Public Notice

U.S. Army Corps
of Engineers
Buffalo District
CELRB-TD-R

Applicant: Cobblestone Park Development, LLC

Published: July 29, 2016
Expires: August 29, 2016

Application No: 2004-00299
Section: OH

All written comments should reference the above Application No. and be addressed to:
US Army Corps of Engineers, Buffalo District
Regulatory Branch (Attn: Susan L. Baker)
1776 Niagara Street
Buffalo, NY 14207

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

Application for Permit under Authority of Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Cobblestone Park Development, LLC, 2573 Wyndgate Court, Westlake, Ohio 44145

WATERWAY & LOCATION: Federal jurisdictional wetlands located on two parcels. The 23 acre eastern parcel is located northeast of the intersection of Cobblefield Drive and Poe Road, Montville Township, Medina County, Ohio. The 36 acre western parcel is located southwest of the intersection of Cobblefield Drive and Cobblestone Drive, Montville Township, Medina County, Ohio.

LATITUDE & LONGITUDE:

Eastern parcel	Latitude North: 41.093532°
	Longitude West: -81.848785°
Western parcel	Latitude North: 41.095253°
	Longitude West: -81.854800°

EXISTING CONDITIONS: The two subject parcels are bound to the south by Poe Road. The eastern parcel is surrounded entirely by residential development and is previously disturbed. The western parcel is surrounded by residential development and some undeveloped land and is

partially disturbed. The applicant received a Nationwide Permit affirmation on September 7, 2004 for the permanent fill of 0.472 acre of federal jurisdictional wetland and 253 linear feet of stream. The fills authorized in 2004 and the current proposed fills are considered part of a single and complete project.

Description of delineation of waters of the US: A jurisdictional determination for the subject parcels was issued on July 21, 2016 identifying the following on-site waters as waters of the U.S.: Wetland A (1.14 acres), Wetland B (0.18 acre), Wetland C (0.14 acre), Wetland D/E/I (5.33 acres), Wetland F (0.44 acre), Wetland G (0.66 acre), Wetland H (0.24 acre), Stream 1 (52 linear feet), and Pond 1 (0.28 acre).

PROPOSED WORK: The applicant proposes to place fills in waters of the U.S. for the purpose of expanding the Cobblestone Park residential subdivision. Specifically, the applicant seeks authorization for the permanent fill of 1.14 acres of Wetland A, 0.18 acre of Wetland B, 0.14 acre of wetland C, 0.96 acre of Wetland D/E/I, 0.11 acre of Wetland F, and 0.15 acre of Wetland G, totaling 2.68 acres of permanent wetland fill. The fills will result from the construction/grading of lots, roadways, stormwater management features, and other appurtenances.

PROJECT PURPOSE
Basic: Residential development
Overall: To provide additional single family housing adjacent to the existing Cobblestone Park subdivision.

Water Dependency Determination: The proposed activity is not a water dependent activity.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant's chosen alternative, the minimal degradation alternative, avoids 5.45 acres of on-site federal jurisdictional wetlands and 52 linear feet of stream. Culverts are proposed between the fragmented portions of Wetland G and the existing pond as well as between the severed portions of Wetland D/E/I so as to maintain hydrologic connectivity between these waters. By comparison, the applicant's preferred design alternative requires the permanent fill of 4.31 acre of federal jurisdictional wetland and 52 linear feet of stream.

PROPOSED MITIGATION: The applicant proposes the purchase 5.2 acres of compensatory wetland mitigation credit from North Coastal Regional Council of Park Districts In-Lieu Fee Program within the Black-Rocky Service Area. This represents a 1:5:1 mitigation ratio for Category 1 wetlands, a 2.0:1 mitigation ratio for non-forested Category 2 wetlands, and a 2.5:1 mitigation ratio for forested Category 2 wetlands (categories determined as per Ohio EPA's Ohio Rapid Assessment Method for Wetlands Version 5.0).

Location and details of the above described work are shown on the attached maps and drawings.

Comments or questions pertaining to the work described in this notice should be reference the Application Number and be directed to the attention of Susan L. Baker, who can be contacted at the above address, by calling 716-879-4474, or by e-mail at: Susan.L.Baker@usace.army.mil A

lack of response will be interpreted as meaning that there is no objection to the work as proposed.

The following authorization is required for this project:
Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency

Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area as shown on Sheet 4 of 7. As per the Ohio Historic Preservation Office GIS, no properties listed on the National Register of Historic Places are identified within a 1-mile radius of the project area and the closest identified State historic resources are archeological resources greater than 400 meters from the project area. The eastern parcel is almost entirely previously disturbed and the western parcel is partially previously disturbed. Due to the lack of identified eligible or listed federal historic resources as well as the extent of previous disturbance within the project area, it has been determined that no historic properties will be affected by the proposed activity. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the Corps of Engineers is consulting, under separate cover, with the USFWS to evaluate any potential impacts to: Indiana bat and northern long-eared bat, and to ensure that the proposed activity is not likely to jeopardize their continued existence or result in the destruction or adverse modification of critical habitat.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or

conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

Diane C. Kozlowski
Chief, Regulatory Branch

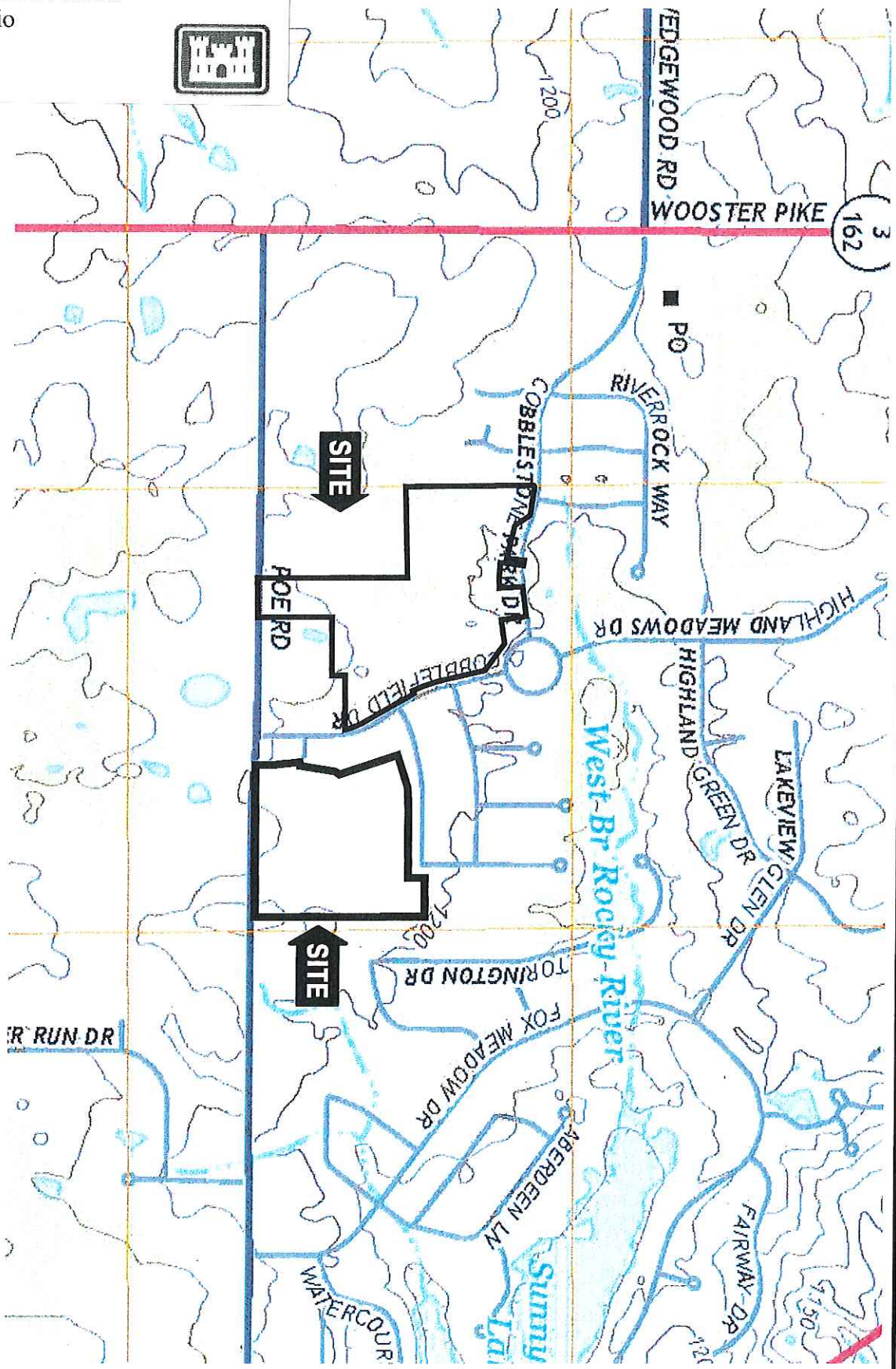
NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

Cobblestone Park Development Group, LLC
D/A Processing No. 2004-00299
Medina County, Ohio
Quad: Seville, OH
Sheet 1 of 7

QUADRANGLE LOCATION

Hallet Creek	Medina	West Richfield
Westfield Center	Seville	Wadsworth
Creston	Rittman	Doylestown

ADJOINING 7.5' QUADRANGLES



SEVILLE QUADRANGLE
OHIO – MEDINA COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)

N

DATE: JUN 2016 SCALE: N.T.S.

PROJECT NO.: 16158

UNITED STATES GEOLOGICAL SURVEY LOCATION MAP
COBBLESTONE PARK SD
MONTVILLE TOWNSHIP
MEDINA COUNTY, OHIO

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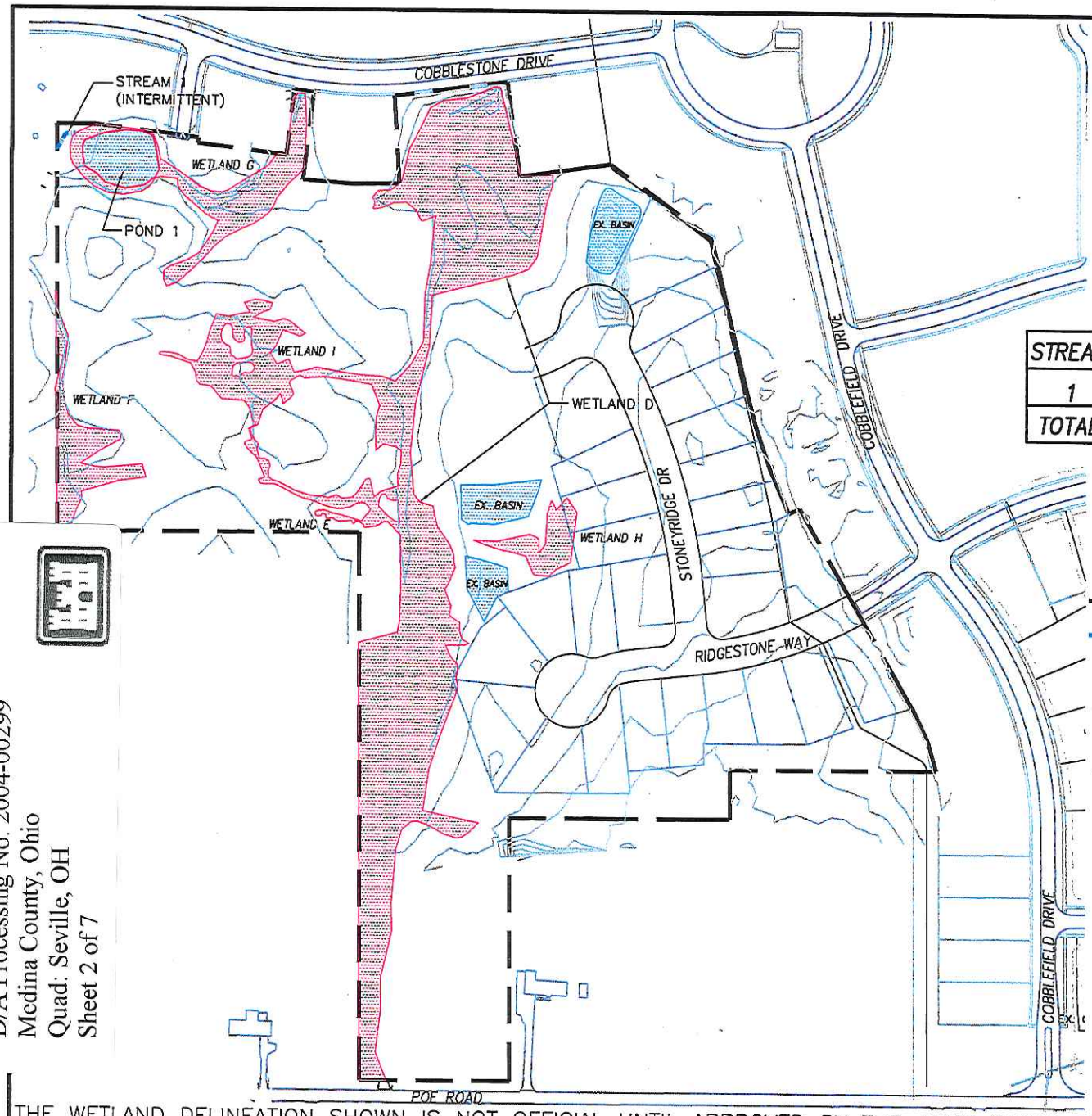
Phone • 440.439.1999 Fax • 440.439.1969 www.cvelimited.com

Cobblestone Park Development Group, LLC
D/A Processing No. 2004-00299
Medina County, Ohio
Quad: Seville, OH
Sheet 2 of 7



WETLAND	ACREAGE
D/E/I	5.33
F	0.44
G	0.66
H	0.24
TOTAL	6.67

STREAM	LENGTH	WIDTH	FLOW REGIME
1	52	4	INTERMITTENT
TOTAL	52	4	- - -

LEGEND

- AREA DELINEATED
- STREAM
- WETLANDS
- POND 1 (0.28 ACRE)

THE WETLAND DELINEATION SHOWN IS NOT OFFICIAL UNTIL APPROVED BY THE ARMY CORPS OF ENGINEERS & EPA. THE FINAL LIMITS AND JURISDICTIONAL STATUS OF THE WETLANDS WILL BE DETERMINED BY THE ARMY CORPS OF ENGINEERS & EPA. USACE CONDUCTED SITE VISIT 27 APRIL 2016.

CVE CHAGRIN VALLEY ENGINEERING, LTD.
Creative Engineers. Intelligent Solutions.
22999 Forbes Road, Suite B Cleveland, Ohio 44146-5667
Phone • 440.439.1999 Fax • 440.439.1969 www.cvelimited.com

WETLAND & STREAM DELINEATION MAP - WEST DEVELOPMENT AREA
COBBLESTONE PARK SD
MONTVILLE TOWNSHIP
MEDINA COUNTY, OHIO

DATE: MAR 2016 SCALE: 1"=280'
RVSD DATE: APR 2016
PROJECT NO.: 16158

Cobblestone Park Development Group, LLC
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Medina County, Ohio
Quad: Seville, OH
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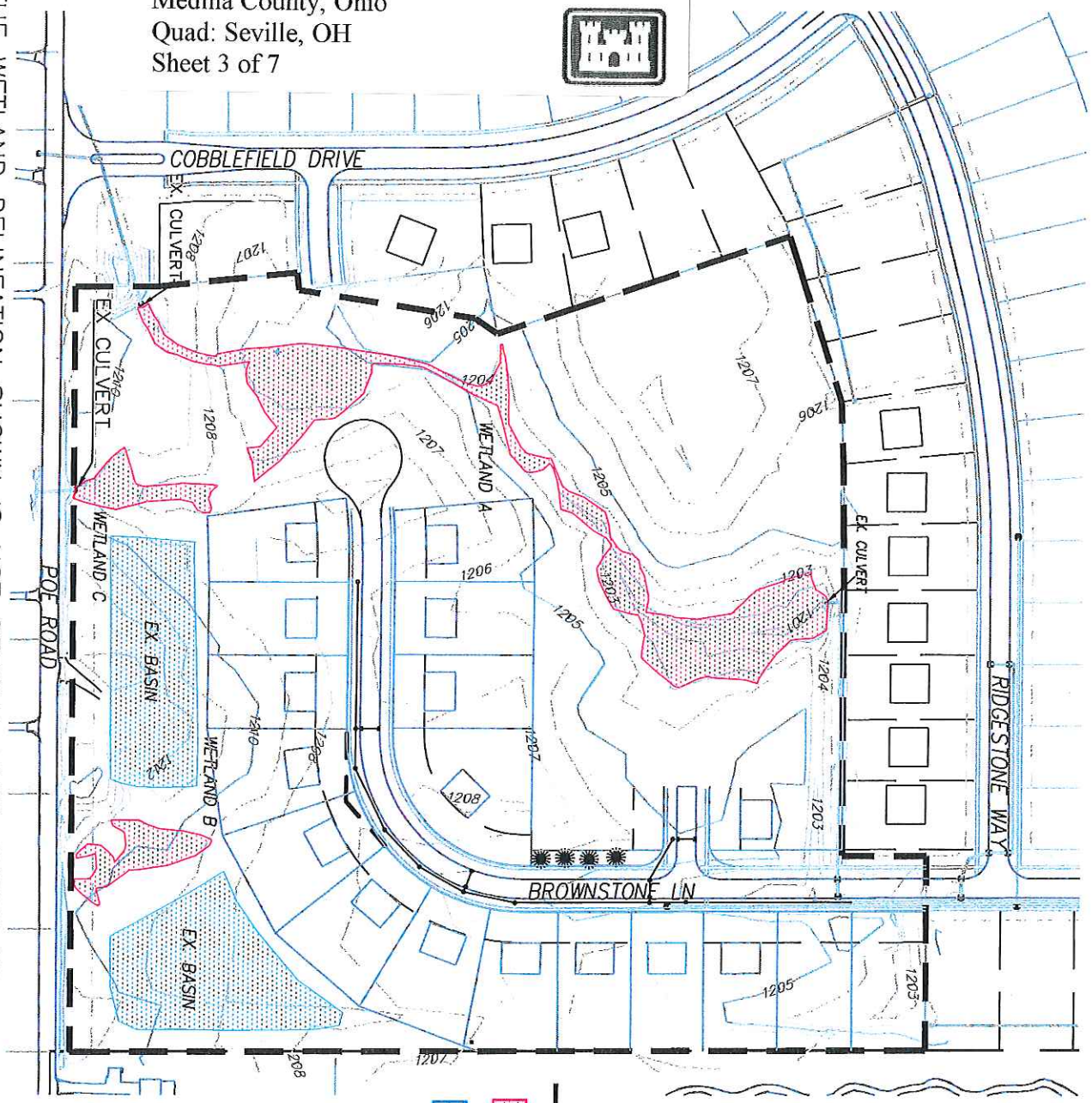

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LEGEND

- AREA DELINEATED
- WETLAND
- EX. STORMWATER BASIN

WETLAND	ACREAGE
A	1.14
B	0.18
C	0.14
TOTAL	1.46

N

DATE: MAR 2016 SCALE: 1"=200'

PROJECT NO.: 16158

WETLAND DELINEATION MAP – EAST DEVELOPMENT AREA
COBBLESTONE PARK SD
MONTVILLE TOWNSHIP
MEDINA COUNTY, OHIO

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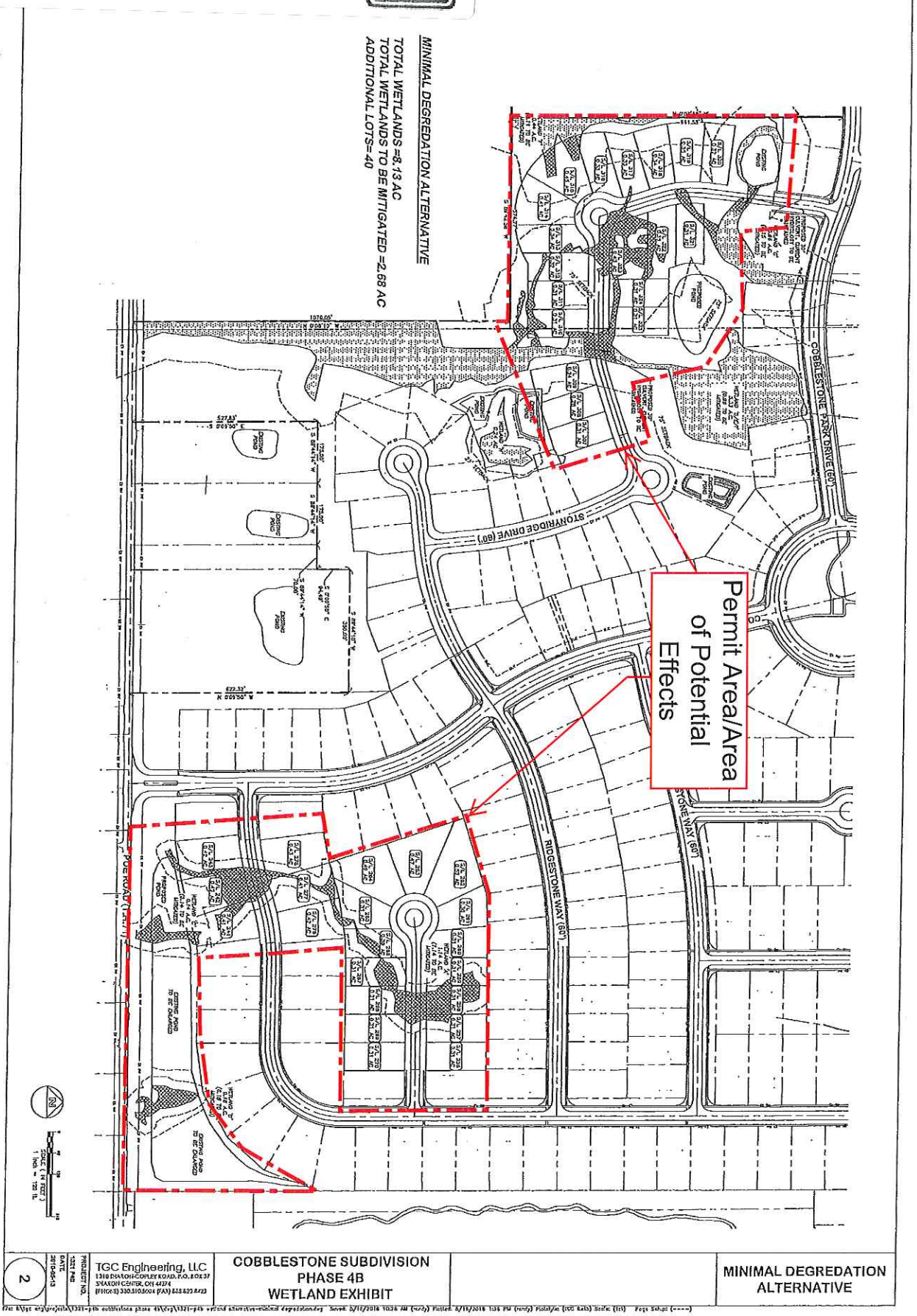

Cobblestone Park Development Group, LLC
D/A Processing No. 2004-00299
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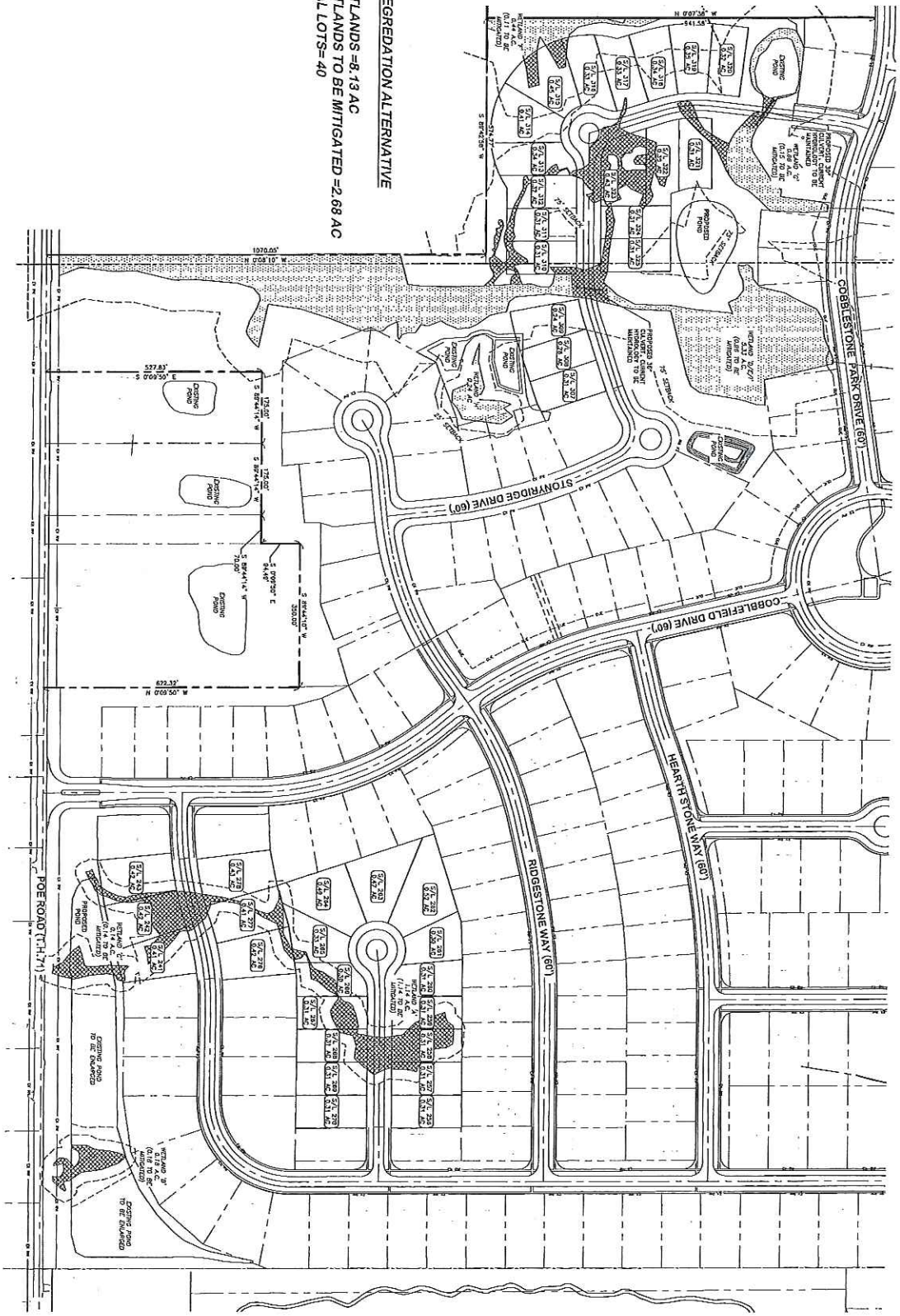
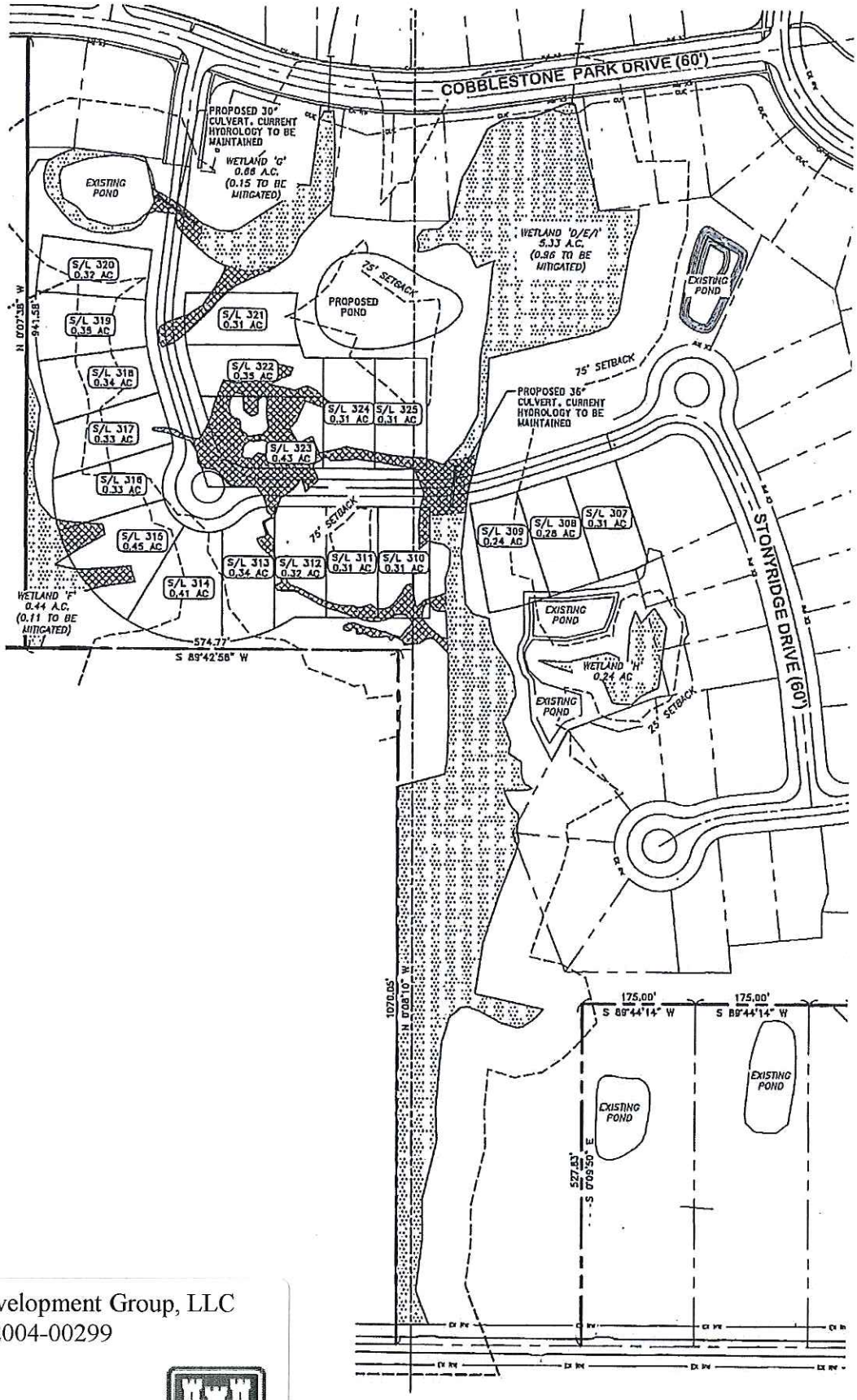


2	PROJECT NO. 1321 P4B DATE 2016-05-13	TGC Engineering, LLC 1310 SHARON-COPLEY ROAD, P.O. BOX 37 SHARON CENTER, OH 44274 (PHONE) 330.570.5004 (FAX) 625.620.8423	COBBLESTONE SUBDIVISION PHASE 4B WETLAND EXHIBIT		MINIMAL DEGREDATION ALTERNATIVE

File: E:\tgc eng\projects\1321-p4b cobblestone phase 4b\dwg\1321-p4b wetland alternative-minimal degredation.dwg Saved: 5/16/2016 10:26 AM (randy) Plotted: 5/16/2016 1:36 PM (randy) Plotstyle: (100 Balls) Scale: (1:1) Page Setup: (----)

Western Parcel



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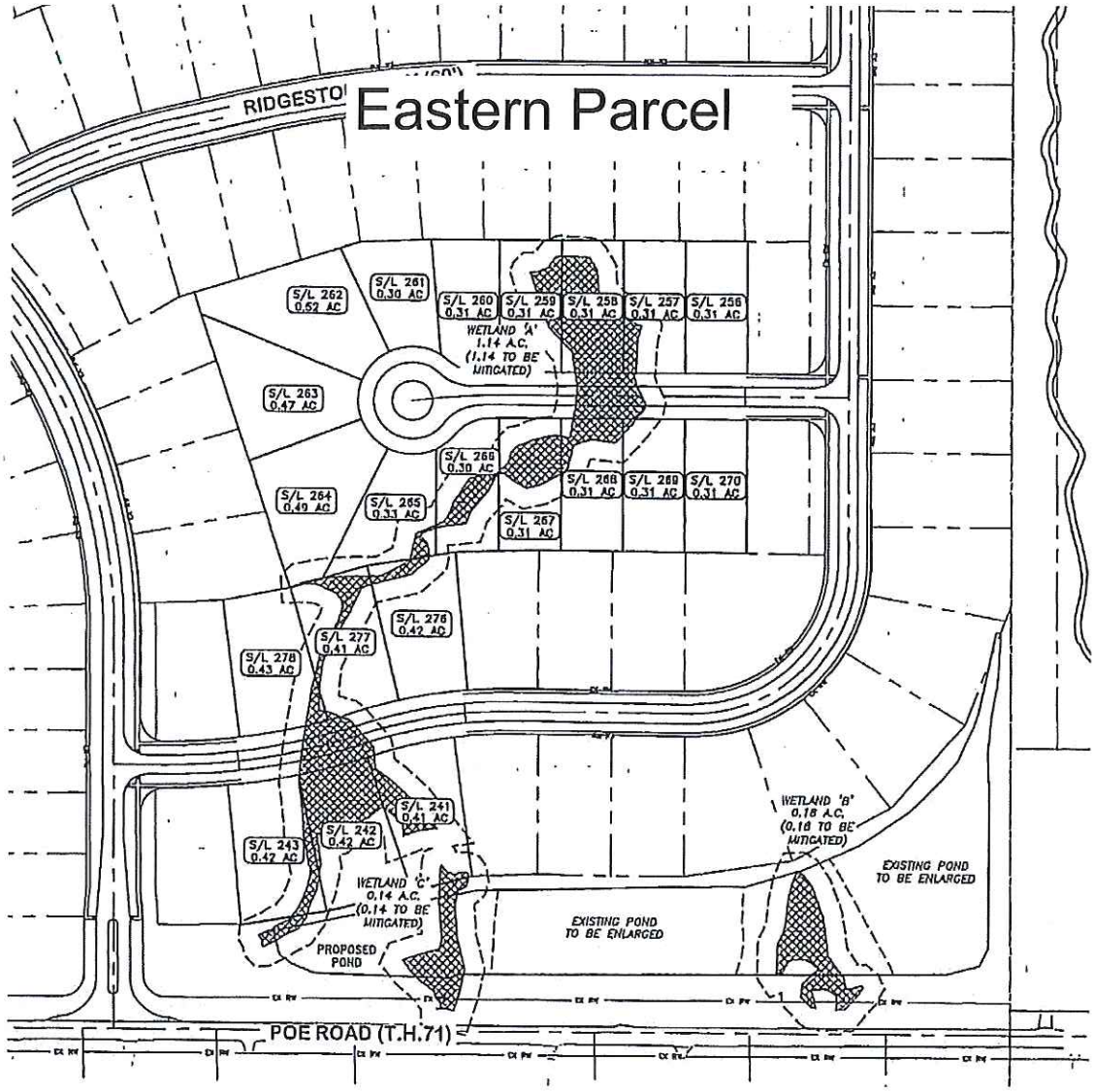

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