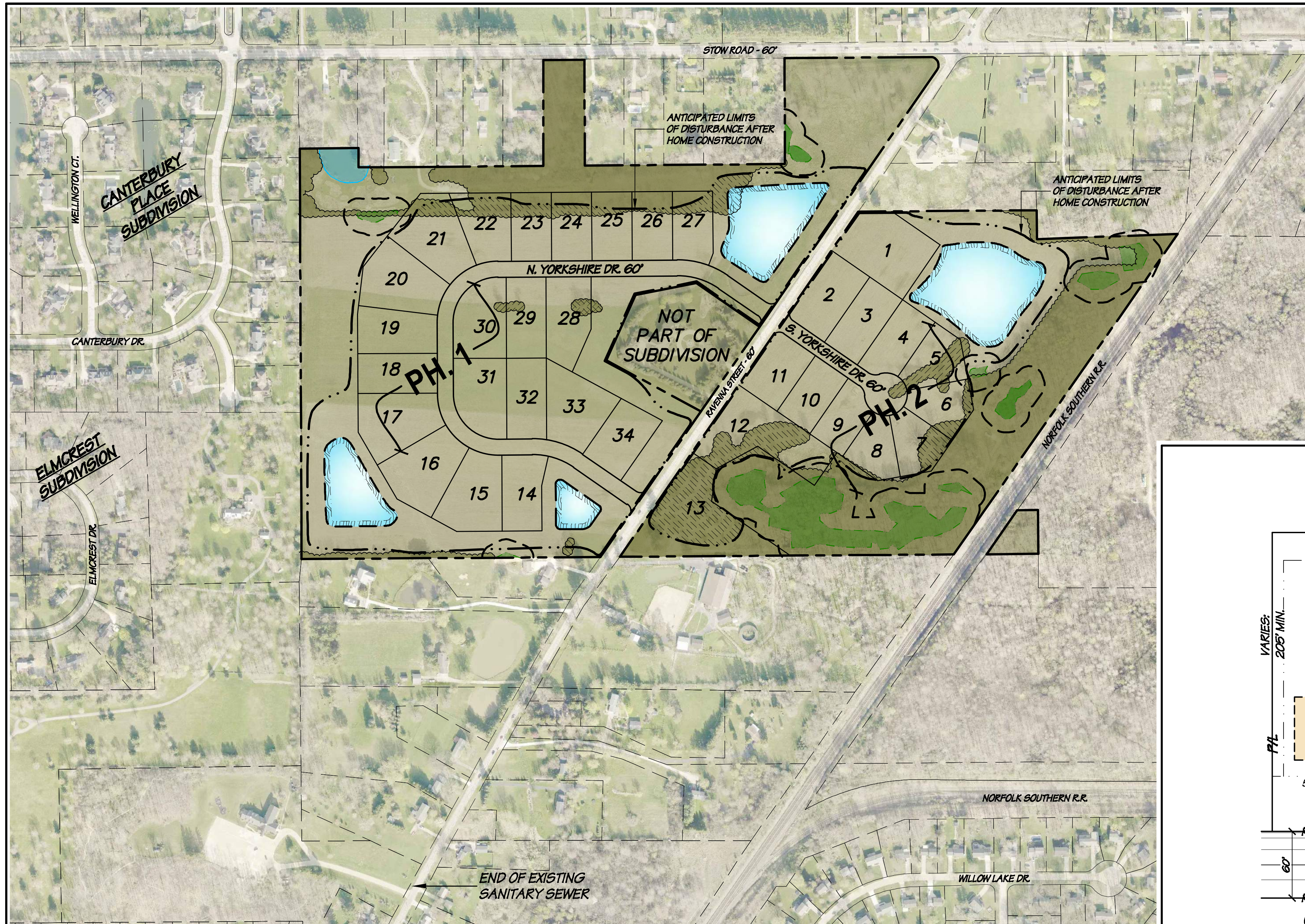


Site Plan from October 9, 2023 Compatibility Review



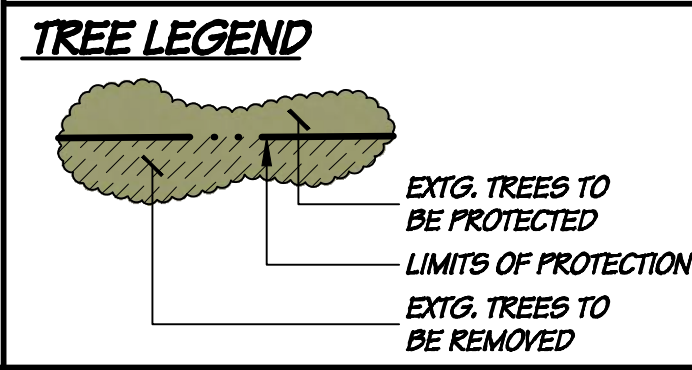
Revised Site Plan for July 8, 2024 Preliminary Subdivision Review





OVERALL AREA MAP (N.T.S.)

- NOTES:
- SANITARY SEWER TO BE EXTENDED ALONG RAVENNA STREET (EASTERLY FROM 550' EAST).
 - WATER MAIN TO BE EXTENDED FROM CITY OF AKRON'S 16" WATER MAIN IN STOW ROAD TO SERVICE PROJECT.
 - MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 60% OF THE GROSS AREA FOR EACH LOT. (WITH STORM WATER MANAGEMENT).
 - THE GENERIC HOUSE BOX WITH SIDE LOAD GARAGE DRIVE SHOWN ARE FOR REFERENCE PURPOSES ONLY TO HELP BETTER DEPICT THE PROPOSED IMPROVEMENTS AND ARE NOT MEANT TO REPRESENT THE FOOTPRINT OF THE HOUSES THAT WILL ULTIMATELY BE BUILT.



ZONING INFORMATION:

EXISTING: DISTRICT 2 & DISTRICT 8
PROPOSED: DISTRICT 2: (OPEN SPACE CONSERVATION SUBDIVISION)

OPEN SPACE CONSERVATION SUBDIVISION

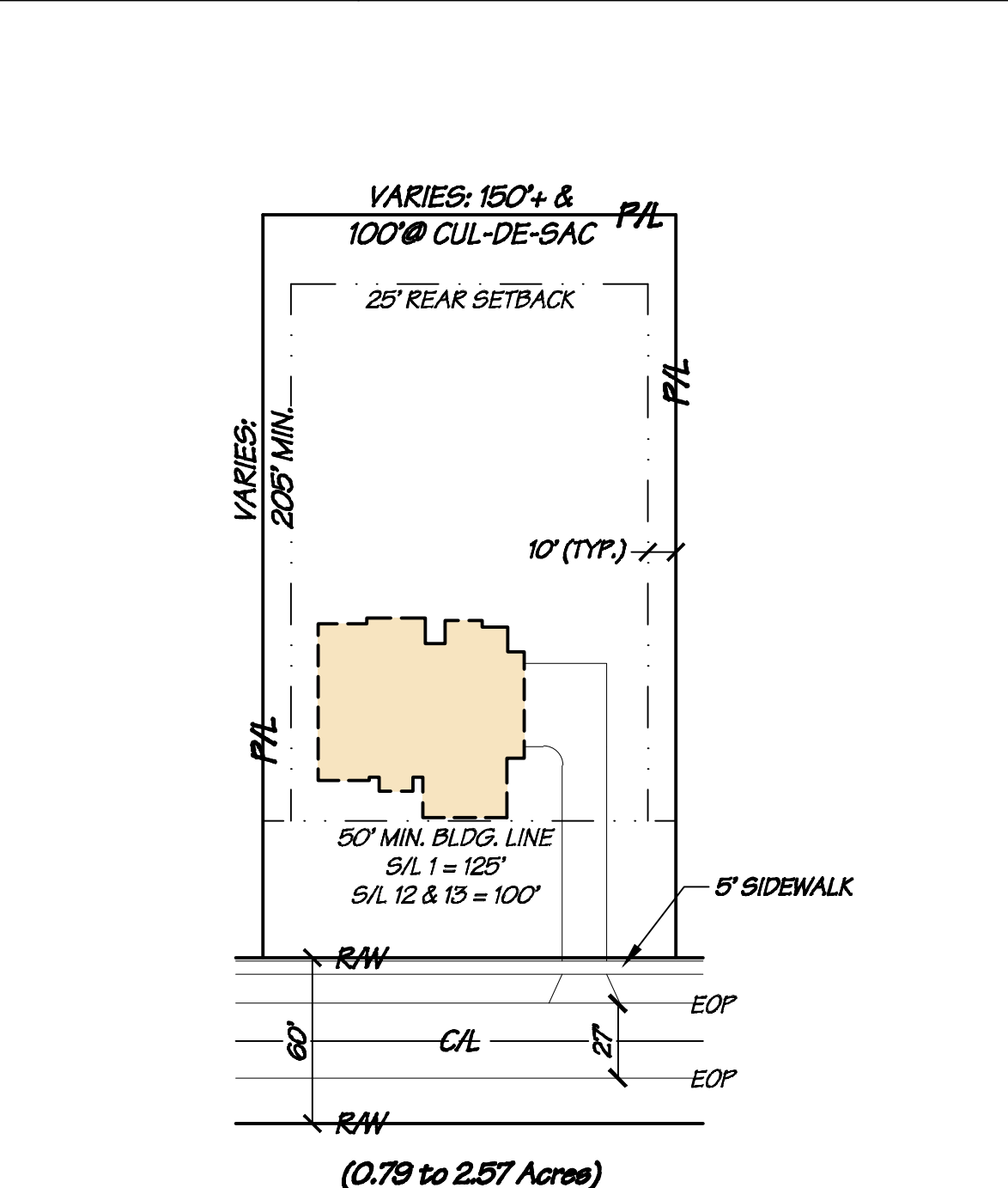
	GROSS LAND AREA TO EXTG. R/W	EXTG. WETLAND & POND AREA	PROPOSED R/W	NET LAND AREA	SUBLOTS		OPEN SPACE	
					ALLOWABLE DENSITY	PROPOSED DENSITY	AREA	REQUIRED 50% GROSS LAND PROVIDED
DISTRICT 2					ONE DWELLING UNIT PER 2.5 ACRE (NET/2.5)			
NORTH:	57.81 Ac.	1.56 Ac.	3.53 Ac.	52.72 Ac.	21	21	24.35 Ac.	28.90 Ac. - 52%
SOUTH:	36.75 Ac.	3.45 Ac.	1.02 Ac.	32.28 Ac.	13	13	15.80 Ac.	19.33 Ac. - 54%
TOTAL:	94.56 Ac.	5.01 Ac.	4.55 Ac.	85.00 Ac.	34	34	40.15 Ac.	49.86 Ac. - 53%

LEGEND

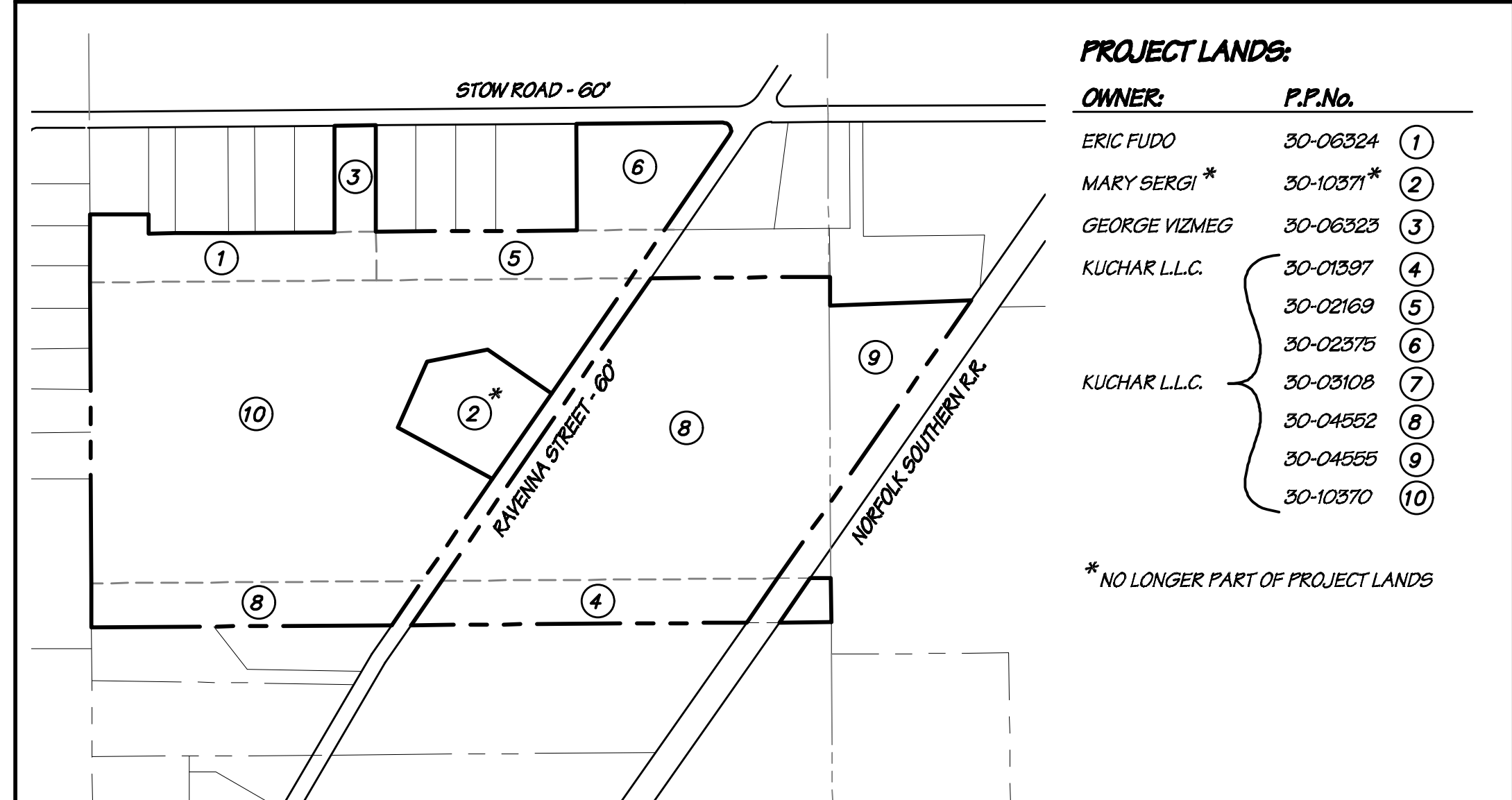
EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY
-C/L-	-C/L-	CENTERLINE OF R/W
-944-	-944-	CONTOUR LINE
		WETLANDS
		WETLAND BUFFER

LANDSCAPE/BUFFERING

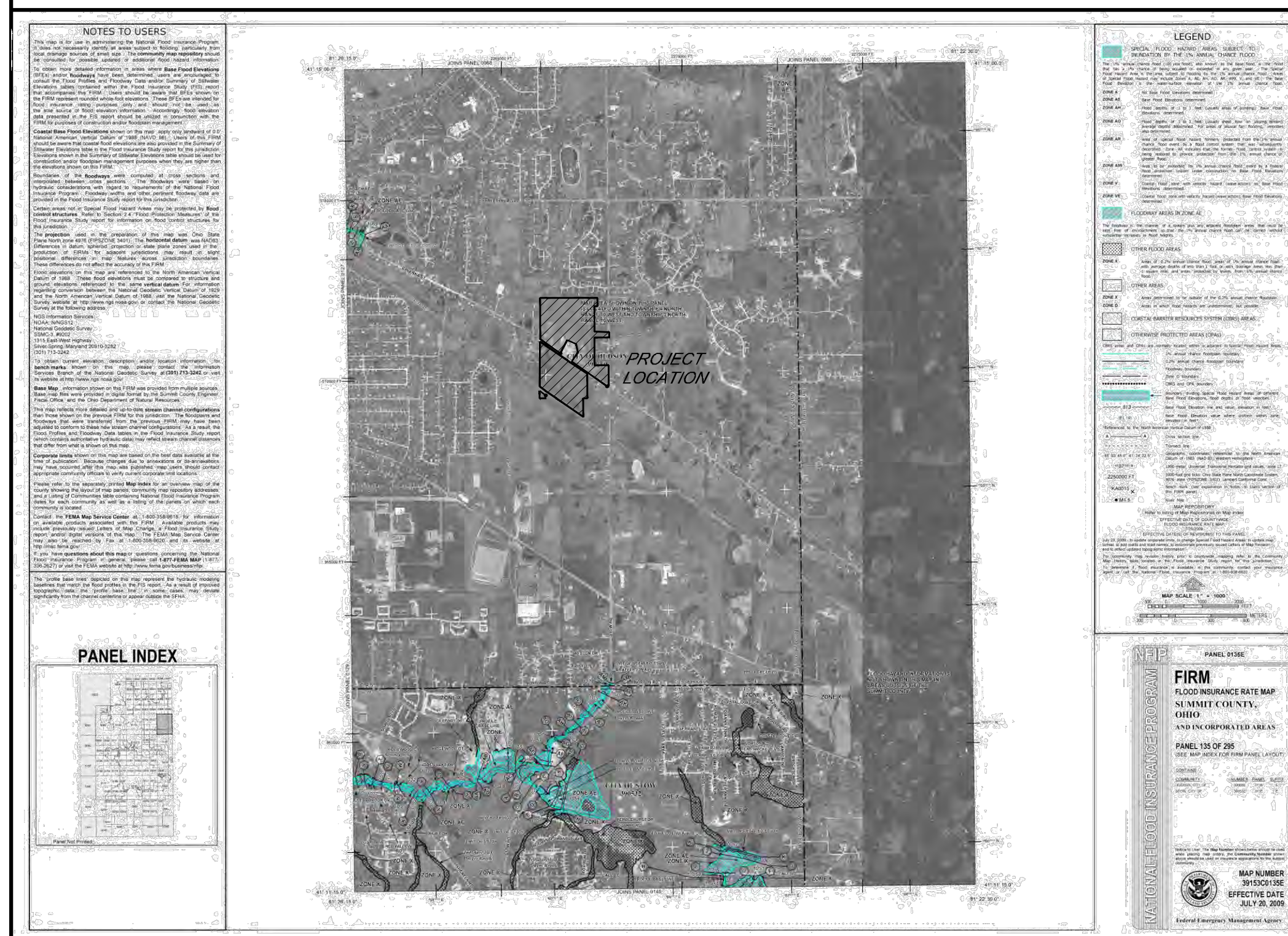
ADJACENT USE	BUFFERYARD REQUIRED	MINIMUM DISTANCE
LANDS NORTH ~ DISTRICT 3 RESIDENTIAL	C	15 FEET (Moderate)
LANDS EAST & WEST ~ DISTRICT 2 RESIDENTIAL	C	15 FEET (Moderate)
LANDS SOUTH ~ DISTRICT 8 INDUSTRIAL/BUSINESS PARK		EXISTING TREE CANOPY



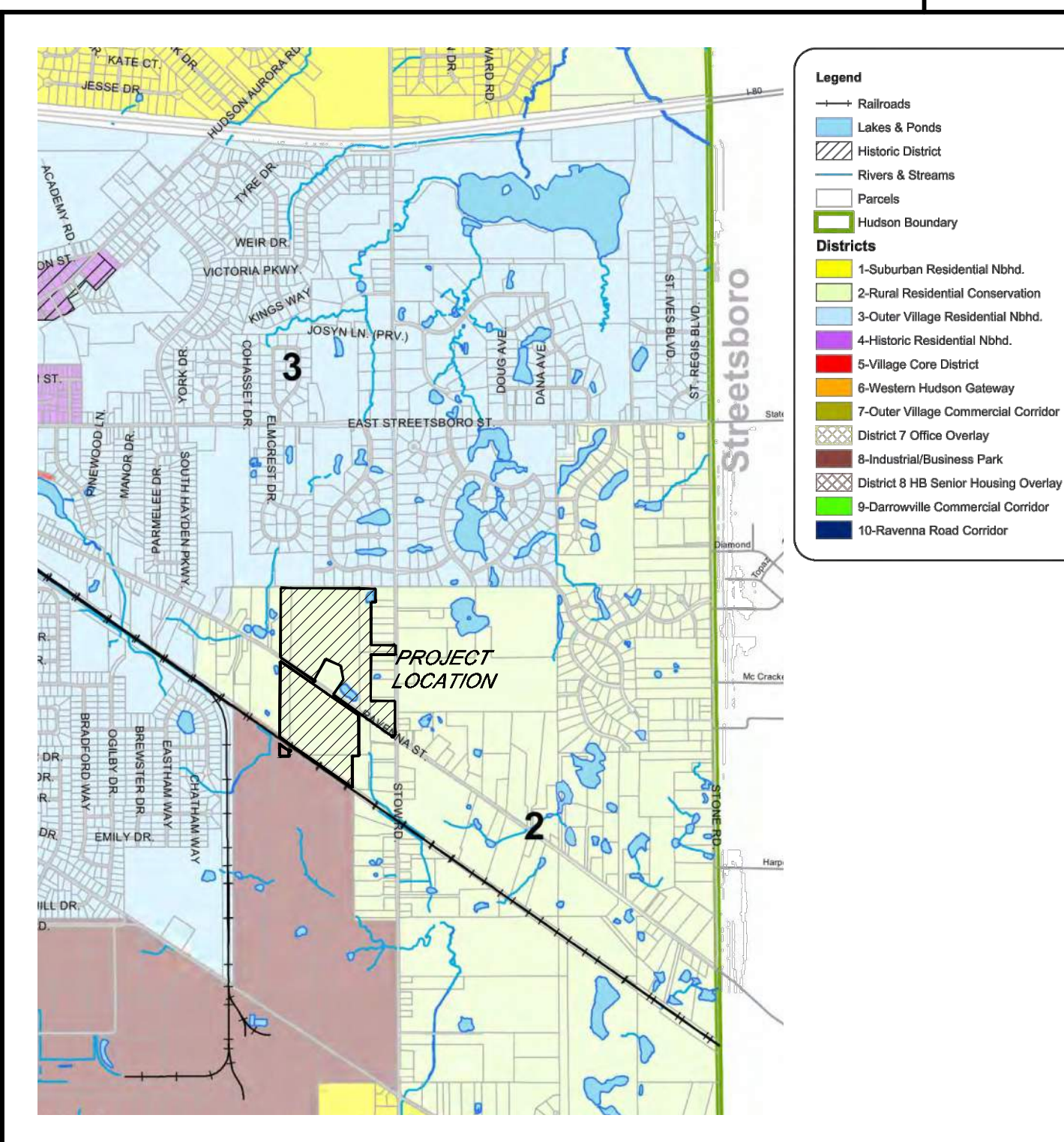
TYPICAL LOT CONFIGURATION



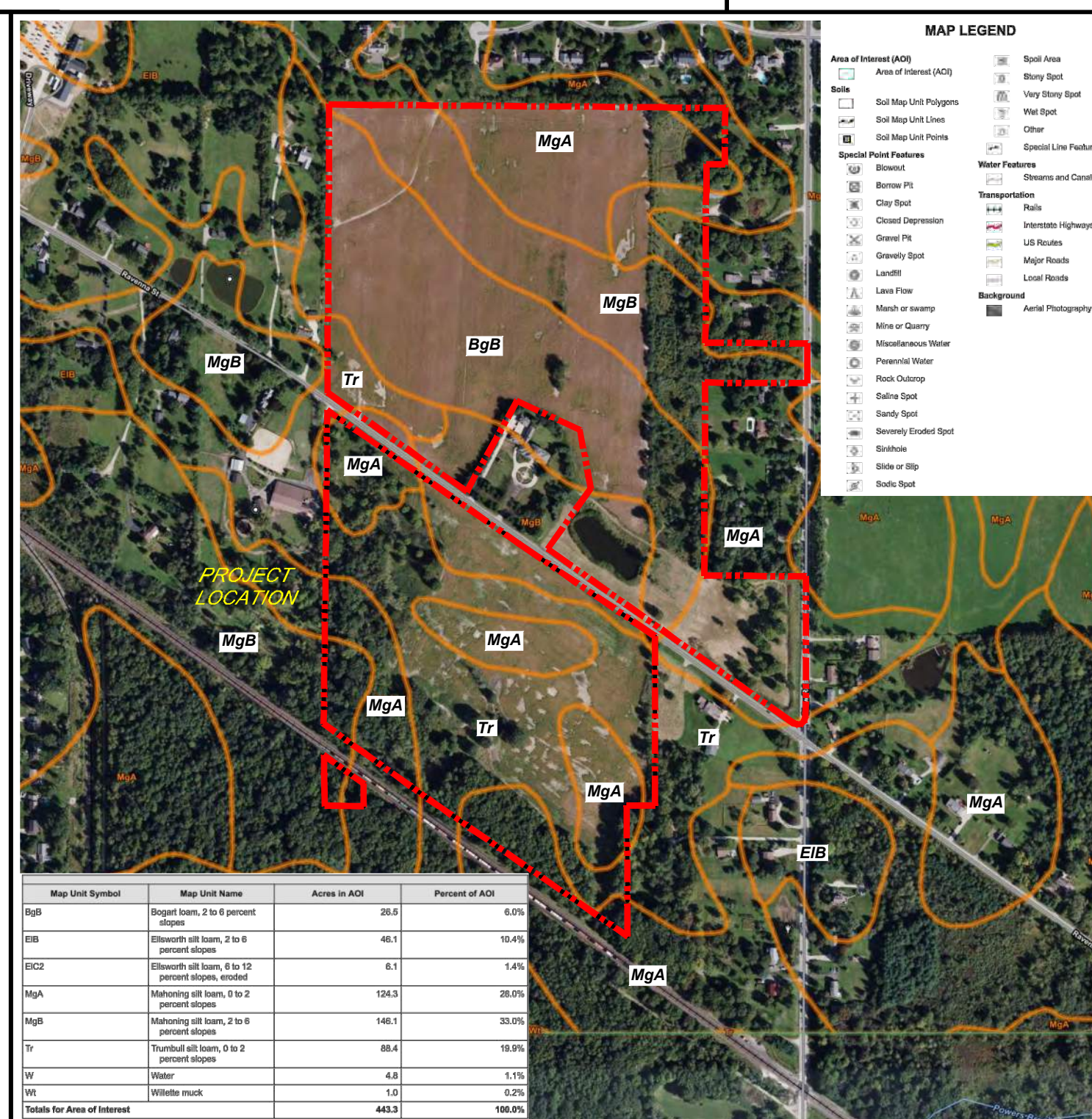
PROJECT LANDS



F.E.M.A. MAP



CITY OF HUDSON ZONING MAP



SOILS MAP

PRELIMINARY PLAN CANTERBURY CROSSING

RAVENNA STREET & STOW ROAD
NOW IN THE CITY OF HUDSON,
SUMMIT COUNTY, OHIO

Developer:
PRESTIGE BUILDER GROUP
778 McCauley Road
Stow, Ohio 44224

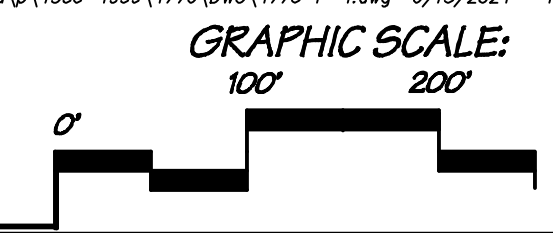
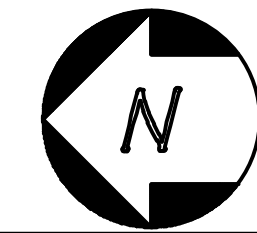
Wetland Information Prepared By:
DAVEY RESOURCE GROUP
1500 N. Mantua Street
Kent, Ohio 44240

Prepared By:
DONALD G. BOHNING & ASSOC., INC.
7979 HUB PARKWAY
Valley View, Ohio, 44125
PHONE (216) 642-1130



**LAYOUT PLAN
CANTERBURY CROSSING**

OR. NO. 4776 DATE: JUNE 10, 2024
 M:\cadd\p\4500-4999\4776\DWG\4776-P-4.dwg 6/13/2024 - 11:54am



GRAPHIC SCALE:
100' 200'

2/4

STOW ROAD - 60'

EXTG. 16" W.M.

CONNECT TO EXISTING STOW RD. WATERMAIN

50' WETLAND BUFFER (TYP.)

50' WETLAND BUFFER (TYP.)

50' WETLAND BUFFER (TYP.)

NORFOLK SOUTHERN R.R.

NOT PART OF SUBDIVISION

RAVENNA STREET - 60'

STORM WATER MANAGEMENT FACILITY #1
N.W.E. - 112.0
H.W.E. - 116.0

STORM WATER MANAGEMENT FACILITY #2
N.W.E. - 108.0
H.W.E. - 108.0

STORM WATER MANAGEMENT FACILITY #3
N.W.E. - 1108.0
H.W.E. - 1110.0

STORM WATER MANAGEMENT FACILITY #4
N.W.E. - 1101.0
H.W.E. - 1104.0

EXISTING WELL-HEAD

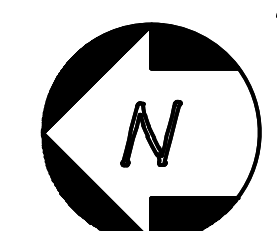
EXISTING TANK BATTERY

UTILITY PLAN CANTERBURY CROSSING

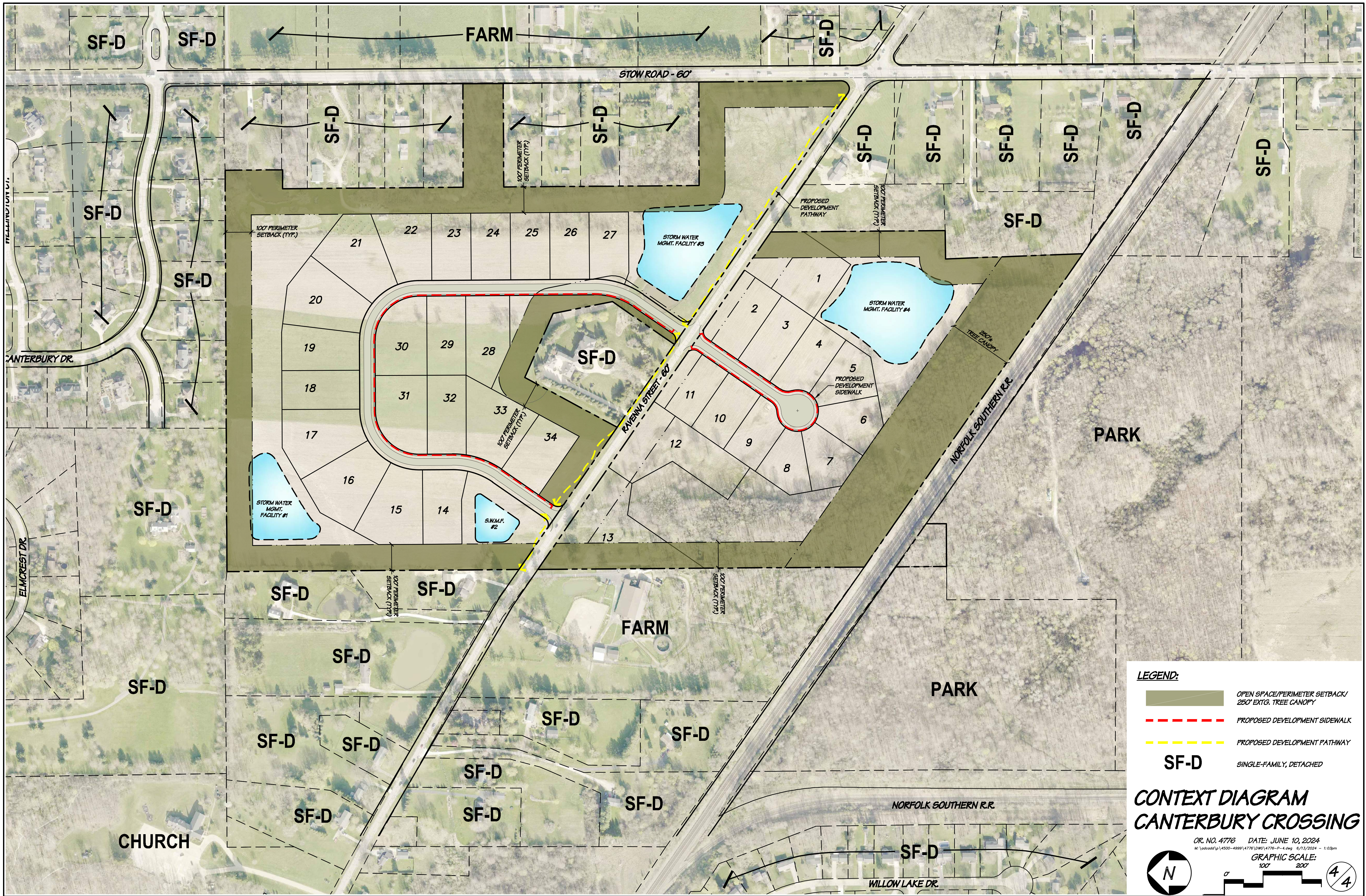
OR. NO. 4776 DATE: JUNE 10, 2024

M:\p0000\p14500-4899\4776\DWG\4776-P-4.dwg 6/10/2024 - 8:53am

GRAPHIC SCALE:



3/3



LEGEND:

- OPEN SPACE/PERIMETER SETBACK/
250' EXTG. TREE CANOPY
- PROPOSED DEVELOPMENT SIDEWALK
- PROPOSED DEVELOPMENT PATHWAY
- SF-D** SINGLE-FAMILY, DETACHED

**CONTEXT DIAGRAM
CANTERBURY CROSSING**

OR. NO. 4776 DATE: JUNE 10, 2024
M:\osoddl\p\4500-4999\4776\DWG\4776-P-4.dwg 6/13/2024 - 1:05pm

GRAPHIC SCALE:
 100' 200' 4/4

LOT SPLIT PLAT

for MARY A. SERGI

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NOS. 28 AND 38 OF HUDSON TOWNSHIP.

Acceptance:

No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.

Mary A. Sergi
 State of Ohio)
 County of) S.S.
 Before me, a Notary Public in and for said County, personally appeared the above Mary A. Sergi, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.
 In testimony whereof I hereunto set my hand and official seal at Ohio, this _____ day of _____, 2022.

Notary Public

My commission expires _____

Approvals

City Manager
 This plat is hereby approved by the Assistant Manager of the City of Hudson, Ohio this _____ day of _____, 2022.

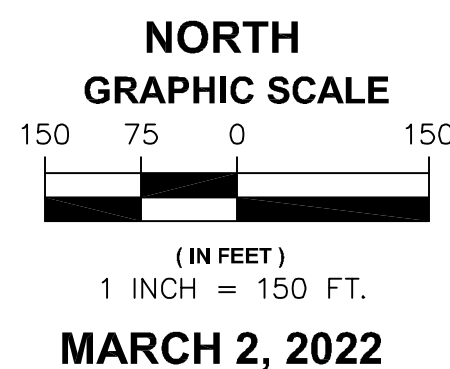
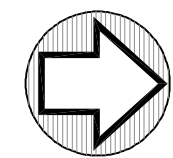
Thomas J. Sheridan, Assistant City Manager

City Engineer
 This plat is hereby approved by the Engineer of the City of Hudson, Ohio this _____ day of _____, 2022.

Bradley S. Kosco, P.E., P.S., City Engineer

Approval for Transfer
 This plat has been approved by the Summit County Tax Map Department this _____ day of _____, 2022.

Administrator Print Name



LEGEND:

○	Iron Pin Found and Used
⊗	Iron Pipe Found and Used
⊙	5/8" Capped "Kole S-7889" Iron Pin Set (30" Long)
■	5/8" Iron Pin Monument Found and Used
R&U	Record and Used
C&U	Calculated and Used
CALC.	Calculated

OWNER REFERENCES:

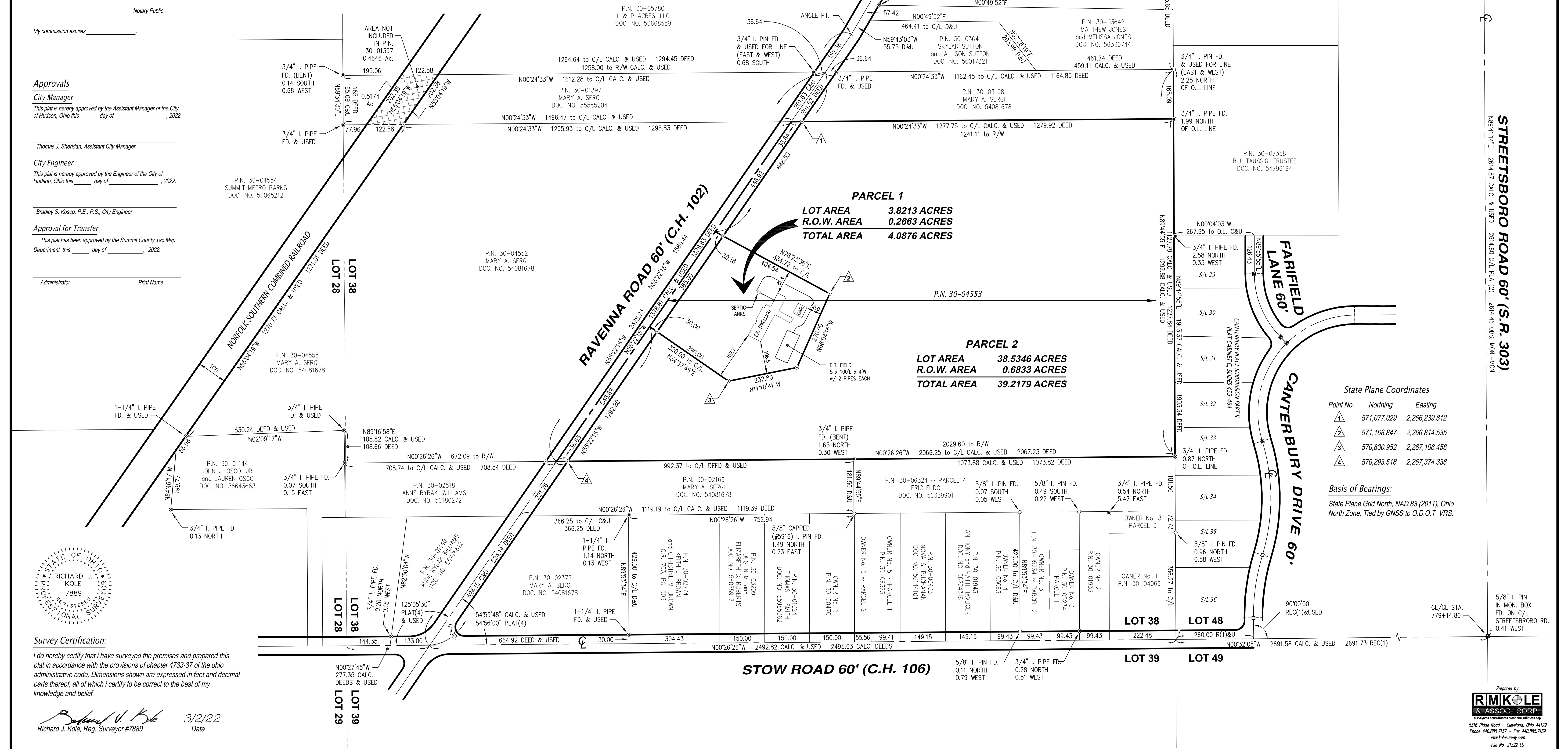
- P.N. 30-04069 ~ PARCEL 2 THOMAS W. and PATRICIA A. ARMUBSTER DOC. NO. 54931934
- P.N. 30-01933 ~ PARCEL 1 THOMAS W. and PATRICIA A. ARMUBSTER DOC. NO. 54931934
- P.N. 30-05234 ~ PARCEL Nos. 1 & 2 P.N. 30-06324 ~ PARCEL Nos. 3 & 4 ERIC FUDO DOC. NO. 56339901
- P.N. 30-03063 MARK AGNES DOC. NO. 56257519
- P.N. 30-06323 ~ PARCEL 1 TERRY BOYER DOC. NO. 54343578
- P.N. 30-00570 COLIN MICHAEL TRUDEAU and REBECCA MARIE ADVENT DOC. NO. 56680959

SURVEY REFERENCES:

- CANTERBURY PLACE SUBD. PART II PLAT CABINET C, SLIDES 459-464
- CENTERLINE PLAT SUM-303 (8.13-8.96)(10.70-12.59)(14.00) VOL. 62, PGS. 33-36
- SURVEY FOR LINCOLN REAVIS BY BOCK & CLARK (11/27/1990) SURVEY NO. 6436
- DEDICATION PLAT for STOW RD. C.H. 106I PLAT BOOK 74, PGS. 19 & 20 CANTERBURY PLACE SUBD. PART II PLAT CABINET C, SLIDES 459-464

DEED REFERENCES:

- P.Nos. 30-02169, 30-02375, 30-03108, 30-04552, 30-04553, and 30-04555 MARY A. SERGI DOC. NO. 54081678
- P.N. 30-01397 MARY A. SERGI DOC. NO. 55585204



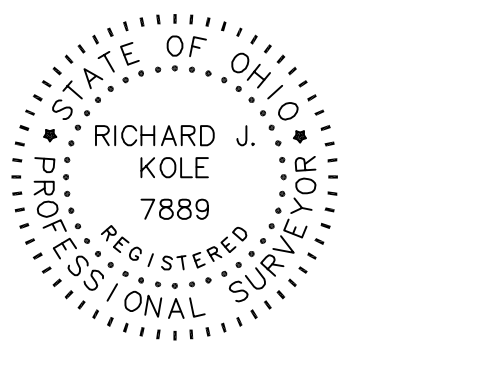
PARCEL 1
 LOT AREA 3.8213 ACRES
 R.O.W. AREA 0.2663 ACRES
 TOTAL AREA 4.0876 ACRES

PARCEL 2
 LOT AREA 38.5346 ACRES
 R.O.W. AREA 0.6833 ACRES
 TOTAL AREA 39.2179 ACRES

State Plane Coordinates

Point No.	Northing	Easting
1	571,077.029	2,266,239.812
2	571,168.847	2,266,814.535
3	570,830.952	2,267,106.458
4	570,293.518	2,267,374.338

Basis of Bearings:
 State Plane Grid North, NAD 83 (2011), Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.



Survey Certification:
 I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of chapter 4733-37 of the Ohio administrative code. Dimensions shown are expressed in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge and belief.

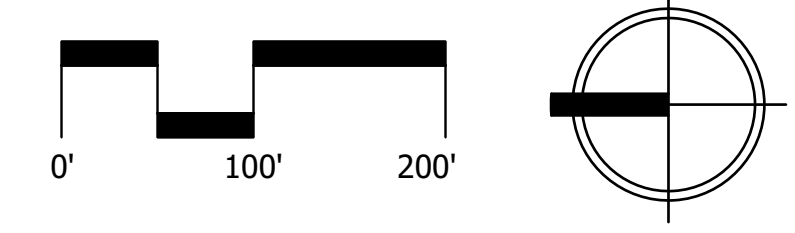
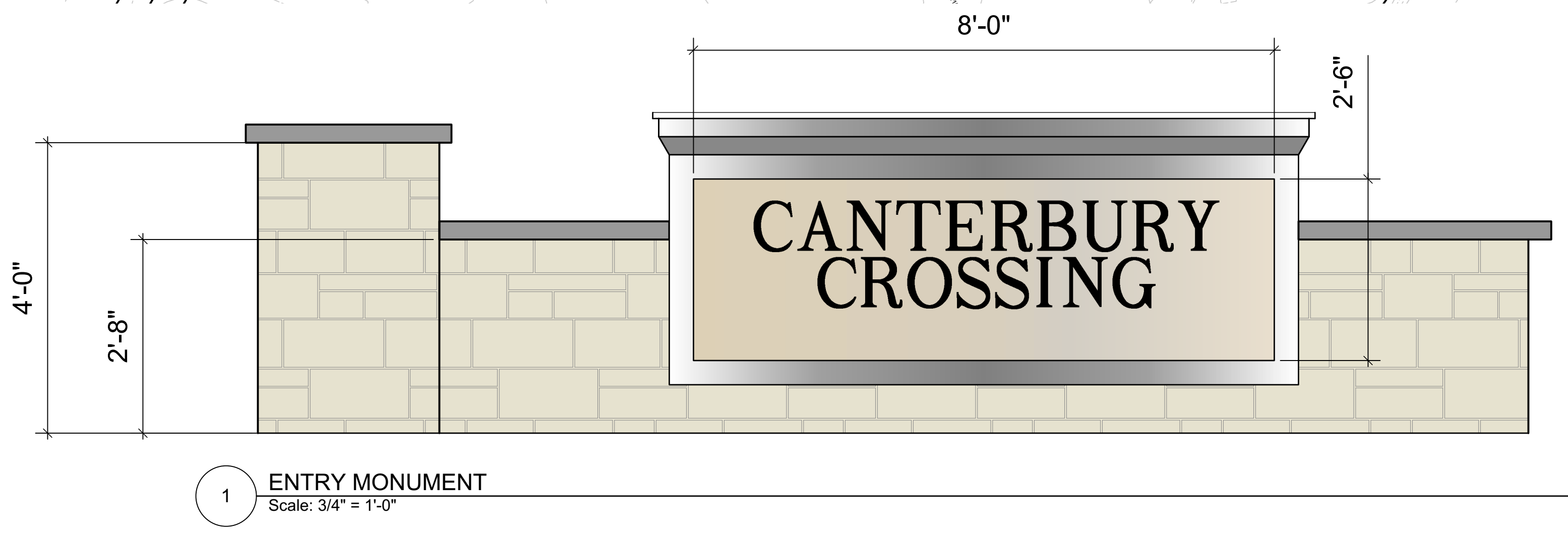
Richard J. Kole, Reg. Surveyor #7889
 3/2/22
 Date



- TOPSOIL AND SEED NOTES**
- SOIL MIX FOR PLANTING BEDS AND TREE PITS SHALL BE A BLENDED MIX:
 33% ON-SITE TOPSOIL
 33% SAND
 33% COMPOST/ LEAF HUMUS
 - PLANTING BEDS SHALL PREPARED AS FOLLOWS:
 TILL SUBSOIL TO DEPTH OF (8")
 TOPDRESS WITH (6") OF SOIL MIX AND THOROUGHLY
 ROTOTILL TO INCORPORATE
 - ALL AREAS DISTURBED BY EARTHWORK AND GRADING WITHIN THE DISTURBANCE LIMITS SHALL BE SEEDED. SEE CIVIL PLANS FOR WORK LIMITS AND GRADING. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADE AND SEEDING. ROUGH GRADING BY OTHERS.
 - GRASS SEED SHALL BE PRE-MANUFACTURED MIX BY LESCO OR OTHER OWNER APPROVED SUPPLIER. SEED MIX SHALL MEET THE FOLLOWING:
 40% KENTUCKY BLUEGRASS
 40% CREEPING RED FESCUE
 20% PERENNIAL RYEGRASS
 SOW SEED AT A RATE OF 5 LBS. PER 1000 SF.
 - INDICATED ROADSIDE SEEDING AREA SHALL BE SEEDED WITH ERNMX-105 AT A RATE OF 15 LBS. PER ACRE. RESPAED ONSITE TOPSOIL PRIOR TO SEEDING. AVAILABLE FROM ERNST CONSERVATION SEEDS 1-800-873-3321.
 - SLOPE EXCEEDING 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED. EXCELSIOR NETTING OR EQUAL.
- LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERYMAN ASSOCIATION.
 - ALL PLANT MATERIAL SHALL BE MULCHED AS PART OF THE INSTALLATION. MULCH SHALL BE A PREMIUM DOUBLE SHREDED HARDWOOD FREE OF TRASH, DEBRIS AND STICKS. MULCH SHALL BE INSTALLED AT A (2") MINIMUM DEPTH.
 - ALL PLANT MATERIAL SHALL BE PRUNED OF BROKEN AND DEAD BRANCHES
 - ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER PROJECT ACCEPTANCE.
- STREET TREE NOTES**
- STREET TREES SHALL BE PLANTED (40") O.C. SITE ADJUSTED PER BELOW
 - TREE LOCATIONS SHALL BE SITE ADJUSTED FOR THE FOLLOWING CLEARANCES:
 (30") CLEARANCE FROM EX. STOP SIGN OR STANDARD LOCATION OF A STOP SIGN
 (15") CLEARANCE FROM DRIVEWAY
 (10") CLEARANCE FROM FIRE HYDRANT
 (10") CLEARANCE FROM UTILITY POLE
 (10") CLEARANCE FROM SANITARY SEWER WYE BRANCHES AND MANHOLES

BUFFER YARD 'C' PLANTING AREAS SHALL CONSIST OF PLANT MATERIALS FROM THE BELOW PLANT SELECTION CHART. EACH ZONE PLANTING LIST SHALL BE MODIFIED PER THE DEPTH OF BUUFER YARD REQUIRED.

Botanical Name	Common Name	Size
Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	3"
Acer x freemanii 'Celebration'	Celebration Maple	3"
Amelanchier laevis	Allegheny Serviceberry	6-7'
Aronia arbutifolia 'Brilliantissima'	Brilliantissima Chokeberry	#5
Calycanthus floridus	Carolina Allspice	#5
Cornus sericea 'Bailey'	Red Twig Dogwood	#5
Gleditsia triacanthos var. 'Inermis' 'Street Keeper'	Street Keeper Honeylocust	3"
Hamamelis vernalis	Vernal Witch Hazel	48"
Hydrangea paniculata 'Little Quickfire'	LITTLE Quickfire Hydrangea	#5
Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	#15
Malus x 'Harvest Gold'	Harvest Gold Crabapple	2"
Picea abies	Norway Spruce	9-10'
Platanus occidentalis	Sycamore	3"
Pinus strobus	Eastern White Pine	8-9'
Pinus strobus	Eastern White Pine	9-10'
Quercus palustris	Pin Oak	3"
Thuja occidentalis 'Elegantissima'	Elegantissima Arborvitae	8"
Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	#5
Viburnum lentago	Nannyberry Viburnum	#5
Viburnum plicatum 'Newport'	Newport Viburnum	#5



DATE: 06.13.24
 SCALE: NOTED

REVISIONS:

LANDSCAPE PLAN

L-1



LANDSCAPE BUDGET PROPOSAL

Client:

Prestige Builder Group
778 McCauley Rd., #140
Stow, OH 44224

Job Site:

Prestige Builder Group
Canterbury Crossing
Hudson, OH 44236
Proposal Number: 30487

Landscape Plantings

- **Landscape Plantings**
- Preliminary landscape budget

Phase Amount: \$235,000.00

Lawn Grading and Seeding

- **Lawn Seeding**
- Preliminary seeding budget
- Lawn seeding including finish grading, hand raking, seed, straw and fertilizing

Phase Amount: \$55,000.00

Entry Monuments

- Preliminary entry monument budget

Phase Amount: \$80,000.00

BUDGET PRICING

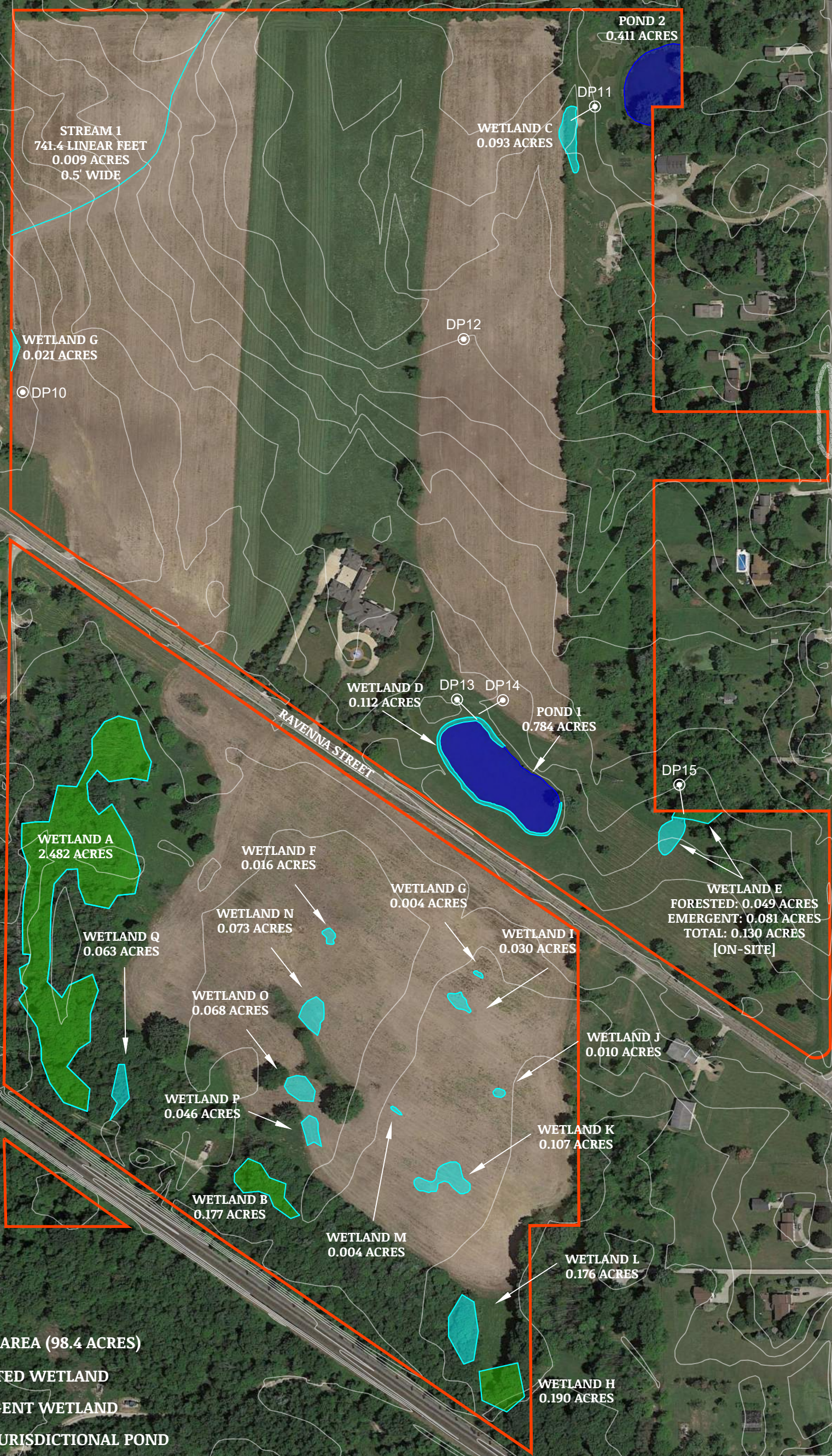
Budget Amount: \$370,000.00

Applicable State of Ohio Sales Tax will be added to all invoices:





- (1) The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).
The proposed single-family development is consistent with the City of Hudson zoning requirements for an Open Space Conservation Subdivision.
- (2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:
 - A. Location on a site of activities that generate potential adverse impacts such as noise and glare;
The proposed development is a single-family residential community. Buffer-yard setbacks have been established to minimize the impact of this development on existing residents.
 - B. Hours of operation and deliveries; N/A
 - C. Location of loading and delivery zones; N/A
 - D. Light intensity and hours of full illumination;
Streetlights will be installed per the requirements of Hudson Engineering and Hudson Power. The design and location of any lighting will be taken into account as to minimize impacts to surrounding neighbors.
 - E. Placement and illumination of outdoor vending machines; N/A
 - F. Loitering; N/A
 - G. Litter control; N/A
 - H. Placement of trash receptacles; N/A
 - I. On-site parking configuration and facilities; N/A
 - J. On-site circulation;
The proposed roadway design provides adequate traffic circulation, including access for emergency vehicles, within the development.
 - K. Privacy concerns of adjacent uses.
Bufferyards have been established to protect the privacy of the surrounding residents.
- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading/drainage, performance, and other standards for the district in which it will be located.
The proposed development will be in conformance with the design standards set forth by the City of Hudson design standards including the items listed above.
- (4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.
The proposed roadway intersections have been designed as far away as possible from existing intersections and private residences. The initial roadway entrance exiting out onto Stow Road has been eliminated due to traffic concerns and concerns from the residents.
- (5) On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
A traffic impact study was performed and is included as part of this submittal. No adverse impacts or hazardous conditions were identified.



- (6) The use will be adequately served by public facilities and services. Public facilities and services that may be considered in light of this standard include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, public transit, and public parks/trails. See also Section [1207.11](#), Adequate Public Facilities.
The proposed development will be serviced by municipal water, county sewer, municipal utilities, local fire and police, improved drainage features installed, and provide additional sidewalk/trails for the community.
- (7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section [1207.12](#).
On-street parking on the side of the street opposite the fire hydrants will be permitted. Parking requirements will be in compliance with Section 1207.12 of Hudson LDC.
- (8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section [1207.04](#), as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.
Appropriate screening of landscaping and/or mounding will be installed to buffer the proposed homes from the existing homes surrounding the development. Buffer-yard C is required to be installed per plan, but additional landscaping or mounding may be installed in areas where more buffering/screening may be needed.
- (9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.
The proposed density of this development is consistent with the surrounding residential communities. The proposed lot sizes far exceed the minimum lot size and structure setback requirements of an Open Space Conservation Development. Open space and perimeter setbacks will establish an even greater setback from existing residents.



LEGEND

-  STUDY AREA (98.4 ACRES)
-  FORESTED WETLAND
-  EMERGENT WETLAND
-  NON-JURISDICTIONAL POND

Scale: 1" = 250'

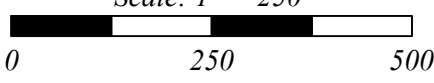


FIGURE 3B
AQUATIC RESOURCES MAP (AERIAL)
 PARCEL NUMBERS 3001397, -2169, -2375, -3108,
 -4552, -4555, -6323, -6324, 3010370, -0371
 CITY OF HUDSON, SUMMIT COUNTY, OHIO