



**Christ Community Chapel
Site Information - Office Addition
City of Hudson Planning Commission Application**

Total Area of Site	28.596 acres (1,245,642 square feet)
Total Impervious Cover	75,041 square feet buildings 364,749 square feet pavement and walkways 439,790 square feet total impervious cover
Percentage of Site Covered by Impervious Cover	39%
Total Building Coverage	6%
Floor Area to Lot Area Ratio	0.0655
Gross Floor Area	111,610
% Total of Undisturbed Land with a Breakdown by Use	805,852 square feet of open space and woods
Proposed Use and Square Footage for Each Use within Each Structure on Site	
Number of Stories	Office Addition - 14,369 square feet for administrative office relocation Two
Actual Height	Office Addition - 35'-0"
Finished Floor Elevation	1032.25
Foundation Type	Poured concrete footings with CMU stem walls
Total Square Footage for Building and for Each Floor	7,557 square feet (Office Addition Floor 1) 6,812 square feet (Office Addition Floor 2) 14,369 square feet Total



**Christ Community Chapel
Submittal Checklist
City of Hudson Planning Commission Application**

Core Submittal Requirements		Comments
0	Owner Affidavit	see Owner Affidavit
0	Floor Plan	Refer to Floor Plans
0	Exterior Elevation	Refer to Exterior Elevations
1	A complete application form provided by the Community Development Department, copies of the plan or plat as required, and the required fee as established by City Council.	Conditional Use and Major Development Applications submitted.
2	Name of Development or Subdivision; names of adjacent subdivisions.	Refer to ALTA Survey
3	Name and address, including telephone number of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the current proposal, giving grantor, grantee, date, and land records reference.	Warranty Deeds provided with associated Legal Descriptions
4	All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.	Refer to ALTA Survey
5	Name and address, including telephone number, fax number and/or e-mail address of the professional person(s) responsible for site or subdivision design, for the design of public improvements, and for surveys.	Refer to Civil Plans, Architectural Plans, and Survey.
6	Name and address of adjoining property owners from the latest assessment rolls within five hundred (500) feet of any perimeter property line of the site or subdivision.	Refer to parcel area exhibit in Civil plans.
7	A vicinity map, locating the subject property and showing streets and other general development of the surrounding area.	Refer to Civil Plans.
8	A drawing of the subject property at the required scale, with north arrow and date. This will include the location of the property by municipality and parcel number according to County real estate records. All plans and plan revisions shall be dated: month, day, year.	Refer to Civil Plans.
9	The approximate location, dimensions, and areas of all proposed or existing lots. A statement of the proposed use of the building sites or lots. Include the existing land use of the site and adjacent land, and location of existing buildings within 200 feet of the property line of the site or subdivision. Where applicable, list of lots, blocks, parcels and applicable acreages.	Refer to parcel area exhibit in Civil plans.
10	The approximate location, dimensions, and area of all parcels of land proposed to be set aside for open space, park or other public use, or for the use of property owners in the proposed development.	Refer to Civil Plans.
11	Location of property lines, existing easements and other restrictions, railroad rights-of-way, watercourses, wetlands, other natural features such as steep slope, rock out croppings and existing wooded areas. Also indicate limits of 100 year flood boundaries as defined by the Flood Insurance Rate Maps (FIRM) of the U.S. Department of Housing and Urban Development. (Available for review at the Community Development Department).	Refer to ALTA Survey
12	Tree and Vegetation Plan and Landscaping/Bufferyard Plan. (see following submittal requirements list).	Refer to Landscape Plans.
13	Location, width, and names of all existing streets within or immediately adjacent to the property.	Refer to ALTA Survey
14	The approximate location and widths of proposed streets, and easements.	N/A - No proposed streets or easements.
15	Location, sizes, elevations and slopes of existing sewers, water mains, storm drains, fire hydrants, culverts, gas, electric and telephone lines and other underground structures within the tract and immediately adjacent thereto; existing utility poles on or immediately adjacent to the site and utility rights-of-way.	Refer to ALTA Survey
16	Preliminary proposals for connection with existing water supply and sanitary sewage systems, preliminary provisions for storm water management; plans shall show the relationship with existing utility capacities.	Refer to Civil Plans.
17	Location of all existing oil and gas wells, easements, tank batteries, flow and sale lines, ingress and egress roads, and other activities usually associated with such oil and gas extraction within five hundred (500) feet of the site or subdivision boundaries.	N/A - None existing.
18	A map of existing topography.	Refer to parcel area exhibit in Civil plans.
19	Zoning classifications and district boundaries applicable to the site or subdivision and surrounding property.	Refer to parcel area exhibit in Civil plans.
20	Demonstration of compliance with the requirements of this Land Development Code on any plans or proposals submitted. Provide check list of all materials submitted with dates of submission.	Please refer to Statement of Compliance.
21	Anticipated impact on traffic levels and off-site circulation system. Traffic impact study demonstrating peak hour level of service pre-development and post-development and any recommended mitigation. Traffic impact studies shall be in accordance with the Hudson Guideline Manual for the "Preparation of a Traffic Impact Study." See Section 1207.13 Transportation, Circulation and Pedestrian Linkage.	Refer to Trip Generation Letter.
22	Anticipated phases of development and timing. A development schedule shall indicate the approximate date when construction of the project or stages of the same can be expected to be completed, including the proposed phasing of construction of public improvements and recreational and common space areas.	Refer to Project Schedule
23	Sketch Plan or Site Specific Development Plan shall include the following information:	Refer to Civil Plans.
	a. Uses proposed;	Refer to Civil Plans.
	b. Intensity or density of uses proposed;	Refer to Civil Plans.
	c. Location of public and private open space;	Refer to Civil Plans.
	d. Location of existing and proposed buildings on the site;	Refer to Civil Plans.
	e. Road, street, and pedestrian networks proposed.	Refer to Civil Plans.
24	Anything that is digitally produced submitted in a format acceptable to the City.	Electronic submittal
25	Storm Water Pollution Prevention Plan.	Refer to Civil Plans and SWPPP Booklet.
26	Current deed.	Warranty Deeds provided with associated Legal Descriptions
27	Written authorization of all owners on deed.	Warranty Deeds provided with associated Legal Descriptions
28	Any special natural area or environmental study or report as requested by the Planning Director.	Natural Resources Report provided.
29	All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.	Refer to ALTA Survey

30	Subject property is staked at time of application (property boundaries, building envelope, limits of disturbance, parking areas).	Staking completed. Refer to LOD staking exhibit.
31	Record and application for an approval status of all necessary permits from state and county officials.	Refer to CESO's Permit Letter of Intent. Please also see documentation indicating Sol. Harris/Day's submission for the project to the Summit County Building Department.

Conditional Use Application

6	A development plan of the entire property being considered, drawn to a scale of not more than one (1) inch equals one hundred (100) feet, and showing the proposed site/building/sign plans.	Refer to Civil Plans.
7	Statement of compliance with all required conditions as set forth in Section 1203.05 of Land Development Code.	Please refer to Statement of Compliance.
8	Affidavit of applicant, which establishes ownership and that the information being provided is correct.	Affidavit of Applicant provided
9	Any other information deemed necessary by the City to make a fully informed and deliberate decision on the conditional use application.	
10	8½ x 11 reduction of the site plans to be submitted prior to scheduled Board or Commission Meeting.	Reduced PDF documents provided.

Site Plan Review (Other than Minor Development)

32	A drawing of the subject property at a scale not less than one (1) inch equals one hundred (100) feet, on sheets no larger than thirty (30) inches by forty-two (42) inches.	Refer to Civil Plans.
33	Legal description of the property.	Warranty Deeds provided with associated Legal Descriptions and also indicated on survey
34	Indication of building envelopes and proposed limits of clearing.	Refer to Civil Plans.
35	Approximate square footage and approximate dimensions of each lot and the total acreage of the subject property.	Refer to ALTA Survey
36	Site/building plan(s) shall include the following:	See below.
	a. Location of every existing and proposed building with the number of floors and gross floor area.	Refer to Civil Plans.
	b. For multi-family residential developments, a statement of the average project density as well as the maximum density per acre in the project must be provided.	N/A
	c. All modifications, changes, or additions to existing building(s) and structure(s) including floor area, heights, and setbacks.	Refer to Civil Plans for setbacks. Refer to Architectural Plans for floor area and building heights.
	d. Location and type of all proposed uses including approximate number of acres, gross floor area, and height as well as the approximate area of any proposed open space including the location of any proposed recreational amenities.	Refer to Civil Plans for acreage and open space. Refer to Architectural Plans for floor area, height, and uses.
	e. Location of all proposed pedestrian walkways.	Refer to Civil Plans.
	f. Location and type of buffering proposed between single family residential, multi-family residential, and non-residential uses.	Refer to proposed Landscape Plans.
	g. A description of the location and screening of waste facilities, loading facilities and other service structures.	Refer to civil plans.
37	A map of existing topography plotted in at least two (2) foot intervals. Identification of the environmental features of the site including soil types, wetland areas, and wetland related vegetation; surficial and subsurficial geologic formations; and any other significant natural features. The City has a copy of the report containing the Index of Ecological Integrity Scores and applicant shall confer with Community Development staff prior to submitting application, to see which IEI elements should be included in the application.	Refer to Civil Plans.
38	The location and size of existing wells, and septic tanks.	N/A - Refer to ALTA survey.
39	Sign plan.	N/A
40	Either a copy of the notice of intent (NOI) application, or a statement that a notice of intent to file for a permit demonstrating compliance with National Pollution Discharge Elimination System (NPDES) will be sought.	Refer to CESO's Permit Letter of Intent
41	Demonstrated compliance with the U.S. Army Corps of Engineer and Ohio EPA approvals for any activities disturbing wetland areas, including copies of permits.	N/A - No Wetlands to be Disturbed
42	Submittal of Improvement Plan(s) (See submittal requirements above).	Refer to Civil Plans and Architectural Plans.
43	Performance bond(s) for required improvements.	Bonding Letter Provided
	In tabular form, indicate the following information concerning the site: total area of site, total impervious cover, percentage of site covered by impervious cover, total building coverage, floor area to lot area ratio, gross flow area, % total area of undisturbed land with a breakdown by use.	Refer to provided Site Information spreadsheet and Civil and Architectural plans.
	In tabular form indicate the following information for each building: proposed use and square footage for each use within each structure on the site, number of stories, actual height, finished floor elevation, foundation type, and total square footage for building and for each floor.	Refer to provided Site Information spreadsheet and Civil and Architectural plans.
	Bonding Letter Provided by the Contractor	Bonding Letter Provided
	Stamped Engineer Cost Estimate	Refer to Opinion of Probable Cost.
44	Distances between buildings.	Refer to Overall Site Plan.
45	8½ x 11 reduction of the site plans to be submitted prior to scheduled Board or Commission Meeting.	Refer to reduced PDFs.
46	Location of external transformers or other equipment and detail of proposed screening.	Refer to Civil Plans.
47	Finished floor elevation of the ground floor and entrances to all buildings.	Refer to Civil Plans and Architectural Plans.

Landscaping/Bufferyard Plan

	Plans must be at a reasonable scale to indicate all types of proposed landscaping improvements at a minimum of 1 inch = 20 feet and shall include the following information:	Refer to Landscape Plans.
1	North arrow and scale.	Refer to Landscape Plans.
2	The name of applicant/owner.	Refer to Landscape Plans.
3	The dates the plans are submitted or revised.	Refer to Landscape Plans.
4	All existing and proposed buildings and other structures, paved areas, planted areas, utility poles, fire hydrants, light standards, signs, retaining walls, screens, fences, and other permanent features to be added and/or retained on site, including materials and techniques used.	Refer to Landscape Plans.
5	All existing plant material to be removed or retained.	Refer to Landscape Plans.
6	All existing and proposed streets, sidewalks, curbs and gutters, railroad tracks, drainage ditches and other public or semi-public improvements within and immediately adjacent to the site.	Refer to Landscape Plans.
7	Contour lines shall be shown if the grades are in excess of six percent (6%) slope.	Refer to Landscape Plans.
8	Proposed elevation at sufficient locations and existing elevations of the site to clearly show the drainage patterns.	Refer to Landscape Plans.
9	All property lines and easements.	Refer to Landscape Plans.
10	Proposed limits of disturbance.	Refer to Landscape Plans.

11	Included on all plans shall be a table listing the existing plant material to be retained and all proposed new plant material. This shall include the common and botanical names, sizes and other remarks as appropriate to describe the material selection.	Refer to Landscape Plans.
12	Details shall be shown for the planting of trees, shrubs and ground cover within the bufferyard or landscaped area. Indicate placement of vegetation to mitigate any trees removed.	Refer to Landscape Plans.
13	Cost estimate of Landscaping Improvements by a Registered Landscape Architect or qualified professional. This estimate will be used to determine the amount of security required for the development. The applicant will be required to submit a Letter of Credit for 125% of the value of the landscape estimate prior to issuance of a Zoning Certificate.	Refer to Opinion of Probable Cost.
14	Proposed treatment of all ground surfaces.	Refer to Landscape Plans.
15	Proposed landscape areas and general treatment such as berming, planting, sodding and walkways.	Refer to Landscape Plans.
16	Plant list stating common name, caliper and quantity of proposed planting.	Refer to Landscape Plans.
17	Typical planting specifications.	Refer to Landscape Plans.
18	Location, proposed use, height and specifications (where applicable) of buildings and other structures, such as retaining walls, fences, outdoor storage tanks, air conditioning units and waste disposal units.	Refer to Landscape Plans.
19	Detail of any proposed tree protection measures (i.e. tree guards).	Refer to Landscape Plans.
20	Location of proposed roof-top mechanical equipment and detail of proposed screening.	Refer to Architectural Plans
21	Location of external transformers and detail of proposed screening.	No proposed transformers.

Improvement Plans

Construction plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one (1) inch equals fifty (50) feet. The following shall be shown:

1	Sidewalks and street circulation plan, which shall include the following:	Refer to Civil Plans.
	The location, grade, centerline radius and arc length of curves, pavement right-of- way and name of all proposed streets. Radii of all curves, lengths of tangents, and central angles on all streets shall be shown. Typical sections of streets and sidewalks should be shown. Profiles showing existing and proposed elevations along center lines of all roads.	Refer to Civil Plans.
	The location and radius of all proposed curb returns and cul-de-sacs.	N/A - None specified.
	Location of all curb cuts and number and location of parking spaces.	Refer to Civil Plans.
	Emergency ingress and egress plan.	refer to civil plans and floor plans
2	Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, servitudes, rights-of-way, manholes, and catch basins; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or structures.	See Civil plans
3	Indication of building envelopes and limits of clearing, show where vegetation and trees are to be removed and where replaced.	Refer to Civil Plans.
4	Tree protection and mitigation plan. (See Tree and Vegetation Plan Submittal Requirements)	Refer to Tree and Vegetation Plan section of checklist.
5	Landscaping/Buffering Plan. (See Landscaping/Bufferyard Plan Submittal Requirements)	Refer to Landscaping/Bufferyard Plan section of checklist.
6	Grading Plan showing finished contours at one (1) foot intervals.	Refer to Civil Plans.
7	Stormwater Pollution Prevention Plan.	Refer to Civil Plans.
8	Exterior Lighting Plan (See Exterior Lighting Plan Submittal Requirements).	Refer to Exterior Lighting Photometric Plan
9	Drainage Plan including any proposed locations and sizes of stormwater runoff retention/ detention basins, sealed by a Professional Engineer.	Refer to Civil Plans and Stormwater Management Report.
10	Off-street Parking and Loading Plan.	No changes to parking/loading.
11	Estimates of construction costs for required improvements.	Refer to Opinion of Probable Costs.
12	Any other information deemed necessary by the City to make a fully informed and deliberate decision on the Improvement Plans.	Refer to Civil and Architectural Plans
13	Proposed stormwater management water quality techniques, and erosion and sedimentation control measures to be used during and after construction.	Refer to SWPPP Booklet, Stormwater Management Report, and Civil Plans.
14	Retaining walls (top and bottom of wall spot elevations).	N/A
15	Where applicable, localized high-point for all driveway entrances.	No driveway entrances to be modified.
16	Inverts and top of grate elevations for catch basins and manholes.	Refer to Civil Plans.
17	8½ x 11 reduction of the site plans to be submitted prior to scheduled Board or Commission Meeting.	Refer to "Civil Plan Set_Reduced" pdf.

Exterior Lighting Plan

The following materials shall be submitted:

1	A layout of proposed all freestanding and wall-mounted lamp locations on site plan and landscaping plan.	Refer to Exterior Lighting Photometric Plan.
2	Footcandle data included on a template from the light manufacturer which shows the ISO footcandle contours for the given fixture.	Refer to Exterior Lighting Photometric Plan and lighting fixture cut sheets.
3	Description of the equipment (catalogue cuts).	Refer to lighting fixture cut sheets.
4	Glare control devices.	N/A - Exterior Lighting Photometric Plan.
5	Lamps.	N/A - None provided.
6	Mounting heights and means.	Refer to the Lighting Fixture Schedule on the Site Photometric Plan.
7	Data shall be provided showing the cutoff angle of proposed lamps and demonstrating that nuisance glare is being minimized.	Exterior Lighting Photometric Plan.

Tree and Vegetation Plan

The following materials shall be submitted:

1	A general site survey of all existing vegetation and tree cover on the site, by type, general location, density of vegetation, and percentage of site covered by tree canopy, including:	Refer to submitted Tree Survey.
	Deciduous trees;	Refer to submitted Tree Survey.
	Coniferous trees;	Refer to submitted Tree Survey.
	Woody shrubs;	Refer to submitted Tree Survey.
2	A field-based survey depicting the location and species of all individual trees measuring 6 inches DBH and larger located inside of and within 25 feet of the proposed limits of disturbance. All trees greater than 6 inches DBH that are proposed to be removed shall be noted on the survey.	Refer to submitted Tree Survey. no trees to be removed
3	Cost estimate of Tree and Vegetation Planting Improvements by a Registered Landscape Architect or qualified professional. This estimate will be used to determine the amount of security required for the development. The applicant will be required to submit a Letter of Credit for 125% of the value of the landscape estimate prior to issuance of a Zoning Certificate.	Refer to Opinion of Probable Cost.

Project Schedule

[illegible]

BEING PART OF ORIGINAL LOTS 31 AND 41
LOCATED IN HUDSON TOWNSHIP, SUMMIT COUNTY, OHIO



LEGEND:

× 4" WOOD LATH OR PAINT MARK SET

NTS	
PROJECT NO.	
XXXXXX	
SHEET NO.	OF
1	1

BEING PART OF ORIGINAL LOTS 31 AND 41
LOCATED IN HUDSON TOWNSHIP,
SUMMIT COUNTY, OHIO

DRAWN BY: <u>AMT</u>
CHECKED BY: _____
APPROVED BY: _____

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LTR	

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SoL Harris/Day Architecture

Designed for People. Designed for Life.

June 16, 2025

Nick Sugar
City Planner, City of Hudson
1140 Terex Road, Hudson, OH 44236

Re: Affidavit of Applicant for Christ Community Chapel's Planning Commission Submission
for the Office Addition to Christ Community Chapel.

Dear Mr. Sugar,

SoL Harris/Day Architecture attests that the information submitted in this planning commission application is accurate to the best of our knowledge. SoL Harris/Day Architecture has worked closely with the owner, Christ Community Chapel, to produce the documents submitted for your review. Please do not hesitate to reach out if you have any questions on the items submitted.

Thank you for your time and consideration of this project proposal.

Sincerely,

Eric Dalpiaz
Project Manager
SoL Harris/Day Architecture



Thorson • Baker + Associates
CONSULTING ENGINEERS

structural
mechanical
electrical

civil
technology
commissioning

June 13, 2025

Mr. Nick Sugar
Community Development
1140 Terex Road
Hudson, OH 44236

Re: Christ Community Chapel Office Addition

Hudson, OH

Dear Mr. Sugar:

Thorson Baker + Associates (TBA) has reviewed the budget estimate from Olivieri for the office addition for Christ Community Chapel. TBA finds the cost estimate acceptable based on the information provided to date and based on scope and materials provided in the drawings as an opinion of probable cost.

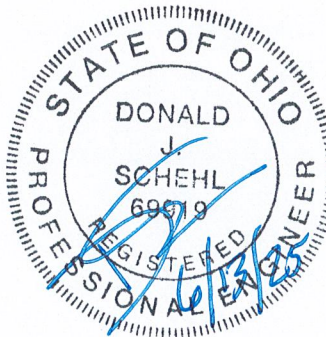
Opinion of probable cost are based on the information provided to date. However, since the consultant has no control over the cost of labor, materials, equipment or services furnished by others or over the contractors methods of determining prices or over competitive bidding or market conditions, the consultant does not guarantee that proposals, bids or actual project cost will not vary from opinions of probable cost.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.

Donald Schehl, P.E.
Principal – Structural Department





June 12, 2025

Attn: Nick Sugar
Community Development
1140 Terex Road
Hudson, OH 44236

RE: Christ Community Church Additions and Renovations

Wright Engineering, LLC has reviewed the attached budget for the Christ Community Church Additions and Renovations project. Wright Engineering finds the attached budget prepared for the Church by the Construction Manager acceptable based on the scope and materials provided in the Architectural Drawings as an Opinion of Probable Cost.

Should you have any further questions, please do not hesitate to call me.

Respectfully,



Eric L. Wright, P.E. LEED AP

OPINION OF PROBABLE COST or probable construction cost provided by Consultant are made on the basis of information available to Consultant. However, since Consultant has no control over the cost or availability of labor, materials, equipment, or services furnished by others, or over the construction contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Consultant does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost. Bids should be obtained by qualified contractor(s).

DO IT ONCE, DO IT WRIGHT

WWW.WRIGHT-ENGINEERING.COM



STADELMAN ASSOCIATES INC.

8614 Hartman Rd. • Wadsworth, OH 44281 PHONE: (330) 926-2600 • FAX: (330) 926-4531

June 13, 2025

City of Hudson
Community Development
1140 Terex Road
Hudson, OH 44236

Attention: Nick Sugar

Subject: Christ Community Church in Hudson, OH – Opinion of Probable Cost for Office Addition

Stadelman Associates, Inc. has reviewed the attached electrical budget for the office addition project at Christ Community Church in Hudson. Stadelman Associates finds the attached budget prepared for the Church by the Construction Manager and Architect acceptable based on the scope and materials provided in the electrical engineering drawings as an Opinion of Probable Cost.

Should you have any further questions, please do not hesitate to call me.

OPINION OF PROBABLE COST or probable construction cost provided by Consultant are made on the basis of information available to Consultant. However, since Consultant has no control over the cost or availability of labor, materials, equipment or services furnished by others, or over the construction contractor(s) methods of determining prices, or over competitive bidding or market conditions, Consultant does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost. Bids should be obtained by qualified contractor(s).

Sincerely,
STADELMAN ASSOCIATES, INC.

C. Steve Parsons, PE
President, Stadelman Associates, Inc.



Office Addition

Activity	Qty	Unit	Unit Cost	Cost
Building Connection Details				
Exterior Opening	1	ls	\$ 15,000.00	\$ 15,000
Interior Finish Cut & Patch	1	ls	\$ 25,000.00	\$ 25,000
Concrete				
Footers	450	lf	\$ 150.00	\$ 67,500
Column Pads	20	ea	\$ 1,500.00	\$ 30,000
Frost Slabs	1	ea	\$ 1,500.00	\$ 1,500
Slab on Grade	7,542	sf	\$ 10.00	\$ 75,420
Slab on Deck	6,306	sf	\$ 12.00	\$ 75,672
Masonry				
Foundations	1,800	sf	\$ 30.00	\$ 54,000
Brick	6,000	sf	\$ 65.00	\$ 390,000
CMU Rock Face	623	sf	\$ 70.00	\$ 43,610
Elevator Shaft	1,080	sf	\$ 30.00	\$ 32,400
Cast Stone	540	lf	\$ 100.00	\$ 54,000
Structural Steel				
Columns/Beams/Joist/ Deck	13,848	sf	\$ 30.00	\$ 415,440
Patio Rails	30	lf	\$ 150.00	\$ 4,500
General Trades				
Carp Matl				
Blocking	1	ls	\$ 10,000.00	\$ 10,000
Fasteners	1	ls	\$ 5,000.00	\$ 5,000
Common Labor				
Pick Up Matl / Equip/Deliveries	40	hr	\$ 65.00	\$ 2,600
Cont Interim	960	hr	\$ 65.00	\$ 62,400
Dumpster				
Construction	32	ea	\$ 650.00	\$ 20,800
Owner	0	ea	\$ 550.00	\$ -
Final Clean				
Punch List	13,848	sf	\$ 0.90	\$ 12,463
Temp Protection				
Floor Protection	13,848	sf	\$ 0.50	\$ 6,924
Temp Enclosures	1	ls	\$ 30,000.00	\$ 30,000
Equipment				
Lifts	3	mo	\$ 3,500.00	\$ 10,500
Forklift	12	mo	\$ 4,000.00	\$ 48,000
Millwork - Supply				
Welcome Areas First Floor	1	ea	\$ 12,660.00	\$ 12,660
Conference Room 1st Floor	1	ea	\$ 2,840.00	\$ 2,840
Print/Work Area	1	ea	\$ 10,285.00	\$ 10,285
Break Room 1st Floor	1	ea	\$ 10,615.00	\$ 10,615
Print Room 1st Floor	1	ea	\$ 16,315.00	\$ 16,315
Conference Room 2 1st Floor	1	ea	\$ -	\$ -
Admin 2nd Floor	1	ea	\$ 10,270.00	\$ 10,270
Large Conference Room 2nd Floor	1	ea	\$ 2,580.00	\$ 2,580
Conference Room 2nd Floor	1	ea	\$ 2,580.00	\$ 2,580
Pastoral Library 2nd Floor	1	ea	\$ 15,260.00	\$ 15,260
HR/Finance 2nd Floor	1	ea	\$ 7,690.00	\$ 7,690
New Addition Windowsills	1	ea	\$ 4,560.00	\$ 4,560
Misc Trims and Slat Walls	1	ea	\$ 25,000.00	\$ 25,000
Installation	640	hrs	\$ 72.00	\$ 46,080
Insulation				
Exterior Walls	11,700	sf	\$ 3.50	\$ 40,950
Roofing				
Flat Roof	6,306	sf	\$ 22.85	\$ 144,092
Shingle Roof	5,500	sf	\$ 6.25	\$ 34,375
Gutters/Downspouts	800	lf	\$ 22.38	\$ 17,901
Soffit	700	sf	\$ 19.00	\$ 13,300
Exterior Wall Panels	2,292	sf	\$ 23.66	\$ 54,239
Rooftop Patio	171	sf	\$ 50.00	\$ 8,550
Exterior Sealants				
Waterproof and Caulking	1	ls	\$ 35,000.00	\$ 35,000
Doors / Frames / Hardware				
WD Door Alminum Frame	15	ea	\$ 1,498.00	\$ 22,470
HM Frame and Door	6	ea	\$ 1,712.00	\$ 10,272
WD Door HM Frame	4	ea	\$ 1,712.00	\$ 6,848
Access Doors	1	ls	\$ 2,500.00	\$ 2,500
Labor	200	hrs	\$ 72.00	\$ 14,400
Glass Storefronts				
Exterior Storefronts	2,245	sf	\$ 65.00	\$ 145,925
Interior Storefronts	1,000	sf	\$ 50.00	\$ 50,000
AL Door and Frame	2	ea	\$ 3,000.00	\$ 6,000
AL Door and Frame	2	ea	\$ 6,000.00	\$ 12,000
Auto Operators	2	ea	\$ 5,000.00	\$ 10,000

Category \$
\$ 40,000
250,092
574,010
419,940
208,687
166,735
40,950
272,457
35,000
56,490
223,925

Office Addition (Cont'd)

20,000

sf

Activity	Qty	Unit	Unit Cost	Cost
Framing and Drywall				
Exterior Walls	900	lf	\$ 295.00	\$ 265,500
Interior Walls	580	lf	\$ 175.00	\$ 101,500
Interior Blocking	1	ls	\$ 19,520.00	\$ 19,520
Exterior Blocking & Sheathing	1	ls	\$ 76,250.00	\$ 76,250
Wood Truss Assembly	178	ea	\$ 1,000.00	\$ 177,750
Ceilings				
Acoustic Panels and Blades	1	ls	\$ 41,500.00	\$ 41,500
Type A ACT	8,264	sf	\$ 6.50	\$ 53,716
Wood Slat Ceiling	974	sf	\$ 30.00	\$ 29,220
Restroom ACT	788	sf	\$ 6.00	\$ 4,728
Woodworks Tegalur	218	sf	\$ 40.00	\$ 8,720
Flooring				
LVT	1,026	sf	\$ 6.50	\$ 6,669
LVT Herringbone P	0	sf	\$ 8.00	\$ -
Carpet Tile	10,681	sf	\$ 6.00	\$ 64,086
Sealed Concrete	448	sf	\$ 3.00	\$ 1,344
Epoxy	425	sf	\$ 14.00	\$ 5,950
Base	1,160	lf	\$ 4.00	\$ 4,640
Floor Prep	1	ls	\$ 5,000.00	\$ 5,000
Wall Tile - Restroom Wet Walls	440	sf	\$ 15.00	\$ 6,600
Paint				
Walls	20,600	sf	\$ 1.50	\$ 30,900
Ceilings	1,008	sf	\$ 2.00	\$ 2,016
Misc - Gas Lines, Railings	1	ls	\$ 12,000.00	\$ 12,000
Doors and Frames	6	ea	\$ 300.00	\$ 1,800
Touch Ups	1	ls	\$ 5,000.00	\$ 5,000
Specialties				
Signage	1	ls	\$ 25,000.00	\$ 25,000
Marker Boards and Tack Boards	1	ls	\$ 20,062.50	\$ 20,063
Toilet Partitions	1	ls	\$ 15,622.00	\$ 15,622
Toilet Accessories	1	ls	\$ 8,560.00	\$ 8,560
Corner Guards	38	ea	\$ 125.00	\$ 4,688
Fire Extinguishers	1	ls	\$ 2,140.00	\$ 2,140
Window Treatments	1	ls	\$ 51,360.00	\$ 51,360
FRP	1	ls	\$ 5,350.00	\$ 5,350
Installation	180	hrs	\$ 72.00	\$ 12,960
Elevator				
Elevator	1	ea	\$ 125,000.00	\$ 125,000
Fire Suppression				
New Fire Sprinkler System	13,848	sf	\$ 15.00	\$ 207,720
Plumbing				
Building Plumbing System	13,848	sf	\$ 16.00	\$ 221,568
Gas Line Relocation	1	ls	\$ 50,000.00	\$ 50,000
HVAC				
New HVAC System	13,848	sf	\$ 34.00	\$ 470,832
Temp heating and cooling	1	ls	\$ 50,000.00	\$ 50,000
Electric				
Electrical	13,848	sf	\$ 38.00	\$ 526,224
Sitework				
Sitework - See attached detailed estimate	1	ls	\$ 246,345.00	\$ 246,345
Construction Staging and Site Cleanup	1	ls	\$ 57,775.00	\$ 57,775

Building Addition Total

\$ 5,313,901

Category \$

\$ 640,520

\$ 137,884

\$ 94,289

\$ 51,716

\$ 145,742

\$ 125,000

\$ 207,720

\$ 271,568

\$ 520,832

\$ 526,224

\$ 304,120



ENGINEER'S OPINION OF PROBABLE COST

Project: Christ Community Chapel - Office Sitework

Project 765295

Date: 6/12/2025

Client: Sol Harris Day Architecture

Phase:

Eng: JTK

Location: Hudson, OH

Division	Description	Quant.	Unit	Unit Price	Amount
2	Pipe Removed (24" and Under)	350	FT	\$16.00	\$5,600.00
2	Pavement Removed	121	SY	\$14.00	\$1,694.00
2	Walk Removed	2330	SF	\$5.00	\$11,650.00
2	Misc Demo Items	2	EA	\$300.00	\$600.00
31	Demo Landscape	1	LUMP	\$4,000.00	\$4,000.00
31	Construction Fence	485	FT	\$6.00	\$2,910.00
31	Topsoil Furnished and Placed	116	CY	\$25.00	\$2,900.00
31	Earthwork Cut	120	CY	\$10.00	\$1,200.00
31	Earthwork Fill	345	CY	\$10.00	\$3,450.00
31	Subgrade Compaction	1922	SY	\$1.40	\$2,690.80
31	Proof Rolling	4	HR	\$225.00	\$900.00
31	Material Hauloff	200	CY	\$15.00	\$3,000.00
31	Fine Grade	1922	SY	\$2.00	\$3,844.00
31	Storm Water Pollution Prevention Plan	1	LUMP	\$3,500.00	\$3,500.00
31	Compost Sock	386	FT	\$8.00	\$3,088.00
31	Inlet Protection	11	EA	\$120.00	\$1,320.00
32	Pavement Repair	250	SY	\$50.40	\$12,600.00
32	Full Depth Pavement Sawing	310	FT	\$2.24	\$694.40
32	Traffic Paint	700	FT	\$2.50	\$1,750.00
32	Sign	7	EA	\$560.00	\$3,920.00
32	Concrete Walk (4")	1632	SF	\$14.00	\$22,848.00
32	Curb Ramp	180	SF	\$23.00	\$4,140.00
32	Curb (Vertical)	260	FT	\$25.00	\$6,500.00
32	Sodding	460	SY	\$11.00	\$5,060.00
32	Landscape	1	LUMP	\$15,000.00	\$15,000.00
33	6" Storm Sewer Pipe	100	FT	\$27.00	\$2,700.00
33	8" Storm Sewer Pipe	100	FT	\$35.00	\$3,500.00
33	12" Storm Sewer Pipe	83	FT	\$50.00	\$4,150.00
33	6" Sanitary Pipe	92	FT	\$133.00	\$12,236.00
33	Catch Basin	2	EA	\$3,000.00	\$6,000.00
33	Yard Inlet	4	EA	\$2,200.00	\$8,800.00
33	Structure Adjust to Grade	1	EA	\$800.00	\$800.00
33	Cleanout	6	EA	\$800.00	\$4,800.00
Special	Mobilization	1	LUMP	\$3,500.00	\$3,500.00
Special	Construction Layout Stakes	1	LUMP	\$25,000.00	\$25,000.00
Special	Site Staging & Logistics	1	LUMP	\$50,000.00	\$50,000.00

SUBTOTAL=

\$246,345

Correction Factor: 100%
Design Contingency:

TOTAL=

\$246,345

NOTE: The above unit prices include overhead and profit.



ENGINEER'S OPINION OF PROBABLE COST

Project: Christ Community Chapel - Office Sitework

Project 765295

Date: 6/12/2025

Client: Sol Harris Day Architecture

Phase:

Eng: JTK

Location: Hudson, OH

Division	Description	Quant.	Unit	Unit Price	Amount
----------	-------------	--------	------	------------	--------

OPINION OF PROBABLE COST or probable construction cost provided by Consultant are made on the basis of information available to Consultant. However, since Consultant has no control over the cost or availability of labor, materials, equipment or services furnished by others, or over the construction contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Consultant does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost. Bids should be obtained by qualified contractor(s).



6.13.2025

January 29, 2025

City of Hudson
1140 Terex Road
Hudson, OH 44236

Re: Fred Olivieri Construction, Co. /Bonding Capacity/ Preserve of Hudson

To Whom It May Concern:

Please note that that Fred Olivieri Construction, Co. is a valued client of The Ohio Farmers Insurance Company whose NAIC number is 24112. At this point, Fred Olivieri Construction, Co. has a single job limit in the range of \$100,000,000 to go along with an aggregate program of \$150,000,000. Please be assured that we are prepared to issue the performance/payment bonds if they are required for this project. Please note that Ohio Farmers Insurance Company with it's Home Office located in Medina Ohio is A rated. The contact person at Ohio Farmers is Jennifer Odom and her phone number is 330-571-2102. She is available for a reference check at any time.

We are extremely confident that Fred Olivieri Construction, Co. will do an outstanding job if given the opportunity. If anyone should have any further questions concerning this fine account, please do not hesitate to get in touch with me at 330-266-1924. I have represented Fred Olivieri Construction as their agent for the past ten years.

Sincerely,



Paul E. Cruciani
Attorney-In-Fact
The Ohio Farmers Insurance Company

INSURANCE

SURETY

EMPLOYEE BENEFITS

June 13, 2025

Community Development
ATTN: Nick Sugar
1140 Terex Road
Hudson, OH 44236

RE: Christ Community Chapel – Hudson, OH – Office Addition

To Whom it May Concern:

Christ Community Chapel (CCC) is proposing to construct an Office Addition to their existing Church located at 750 W Streetsboro St, Hudson, OH 44236. In coordination with the City's Planning Department, CCC has made submission for the Field Addition (Turf Field, Restroom Building, and Legacy Park Addition) and is now submitting a new submission for the Office Addition. CESO and SoL Harris Day, on behalf of Christ Community Chapel, would like to provide the City with this Permit Letter of Intent to outline CCC's intentions of submitting permit applications for the proposed Office Addition and Field Addition.

CESO would like to provide the following updates regarding the permitting/approval status for the overall project improvements:

- Summit Soil & Water Conservation District (SSWCD)
 - Comments were received from SSWCD on 6/10/2025. CESO has made an attempt to incorporate revisions based on these comments into our submission for the Office Addition submission. Please refer to attachment A for the Comment Review Letter from SSWCD.
 - CESO and CCC will address all comments with SSWCD ahead of final construction documents. It is anticipated that a revised set of plans will be submitted to Summit Soil and Water Conservation District the week of 06/23/2025.
- Ohio EPA – Division of Surface Water – Construction Stormwater Permit
 - Ohio EPA Facility Permit Number 3GC15800*AG has been issued for the project with an effective date of 5/19/2025.
- Summit County Department of Sanitary Sewer Services
 - CESO received initial acknowledgment that the application to DSSS was received on February 3, 2025.
 - Due to recent staff changes at DSSS, CESO is awaiting feedback and will follow-up on submissions as required.
- Hudson Planning Commission
 - The Field Addition conditional use was approved with completion of findings of fact during the meeting on June 9, 2025.
 - An attempt has been made to address findings of fact and comments from the meeting on June 9th. It is anticipated that all comments from the June meeting will have been discussed with City staff by the July Planning Commission meeting for the Office Addition.

It is CESO's understanding that the above permits are directly correlated to both the Field Addition and the Office Addition scope of work. If you have any additional questions or concerns, please do not hesitate to contact me at (234) 349-2514 or hannah.okes@cesoinc.com.

Respectfully,

A handwritten signature in cursive script that reads "Hannah Okes".

Hannah Okes, P.E.
Project Manager

Attachment A - SSWCD Comment Review Letter

SUMMIT SOIL AND WATER CONSERVATION DISTRICT

1180 S. MAIN STREET, SUITE 230 * AKRON, OH 44301
(330) 929-2871

PLAN REVIEW

June 10, 2025

Jonathan Kocinski
CESO, Inc.
175 Montrose West Ave
Akron, OH 44321

Re: CCC Hudson, OH
Parcel No. 3007723, 3009094, 3009095
Plan Review - Submittal #1

Dear Mr. Jonathan Kocinski,

We have completed our review of the Stormwater Pollution Prevention Plan (SWPPP) submitted for the above-referenced project. Our assessment is based on the requirements outlined in local, state, and federal regulations, as well as the Ohio EPA checklist. Address the comments below and resubmit a revised plan for review.

1. Surface Water Protection - The site contains Hydric soils (Sb). Hydric soils are strong indicators for wetlands. Has a wetland delineation been done? If so, please provide the documentation for review. If not, it will be required to determine if any wetlands are indeed present.
2. Check the elevation of the secondary outlet in the WQ calculation sheet as it is noted as 1011.75. There is no corresponding elevation shown in the outlet detail in the SWPPP.
3. Please provide a detail for the dry pond's underdrain in the SWPPP.
4. Please fill out the attached OEPA sediment basin compliance spreadsheet for the proposed basin and submit it when it is completed.
5. Please include both tables 1&2 for temporary/permanent stabilization from the Construction General Permit to the plans.
6. Please add the temporary / permanent seeding specifications to the SWPPP details section.
7. Will there be any spoil piles? If so please show the locations. Be sure to show the perimeter controls for the spoil piles as well.
8. Part IIIG.2.g Other Controls i.) Non-Sediment Pollutant Controls - Please provide locations for vehicle refueling and sanitary facilities. Please also indicate where the storage/disposal of solid/sanitary/toxic waste will be on the SWPPP.
9. On sheet C6.4 in the implementation sequence note #6, it states that all ESC will be removed once vegetation has been established. Please add that the vegetation must attain 70% coverage throughout the entire site in order to remove remaining ESC and convert sediment ponds to their post construction configurations. Also, please change Notice of Completion (NOC) to Notice of Termination (NOT).
10. The proposed orifice size is smaller than 2". Please reach out to the the City of Hudson to discuss if that size

is allowable. Please provide the documentation for whatever decision is rendered.

11. Inspections- Please amend the inspections section with the following items: - Inspections will be conducted by "qualified" personnel - Areas to inspect (disturbed areas, construction areas, storage areas, ETC...) - Inspection records will be kept for up to 3 years after termination of construction activities - BMP's will be repaired/maintained/installed within 3 days of inspection for non-sediment basin BMP's and 10 days of inspection for sediment ponds.
12. Include calculations of the run-off coefficients for both the pre-construction and post-construction site conditions.
13. Include an estimate of the impervious area and the percent imperviousness as a result of the construction activity.
14. Please include copies of the SWPPP amendment log, grading & stabilization log and inspection form that will be used by the operator's designee in the SWPPP plan set.
15. Please include the following to the cover page of the SWPPP plan set:
 - contact information for the operator(s) and the SWPPP authorization agent (consulting engineer)
 - The estimated start and completion dates.
16. Structural Erosion Control - Sediment Settling Ponds- Please add a note that states that the sediment basin will be cleaned out once sediment occupies 50% of the sediment storage zone prior to conversion to post.
17. Filter sock should be 12 inches in diameter to be equivalent to silt fence.

Thank you for your cooperation. Please call the office at (330)926-2443 with any questions.

Sincerely,

Sasha Mikheidze
Sasha Mikheidze
Stormwater Specialist

cc: Fred Olivieri, Fred Olivieri Construction Co
Jim Gaul, Christ Community Chapel
Brad Kosco, City of Hudson

Application

BS Commercial Plan Review

CPR251638

Hudson, Ohio

750 W Streetsboro St

Pending

Actions... 

Created:06/13/2025

Expires:12/13/2025

Addresses

Address	Location Type	Location Id
Hudson, Ohio	-	-

People

Title	Name	Address
Legal Property Owner	Christ Community Chapel	750 W Streetsboro St, Hudson, OH, 44236
Applicant	Eric Dalpiaz	6677 Frank Ave NW, North Canton, OH, 44720
Design Professional	Matthew Sutter	6677 Frank Ave NW, North Canton, OH, 44720
Occupant	Christ Community Chapel	750 W Streetsboro St, Hudson, OH, 44236

WARRANTY DEED—No.



54079221

Page: 1 of 4

11/20/1997 11:17RAILS LAW PRINT COMPANY

James B. McCarthy

DE

22.00

Know all Men by these Presents

That, W C Development, LLC, an Ohio Limited Liability Company

, the Grantor ,
who claim title by or through instrument , recorded in Volume , Page , County
Recorder's Office, for the consideration of --Ten and other valuable consideration--
----- Dollars (\$10.00)
received to its full satisfaction of Hudson Community Chapel

, the Grantee ,
whose TAX MAILING ADDRESS will be 46 Ravenna St., Hudson, OH 44236
do

Grant, unto the said Grantee , its
heirs and assigns, the following described premises, situated in the Township of
Hudson , County of Summit and State of Ohio:
See Attached for Legal Description

part of:

30-07723

HU-00006-01-010.002

**BUCKEYE
RESERVE TITLE**

TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE

Consideration \$400,000.00 FEE \$16,000.00
JAMES B. MCCARTHY BY J. McCarthy
County Auditor Deputy Auditor

TRANSFERRED
97 NOV 20 AM 11:03
JAMES B. MCCARTHY
SUMMIT COUNTY AUDITOR

be the same more or less, but subject to all legal highways.

BUCKEYE RESERVE TITLE AGENCY

ORDER NO. 2K6814

40/6 11-20-97 047

Description Approved By
TAX MAP DEPARTMENT

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its successors ~~heirs~~ and assigns forever.

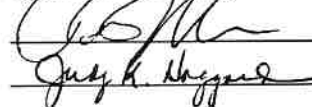
And the said Grantor, W C Development, LLC, do for itself and its successors ~~heirs~~, executors and administrators, covenant with the said Grantee its successors ~~heirs~~ and assigns, that at and until the enrolling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except for: (i) a certain Easement for Highway Purposes, dated August 7, 1962, granted by Hudson Estates, Inc., to State of Ohio, filed for record December 4, 1962, in Volume 4133, Page 465, Summit County Records, (ii) a certain Oil and Gas Lease, dated March 12, 1981, between Hudson Estates, Inc., and Schrimsher Oil & Gas Exploration, filed for record March 23, 1981, in Volume 6475, Page 166, Summit County Records, subject to a release of surface rights to be recorded prior to the Closing, and (iii) real estate taxes and assessments not yet due and payable. ~~And that it~~ **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee its successors ~~heirs~~ and assigns, against all lawful claims and demands whatsoever except as above stated.

And for valuable consideration

do hereby remise, heirs and assigns, release and forever quit-claim unto the said Grantee **Power** in the above described premises, all right and expectancy of

In Witness Whereof we have hereunto set our hands, the 11 day of NOV, in the year of our Lord one thousand nine hundred and ninety-seven

Signed and acknowledged in presence of



John J. Carse

W C Development, LLC
By Colony Square of Hudson
Investment Group, Ltd.

By 
John J. Carse Member

State of Ohio

Summit County, ss

Before me, a notary public, in and for said County, personally

appeared the above named

W C Development, LLC by Colony Square of
Hudson Investment Group, Ltd. by John J.
Carse - Member

who acknowledged that he did sign the foregoing
instrument, and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and

official seal, at Fairlawn, OH this

day of A. D. 19 97

This instrument prepared by
Patrick J. Wack, Attorney at Law
41 Merz Blvd., Fairlawn, OH 44333


Notary Public

PATRICK J. WACK, Attorney-At-Law
Notary Public - State of Ohio
My commission has no expiration date.
\$2147.03 F.L.C.

Warranty Deed

W C Development, LLC

TO

Hudson Community Chapel

Transferred _____ 19____

COUNTY AUDITOR

State of Ohio

County of _____
Received for Record on the

day of _____ 19____

at _____ o'clock _____ M.

and Recorded _____ 19____

Deed Book _____ Page _____

COUNTY RECORDER

Recorder's Fee \$ _____

54079221

Page: 2 of 4

11/28/1997 11:17A

22.00

DE

Jane B. McCarthy

W.C. DEVELOPMENT
REMAINDER PARCEL
LEGAL DESCRIPTION

Situated in the City of Hudson, County of Summit, State of Ohio, and known as being part of original Hudson Township Lot No. 31, further bonded and described as follows:

Beginning on the centerline of Streetsboro Road, S.R. 303, at the northwest corner of the West Bridge Crossing, Phase I subdivision, as recorded in Cabinet H, slides 845 thru 849 of Summit County Records;

Thence along the westerly line of said West Bridge Crossing, Phase I, the following 7 courses:

S 00°19'37" E, 346.75 feet to a 5/8" iron pin found and passing over a 5/8" iron pin found at 68.80 feet;

S 07°14'07" W, 369.22 feet to a 5/8" iron pin found;

S 17°18'23" W, 252.52 feet to a 5/8" iron pin found;

Northwesterly 18.05 feet along the arc of a curve deflecting to the right having a radius of 25.00 feet, delta of 41°22'03" and a chord of 17.66 feet that bears N 52°00'35" W to a 5/8" iron pin set;

Northwesterly 53.48 feet along the arc of a curve deflecting to the left having a radius of 330.00 feet, delta of 09°17'06" and a chord of 53.42 feet that bears N 35°58'07" W to a 5/8" iron pin set;

S 49°23'20" W, 239.44 feet to a 5/8" iron pin found;

S 28°39'10" E, 158.86 feet to a 5/8" iron pin found on the north line of West Bridge Crossing, Phase II as recorded in Cabinet N, Slides 396 thru 399 of Summit County Records;



54079221
Page: 3 of 4
11/28/1997 11:17A

APPROVED

Suzanne D. Helms 11/01/8/1997
Acting CITY MANAGER DATE
Suzanne D. Helms

David S. McElhara Nov. 18, 1997
CITY ENGINEER



54079221
Page: 4 of 4
11/28/1997 11:17A

Thence S 60°34'30" W along the north line of said West Bridge Crossing, Phase II, 302.70 feet to a 5/8" iron pin found;

Thence S 78°12'26" W along the north line of said West Bridge Crossing, Phase II, 104.11 feet to a 5/8" iron pin set;

Thence N 57°39'20" W, 67.99 feet to a 5/8" iron pin set on the west line of Sublot 51 in the said West Bridge Crossing, Phase II;

Thence N 24°00'50" W along the west line of said Sublot No. 51, 29.09 feet to a 5/8" iron pin found at the northeast corner thereof;

Thence S 81°43'45" W along the north line of said Sublot No. 51, 1.50 feet;

Thence N 26°25'05" W, 65.94 feet to a 5/8" iron pin found;

Thence N 00°55'00" W, 267.64 feet to a 5/8" iron pin found;

Thence N 15°10'22" W, 142.22 feet to a 5/8" iron pin found;

Thence N 45°43'20" E, 447.74 feet to a 5/8" iron pin found;

Thence N 00°19'37" W, 473.39 feet to the centerline of Streetsboro Road and passing over a 5/8" iron pin found at 400.00 feet;

Thence northeasterly 90.05 feet along the arc of a curve deflecting to the right, having a radius of 12171.88 feet, delta of 0°25'26" and a chord of 90.05 feet that bears N 83°18'01" E to a monument found;

Thence N 83°30'43" E, along the centerline of Streetsboro Road, 372.79 feet to the Place of beginning, and containing 14.568 acres of land but subject to all legal highways, easements, and restrictions of record as determined by Robert J. Warner, P.S., No. 6931 for Environmental Design Group in November, 1997.



54079222

Page: 1 of 4

11/20/1997 11:17A LS LAW PRINT COMPANY

WARRANTY DEED--No. 06

James B. McCarthy

DE

22.00

Know all Men by these Presents

That, Colony Square of Hudson Investment Group, Ltd., an Ohio
Limited Liability Company

, the Grantor ,

who claim title by or through instrument , recorded in Volume , Page , County

Recorder's Office, for the consideration of --Ten and other valuable consideration--

----- Dollars (\$10.00)

received to its full satisfaction of Hudson Community Chapel

, the Grantee ,

whose TAX MAILING ADDRESS will be 46 Ravenna St., Hudson, OH 44236

do

Grant, unto the said Grantee , its
heirs and assigns, the following described premises, situated in the Township of
Hudson , County of Summit and State of Ohio:

See Attached for Legal Description

30-09095

HU-00006-95-002.000

TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE

\$ 550,000.00 \$ 2,000.00 FEE
Consideration
JAMES B. MCCARTHY
County Auditor By Deputy Auditor

TRANSFERRED
97 NOV 20 AM 11:05
JAMES B. MCCARTHY
SUMMIT COUNTY AUDITOR

**BUCKEYE
RESERVE TITLE**

BUCKEYE RESERVE TITLE AGENCY

ORDER NO. 086813

be the same more or less, but subject to all legal highways.

Description Approved By
TAX MAP DEPARTMENT

11-20-97 07

40/6

54079222
Page: 2 of 4
11/20/1997 11:17A
22.00
James B. McCarthy DE

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors ~~heirs~~ and assigns forever.

And the said Grantor, Colony Square of Hudson Investment Group, Ltd., do for itself and its successors ~~heirs~~, executors and administrators, covenant with the said Grantee its successors ~~heirs~~ and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except for: (i) a certain Easement for Highway Purposes, dated August 7, 1962, granted by Hudson Estates, Inc., to State of Ohio, filed for record December 4, 1962, in Volume 4133, Page 465, Summit County Records, (ii) a certain Oil and Gas Lease, dated March 12, 1981, between Hudson Estates, Inc., and Schrimsher Oil & Gas Exploration, filed for record March 23, 1981, in Volume 6475, Page 166, Summit County Records, subject to a release of surface rights to be recorded prior to the Closing, and (iii) real estate taxes and assessments not yet due and payable on said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors ~~heirs~~ and assigns, against all lawful claims and demands whatsoever except as above stated.

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, its successors ~~heirs~~ and assigns, all right and expectancy of **Dower** in the above described premises.

In Witness Whereof we have hereunto set our hands, the // day of July, in the year of our Lord one thousand nine hundred and ninety-seven

Signed and acknowledged in presence of

[Signature]
John J. Carse

Colony Square of Hudson Investment Group, Ltd.

By [Signature]
John J. Carse - Member

State of Ohio

Summit

County, ss

Before me, a notary public, in and for said County, personally appeared the above named Colony Square of Hudson Investment Group, Ltd. by John J. Carse its Member

who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Fairlawn, OH this day of July A. D. 19 97

This instrument prepared by
Patrick J. Wack
Attorney at Law
41 Merz Blvd.
Fairlawn, OH 44333

PATRICK J. WACK, Notary Public
Notary Public - State of Ohio
My commission has no expiration date
Sec. 14703 R.C.

Warranty Deed

Colony Square of Hudson Investment Group, Ltd.

TO

Hudson Community Chapel

Transferred 19

COUNTY AUDITOR

State of Ohio

County of Summit
Received for Record on the

day of July 19 97

at 11 o'clock AM

and Recorded 19 in

Deed Book Page

COUNTY RECORDER

Recorder's Fee \$

WESTBRIDGE CROSSING

PARCEL A

JANUARY 23, 1991

Situated in the Township of Hudson, County of Summit and State of Ohio and known as being part of Original Lots 31 and 41 in said Hudson Township and more fully described as follows:

Beginning at the centerline intersection of Terex Road (C.H. 509) and Streetsboro Road (S.R. 303);

THENCE North 81 degrees 04 minutes 38 seconds East a distance of 189.403 feet along the centerline of said Streetsboro Road to a monument found and used;

THENCE North 80 degrees 38 minutes 07 seconds East a distance of 102.043 feet continuing along the centerline of said Streetsboro Road to a monument found and used. Said monument being a point of curvature;

THENCE along a curve to the right having a radius of 12171.883 feet, a central angle of 002 degrees 27 minutes 10 seconds, an arc length of 521.067 feet, and a chord which bears North 81 degrees 51 minutes 42 seconds East to a point; *chord length 521.022*

THENCE South 00 degrees 19 minutes 37 seconds East a distance of 473.399 feet to an iron pin set;

THENCE South 45 degrees 43 minutes 20 seconds West a distance of 447.748 feet to an iron pin set;

THENCE South 89 degrees 40 minutes 23 seconds West a distance of 400.000 feet to an iron pin set on the easterly right of way line of said Terex Road;

THENCE North 00 degrees 55 minutes 00 seconds West a distance of 42.310 feet along the said easterly right of way line of Terex Road to an iron pin set;

THENCE North 01 degrees 56 minutes 45 seconds East a distance of 100.120 feet along the said easterly right of way line of Terex Road to an iron pin set;

THENCE North 00 degrees 55 minutes 00 seconds West a distance of 433.230 feet along the said easterly right of way line of Terex Road to an iron pin set at a point of curvature;

THENCE along a curve to the right having a radius of 50.000 feet, a central angle of 081 degrees 33 minutes 20 seconds, an arc length of



71.171 feet, and a chord which bears North 39 degrees 51 minutes 40 seconds East to an iron pin set at the point of tangency;

THENCE North 80 degrees 13 minutes 08 seconds East a distance of 122.430 feet to an iron pin set;

THENCE North 09 degrees 46 minutes 52 seconds West a distance of 3.550 feet to a point on the southerly line of said Streetsboro Road;

THENCE South 83 degrees 57 minutes 41 seconds West a distance of 287.350 feet to a point;

THENCE North 85 degrees 20 minutes 32 seconds West a distance of 32.028 feet to a point;

THENCE North 00 degrees 55 minutes 00 seconds West a distance of 36.402 feet to a point on the centerline of said Streetsboro Road;

THENCE North 82 degrees 33 minutes 17 seconds East a distance of 75.490 feet to the POINT OF BEGINNING, and containing 485564 square feet or 11.1470 acres of land, more or less.

This description is based on a survey made by Nicholas A. Spagnuolo, Registered Surveyor No. 5304, in January, 1989.

cord length 65.312



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