



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: August 7, 2023

To: Nick Sugar, City Planner, Community Development

From: David Rapp, P.E., P.S. Assistant City Engineer

**Re: The Cottages at Pine Ridge Subdivision  
Preliminary Review**

The City of Hudson Engineering Department has reviewed the plans submitted and the comments are below. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website [www.hudson.oh.us](http://www.hudson.oh.us) under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1776) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

**General Comments:**

**This development was Platted in a prior version, The Preserve at River Oaks, Phase 1A Recorded by Doc. No. 55495626 and must be reconsolidated prior to forming the Subdivision.**

1. The new plat shall meet all current rules and regulations for the City of Hudson.
2. No utility easements are shown. Easements shall be 12' wide and reserve the first 3' for Hudson Public Power.
3. All previous easements must be vacated.
4. Sanitary Sewers are available.
5. Hudson Water is available.
6. S-1 and S-2 will be separate Lot Splits and not part of the Subdivision.
7. Stormwater:
  - a. Cutoff swales shall be installed around the perimeter and all engineering standards shall be followed.
  - b. Stormwater calculations shall hold the storage requirements of 25 year post storm to the 2 year pre-storm. The 50 year post and 50 year pre-storm along with the 100 year post and 100 year pre-storm shall be used in the calculations.
  - c. The developer will also be required to provide a 100 year flow path and

analysis to show how and where the water will go downstream.

- d. The Developer must provide all drainage calculations and method to convey stormwater to the downstream discharge point.
  8. The developer will verify that no floodplains are impacted, none appear on the maps.
  9. The developer has had a wetland study completed and is waiting on the Army Corps of Engineers approval.
  10. A trip generation report shall show traffic impacts to East Streetsboro Road.
- Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "David A. Rapp". The signature is written in a cursive style with a large, stylized initial "D".

David Rapp, P.E., P.S.  
Assistant City Engineer  
(330) 342-1776