: (330) 335-0242
www.landprosinc.com

PROJ. No. 13-065 DRAWING NAME 13-065_PLAT.dwg

SURVEY LEGEND

● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
◎ – Monument Found & Described
◉ – Iron Pipe Found & Described

Rec. (R) – Record Plat



SEE SHEET 6 OF 7 FOR UTILITY AND ACCESS EASEMENT INFORMATION.

NOTE: SUBLOTS 5–8 HAVE A 16' REAR SUBLOT SETBACK.

TYPICAL SUBLOT LAYOUT
SCALE: 1"=30'

– EXISTING ROADWAY & UTILITY EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS OF MEDINA, OHIO PER THE RECORDING OF THIS PLAT
– DEDICATED PUBLIC UTILITY EASEMENT PER THE RECORDING OF THIS PLAT

EXISTING BLOCK "P" OWNERSHIP
STONEGATE CENTER LLC.
DOC. NO. 20010R007265
3/07/2001

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

The "Basis of Bearings" for this survey is **N31°56'59"W** for the centerline of the Eastern line of Stonegate Drive as recorded in Plat Book 24, Page 186 of the Medina County Recorder's Records.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

REFERENCE
Medina County Engineer's Tax Maps.
Deeds as shown hereon and recorded at the Medina County Recorder's Office.
Subdivision Plats as shown hereon and recorded at the Medina County Recorder's Office.
The following surveys found on file at the Medina County Engineer's Tax Map Office (Survey Book/Page): 23/122a; 45/41

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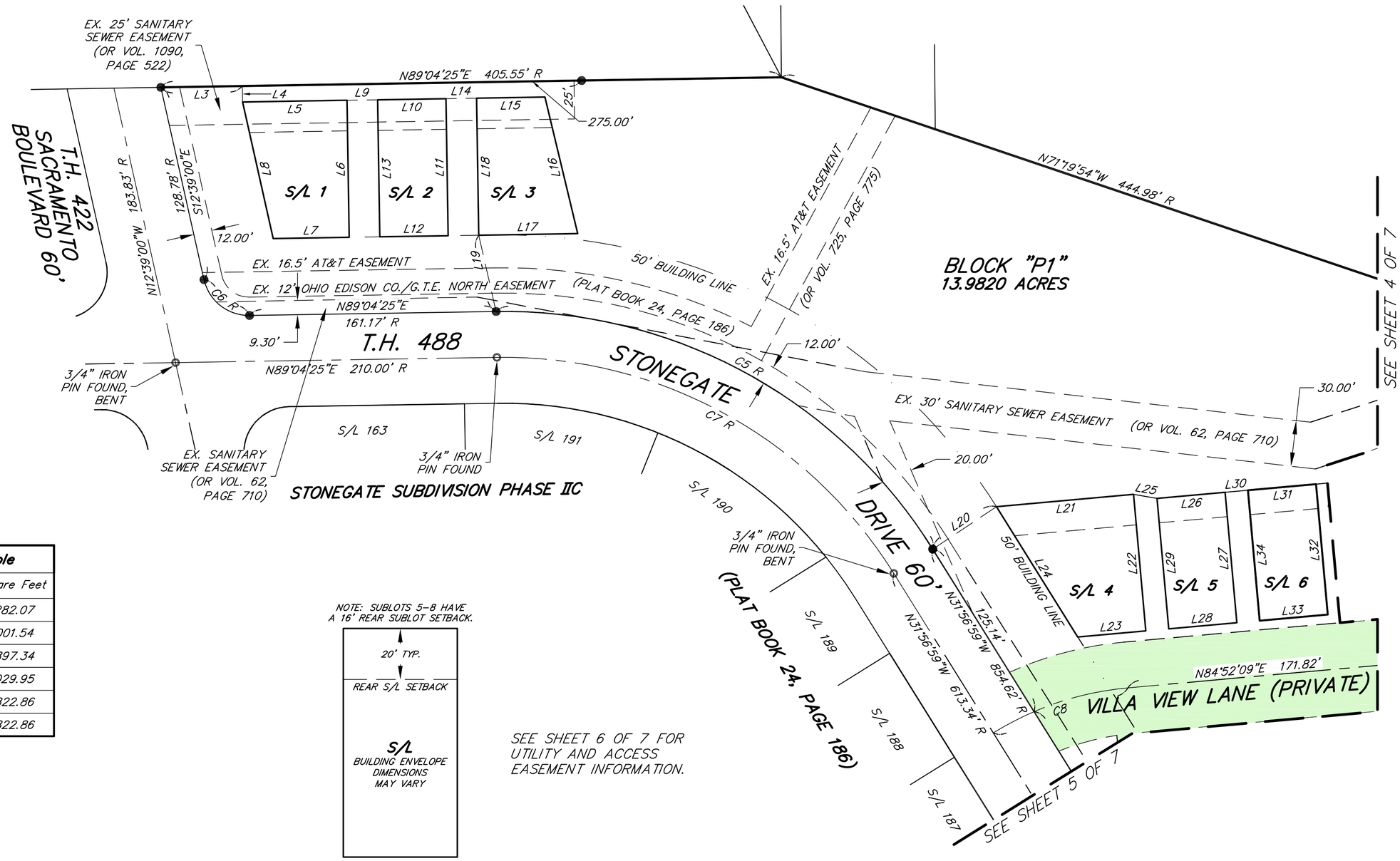
RIVERVIEW VILLAS OF STONEGATE
PAGE 2 OF 7
PROJ. No. 13-065 DRAWING NAME 13-065_PLAT.dwg



Sublot Area Table		
Sublot #	Acres	Square Feet
1	0.1213	5282.07
2	0.0919	4001.54
3	0.1124	4897.34
4	0.1384	6029.95
5	0.0878	3822.86
6	0.0878	3822.86

NOTE: SUBLOTS 5-8 HAVE A 16' REAR SUBLOT SETBACK.

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50 0 25 50 100 200

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SURVEY LEGEND

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- ◉ – Iron Pipe Found & Described

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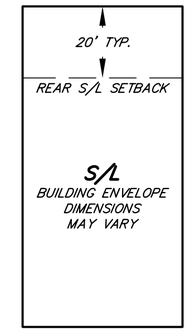

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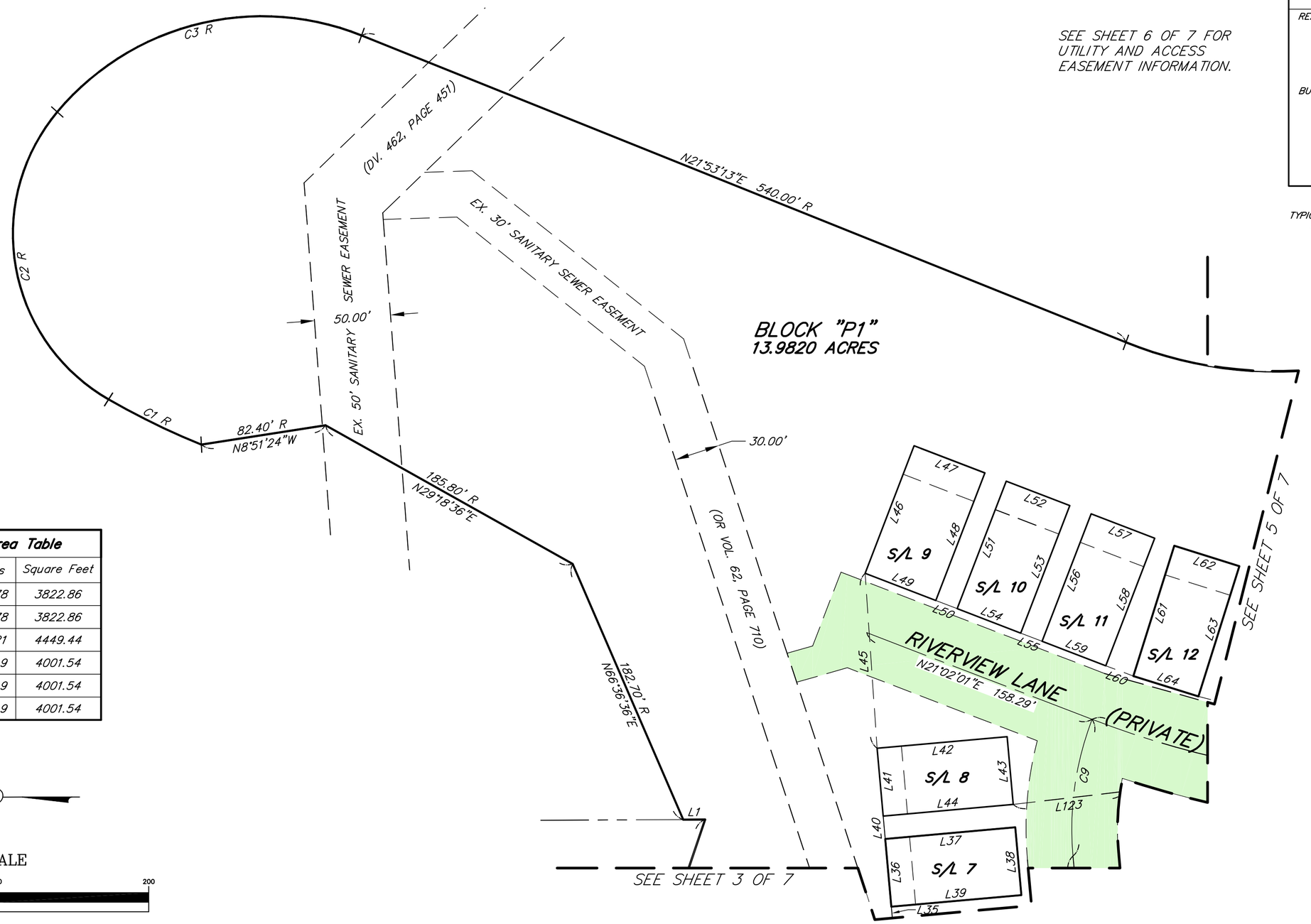

Sublot Area Table		
Sublot #	Acres	Square Feet
7	0.0878	3822.86
8	0.0878	3822.86
9	0.1021	4449.44
10	0.0919	4001.54
11	0.0919	4001.54
12	0.0919	4001.54

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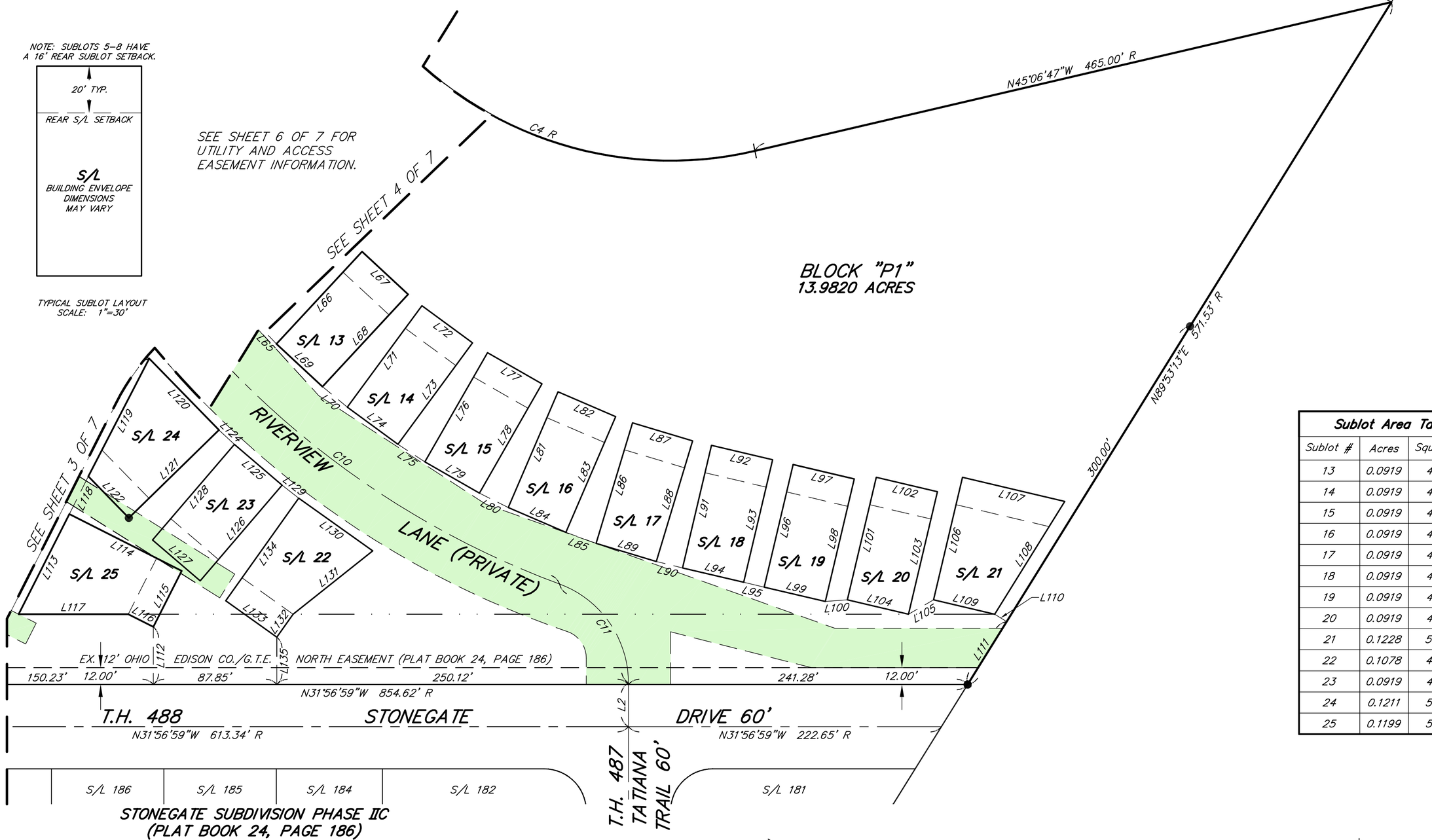

Sublot Area Table

Sublot #	Acres	Square Feet
13	0.0919	4001.54
14	0.0919	4001.54
15	0.0919	4001.54
16	0.0919	4001.54
17	0.0919	4001.54
18	0.0919	4001.54
19	0.0919	4001.54
20	0.0919	4001.54
21	0.1228	5350.87
22	0.1078	4697.34
23	0.0919	4001.54
24	0.1211	5274.28
25	0.1199	5220.99

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50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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PAGE 5 OF 7

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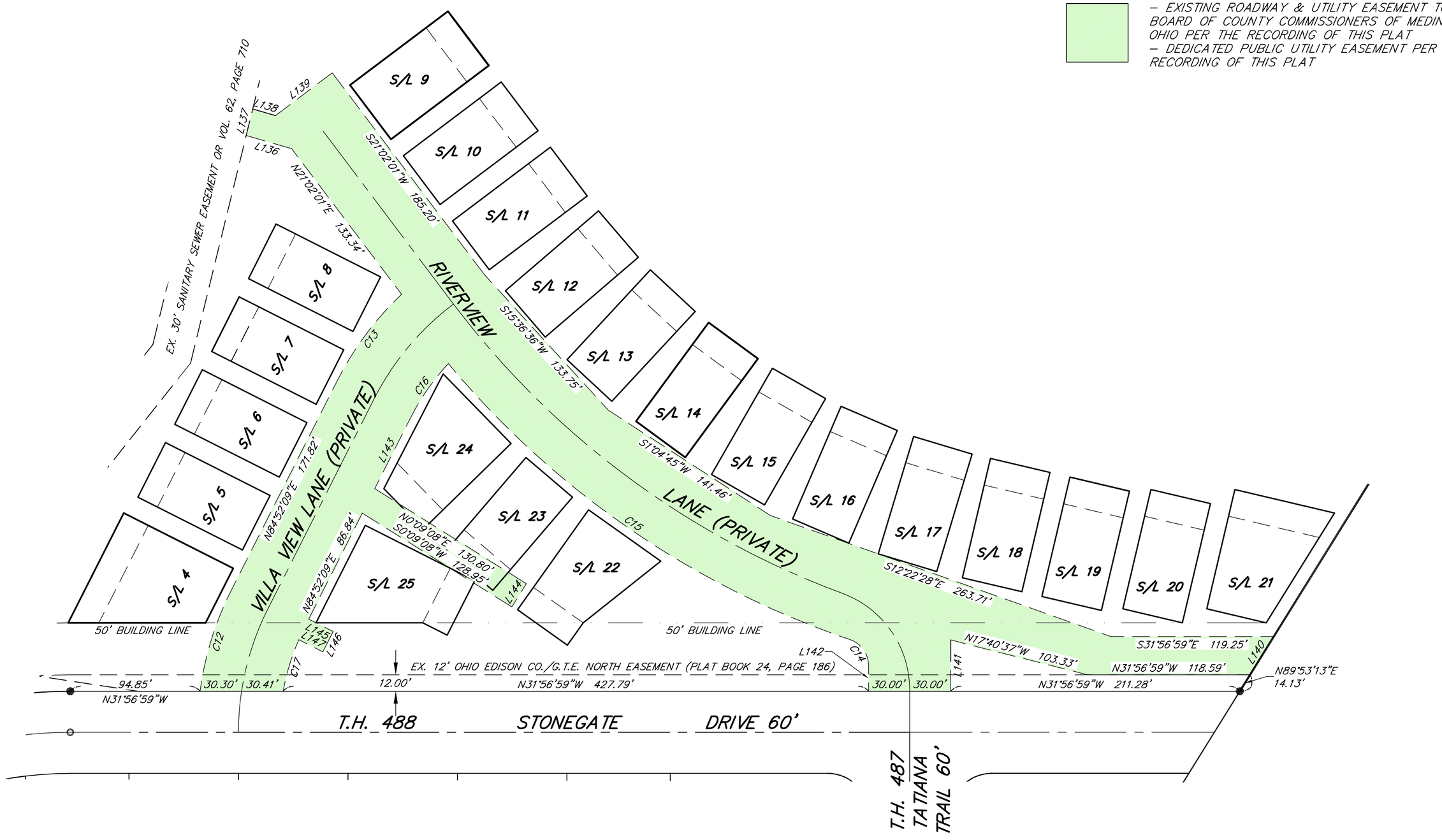

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RIVERVIEW VILLAS OF STONEGATE
PAGE 6 OF 7

PROJ. No. 13-065 DRAWING NAME 13-065_PLAT.dwg

Line Table		
Line #	Length	Direction
L1	14.30'	N0°15'24"W
L2	31.15'	S58°03'01"W
L3	53.23'	N89°04'25"E
L4	10.42'	N0°55'35"W
L5	68.26'	S89°04'25"W
L6	89.58'	N0°55'35"W
L7	49.67'	N89°04'25"E
L8	91.49'	S12°39'00"E
L9	20.00'	N89°04'25"E
L10	44.67'	S89°04'25"W
L11	89.58'	N0°55'35"W
L12	44.67'	N89°04'25"E
L13	89.58'	S0°55'35"E
L14	20.00'	N89°04'25"E
L15	44.67'	S89°04'25"W
L16	91.79'	N13°30'43"W
L17	64.67'	N89°04'25"E
L18	89.58'	S0°55'35"E
L19	51.10'	S12°50'35"E
L20	50.02'	S56°20'10"W
L21	89.96'	S84°52'09"W
L22	89.58'	N5°07'51"W
L23	44.67'	N84°52'09"E
L24	100.38'	S31°56'59"E
L25	15.52'	S80°11'58"E
L26	44.67'	S84°52'09"W
L27	85.58'	N5°07'51"W
L28	44.67'	N84°52'09"E
L29	85.58'	S5°07'51"E
L30	15.00'	N84°52'09"E
L31	44.67'	S84°52'09"W
L32	85.58'	N5°07'51"W
L33	44.67'	N84°52'09"E
L34	85.58'	S5°07'51"E
L35	15.00'	N84°52'09"E
L36	44.67'	N84°52'09"E
L37	85.58'	N5°07'51"W

Line Table		
Line #	Length	Direction
L38	44.67'	N84°52'09"E
L39	85.58'	S5°07'51"E
L40	15.00'	N84°52'09"E
L41	44.67'	S84°52'09"W
L42	85.58'	N5°07'51"W
L43	44.67'	N84°52'09"E
L44	85.58'	S5°07'51"E
L45	115.08'	S86°04'20"W
L46	89.58'	N68°57'59"W
L47	44.67'	S21°02'01"W
L48	89.58'	S68°57'59"E
L49	49.67'	S21°02'01"W
L50	15.00'	N21°02'01"E
L51	89.58'	N68°57'59"W
L52	44.67'	N21°02'01"E
L53	89.58'	S68°57'59"E
L54	44.67'	S21°02'01"W
L55	15.00'	N21°02'01"E
L56	89.58'	N68°57'59"W
L57	44.67'	N21°02'01"E
L58	89.58'	S68°57'59"E
L59	44.67'	S21°02'01"W
L60	19.38'	N20°27'57"E
L61	89.58'	N72°34'43"W
L62	44.67'	N17°25'17"E
L63	89.58'	S72°34'43"E
L64	44.67'	S17°25'17"W
L65	22.91'	N14°09'41"E
L66	89.58'	N79°05'55"W
L67	44.67'	N10°54'05"E
L68	89.58'	S79°05'55"E
L69	44.67'	S10°54'05"W
L70	22.91'	N7°38'29"E
L71	89.58'	N85°37'07"W
L72	44.67'	N4°22'53"E
L73	89.58'	S85°37'07"E
L74	44.67'	S4°22'53"W

Line Table		
Line #	Length	Direction
L75	22.91'	N1°07'16"E
L76	89.58'	S87°51'40"W
L77	44.67'	N2°08'20"W
L78	89.58'	N87°51'40"E
L79	44.67'	S2°08'20"E
L80	22.91'	N5°23'56"W
L81	89.58'	S81°20'28"W
L82	44.67'	N8°39'32"W
L83	89.58'	N81°20'28"E
L84	44.67'	S8°39'32"E
L85	22.91'	N11°55'08"W
L86	89.58'	S74°49'15"W
L87	44.67'	N15°10'45"W
L88	89.58'	N74°49'15"E
L89	44.67'	S15°10'45"E
L90	19.27'	N18°11'54"W
L91	89.58'	S71°17'57"W
L92	44.67'	N18°42'03"W
L93	89.58'	N71°17'57"E
L94	44.67'	S18°42'03"E
L95	15.00'	N18°42'03"W
L96	89.58'	S71°17'57"W
L97	44.67'	S18°42'03"E
L98	89.58'	N71°17'57"E
L99	44.67'	S18°42'03"E
L100	15.73'	N36°16'23"W
L101	89.58'	S71°17'57"W
L102	44.67'	N18°42'03"W
L103	89.58'	N71°17'57"E
L104	44.67'	S18°42'03"E
L105	20.55'	N61°49'34"W
L106	89.58'	S71°17'57"W
L107	74.80'	N18°42'03"W
L108	94.51'	N89°53'13"E
L109	44.67'	S18°42'03"E
L110	10.00'	S0°06'47"E
L111	52.65'	N89°53'13"E

Line Table		
Line #	Length	Direction
L112	40.98'	S58°03'01"W
L113	79.85'	S84°52'09"W
L114	89.58'	N5°07'51"W
L115	44.67'	N84°52'09"E
L116	20.00'	S5°07'51"E
L117	77.97'	S31°56'59"E
L118	30.04'	N84°52'09"E
L119	94.40'	S85°21'11"W
L120	71.02'	N13°44'30"E
L121	89.58'	S76°15'30"E
L122	41.24'	S13°44'30"W
L123	72.82'	N6°42'11"W
L124	15.00'	S11°10'34"W
L125	44.67'	N8°36'38"E
L126	89.58'	S81°23'22"E
L127	44.67'	S8°36'38"W
L128	89.58'	N81°23'22"W
L129	15.00'	S6°02'41"W
L130	64.67'	N3°28'45"E
L131	72.40'	S70°29'03"E
L132	20.00'	S86°31'15"E
L133	44.67'	S3°28'45"W
L134	89.58'	N86°31'15"W
L135	33.70'	S58°03'01"W
L136	34.60'	N15°58'05"W
L137	20.02'	N71°47'32"E
L138	17.37'	N15°58'05"W
L139	51.87'	N68°57'59"W
L140	32.96'	S89°53'13"W
L141	37.47'	S58°03'01"W
L142	18.79'	S58°03'01"W
L143	58.17'	N84°52'09"E
L144	20.00'	S89°50'52"E
L145	19.99'	S5°12'31"E
L146	16.68'	N84°47'29"E
L147	19.72'	S5°12'31"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	67.70'	500.00'	7°45'28"	S26°00'29"W	67.65'
C2	218.17'	125.00'	100°00'00"	S79°53'13"W	191.51'
C3	219.91'	175.00'	72°00'00"	N14°06'47"W	205.72'
C4	309.18'	264.40'	67°00'00"	N11°36'47"W	291.86'
C5	339.68'	330.00'	58°58'36"	N61°26'17"W	324.88'
C6	40.99'	30.00'	78°16'35"	S51°47'18"E	37.87'
C7	308.80'	300.00'	58°58'36"	N61°26'17"W	295.35'
C8	93.62'	200.00'	26°49'08"	S71°27'35"W	92.76'
C9	91.33'	200.00'	26°09'52"	N82°02'55"W	90.54'
C10	359.28'	630.00'	32°40'31"	S4°41'46"W	354.43'
C11	91.23'	75.00'	69°41'31"	N23°12'16"E	85.71'
C12	77.57'	230.00'	19°19'26"	S75°12'26"W	77.20'
C13	78.97'	230.00'	19°40'25"	N85°17'38"W	78.59'
C14	24.84'	20.00'	71°09'06"	N22°28'28"E	23.27'
C15	360.67'	660.00'	31°18'37"	S2°33'13"W	356.20'
C16	48.29'	170.00'	16°16'29"	N86°59'37"W	48.13'
C17	39.45'	170.00'	13°17'46"	S74°51'46"W	39.36'

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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