



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: December 5, 2018

TO: City of Hudson Planning Commission
Meeting Date of December 10, 2018

FROM: Kris McMaster, City Planner
Greg Hannan, Community Development Director

SUBJECT: Final Subdivision Plan to establish a 499-foot length street, north of Barlow Road to establish two (2) sublots to be located at 1221 Barlow Road, Permanent Parcel #3010196.

ZONING: District 8: Industrial/Business Park

PC Case No: 2018-4811

Project Introduction

Approval was granted on December 11, 2018 for the Barlow Road Retirement Community, a three story, 130 unit continuing care retirement community to be accessed from a private driveway. Property owner, LTC Realty Development, LLC has requested to revise the private driveway to a public street. As the request involved the acceptance of public infrastructure, a major subdivision application has been submitted. Preliminary Subdivision approval was granted on November 5, 2018.

North of the subject property is undeveloped land within District 3. To the east is residential development along Barlow Road and Holland Drive within District 3. South of the subject property is The Heritage of Hudson facility and residential development along Barlow Road. West of the property is the railroad tracks and Ellsworth Meadows Golf Course.

The following information is attached to this report.

1. Final Plat, dated October 2, 2018 and Improvement Plans submittal for the public road, dated October 31, 2018 prepared by Hammontree Engineering.
2. Landscaping Plan, prepared by Hammontree Engineering, dated October 31, 2018.
3. Street Lighting and Photometric Plan, prepared by Hammontree Engineering, dated November 13, 2018.
4. Engineering Department review comments and redlined drawing, prepared by Assistant City Engineer, Nate Wonsick, P.E. dated November 27, 2018.
5. Planning Commission Preliminary Subdivision Plan Decision, dated November 5, 2018.

Standards for Review for a Final Subdivision Plan, Section 1204.05(c)

A. Compliance with the purpose and intent of the Code and community plans

The district regulations and zoning development and site plan standards were written to implement the purpose and intent of the Land Development Code (LDC) listed at Section 1201.03. The final subdivision plan is in substantial compliance with the district regulations and zoning development and site plan standards and therefore staff believes the purpose and intent of the LDC. The final subdivision plan has also been found to be in general compliance with the findings of the 2015 Comprehensive Plan.

1. Environment Covenants in the Deed Restrictions: City Law Director is to provide an opinion that the public road can be dedicated subject to those conditions. Applicant is to provide the Environment Covenants in the Deed Restrictions.
2. Tree/vegetation protection and wetland/Riparian setback: Staff notes the sidewalk on the west side of the previous approved private street plans has been removed and the new revised location of the proposed street is at a greater setback from the area of disturbance accepted for the previously proposed private driveway.
3. Pedestrian Accommodations: The proposed street contains an eight-foot concrete walk along the east side of street. Staff notes sidewalks are only required on one side of the street in District 8.

B. Compliance with Subdivision Design and Improvements/Dedication Standards, Section 1208

1. Standards for lots: The lots conform to zoning district regulations including those related to lot size, width, depth and shape.
2. Landscaping/Buffering: The applicant has submitted a revised landscape plan addressing the types of trees and shrubs suited for road rights-of-ways recommended by Thom Munn, Public Works Supt-City Arborist. The plan is acceptable by staff.
3. Exterior Lighting: Street Lighting shall comply with Section 1207.14.
4. Transportation/Circulation/Pedestrian Linkage:

Stub Streets: Stub streets are not required for subdivisions within District 6 and 8 per Section 1207.18. From a practical standpoint, the adjacent gas well and battery, and two stream streams make extensions impractical.

C. The site layout is to minimize land disturbance and protect natural features by considering applicable sections of the Zoning Development and Site Plan Standards, Section 1207

1. Improvements: The subdivider must design and build the improvements with their installation guaranteed with a Final Subdivision Improvement Agreement.

Engineering Comments: Assistant City Engineer, Nate Wonsick has completed the review with comments per his letter dated November 27, 2018.

Fire Department Comments: Fire Marshal Shawn Kasson has completed the review and is satisfied with the submitted plans.

Findings: Section 1204.05(c) Final Subdivision Plan

Staff finds that the application complies with applicable sections of the Land Development Code, except as discussed above and recommended below.

Required PC Action, Chapter 1203.10(d)(1)(B)

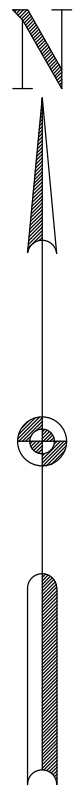
The PC shall take final action on the Final Plan application by reviewing the application and all submitted plans and reports, and then either approving, approving with conditions, or denying the application based on its compliance with the standards summarized in this report.

All decisions of the Commission shall be based on written findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for Case No. 2018-4811 Final Subdivision Plan to establish a 499-foot length street, north of Barlow Road to establish two (2) sublots to be located at 1221 Barlow Road, Permanent Parcel #3010196, according to the plans and information submitted with the following conditions:

1. Comments of Assistant City Engineer Nathan Wonsick must be addressed per the November 27, 2018 correspondence.
2. Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.
3. Environment Covenants in the Deed Restrictions: City Law Director is to provide an opinion that the public road can be dedicated subject to the applicable environmental conditions.



The diagram illustrates the layout of a property line with various boundary markers. From top to bottom, the markers are: two 'X' marks representing a fence line; a dashed line representing the right of way line; a solid line with a small 'P' in the center representing the property line; a dashed line with a 'C' in the center representing the center line; and a dashed line with an 'L' in the center representing the lot line.

— X X —	FENCE LINE
- - - R/W - - -	RIGHT OF WAY LINE
— P —	PROPERTY LINE
- - - C - - -	CENTER LINE
- - - L - - -	LOT LINE

- 5/8 INCH REBAR WITH "H&A LTD" CAP FOUND UNLESS OTHERWISE NOTED
- 5/8 INCH REBAR WITH "H&A LTD" CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
- PROPOSED 6" MONUMENT BOX
- (R) RECORD MEASUREMENT
- (O) OBSERVED MEASUREMENT

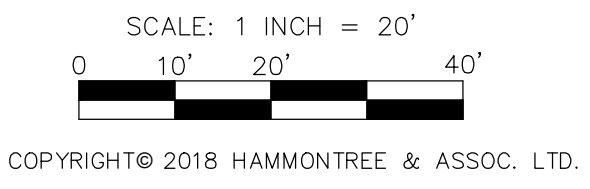
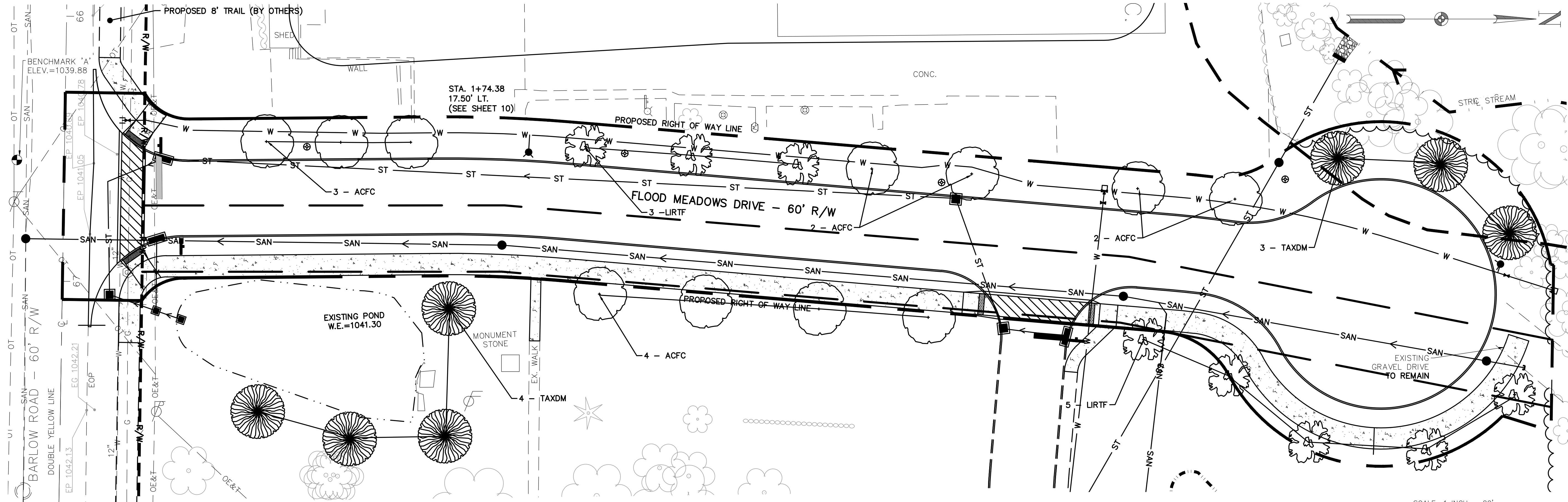
NOTARY PUBLIC

SUMMIT COUNTY DSSS

CLERK OF COUNCIL

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CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	20.22'	19.00'	60°58'43"	N 30°00'11" E	19.28'	
C2	50.26'	542.00'	5°18'45"	N 02°10'12" E	50.24'	
C3	34.25'	34.25'	42°28'03"	N 00°00'00" W	34.25'	
C4	33.55'	65.00'	117°43'25"	N 21°12'14" E	111.27'	
C5	120.97'	65.00'	106°37'52"	S 08°21'15" W	104.25'	
C6	31.74'	31.99'	56°50'11"	S 33°14'53" S	30.45'	
C7	44.69'	482.00'	5°18'45"	S 02°10'12" W	44.68'	
C8	35.95'	39.00'	52°59'13"	S 18°29'27" E	36.00'	
C9	47.47'	512.00'	5°18'45"	N 00°10'12" E	47.46'	
C10	220.22'	120.00'	9°39'10"	N 90°00'00" E	20.19'	

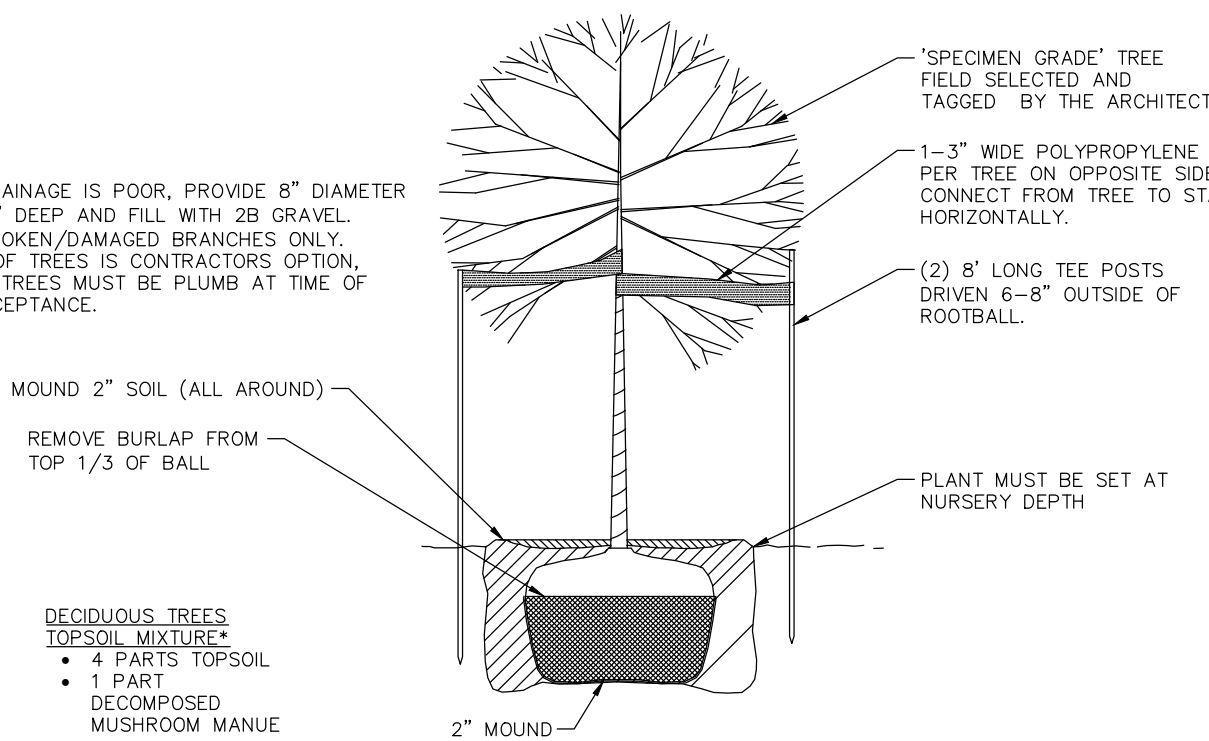


PLANTING SCHEDULE						
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACFC	11	Acer x freemanii 'Celebration'	Celebration Maple	COND	Deciduous
					2"	
	LIRTF	8	Liriodendron Tulipifera 'Fastigiatum'	Columnar Tuliptree	2-2 1/2"	Deciduous Yellow Flwrs
					B & B	
	TAXDM	7	Taxodium distichum	Bald cypress	6'	Decid-Con. Deciduous Needles
					B & B	

ITEM	REQUIREMENTS	PROPOSED
STREET TREE SPACING	TALL TREES REACHING 60 FEET OR MORE AT MATURITY WILL BE PLANTED 50 FEET APART. MEDIUM TREES REACHING BETWEEN 20 AND 60 FEET AT MATURITY WILL BE PLANTED 40 FEET APART. SMALL TREES REACHING 20 FEET AT MATURITY WILL BE PLANTED 30 FEET APART.	TREES SPACED AT 40 FEET APART MAXIMUM.
STREET TREE LOCATION	TREES SHALL BE LOCATED AT LEAST 30 FEET FROM AN EXISTING STOP SIGN OR FROM THE STANDARD LOCATION OF A STOP SIGN AT STREET INTERSECTION AND 10 FEET FROM FIRE HYDRANTS AND UTILITY POLES.	TREES SPACED ACCORDINGLY FROM UTILITIES AND STOP SIGNS.

NOTES:

- WHERE DRAINAGE IS POOR, PROVIDE 8" DIAMETER HOLE 12" DEEP AND FILL WITH 2B GRAVEL.
- PRUNE BROKEN/DAMAGED BRANCHES ONLY.
- STAKING OF TREES IS CONTRACTOR'S OPTION, HOWEVER TREES MUST BE PLUMB AT TIME OF FINAL ACCEPTANCE.



DECIDUOUS TREE PLANTING N.T.S.



CELEBRATION MAPLE



COLUMNAR TULIPTREE



BALD CYPRESS

LANDSCAPING NOTES:

- ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHREDDED BARK MULCH.
- ALL PLANTING BEDS SHALL BE BACKFILLED WITH 6" DEPTH CLEAN TOPSOIL FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
- REPAIR/RESEED ALL DISTURBED AREAS.
- ALL LAWN AREAS SHALL BE BACKFILLED WITH 6" DEPTH CLEAN TOPSOIL FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.
- ALONG SIDEWALKS, FOUNDATIONS AND CURBINGS, UNDER-RUN FROM CONCRETE FORMS SHALL BE BROKEN AWAY AND REMOVED.
- PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IN THE FIELD THE LOCATIONS OF ALL EXISTING UTILITIES.
- ALL PLANT MATERIALS SHALL BE OF SPECIMEN QUALITY AND COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (MOST CURRENT EDITION).
- SEED ALL 2:1 OR STEEPER SLOPES WITH BIRDSFOOT TREFLOIL AND TALL FESCUE MIX.
- ALL DISTURBED AREAS LESS 2:1 SLOPE SHALL BE SEEDED WITH LAWN SEEDING MIXTURE.
- ALL PLANT MATERIAL AS TAGGED BY OWNER TO RE-USE. ALL EXISTING PLANT MATERIAL TO BE RE-USED SHALL BE STORED AS SHOWN ON PLAN PRIOR TO PLANTING DURING CONSTRUCTION.
- TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING EQUIPMENT OPERATIONS SHALL BE TREATED IN ACCORDANCE WITH ARBORCULTURAL STANDARDS. DAMAGED TREE LIMBS SHALL BE CUT BACK TO THE NEXT LATERAL BRANCH OR PARENT STEM AT THE BRANCH COLLAR.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
- THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL DEEMED NOT ACCEPTABLE.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- REMOVE BURLAP, ROPES, WIRE, AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALLS AFTER FINAL POSITIONING.
- SPADE CUT ALL BED EDGES AND MULCHED RINGS ARE TO BE SPADE CUT TO A DEPTH OF 6", CUT AT 90° TO THE FINISHED GRADE AND THEN BACK TOWARD THE PLANT BED AT 45°.
- TOPSOIL SHALL BE FROM A NATURALLY WELL DRAINED SITE WHERE SOIL OCCURS AT A DEPTH OF AT LEAST 4". TOPSOIL SHOULD HAVE A pH OF 5.5 TO 7 WITH 4 PERCENT ORGANIC MATERIAL MINIMUM AND BE FREE OF STONES 1" DIAMETER OR LARGER, ROOTS, PLANTS, CLAY LUMPS AND OTHER MATERIALS HARMFUL TO PLANT GROWTH.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DEAD PLANT MATERIAL FROM NATURAL CAUSES INSTALLED PURSUANT TO THESE REQUIREMENTS FOR A PERIOD OF ONE (1) YEAR AFTER THE INSTALLATION DATE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT TO ASSURE THE CONTINUED GROWTH OF ALL REQUIRED LANDSCAPING AND/OR TO REPLACE THE SAME IN THE EVENT OF FROST, VANDALISM, DISEASE, OR OTHER REASONS FOR DISCONTINUED GROWTH OF THE REQUIRED TREES, SHRUBS, AND BRUSHES. IT IS THE OWNER'S RESPONSIBILITY FOR ALL FUTURE MAINTENANCE. NO PERSON SHALL REMOVE ANY LANDSCAPING (i.e. TREES, SHRUBS, OR BRUSHES) AFTER THE SAME HAS BEEN PLANTED UNLESS THE SAME ARE REPLACED WITH AN EQUIVALENT TREE, SHRUB, OR BUSH.
- PERMANENT SEEDING SHALL BE REQUIRED FOR ALL DISTURBED SLOPE AREAS WITHIN FOURTEEN (14) DAYS OF COMPLETION OF GRADING OPERATIONS, WEATHER PERMITTING.
- THE CONTRACTOR SHALL NOT PLANT SHRUBS IN AREAS UNDERLAIN BY SHALLOW DEPTH TO ROCK.

ENGINEERS HAMMONTREE & ASSOCIATES, LIMITED PLANNERS HAMMONTREE & ASSOCIATES, LIMITED SURVEYORS HAMMONTREE & ASSOCIATES, LIMITED

5233 STONEHAM RD. NORTH CANTON, OH 44720
PHN: (330) 499-8817 FAX: (330) 499-0149
TOLL FREE: 1-800-394-8817
www.hammontree-engineers.com

REV. BY: JDS DATE: 6/5/2018 DESC.: REVISED PER COMMENTS FROM HUDSON & REVISED RADIUS OF CURVE-DE-SC

REV. BY: JDS DATE: 8/10/2018 DESC.: REVISED PER COMMENTS FROM SUMMIT CO. DSSS

REV. BY: JDS DATE: 9/12/2018 DESC.: REVISED PRIVATE ROADWAY TO PUBLIC ROADWAY

REV. BY: TRP DATE: 9/17/2018 DESC.: REVISED PER OHIO EPA COMMENTS ON WATERLINE

REV. BY: REG DATE: 10/31/2018 DESC.: REVISED PER CITY OF HUDSON COMMENTS

DES. BY: JDS

DRWN BY: LJB

RWD BY: JDS

FLD BK: 627

BK PG: 13-15, 20-29

DATE: 3/20/18

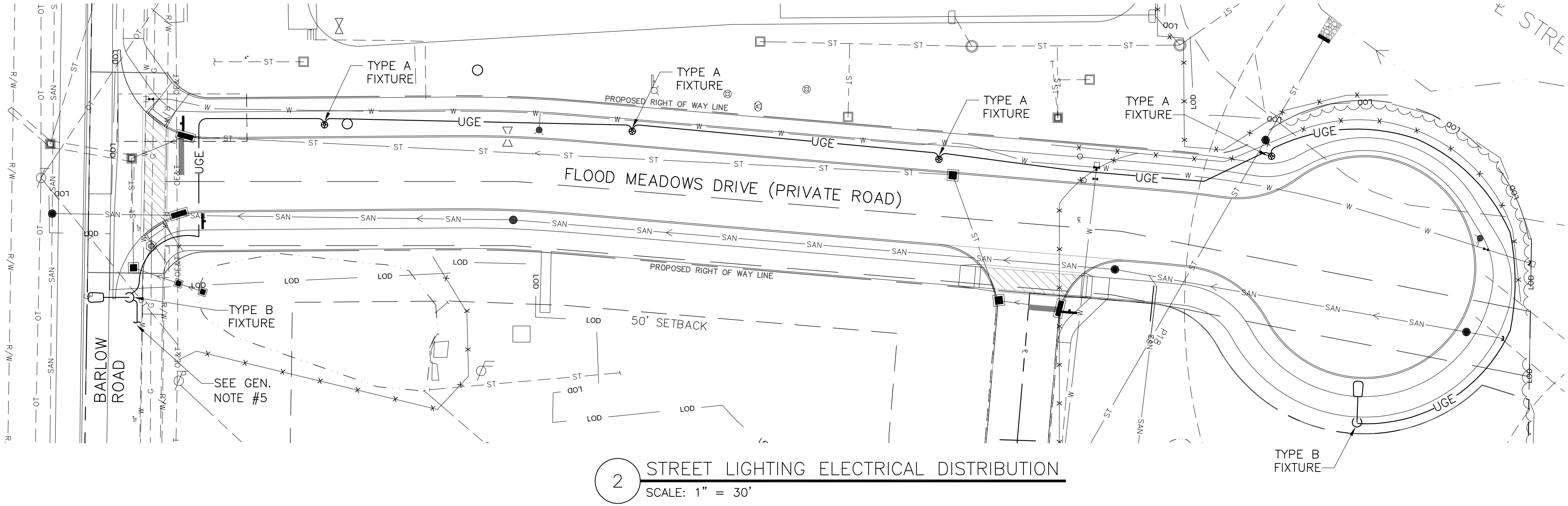
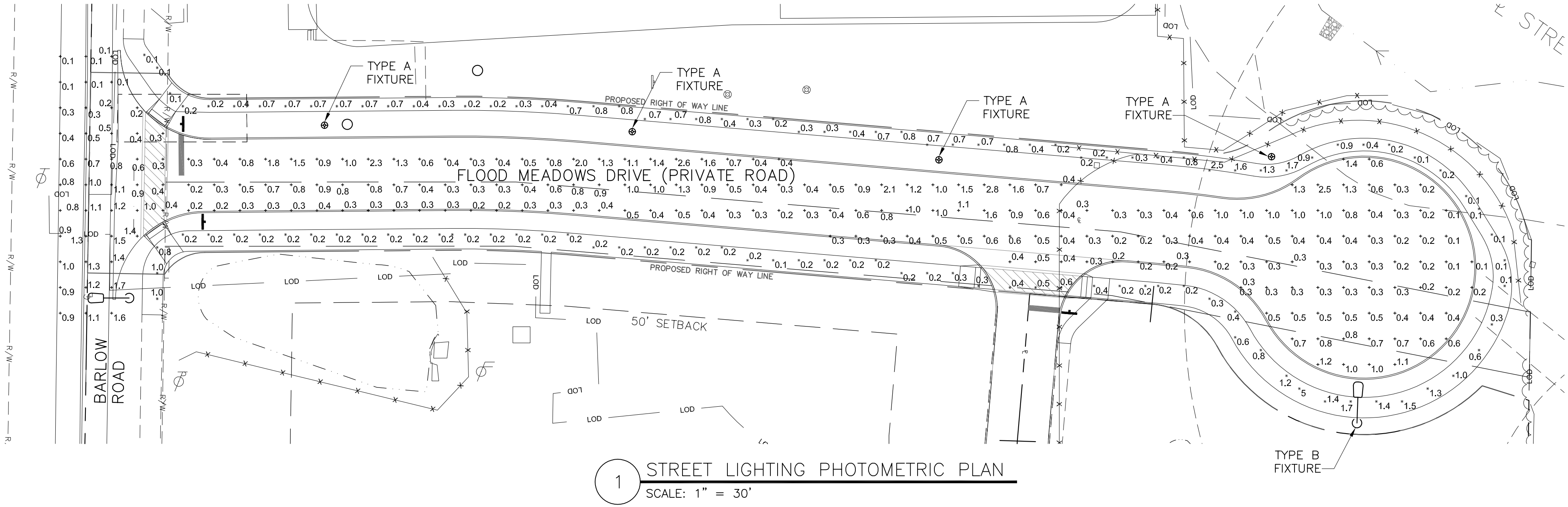
PLAN AND PROFILE

PUBLIC ROADWAY PHASE/PUBLIC UTILITY EASEMENT

FOR: BARLOW ROAD RETIREMENT COMMUNITY

LOCATED IN THE CITY OF HUDSON SUMMIT COUNTY, OHIO

6A



LIGHTING FIXTURE SCHEDULE					
FIX. NO.	DESCRIPTION	LAMPS	MOUNTING	QUANTITY	LUMENS
A	POLE MOUNT LARGE COBRAHEAD LED STREET LIGHT EATON STREETWORKS OVF-E03-LED-E-U-SL3-BK-4N7, 4000K COLOR TEMP, 70 CRI, BLACK FINISH 25' POLE, TO BE COORDINATED WITH CITY	75W LED	25' POLE SEE DETAIL	2	8,906
B	ARCHITECTURAL DECORATIVE POST TOP LUMINAIRE EATON STREETWORKS PDR73313 CLB-080-LED-D-U-33-X-1-1-BK-4N7-7030-U-X-X-X, BLACK MAIN STREET LTG. BUCKINGHAM FF902-BK POST	99W LED	12-1" POST SEE DETAIL	4	11,060

STATISTICS						
(MAINTAINED LIGHTING LEVELS MEASURED IN FOOTCANDLES)						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
FLOOD MEADOWS DRIVE	+	0.6 FC	2.8 FC	0.1	28.0:1	6.0:1
SIDEWALK	*	0.5 FC	3.0 FC	0.1	30.0:1	5.0:1

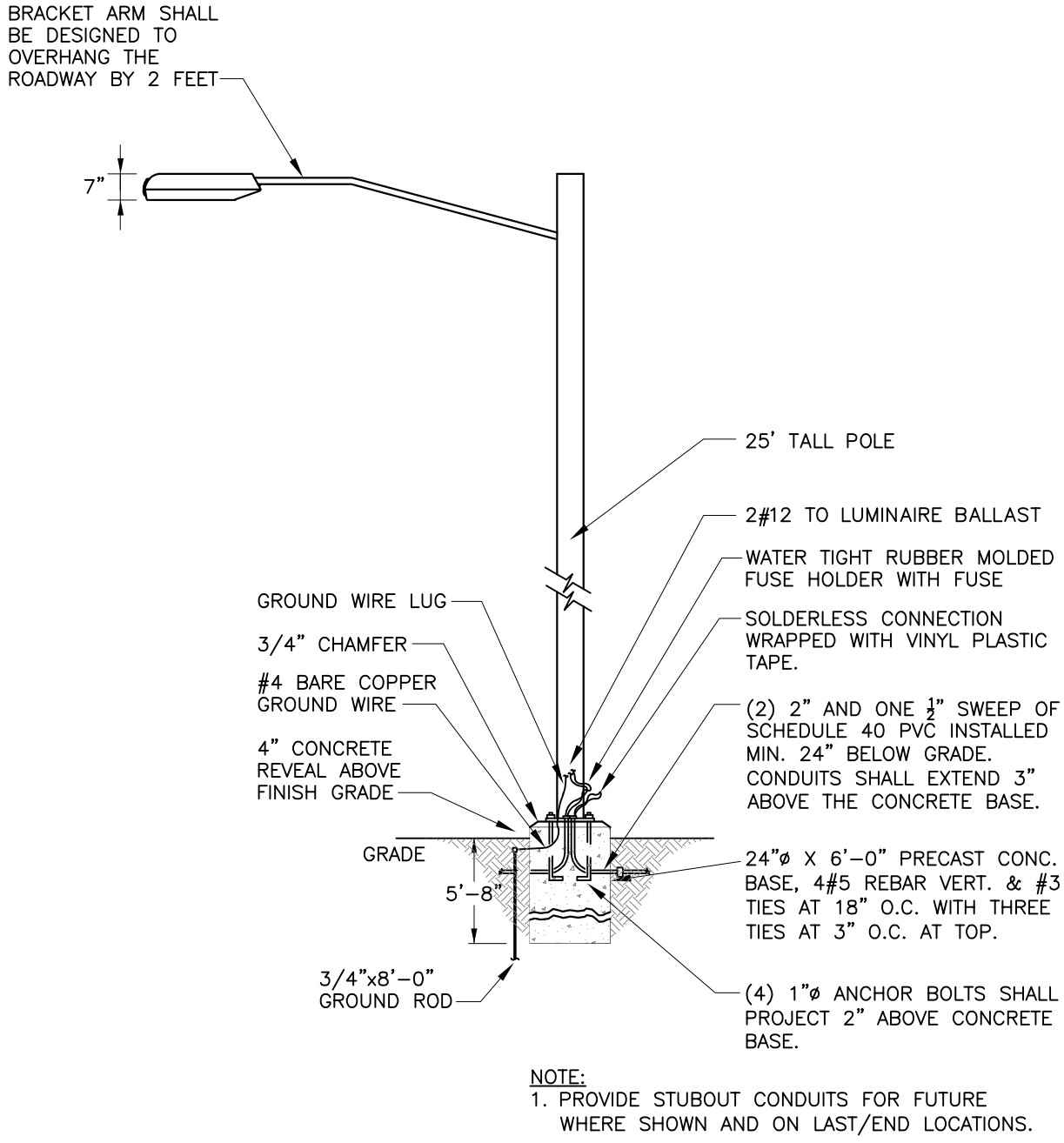
NOTES:
1. LIGHT LOSS FACTOR USED FOR ALL LED FIXTURES IS 0.90. THESE FACTORS REPLICATE MAINTAINED LUMEN OUTPUT FROM EACH FIXTURE AS REFLECTED IN THE MANUFACTURER'S LITERATURE.
2. ALL CALCULATIONS ARE HORIZONTAL VALUES MEASURED AT GRADE LEVEL.

STREET LIGHTING PLAN LEGEND:

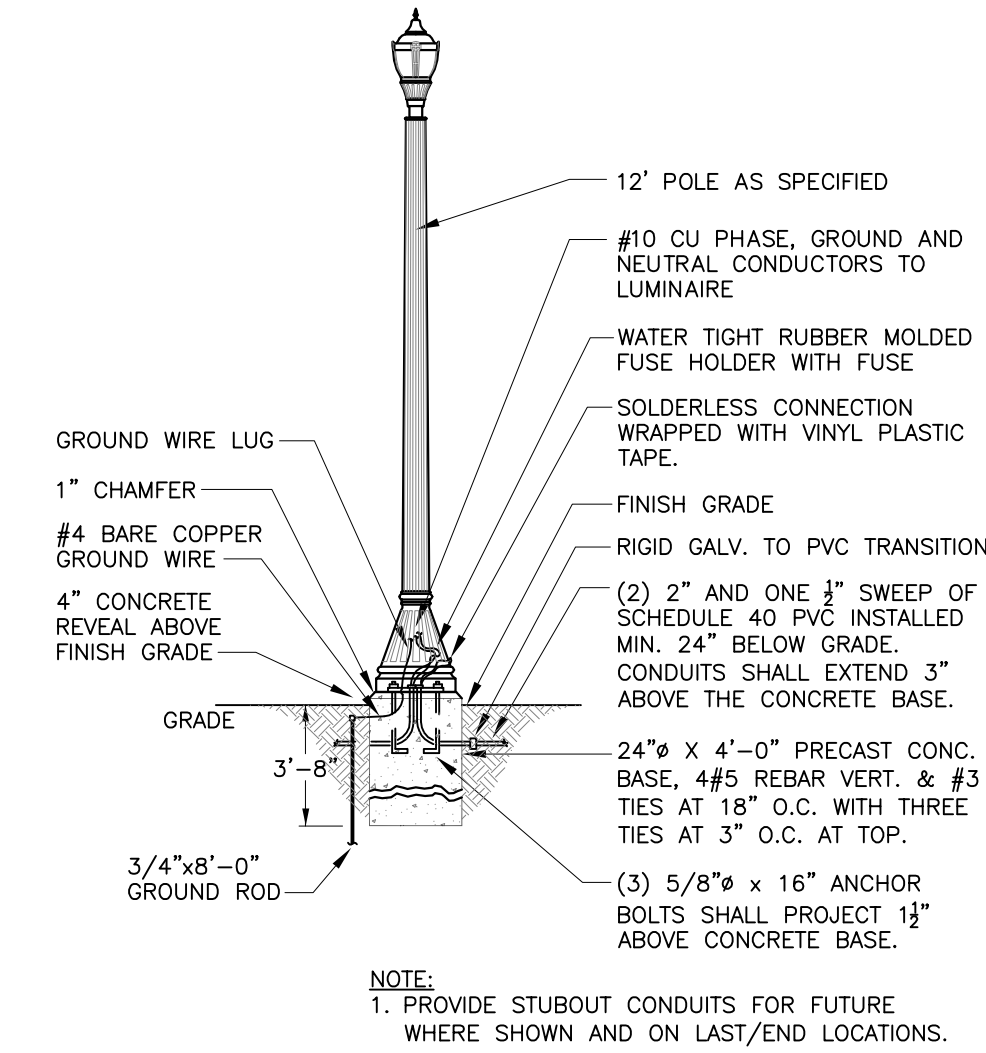
- POLE MOUNT STREET LIGHT
- DECORATIVE POST TOP LUMINAIRE
- SAN— SANITARY SEWER PIPING
- W— UNDERGROUND WATER LINE
- ST— STORM SEWER PIPING
- OT— OVERHEAD PHONE
- OE— OVERHEAD ELECTRICAL
- G— NATURAL GAS PIPING
- R/W— RIGHT OF WAY
- UGE— UNDERGROUND ELECTRICAL

SITE PLAN GENERAL NOTES:

- LIGHT FIXTURES, POLES AND FOUNDATIONS SHALL MEET THE REQUIREMENTS OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) REQUIREMENTS AS STATED IN SECTION 625 AND SHALL MEET ALL REQUIREMENTS PER THE CITY OF HUDSON ENGINEERING STANDARDS.
- FINAL LOCATIONS AND CONNECTIONS PERTAINING TO THE INSTALLATION OF THE ELECTRICAL CIRCUITING TO THE LIGHT POSTS AND POLES SHALL BE COORDINATED WITH HUDSON PUBLIC POWER. CONTACT PERSON IS RUSS BRUNSTETTER (330)-342-1741.
- ALL DISTRIBUTION CABLE FOR STREET LIGHTING SHALL BE 600V, #6 AWG STANDARD COPPER WITH A WHITE NEUTRAL.
- CONDUIT FOR STREET LIGHTING SHALL BE 2" PVC SCHEDULE 40, INSTALLED A MINIMUM OF 24" BELOW GRADE. CONDUIT SHALL ALSO BE INSTALLED 2 FEET BEHIND THE BACK CURB WHEN INSTALLED WITHIN THE RIGHT-OF-WAY. WHEN CROSSING ROADS, THE CONDUIT SHALL BE RIGID AND EXTEND 5' BEYOND THE EDGE OF PAVEMENT AND BE MINIMUM 30" BELOW GRADE IN UNCURBED AREAS. CAUTION TAPE READING "CAUTION ELECTRIC LINES" SHALL BE PLACED A MINIMUM OF 1' ABOVE THE ELECTRIC CONDUIT. ELECTRIC CONDUIT SHALL BE INSTALLED AFTER WATER, SEWER, LATERALS AND NATURAL GAS LINES ARE INSTALLED.
- CONNECT AS REQUIRED TO CITY POWER INFRASTRUCTURE. FINAL DESIGN TO BE CONFIRMED AND COORDINATED WITH HUDSON PUBLIC POWER.



3 COBRAHEAD STREET LIGHT FIXTURE DETAIL
(FIXTURE TYPE A)



4 DECORATIVE POST TOP LUMINAIRE DETAIL
(FIXTURE TYPE B)



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date: November 27, 2018

To: Kris McMaster, Community Development

From: Nate Wonsick, P.E., Assistant City Engineer

Re: **Public Roadway Plans & Plat for Flood Meadows Drive Engineering Review**

The City of Hudson Engineering Department has reviewed the plans and plat for the public right-of-way for the proposed Flood Meadows Drive 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 under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

Approvals that will be needed prior to the City of Hudson Engineering Acceptance include:

1. Summit Soil and Water Conservation District
2. Summit County DSSS shall review and approve the sanitary sewers.
3. Ohio EPA shall approve the water line extension & PTI for the sanitary sewers.
4. Submit documentation of approval of all the above.

General Comments:

1. **These plans will be approved concurrently with the Hudson Meadows Site Plans.**
2. An estimate based on prevailing wages and 110% of the construction value shall be submitted to the City at the final approval, in order to calculate the R/W bond and permit fees. This estimate shall include all work in the proposed R/W.

Improvement Plan Comments:

3. Sheet 2 – The note near the crosswalk states “See sheet 10 for signage and pavement marking details”. These details are not on sheet 10. Please provide pavement marking and signage details.

Flood Meadows Drive – Public R/W Plat Review Comments:

1. See the attached red-line plat comments. Once revised per the attached mark-ups, the Plat will be ready for final approval.

Please resubmit the plans for further review.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nate Wonsick", with a large, stylized flourish at the end.

Nate Wonsick, P.E.
Assistant City Engineer

C: Bradley Kosco, P.E., P.S., City Engineer
File.



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

PLANNING COMMISSION

CASE NO. 2018-4811

PRELIMINARY SUBDIVISION PLAN FOR A PUBLIC STREET TO ESTABLISH TWO LOTS TO BE LOCATED AT 1221 BARLOW ROAD, PERMANENT PARCEL #3010196

DECISION

Based on the evidence and representations to the Commission by Ms. Jennifer Schumacher, the applicant representing Hammontree & Associates, Limit, 5233 Stoneham Road, North Canton, OH 44720 and the owner, Mr. David Mitchell, LTC Reality Development, LLC, 30050 Chagrin Blvd, Suite 100, Cleveland, Ohio 44124 and City staff at a meeting of the Planning Commission held on November 5, 2018, the Planning Commission approves the Preliminary Subdivision Plan Case Number 2018-4811, to establish a 499-foot length street, north of Barlow Road to establish two (2) sublots to be located at 1221 Barlow Road, Permanent Parcel #3010196, according to the plans and information submitted with the following conditions:

1. Comments of Assistant City Engineer Nathan Wonsick must be addressed per the October 24, 2018 correspondence.
2. Revise the grading design at the cul-de-sac to maintain the limits of disturbance established as part of the site plan approval.
3. Submit a Landscaping plan and Lighting plan as part of the Final Subdivision Plan application.
4. Environment Covenants contained in the deed restrictions to be reviewed by the City Law Director to provide an opinion that the public road can be dedicated subject to those conditions.

Dated: November 5, 2018

CITY OF HUDSON
PLANNING COMMISSION

Robert S. Kagler, Chair