OHIO HUDSON

Planning Commission Staff Report

March 8, 2021
Case #2020-914

Meeting Date:
March 8, 2021

Location:
1863, 1891, 1895 Norton Road

Parcel Number
3001868, 3000882, 3003332, 3003333

Request:
Preliminary Subdivision – Hudson Preserve

Applicant:
LDA Builders

Property Owner:
LDA Land Group LLC

Zoning:
D1-Suburban Residential Neighborhood

Case Manager:
Nick Sugar, City Planner

Staff Recommendation
Approval subject to the conditions on page 6

Contents

Existing Conditions, Summit County GIS

Project Introduction:

LDA Builders has applied for Preliminary Subdivision Review for a proposed single-family residential subdivision. The 12.87-acre project area would be subdivided into eleven sublots accessed via a single cul-de-sac street. The project area includes the following parcels:

Parcel	Address	Note
3001868	1863 Norton	House has been demolished; acreage would be incorporated into subdivision
3003333	Not listed	Undeveloped, acreage would be incorporated into subdivision
30460036	1891 Norton	House to remain, rear portion of parcel to be split and added to subdivision
3003332	1895 Norton	House to remain, rear portion of parcel to be split and added to subdivision

Background

A summary of the applicable board reviews for the subdivision is listed below:

Step	Meeting Date
Compatibility Review	Planning Commission November 9, 2020
Variance Request	BZBA December January 21, 2021
Preliminary Subdivision	Planning Commission March 8, 2021
Final Plat and Improvement Plans	Planning Commission TBD

The proposal received Compatibility Review approval on November 9, 2020. Through the review, the Planning Commission determined the subdivision is compatible with residential development within 1,000 feet of the subdivision boundaries or can be made compatible.

The proposal received the following variance approvals at the January 21, 2021 Board of Zoning Appeals meeting:

- A variance to Section 1207.13(c)(5)(E) to allow the proposed road to be located fifty-five (55) feet from Darrow Lake Drive where the code requires a separation of four hundred (400) lineal feet.
- A variance to Section 1203.07(e) to allow disturbance within the established fifty (50) foot setback from delineated wetlands.

Surrounding Development:

East: To the east of the project area are single family homes. These properties are characterized by their long, narrow dimensions. Many of these properties have a depth exceeding one thousand (1000') feet with frontage on Norton Road extending to rear yards abutting the commercial/industrial properties along Georgetown Road. The majority of these properties are approximately three (3) acres in area. KGK Gardening and Landscaping is also located within the one thousand (1,000') foot study area and is the farthest property to the east.

West: Directly to the west of the project area are similar long, narrow single-family properties. These properties range from one (1) acre to three (3) acres in size. Sapphire Drive is farther to the west, approximately four hundred (400') feet. This is part of the Hudson Pines Subdivision. These properties are approximately .5 acres in size.

North: To the north of the project area are Industrial/Commercial properties fronting Georgetown Road. These properties are zoned District 8 – Industrial/Business Park. Directly adjacent buildings include Advanced Materials Powder Production and the Jack Duffey Professional Center.

South: The City of Stow borders the property to the south, across Norton Road. The Westport Village Condo Development is adjacent to the property to the south, accessed by Darrow Lake Drive. This is a sizable development of 3-unit attached condo buildings.

Standards for Review for a Preliminary Subdivision Plan, Section 1204.05(b)

1. Compliance with the purpose and intent of the Code and Community Plans.

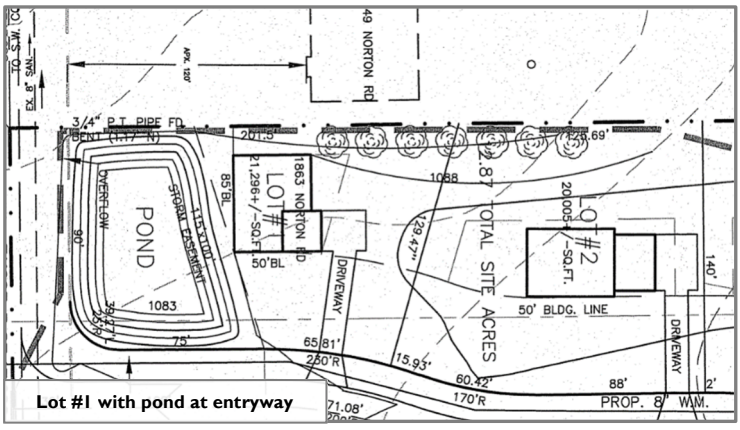
The district regulations and zoning development and site plan standards were written to implement the purpose and intent of the Land Development Code (LDC) listed at Section 1201.03. The preliminary subdivision plan is in substantial compliance with the district regulations and zoning development and site plan standards and therefore staff believes the purpose and intent of the LDC.

The preliminary subdivision plan has also been found to be in substantial compliance with the findings of the 2015 Comprehensive Plan. The Comprehensive Plan identifies this area as a residential neighborhood district typified by single-family detached housing.

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

- **Establishment of Limits of Disturbance**: The submitted preliminary subdivision plan depicts limits of disturbance; however, staff notes grading is shown outside of these limits. Applicant should revise final grading plans to show all construction activity within the limits of disturbance boundary. All proposed improvements, grading, etc should align with applicable Board of Zoning Appeals Decisions.

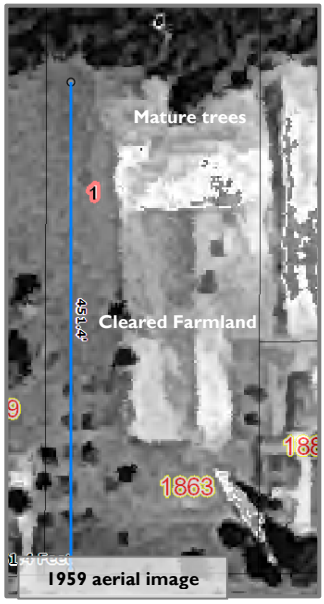
- **Standards for Lots**: The Land Development Code states the *lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and type of development and use contemplated*. Question house orientation for Lot #1. Staff notes the house front entryway would be located at the direct edge of the stormwater detention pond. Question if stormwater detention pond could be reduced in size, the house positioned further to the north to provide additional separation, or the house rotated to face the proposed street. Staff notes the Land Development Code requires the setback to be within ten (10) percent of the setback to the existing house to the west, which currently sits back approximately one hundred twenty (120) feet from the street ROW.



- **Improvements:** The subdivider must design and build the improvements. Improvement plans will be reviewed with the final plat submission; their installation will be guaranteed with a Final Subdivision Improvement Agreement.

3. ***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.***

The applicable Zoning Development and Site Plan Standards are as follows:



- **Tree/vegetation protection and limits of disturbance**: The applicant has submitted a preliminary landscape plan and indicated *all trees within the limits of disturbance are to be removed unless determined to be savable during construction*. Staff has referenced historic aerial photography from 1959 and determined the lot was once part of a farm and was cleared approximately four hundred fifty (450) feet from Barlow Road to the edge of a mature tree line. Over time, trees grew sporadically, though this area remains largely open.

  While a portion of the rear acreage has been designated private open space to comply with the 25% minimum required, there is a substantial amount of forested and wetland areas remaining outside of this boundary. Staff recommends expanding the private open space area, reducing the size of lots #5, #6, and #7 in the process, to provide additional protections on these sensitive areas.

- **Wetland Setbacks:** Staff notes there are approximately 1.70 acres of wetlands present on the property. The applicant received variances to disturb the wetlands as depicted in the Preliminary Subdivision Plans, including siting homes on Lot 6 and Lot 7 within the established setbacks and filling approximately .26 acres of wetlands. Staff notes the applicant must comply with all federal regulatory authorizations, including obtaining a Section 404 permit through the Army Corp of Engineers. All applicable permits should be submitted to city staff for verification.

- **Landscape/Buffering:** The adjacent single-family uses do not require a bufferyard. The commercial/industrial properties to the north require a Bufferyard E (major) of forty (40) feet. The proposed private open space would meet this bufferyard requirement. Staff notes the following:
  - Applicant has added evergreen trees along the rear of Lots #1 and #2 per staff's suggestion during the Compatibility Review.
  - Each sublot is required three additional tree plantings, which will be reviewed through the zoning certificate review for each individual home.
  - Question if stormwater ponds would be landscaped.
  - Final landscape plan to include street trees with minimum spacing thirty (30) feet for medium growing trees.

- **Stormwater Management:** The plans depict three proposed detention ponds. Each pond is located directly along an adjacent property line. The ponds have a depth which ranges from 6 – 8'. Staff

recommends a Bufferyard B (15 – 25') be imposed along each property boundary adjacent to a pond.

- **Utilities**: Section 1207.11 requires all development to be served by public water and sewer systems.Applicant should submit approvals from Akron Water and Summit County Sanitary Sewer Services (DOSSS) prior to the final subdivision application to verify this requirement will be met.

- **Open Space:**
  - **Private Open Space** – 25% of the gross land area, as required by the LDC, is proposed as private open space. A thirty (30') foot wide pond/open space access easement is proposed along Lot #7. As previously stated, suggest revising the opens space and detention pond areas to maximize preservation of the large wetland area between Lots 6 and 7.
  - **Public Open Space:** The eleven (11) lot subdivision would require public dedication of .64 acres of improved park space or applicable funds in lieu of dedication.

- **Transportation/Circulation/Pedestrian Linkage:**
  - **Traffic Impact Study:** The Assistant City Engineer has reviewed the submitted traffic trip generation report and based on its finding of generating less than sixty (60) trips an hour, will not require a full traffic impact study.
  - **Roadway Improvement Plans:** The applicant shall submit detailed roadway improvement plans for Final Subdivision Plat Review.
  - **Stub Streets:** Stub streets are not appropriate to connect the subdivision to adjacent development due to adjacent lands being developed and presence of delineated wetlands.
  - **Intersections:** Staff notes the applicant received a variance to position the street fifty-five (55) feet from Darrow Lake Drive where the LDC requires a minimum separation of four hundred (400) feet.
  - **Emergency Access:** The Hudson Fire Department has reviewed the proposal with the condition that fire hydrants are identified in the final improvement plans.
  - **Pedestrian and Bicycle Paths:** Sidewalks have been appropriately noted through a submitted cross section exhibit. Final improvement plans should depict sidewalks on both sides of the street and along the Norton Road frontage.
  - **Culs-de-sac:** The proposed Culs-de-sac meets requirements for total length, turnaround radius, and minimum radius.

4. Subdivision shall comply with all applicable development regulations, standards, and requirements.

The subdivision is in substantial conformance with applicable development regulations, standards, and requirements except as noted above.

Findings

Staff finds the application complies with the purpose and intent of the code and community plans, subdivision development and design standards, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.05(b) except as discussed above and recommended below.

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

The PC shall take final action on a preliminary subdivision 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 Preliminary Subdivision Plan for Case No. 2020-914 for the Hudson Reserve Subdivision according to the plans dated as received February 8, 2021 with the condition that the applicant must address the following:

1. The following must be incorporated as part of the final plan application:
    a. Plans must address the preliminary fire department comments noted within the February 18, 2021 letter requesting final improvement plans to identify locations of fire hydrants meeting City of Hudson nozzle thread specifications.
    b. Plans must address the preliminary engineering comments noted within the February 25, 2021 letter including:
        i. Other agency approvals including: Summit Soil and Water, Summit County Building Standards, Summit County DSSS, Ohio EPA, U.S. Army Corp of Engineers and City of Akron Water. Approvals to be submitted prior to final subdivision review.
        ii. Improvement plans to conform to the City of Hudson Engineering Standards.
        iii. Street signage provided by developer.
        iv. Appropriate bonds and fees paid when identified through the improvement plan submittal
    c. Final landscaping plan depicting all proposed plantings; including street trees, landscaping around stormwater ponds and established Bufferyard B where ponds are adjacent to property boundaries.
    d. Final grading plans to depict all construction activity within the limits of disturbance boundary.
    e. Revise the Private Open Space area to include additional protected wetland areas.
    f. Establish a Public Open Space dedication or applicable funds in lieu of dedication in connection with guidance from the City of Hudson Park Board.
    g. Improvement plans to depict sidewalks along both sides of the proposed road in addition to property frontage along Norton Road.
    h. Revise the Orientation of Lot #1 or revise the design to Lot #1 pond to provide increased separation between the two.

BASIS OF BEARINGS:

OHIO STATE PLANE COORDINATES
NAD 83, OHIO NORTH ZONE.
COMB. FACTOR 0.9999006

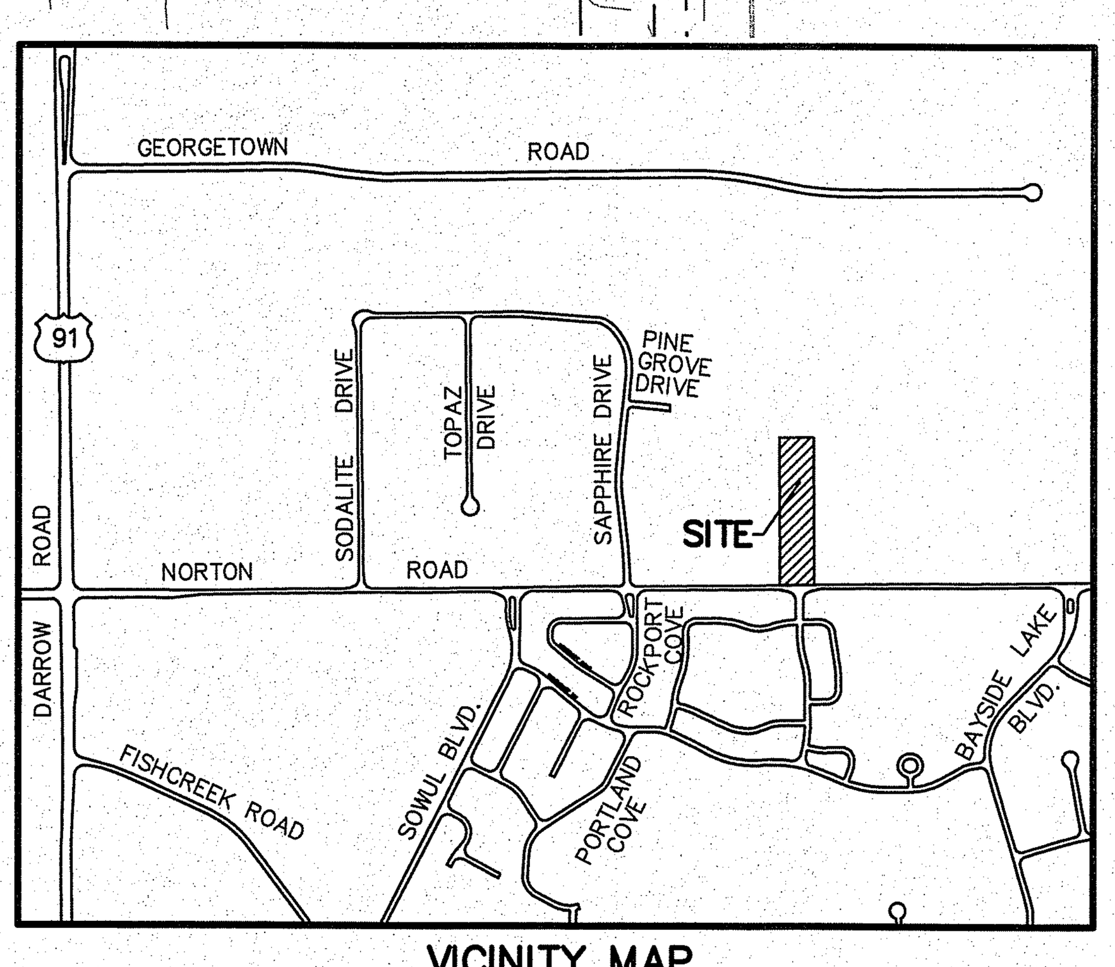
SCALE: 1" = 50'

NOTES

1. PERTINENT DOCUMENTS USED ARE AS SHOWN ON THIS PLAT.
2. THERE IS NOT A 100 YEAR FLOOD PLAIN ON THE PROPERTY PER FLOOD INSURANCE RATE MAP #39153C0135E DATED JULY 20, 2009.
3. LOTS 1 THRU 11 TO BE USED FOR SINGLE FAMILY RESIDENCE.
4. THIS PROJECT AND SURROUNDING PROPERTY ON THE WEST AND EAST IS IN A ZONING DISTRICT 1-SUBURBAN RESIDENTIAL NEIGHBORHOOD. THE ADJOINING PROPERTY TO THE NORTH IS IN A ZONING DISTRICT B, INDUSTRIAL/BUSINESS PARK.
5. CONSTRUCTION OF THIS PROJECT IS ANTICIPATED TO START AS SOON AS PRACTICAL IN 2021.
6. THE SITE CONSISTS OF MAHONING SILT LOAM SOIL (MgA AND MgB).
7. AREA TO BE DISTURBED BY CONSTRUCTION WITHIN THE 50' WETLAND SETBACK IS APPROXIMATELY 0.10 ACRES.
8. ALL TREES WITHIN THE LIMITS OF DISTURBANCE LINE ARE TO BE REMOVED UNLESS DETERMINED TO BE SAVABLE DURING CONSTRUCTION.

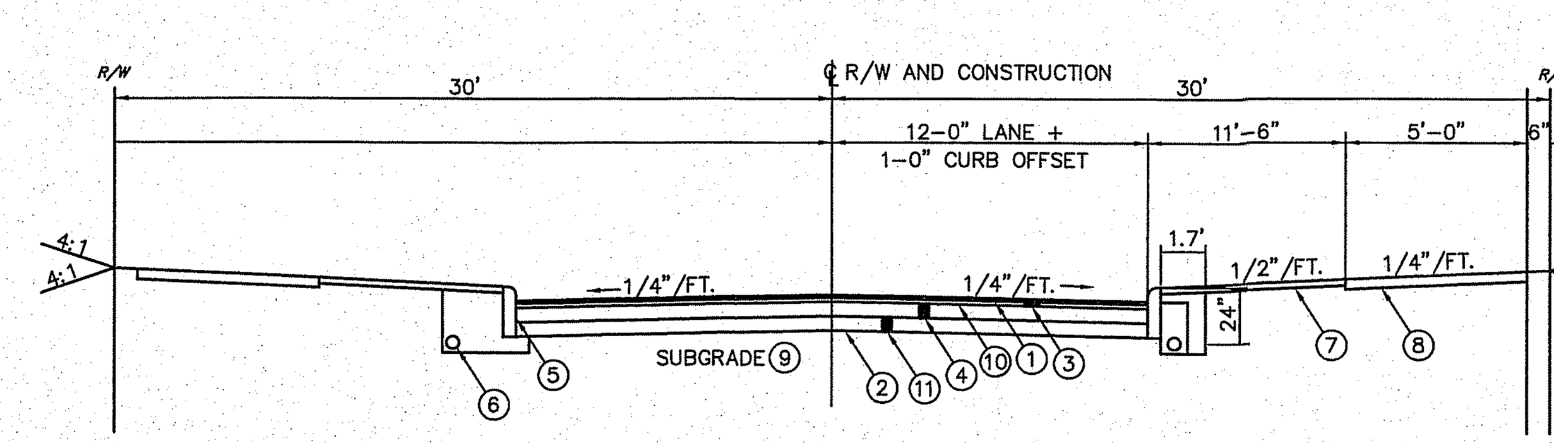
LEGEND

- ● 5/8" IRON PINS TO BE SET AT ALL LOT CORNERS (WITH IDENTIFICATION CAPS 7604)
- ○ IRON PIN FOUND AS NOTED
- □ MONUMENT BOX WITH IRON PIN FOUND AS NOTED
- WETLAND FILL
- — — LIMITS OF DISTURBANCE



VICINITY MAP

NO SCALE



No.	ITEM	DESCRIPTION
1	404	1¼" Asphalt Concrete (Surface Course)
2	900	Geo-Textile Fabric over Intermediate Course
3	402	1¾" Asphalt Concrete (Intermediate Course)
4	301	6" Bituminous Aggregate Base (2-3" Layers)
5	609	Type 6 Curb & Scaler (ODOT)
6	605	6" P.V.C. Perforated Underdrain
7	653	3" Topsoil Furnished, Placed, Seeded & Mulched
8		Sidewalk as per Table 1
9	203	Compacted Subgrade
10	407	Tack Coat (RC-70 0.10 Gal./Yd.)
11	304	Compacted Sub-Base (4" Thick)

TYPICAL SECTION

No Scale

STATE OF OHIO
DENNIS W. STOFFER
S-7604
REGISTERED PROFESSIONAL SURVEYOR

Dennis W. Stoffer — Registered Surveyor No. 7604

Owner/Developer

LDA LAND GROUP
6683 OLDE EIGHT ROAD
PENINSULA, OHIO 44264
(330) 342-4240
REPRESENTATIVE: TONY LUNARDI

Prepared By

SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836 - 6661

Preliminary Plan For

HUDSON PRESERVE

PART OF ORIGINAL LOT 7-FORMERLY HUDSON TOWNSHIP
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 50' FEBRUARY, 2021

F:\1895 Norton\3d Dwgs\Base-preliminary.dwg (Preliminary Development) 1/6/2021

OHIO
HUDSON
ENGINEERING ● 1140 Terex Road ● Hudson, Ohio 44236 ● (330) 342-1770

Date: February 24, 2021

To: Nick Sugar, Senior Planner, Community Development

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

Re: **Norton Road Subdivision**
Preliminary Engineering Approval - Viewpoint #20-914

The City of Hudson Engineering Department has reviewed the preliminary plan for the above referenced site and recommends preliminary approval. 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.

Other agency approvals that will be needed prior to the City of Hudson Final Engineering acceptance include:

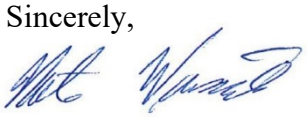
1. Summit Soil and Water and the Ohio EPA Notice of Intent.
2. Summit County Building Standards shall review the home construction.
3. Summit County DSSS shall review and approve the sanitary sewer for this site.
4. Ohio EPA will need to review the sanitary and water systems.
5. Akron Water will need to approve the extension of water to the site, if applicable.
6. US Army Corp. of Engineers for any wetland disturbed areas.

Overall Comments:

7. The Akron Water department will need to approve the extension of water into this subdivision. Akron should be contacted first to see if this will be approved or if well water will need to be considered.
8. Since the traffic trip generation report indicated less than 60 trips per hour, no traffic impact study will be required.
9. All street signage shall be provided by the developer.
10. The City of Hudson Engineering Standards will be reviewed as part of the improvement plan submittal of the project design. Note: Section 5 of the Engineering Standards - The storm water runoff and management shall be designed for the 25-year post-developed storm to be detained to the 1-year pre-developed storm for this site.
11. A professional engineer with a current Ohio registration shall stamp, sign and date the plans for all applicable engineering work including the storm water management calculations.
12. Add the City of Hudson Engineering Standards General Notes to the detailed plans.
13. Bonds and fees will be identified when more detailed plan is submitted.
14. The City will perform a complete and thorough review when the complete set of improvement plans and reports are submitted to the City at a future date and the City reserves the right to add to these comments as needed.
15. Submit the subdivision Plat for review with the next detailed plan submittal.

If you have any questions, please contact me.

Sincerely,



Nate Wonsick, P.E.
Assistant City Engineer

C: File.

SHAWN KASSON
Fire Marshal
skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: February 18, 2021

TO: Nick Sugar, City Planner

FROM: Shawn Kasson, Fire Marshal SK

SUBJECT: LDA Builders Norton Road Subdivision

I have reviewed the preliminary site plan dated *February 2021* for the proposed LDA Builders Norton Road subdivision. Upon review, I have the following comments to address in the detailed design plans:

- Identify locations of fire hydrants.
- The fire hydrants must meet City of Hudson nozzle thread specifications.

Note: The scope of this review is preliminary. The applicant must submit detailed design plans for review and final approval.

Please contact me with any questions

OHIO HUDSON
COMMUNITY DEVELOPMENT ● 1140 Terex Road ● Hudson, Ohio 44236 ● (330) 342-1790

PLANNING COMMISSION

CASE NO. 20-914
COMPATIBILITY REVIEW
11 LOT SINGLE-FAMILY SUBDIVISION

DECISION

Based on the evidence and representations to the Commission by Tony Lunardi, LDA Builders, 6683 Olde Eight Rd, Peninsula, Ohio 44264 as applicant, and City staff, at a public hearing of the Planning Commission held at the regular meeting on November 9, 2020, the Planning Commission finds the compatibility review plan of the 11 lot single-family subdivision dated October 4, 2020 compatible with adjacent development.

Dated: November 11, 2020

CITY OF HUDSON
PLANNING COMMISSION

C.T.Harvie

C. Thomas Harvie, Chair

OHIO
HUDSON

COMMUNITY DEVELOPMENT ● 1140 Terex Road ● Hudson, Ohio 44236 ● (330) 342-1790

BOARD OF ZONING AND BUILDING APPEALS

APPEALS DOCKET NO 2020-1035
PARCELS 3001868, 3003333, 3000882, 3003332
VARIANCE

VIA CERTIFIED U.S. MAIL
DECISION

Based on the evidence presented to the Board by the applicant, Tony Lunardi with LDA Builders, 6683 Olde Eight Road, Peninsula, OH 44264 and the property owner is LDA Land Group LLC for the Norton Road parcels at 3001868, 3003333, 3000882, 3003332 in District 1 [Suburban Residential Neighborhood]. A public hearing was held remotely via video conference pursuant to HB 197 on Thursday, January 21, 2021, the Board of Zoning and Building Appeals hereby grants:

> A variance to allow a new street intersection that is proposed at fifty five (55) feet from an already existing street intersection, when the Land Development Code states intersections for new streets should be a minimum of four hundred (400) lineal feet from any intersection, requiring a three hundred and forty-five (345) foot variance pursuant to section 1207.13(c)(5)(E), "Streets and Easements and Alleyways – Curb Cuts and Intersections" of the City of Hudson Land Development Code.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variance.

The Board finds and concludes;

1. The property in question will yield a reasonable return and there can be beneficial use without the variance; however, the project would not be developed without the granting of the variance.

2. The variance is substantial in terms of a lineal extent and the difference of 400 feet separation and 55 feet separation; however, taking in consideration the limited amount of traffic anticipated and the finding of the traffic impact analysis, the impact would be minimal.

3. The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the variance.

4. The variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

5. The applicant purchased the property with knowledge of the zoning restriction.

6. The applicant's predicament feasibly cannot be resolved through some other method. It was discussed to construct the new intersection to the East side; however, this would also require a variance.

7. The spirit and intent behind the zoning requirement is to make sure that new intersections are being constructed at a safe distance. However, Norton Road has multiple street intersections, causing difficulty for the applicant to reach the required 400 lineal feet.

Dated: January 21, 2021

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

Robert Drew, Chairman

Amanda M. Davey

Amanda Davey, Associate Planner
(Acting Executive Assistant)

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the January 21, 2021 meeting.

Failure of an applicant to obtain the necessary zoning certificate with regard to the variance approval within one year of receiving approval of the variance shall automatically render the decision of the BZBA null and void., pursuant to Section 1203.07 (e), "Variances – Lapse".

Tony Lunardi

OHIO
HUDSON

COMMUNITY DEVELOPMENT ● 1140 Terex Road ● Hudson, Ohio 44236 ● (330) 342-1790

BOARD OF ZONING AND BUILDING APPEALS

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> A variance from the prohibited activity of disturbance, including clearing of vegetation within stream corridors, wetlands and their setbacks pursuant to section 1207.03(c), "Prohibited Activities", of the City of Hudson Land Development Code.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variance.

The Board finds and concludes;

1. The property in question will not yield a reasonable return and cannot be beneficial without the variance because the applicant is requesting an 11-parcel subdivision and that is what is needed to make a profitable return on their investment.

2. The variance is substantial; however, the wetlands being impacted are of the lower classifications of wetlands.

3. The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the variance.

4. The variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

5. The applicant purchased the property with knowledge of the zoning restriction.

6. The applicant's predicament feasibly cannot be resolved through some other method.

7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance because the applicant has proposed the vast majority of the higher-grade wetlands will be intact.

Dated: January 21, 2021

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

Robert Drew, Chairman

Amanda M. Davey

Amanda Davey, Associate Planner
(Acting Executive Assistant)

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Tony Lunardi

OHIO
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COMMUNITY DEVELOPMENT ● 1140 Terex Road ● Hudson, Ohio 44236 ● (330) 342-1790

BOARD OF ZONING AND BUILDING APPEALS

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> A variance of twenty (20) feet from the required fifty (50) foot setback resulting in a thirty (30) foot setback pursuant to section 1207.03(e)(2), "Setbacks – Wetlands" of the City of Hudson Land Development Code, in order to build on lots #6 and #7.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals grants the variance.

The Board finds and concludes;

1. The property in question will yield a reasonable return but cannot be beneficial without the variance in the context of this project of building eleven sub lots, without the granting of the variance.

2. The variance is insubstantial due the variance representing only 40% of the requirement. Additionally, the setback intrusion of the wetlands is only on two of the eleven sublots.

3. The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the variance.

4. The variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

5. The applicant purchased the property with knowledge of the zoning requirements; however, the applicant did not know the extent of the wetlands on the property.

6. The applicant's predicament feasibly cannot be resolved through some other method as it was discussed to remove lot #6, but this would cause the applicant to not be able to move forward with the project.

7. The spirit and intent behind the zoning requirement would be observed and substantial justice would be done by granting the variance.

Dated: January 21, 2021

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

Robert Drew, Chairman

Amanda M. Davey

Amanda Davey, Associate Planner
(Acting Executive Assistant)

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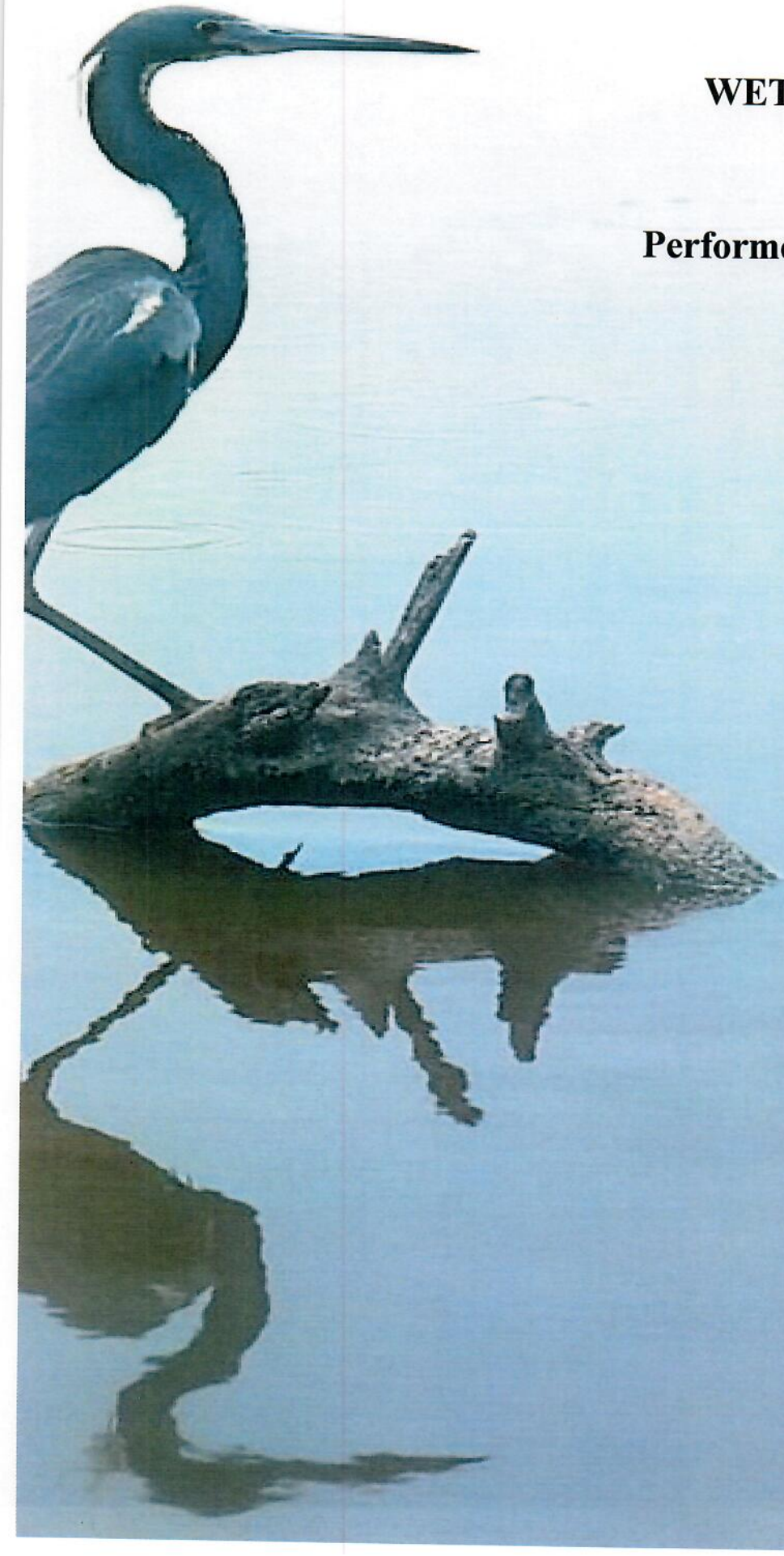
Tony Lunardi



WETLANDS INVESTIGATION

1895 Norton Road
Hudson, Ohio

Performed for and at the instance of:

Mr. Tony Lundardi
LDA Land Group, LLC
6683 Olde Eight Road
Peninsula, Ohio 44264

Performed by:

Flickinger Geoservices Group, Ltd.
2063 Williamston Court
Akron, Ohio 44313

August 17, 2020

TABLE OF CONTENTS

FLICKINGER Geoservices GROUP, Ltd
2063 Williamston Court, Akron, Ohio 44313
(330) 931-9124 Flick@flickgeo.com

August 17, 2020

Mr. Tony Lundardi
LDA Land Group, LLC
6683 Olde Eight Road
Peninsula, Ohio 44264

RE: Wetland Delineation
1895 Norton Road
Hudson, Ohio

Dear Mr. Lunardi

At your request, we are pleased to submit the following Wetland Delineation report.

1. Project Location
The work was performed with regard to the following property: The Properties located adjacent to and including 1895 Norton Road. These properties consist of PP#'s: 3001868-3001674 are as indicated on the exhibits indicated on the attached maps and documentation.

WETLAND DETERMINATION-BACKGROUND
On August 17, 1991 the U.S. Army Corps of Engineers was directed under the 1991 appropriation bill to utilize the 1987 *Corps of Engineers Wetlands Delineation Manual*. The *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* was issued in October of 2009 and is to be used in conjunction with the 1987 *Manual*. This Supplement is applicable to all or portions of Connecticut, Illinois, Indiana, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Vermont, and Wisconsin. Methods outlined in these manuals specify that hydrophytic (i.e., water plants) vegetation decisions are based on the wetland indicator status of species that make up the plant community. These indicator statuses are listed below.

SYNOPSIS
Upon completion of the fieldwork the wetland boundaries were plotted on a map of the site and the areas were digitally calculated. Thus, it was determined that 1.70 acres of wetland are present on the study site.

1. **HYDROPHYTIC VEGETATION:** The frequency and duration of soil inundation or soil saturation exerts a controlling influence on the species of vegetation growing in an area. These plant species are placed into five categories and reflect the occurrence of these species in wetland or non-wetland areas. These categories, called wetland probability indicators, were appended to plant life by a National Interagency Panel. These indicators are:

   a. OBL: Obligate wetland plants are plants that almost always occur in wetlands under natural conditions, rarely in non-wetlands (99% probability or occurrence in wetlands).

   b. FACW: Facultative wetland plants usually occur in wetlands but may also occur in non-wetlands (67% probability of occurrence in wetlands).

   c. FAC: Facultative wetland plants are plants with a similar likelihood of occurring in both wetlands and non-wetlands.

   d. FACU: Facultative upland plants are those which usually occur in non-wetlands, but may also occur in wetlands (less than 33% probability of occurrence in wetlands).

   e. UPL – Obligate upland plants are plants that are rarely found in wetlands (less than one percent probability of occurrence in wetlands).

   To summarize, in decreasing order of occurrence in wetlands, the wetland probability indicators are:

   OBL, FACW, FAC, FACU and UPL.

   Percentage of plant species dominance is the accepted method of quantification. If greater than 50% of the dominant species in each vegetative layer is FAC, FACW or OBL, then hydrophytic vegetation is present.

2. **HYDRIC SOIL:** To be considered a wetland, the presence of hydric soils must be confirmed. Hydric soils are those that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part. This anaerobic condition favors the growth of hydrophytic vegetation. The colors of various soil components are often the most diagnostic indicators of hydric soils. Colors of these components are strongly influenced by the frequency and duration of soil saturation, which leads to reducing soil conditions. Specifically, gleyed (gray colored) soils develop when anaerobic soil conditions produce a heavily reducing environment. Mineral hydric soils that are saturated for substantial periods of the growing season (but not long enough to produce gleyed soils) will either have bright mottles and a low matrix chroma or will lack mottles but have a low matrix chroma (USACE, 1987).

3. **WETLAND HYDROLOGY:** It is essential to establish that the area under investigation is temporarily or periodically inundated with water or has saturated soils during the growing season. The inundation of water has an overriding influence on the plant life so that there is a dominance of hydrophytic vegetation. Also, the inundation of water results in the formation of hydric soils due to the anaerobic and reducing conditions. While wetland hydrology is the overriding factor of wetland formation, it may also be the most difficult to identify. Wetland hydrology is assumed to be present if one or more primary hydrology indicators or two or more secondary indicators are observed. Refer to the data sheets (Appendix G) for a list of these indicators.

WETLAND DETERMINATION - METHODOLOGY

The 1987 *Manual* in combination with the *Interim Supplement* has defined a methodology for determining wetland boundaries. Following this methodology, representative observation points, or sample points, are placed in each plant community type on the project site. Vegetative sampling is done using visual estimates of percent aerial coverage of the dominant species. Vegetation in the herbaceous layer (all herbaceous plants and woody plants less than 3.28 ft tall) is sampled in a five (5) foot radius. The shrub stratum consists of woody plants less than 3 in. diameter at breast height (DBH0 and greater than 3.28 feet tall. This is sampled in a fifteen (15) foot radius. The tree stratum (all woody plants with DBH greater than 3 in.) is sampled in a 30 foot radius. Dominant species are selected visually from each stratum of the community using the 50/20 rule. That is, all species having 50% coverage of the total plant coverage are dominant and all species having 20% of coverage are dominant. Soils are sampled to a depth of 12-20 inches within each sample plot and examined for hydric soil indicators. The sample plot is also examined for wetland hydrology indicators, as listed on the data sheets (Appendix G). Finally, the wetland/non-wetland boundary is then refined by examining the transition gradient between them. The sample points located at wetland boundaries are marked on the Data Sheets as W for wetland and N for non-wetland.

AGENCY RESOURCE INFORMATION

Flickinger Geoservices Group initially reviewed the available data which might provide some insight into existing conditions within the property.
The Soil Survey (Appendix C) indicated the presence of the following soil types:

1. MgB - Mahoning Silt Loam, 2-6 % slopes
2. MgA - Mahoning Silt Loam, 0-2 % slopes

None of the above soil series is listed within the *Hydric Soils of the United States*. However the Mahoning soil series have the potential for hydric inclusions in depressions and drainageways.

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Examination of the *National Wetland Inventory Map*, (Appendix E) compiled utilizing aerial photography, does not indicate any wetland areas on the property.

SITE CHARACTERISTICS

This gently rolling largely forested and somewhat poorly drained property is partially drained to the south by a wetland complex which begins in the northern portion of the property, this wetland also receives sheetflow from the surrounding upland area. This hydrology is halted at the southern terminus of the property and simply infiltrates, evaporates or is transpirated by vegetation. Development to the north has likely cut-off some of the surface flow to this wetland yet all parameters are present. A residence was present at the parcel address 1863 Norton, at the western edge of the property, this residence has been razed within the last year.

JURISDICTIONAL DETERMINATIONS

On January 26, 2020 the CWA establishes permitting requirements for covered waters to ensure protection of water quality, these requirements only apply with respect to discharges of pollutants to the covered water. In the absence of a discharge of a pollutant, the CWA does not impose permitting restrictions. The rule also does not regulate shallow subsurface connections or any type of groundwater, erosional features, or land use, nor does it affect either the existing statutory or regulatory exemptions from NPDES permitting requirements, such as for agricultural stormwater discharges and return flows from irrigated agriculture, or the status of water transfers. CWA section 402(l)(1); CWA section 402(l)(2); CWA section 502(14); 40 CFR 122.3(f); 40 CFR 122.2.ions on the use of such water.

(1) Waters located in whole or in part within 100 feet of the ordinary high water mark of traditional navigable water, interstate water, the territorial seas, an impoundment of jurisdictional water, or a tributary, as defined in the rule.

(2) Waters located in whole or in part in the 100-year floodplain and that are within 1,500 feet of the ordinary high water mark of a traditional navigable water, interstate water, the territorial seas, an impoundment, or a tributary, as defined in the rule ("floodplain waters").

(3) Waters located in whole or in part within 1,500 feet of the high tide line of a traditional navigable water or the territorial seas and waters located within 1,500 feet of the ordinary high water mark of the Great Lakes.

The agencies recognize that there are individual waters outside of the "neighboring" boundaries stated above where the science may demonstrate through a case-specific analysis that there exists a significant nexus to a downstream traditional navigable water, interstate water, or the territorial seas. However, these waters are not determined jurisdictional by rule and will be evaluated through a case-specific analysis. The strength of the science and significance of the nexus will be established on a case-specific basis as described below.

Prior converted cropland and waste treatment systems have been excluded from the definition of "waters of the United States" definition since 1992 and 1979 respectively, and continue to be excluded. Ministerial changes are made for purposes of clarity, but these two exclusions remain substantively and operationally unchanged. The agencies add exclusions for waters and features previously identified as generally exempt (e.g., exclusion for certain ditches that are not located in or drain wetlands) in preamble language from Federal Register documents by the Corps on November 13, 1986, and by EPA on June 6, 1988. This is the first time these exclusions have been established by rule. The agencies for the first time also establish by rule that certain ditches are excluded from jurisdiction, including ditches with ephemeral flow that are not a relocated tributary or excavated in a tributary, and ditches with intermittent flow that are not a relocated tributary, or excavated in a tributary, or drain wetlands. The agencies add exclusions for groundwater and erosional features, as well as exclusions for some waters that were identified in public comments as possibly being found jurisdictional under proposed rule language where this was never the agencies' intent, such as stormwater control features constructed to convey, treat, or store stormwater, and cooling ponds that are created in dry land. These exclusions reflect the agencies' current practice, and their inclusion in the rule as specifically excluded furthers the agencies' goal of providing greater clarity over what waters are and are not protected under the CWA.

(iii) Tributary and tributaries. The terms tributary and tributaries each mean a water that contributes flow, either directly or through another water (including an impoundment identified in paragraph (1)(iv) of this definition), to a water identified in paragraphs (1)(i) through (iii) of this definition that is characterized by the presence of the physical indicators of a bed and banks and an ordinary high water mark. These physical indicators demonstrate there is volume, frequency, and duration of flow sufficient to create a bed and banks and an ordinary high water mark, and thus to qualify as a tributary. A tributary can be a natural, man - altered or man-made water and includes waters such as rivers, streams, canals, and ditches not excluded under paragraph (2) of this definition. A water that otherwise qualifies as a tributary under this definition does not lose its status as a tributary if, for any length, there are one or more constructed breaks (such as bridges, culverts, pipes, or dams), or one or more natural breaks (such as wetlands along the run of a stream, debris piles, boulder fields, or a stream that flows underground) so long as a bed and banks and an ordinary high water mark can be identified upstream of the break. A water that otherwise qualifies as a tributary under this definition does not lose its status as a tributary if it contributes flow through a water of the United States that does not meet the definition of tributary or through a non-jurisdictional water to a water identified in paragraphs (1)(i) through (iii) of this definition.

(iv) Wetlands. The term wetlands means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

(v) Significant nexus. The term significant nexus means that a water, including wetlands, either alone or in combination with other similarly situated waters in the region, significantly affects the chemical, physical, or biological integrity of a water identified in paragraphs (1)(i) through (iii) of this definition. The term "in the region" means the watershed that drains to the nearest water identified in paragraphs (1)(i) through (iii) of this definition. For an effect to be significant, it must be more than speculative or insubstantial. Waters are similarly situated when they function alike and

are sufficiently close to function together in affecting downstream waters. For purposes of determining whether or not a water has a significant nexus, the water's effect on downstream (1)(i) through (iii) waters shall be assessed by evaluating the aquatic functions identified in paragraphs (3)(v)(A) through (I) of this definition. A water has a significant nexus when any single function or combination of functions performed by the water, alone or together with similarly situated waters in the region, contributes significantly to the chemical, physical, or biological integrity of the nearest water identified in paragraphs (1)(i) through (iii) of this definition. Functions relevant to the significant nexus evaluation are the following:
(A) Sediment trapping,
(B) Nutrient recycling,
(C) Pollutant trapping, transformation, filtering, and transport,
(D) Retention and attenuation of flood waters,
(E) Runoff storage,
(F) Contribution of flow,
(G) Export of organic matter,
(H) Export of food resources, and
(I) Provision of life cycle dependent aquatic habitat (such as foraging, feeding, nesting, breeding, spawning, or use as a nursery area) for species located in a water identified in paragraphs (1)(i) through (iii) of this definition.
(vi) Ordinary high water mark. The term ordinary high water mark means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

WATER RESOURCE SUMMARY

The wetland boundaries were plotted on a map of the site and the areas were digitally calculated. (See the Delineation Map in Appendix B.) The following tables show a breakdown of the wetland, pond and stream areas.

Table 1. Extent of Water Resources - WETLANDS

Wetland Label	Area (ac)	Wetland Plant Cover	Surrounding Plant Cover	Relation to Stream+
W-A	1.67	Herbaceous	Forested	(I)
W-B	0.03	Herbaceous	Forested	(I)
Total	**1.70**			

*J = Jurisdictional; I = Isolated

FINDINGS

1.70 acres of **wetland** are present on the study site. W-A is a relatively high quality Category 2 wetland system. W-B is a small heavily modified depressional wetland, likely Category 1.

REGULATORY OVERVIEW

A Section 404 permit is required to authorize the placement of any fill into Jurisdictional Waters of the U.S., including wetlands. If the project meets specific criteria, a Nationwide Permit may be applicable for the project. For instance, Nationwide Permit #29 can be used for residential developments and authorizes the loss of up to 1/2 an acre of waters of the U.S. including wetlands and, as currently limited in the State of Ohio; no more than 200 lineal feet of intermittent or perennial stream. For projects that have impacts over these levels, an individual permit may be required by the USACE and/or the OEPA.

Coordination with other governmental agencies may also be necessary to obtain a permit. This may include archaeological analysis with the State Historical Protection Office and evaluations for endangered species with the U.S. Fish and Wildlife. Because of the wooded area on this site, an Indiana bat habitat survey may need to be done. Other endangered species may also need to be evaluated in relation to developing this site.

In cases where the Water resources are isolated or not regulated, coordination with The OhioEPA may be required for any "Isolated" wetland impacts.

This wetland delineation will be supported by Flickinger Geoservices Group for five (5) years from the date of this wetland delineation or date of verification letter from the U.S. Army Corps of Engineers, whichever is later.

I hope the preceding information will be of help to you. Please feel free to contact me with any questions you may have concerning this report. FLICKINGER GEOSERVICES GROUP,LTD., looks forward to further serving you in the future.

Sincerely,

Erik A. Flickinger

Erik Flickinger

Flickinger Geoservices Group, ltd.

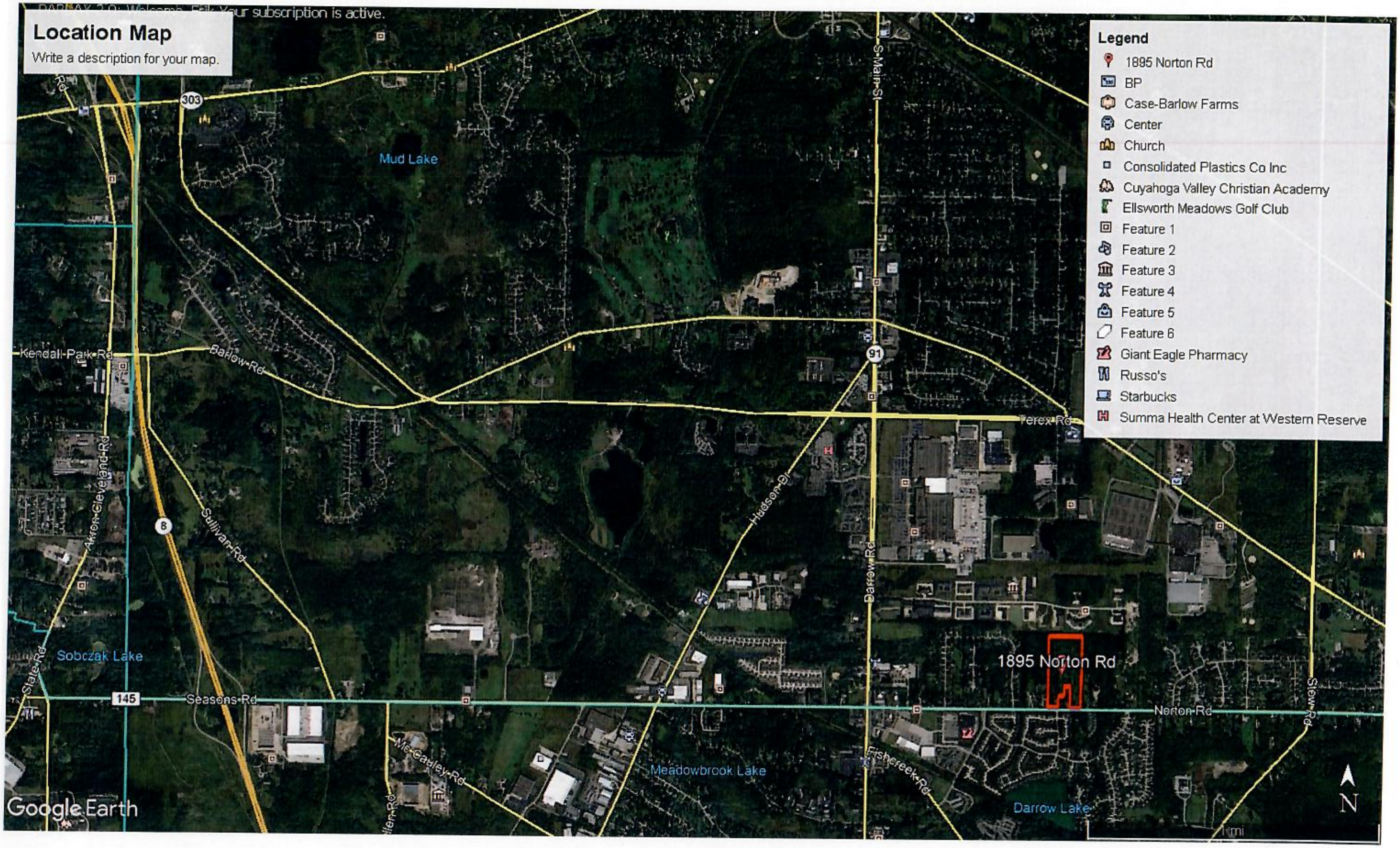
SOURCES

Andreas, Barbara K., 1989. The Vascular Flora of the Glaciated Allegheny Plateau Region of Ohio. Ohio Biol. Surv. Bull. New Series Vol. 8 No. 1 viii + 191 p.

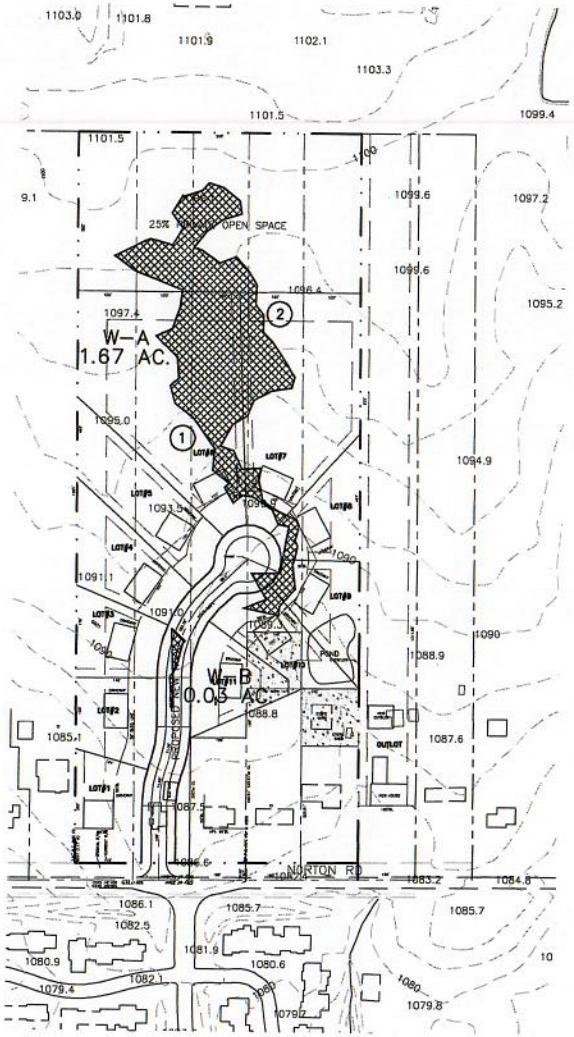
Army Corps of Engineers Wetland Delineation Manual, 1987. *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*. Cooperative Technical Publication, Washington D.C.

Kollmorgen Corp., 1988. *Munsell Soil Color Charts and Supplementary Gley Color Charts.* Baltimore, MD.

APPENDIX A


Location Map
Write a description for your map.
Legend
1895 Norton Rd
BP
Case-Barlow Farms
Center
Church
Consolidated Plastics Co Inc
Cuyahoga Valley Christian Academy
Ellsworth Meadows Golf Club
Feature 1
Feature 2
Feature 3
Feature 4
Feature 5
Feature 6
Giant Eagle Pharmacy
Russo's
Starbucks
Summa Health Center at Western Reserve
Mud Lake
S-Main-St
Kendall-Park-Rd
Barlow-Rd
Akron-Cleveland-Rd
Sullivan-Rd
Hudson-Dr
Darrow-Rd
Terex-Rd
Stow-Rd
Norton-Rd
Seasons-Rd
McCauley-Rd
Fishcreek-Rd
State-Rd
Sobczak Lake
Meadowbrook Lake
Darrow Lake
1895 Norton Rd
303
91
8
145
N
mi
Google Earth

APPENDIX B



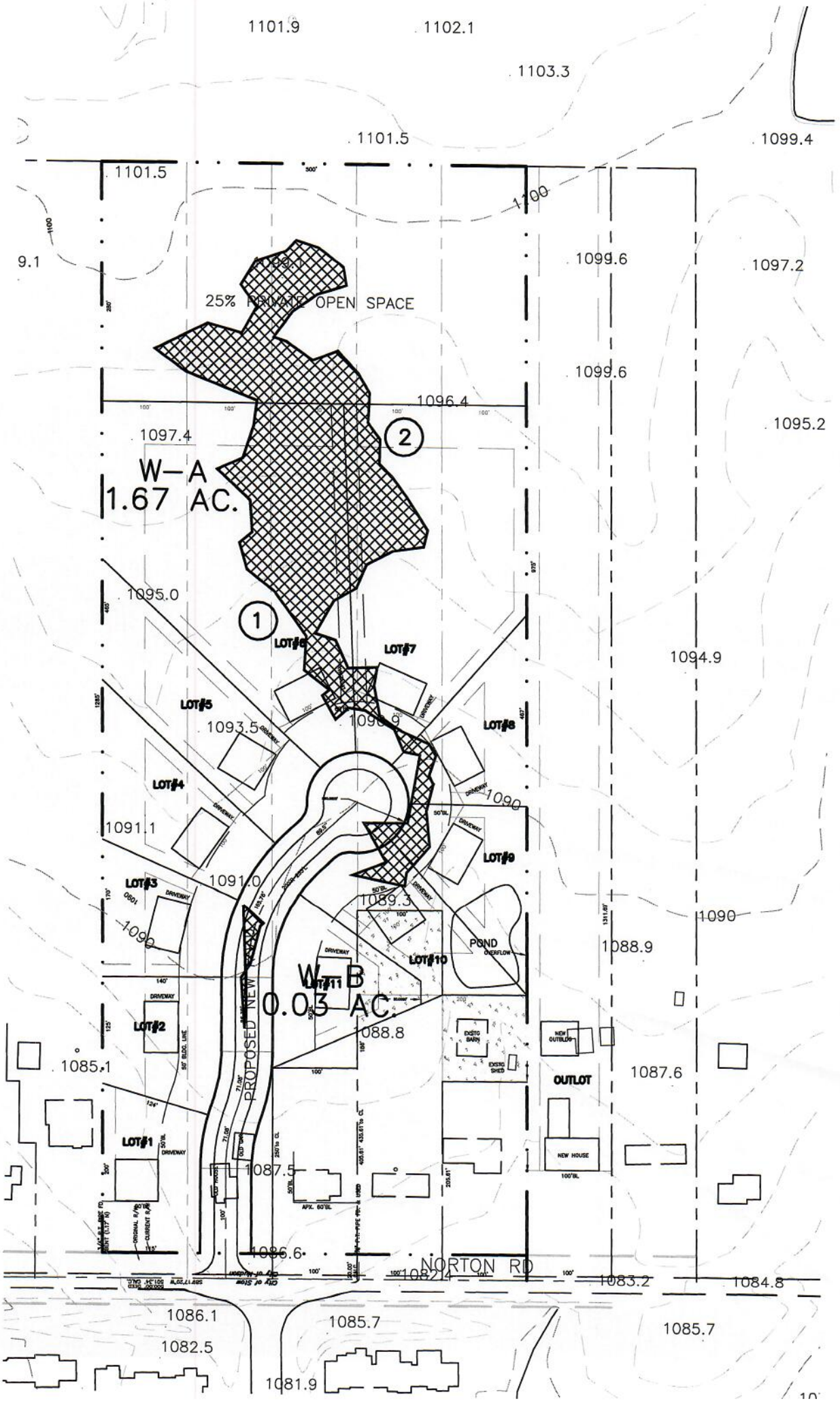
NORTH

SCALE
0' 100' 200'

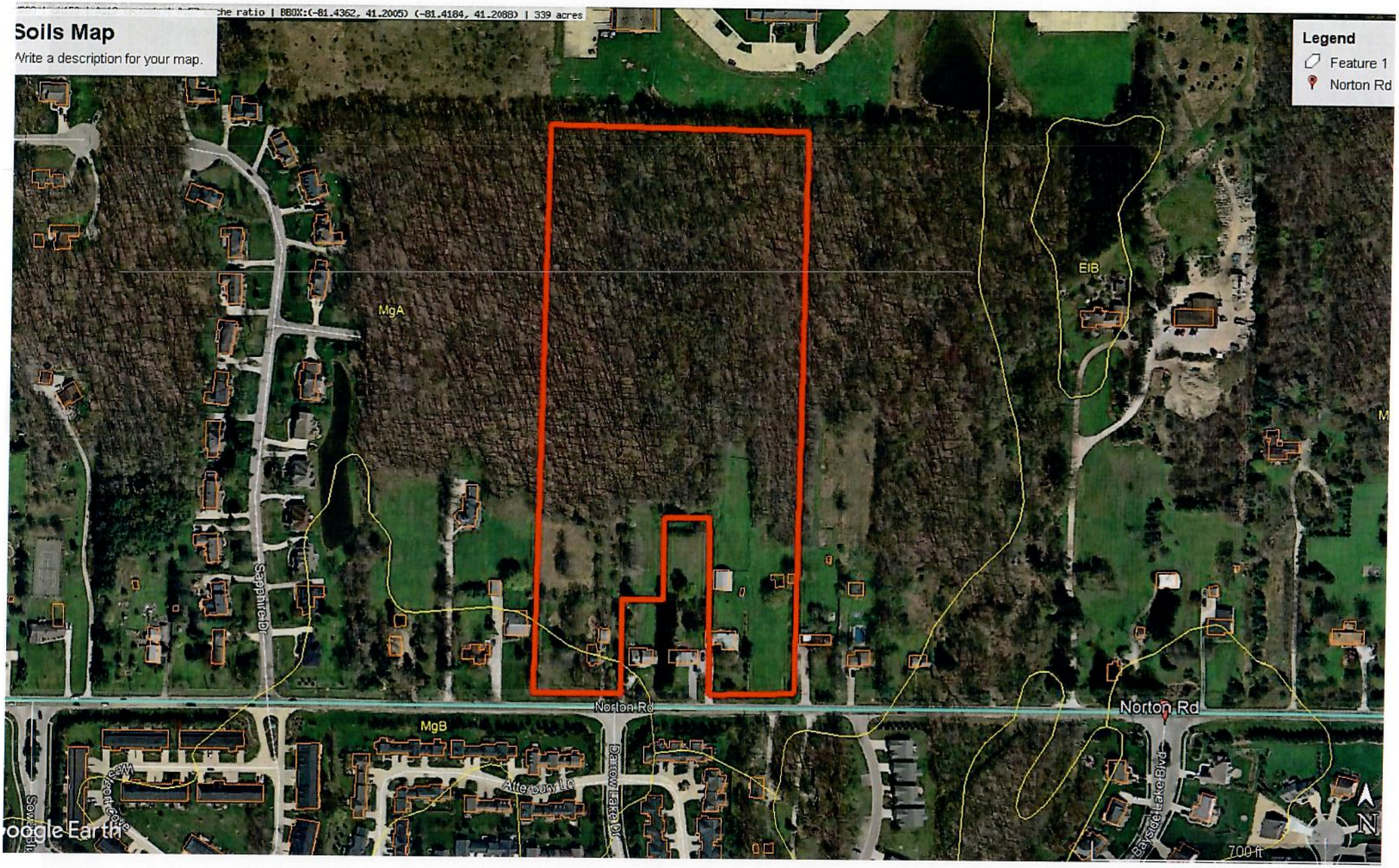
(7) SAMPLE POINT
WETLAND AREA = 1.70 ACRES
LINEAR WETLANDS = L.F., AC.
STREAMS = L.F.

Provided that site conditions, methodology or criteria remain constant, these findings will be supported by Flickinger Geoservices Group for five years from the date of this map or verification letter from USACE, whichever is later.

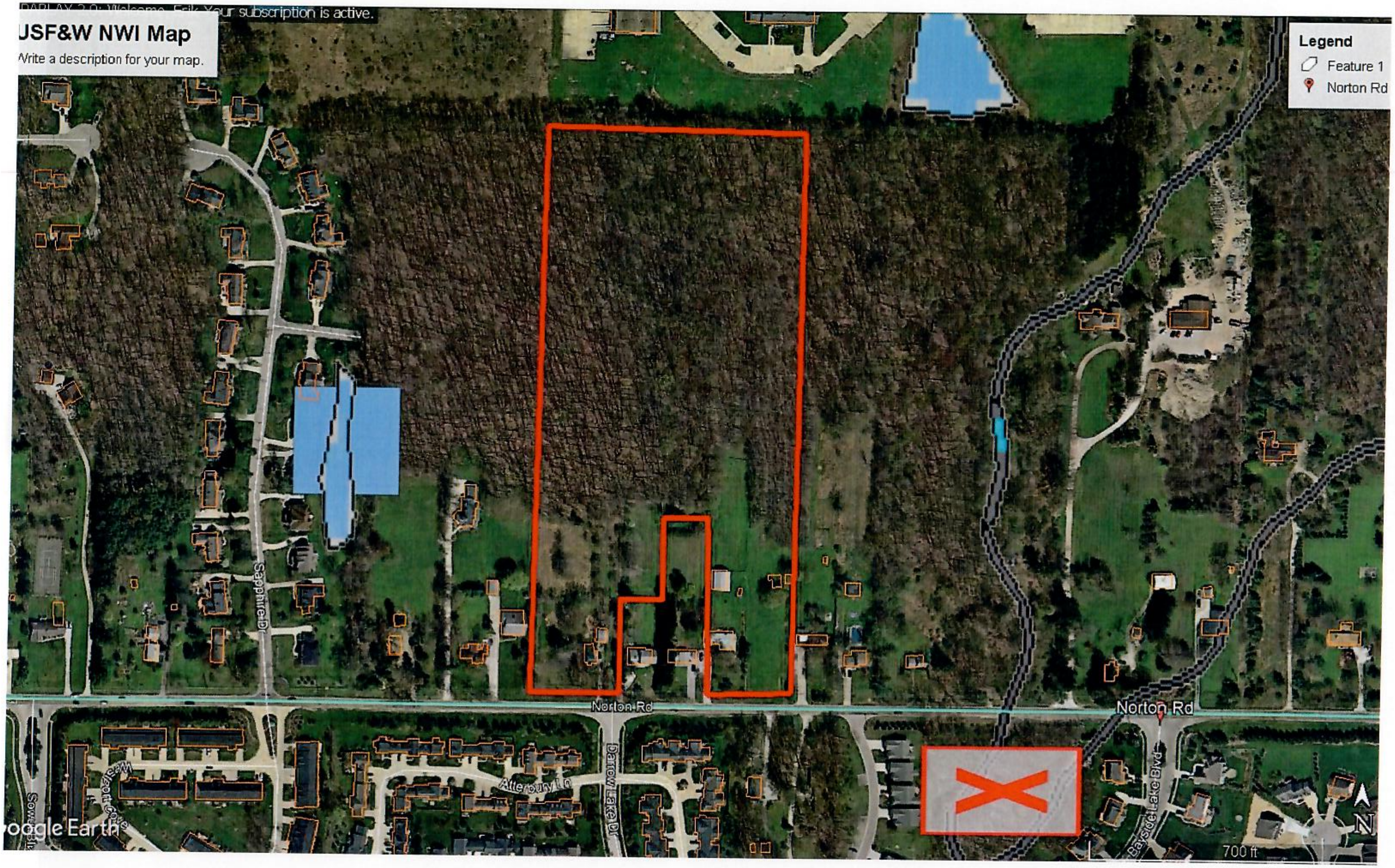
CLIENT: LDA BUILDERS	
PROJECT: 1895 NORTON RD.	
TITLE: WETLAND DELINEATION	
SCALE: 1" = 100'	DATE: 7/29/2020
- PREPARED BY - FLICKINGER GEOSERVICES GROUP	JOB no. –
2063 WILLIAMSTON COURT AKRON, OHIO 44313 (330) 931-9124	DWG. FILE NORTON RD-1(M), NORTON ROAD DEVELOPMENT
	SHT. no. 1 of 1


1101.9
1102.1
1103.3
1101.5
1099.4
1101.5
1100
9.1
1099.6
1097.2
25% PRIVATE OPEN SPACE
1099.6
1096.4
1095.2
1097.4
2
W-A
1.67 AC.
1095.0
1
LOT#6
LOT#7
1094.9
LOT#5
1093.5
1090.9
LOT#8
LOT#4
1090
1091.1
LOT#9
1091.0
LOT#3
1089.3
1090
1090
POND
OVERFLOW
1088.9
LOT#10
W-B
LOT#11
0.03 AC.
PROPOSED NEW ROAD
LOT#2
1088.8
EXSTG BARN
EXSTG SHED
NEW OUTLOT
1085.1
1087.6
OUTLOT
LOT#1
NEW HOUSE
100'BL
1087.5
APX. 60'BL
1086.6
NORTON RD
1082.4
1083.2
1084.8
1086.1
1085.7
1085.7
1082.5
1081.9

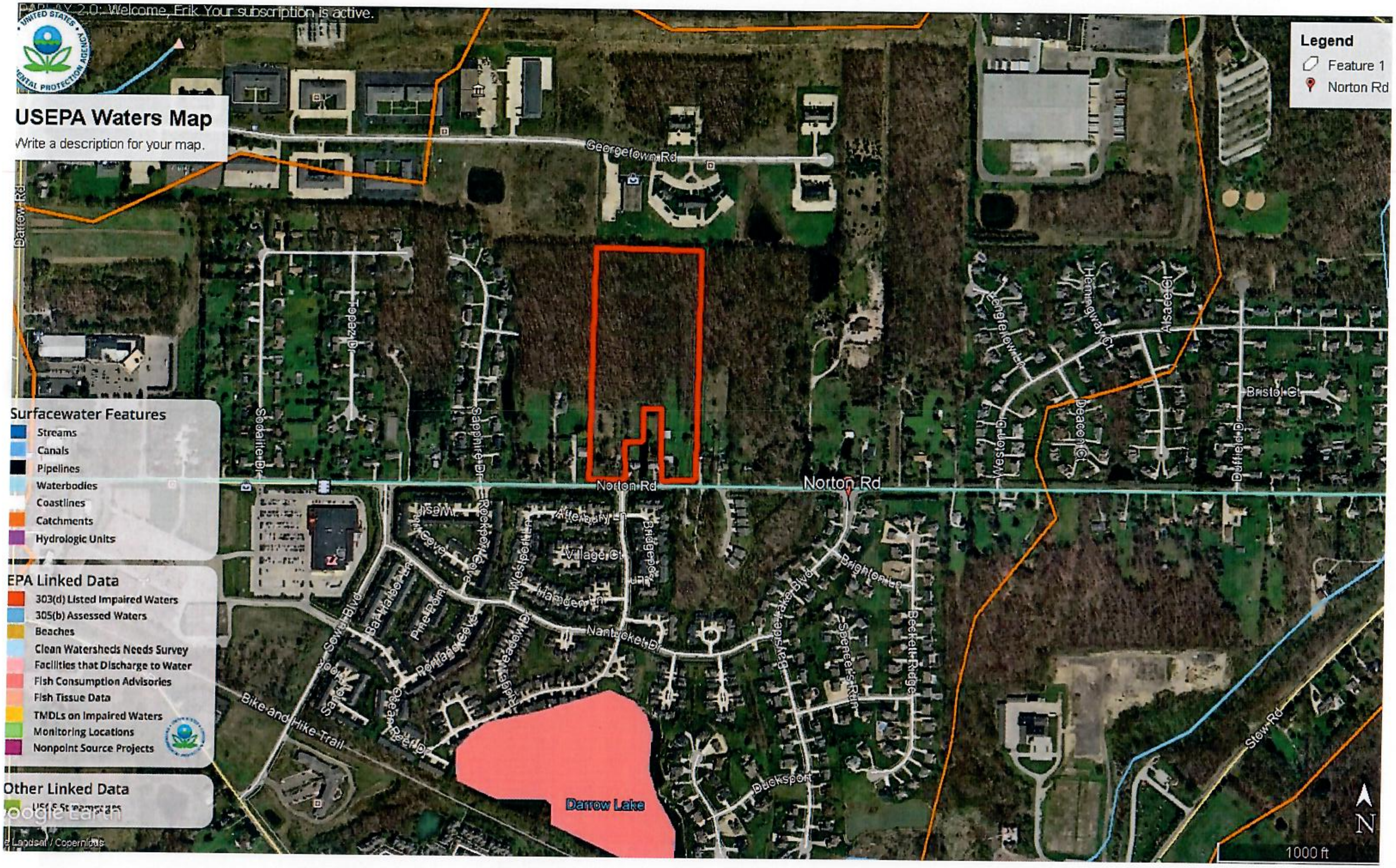
APPENDIX C


Soils Map
Write a description for your map.
che ratio | BBOX:(-81.4362, 41.2005) (-81.4184, 41.2088) | 339 acres
Legend
Feature 1
Norton Rd
MgA
EIB
MgB
Sapphire Dr
Norton Rd
Norton Rd
Derrow Lake Dr
Bayside Lake Blvd
Google Earth
700 ft
N

APPENDIX D


USF&W NWI Map
Write a description for your map.
Your subscription is active.
Legend
Feature 1
Norton Rd
Sapphire Dr
Norton Rd
Norton Rd
Darrow Lake Dr
Atterbury Ln
Bayside Lake Blvd
Google Earth
700 ft
N

APPENDIX E



USEPA Waters Map
Write a description for your map.
Legend
Feature 1
Norton Rd
Surfacewater Features
Streams
Canals
Pipelines
Waterbodies
Coastlines
Catchments
Hydrologic Units
EPA Linked Data
303(d) Listed Impaired Waters
305(b) Assessed Waters
Beaches
Clean Watersheds Needs Survey
Facilities that Discharge to Water
Fish Consumption Advisories
Fish Tissue Data
TMDLs on Impaired Waters
Monitoring Locations
Nonpoint Source Projects
Other Linked Data
Georgetown Rd
Norton Rd
Darrow Lake
Darrow Rd
Bike and Hike Trail
Stow Rd
Topaz Dr
Sodalite Dr
Sapphire Dr
Hemingway Ct
Alsace Ct
Bristol Ct
Deacon Ct
Weston Dr
Duffield Dr
Longfellow Ln
Bridgeport
Village Ct
Nantucket Dr
Bayside Lake Blvd
Spencers Run
Beckett Ridge
Ducksport
Seasons Blvd
1000 ft

APPENDIX F

Sample Point Evaluation - Northcentral and Northeast Region

Project:	1895 Norton Road	**State:**	Ohio	**Sample point 1**
Client:	LDA Builders	**County:**	Summit	
File Number:	916	**City:**	Hudson	
Determined By:	Erik Flickinger	**Weather Conditions:**	85 Sunny	
Data Collected By:	Erik Flickinger	**Sample Date:**	6/8/2020	
Landform:	Glaciated Alleghenny Plateau	**Local Relief:**	Rolling	
Latitude:	41.204918	**Longitude:**	81.427934	
Soil Map Unit Name with Slope (%):	MgB, Mahoning Silt Loam, 0-2% slopes			
NWI Classification:				
Are climatic / hydrologic conditions on the site typical for this time of year?			**Yes**	
Are "Normal Conditions" present?			**Yes**	
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **significantly disturbed?**
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **naturally problematic?**

WETLAND DETERMINATION

No	Wetland Hydrology Present?	**No**	**Sample Point Within a Wetland?**
Yes	Hydric Soils Present?	If yes, optional Wetland Site ID:	
No	Hydrophytic Vegetation Present?		

HYDROLOGY:

Primary Indicators Present:				**Secondary Indicators Present:**	
No	Surface Water? (A1)	**No**	Sparsely Vegetated Concave Surface? (B8)	**No**	Surface Soil Cracks? (B6)
No	High Water Table? (A2)	**No**	Water-Stained Leaves? (B9)	**No**	Drainage Patterns? (B10)
No	Saturation? (A3)	**No**	Aquatic Fauna? (B13)	**No**	Moss Trim Lines? (B16)
No	Water Marks? (B1)	**No**	Marl Deposits? (B15)	**No**	Dry-season water table? (C2)
No	Sediment Deposits? (B2)	**No**	Hydrogen Sulfide Odor? (C1)	**No**	Crayfish Burrows? (C8)
No	Drift Deposits? (B3)	**No**	Oxidized Rhizospheres on Living Roots? (C3)	**No**	Saturation Visible on Areial? (C9)
No	Algal Mat or Crust? (B4)	**No**	Presence of Reduced Iron? (C4)	**No**	Stunted or Stressed Plants? (D1)
No	Iron Deposits? (B5)	**No**	Recent Iron Reduction in Tilled Soils? (C6)	**No**	Geomorphic Position? (D2)
No	Inundation on Aerial? (B7)	**No**	Thin Muck Surface? (C7)	**No**	Shallow Aquitard? (D3)
				No	Microtopographic Relief? (D4)
				No	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	**No**	Depth (inches):	
Water Table Present?	**No**	Depth (inches):	
Saturation Present?	**No**	Depth (inches):	

Wetland Hydrology Present? **No**

Remarks:

SOILS:

Profile Description:

Matrix			Redox Features				
Depth (inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture
12	10yr3/2		10yr4/5	20			

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

SOILS:

Sample point 1

Hydric Soil Indicators			
No	Histosol? (A1)	No	Stripped Matrix? (S6)
No	Histic Epipedon? (A2)	No	Dark Surface? (S7) (**LRR R, MLRA 149B**)
No	Black Histic? (A3)	Yes	Polyvalue Below Surface? (S8) (**LRR R, MLRA 149B**)
No	Hydrogen Sulfide? (A4)	No	Thin Dark Surface? (S9) (**LRR R, MLRA 149B**)
No	Stratified Layers? (A5)	No	Loamy Mucky Mineral? (F1) (**LRR K, L**)
No	Depleted Below Dark Surface? (A11)	No	Loamy Gleyed Matrix? (F2)
No	Thick Dark Surface? (A12)	No	Depleted Matrix? (F3)
No	Sandy Mucky Mineral? (S1)	No	Redox Dark Surface? (F6)
No	Sandy Gleyed Matrix? (S4)	No	Depleted Dark Surface? (F7)
No	Sandy Redox? (S5)	No	Redox Depresssions? (F8)
Indicators for Problematic Hydric Soils[3]:			
No	2 cm Muck? (A10) (**LRR K, L, MLRA 149B**)	No	Iron-Manganese Masses? (F12) (**LRR K, L, R**)
No	Coast Prairie Redox? (A16) (**LRR K, L, R**)	No	Piedmont Floodplain Soils? (F19) (**MLRA 149B**)
No	5 cm Mucky Peat or Peat? (S3) (**LRR K, L, R**)	No	Mesic Spodic? (TA6) (**MLRA 144A, 145, 149B**)
No	Dark Surface? (S7) (**LRR K, L**)	No	Red Parent Material? (TF2)
No	Polyvalue Below Surface? (S8) (**LRR K, L**)	No	Very Shallow Dark Surface? (TF12)
No	Thin Dark Surface? (S9) (**LRR K, L**)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):		Remarks:
Type: _____	**Hydric Soils Present?** **Yes**	
Depth (inches): _____		

VEGETATION:

Tree Stratum (Plot Size: 30ft. radius)		Absolute % Cover	Dominant Species?	Indicator Status
1.	*Acer rubrum*	20	**Yes**	FAC
2.	*Acer sacharum*	30	**Yes**	FACU
3.	*Acer sacharinum*	10	**No**	FACW
4.	*Fagus grandifolia*	20	**Yes**	FACU
5.	*Populous deltoides*		**No**	FAC
6.	*Quercus palustrus*		**No**	FACW
		80	= Total Cover	
Sapling/Shrub Stratum (Plot Size: 15ft. radius)				
1.	*Lindera benzoin*	10	**Yes**	FACW
2.	*Carpinus caroliniana*	10	**Yes**	FAC
3.	*Rosa multiflora*	5	**No**	FACU
4.	*Crategus crus-galli*	10	**Yes**	FACU
5.			**No**	
		35	= Total Cover	
Herb Stratum (Plot Size: 5ft. radius)				
1.	*Impatiens capensis*	20	**Yes**	FACW
2.	*Parthenocissus Quinquefolia*	30	**Yes**	FACU
3.	*Toxicadendron radicans*	20	**Yes**	FAC
4.	*Podophyllum peltatum*	10	**No**	FACU
5.	*Leersia oryzoides*		**Yes**	OBL
6.	*Glyceria striata*		**No**	OBL
7.			**No**	
8.			**No**	
9.			**No**	
10.			**No**	
		80	= Total Cover	
Woody Vine Stratum (Plot Size: 30ft. radius)				
1.			**No**	
2.			**No**	
		0	= Total Cover	

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	6	(A)
Total Number of Dominant Species Across All Strata:	10	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	60	(A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	1	0
FACW Species	40	2	80
FAC Species	50	3	150
FACU Species	105	4	420
UPL Species	0	5	0
Column Totals (A)	195	(B)	650
		Prevalence Index = B/A =	3.333333333

Hydrophytic Vegetation Indicators:

No	Rapid Test for Hydrophytic Vegetation
Yes	Dominance Test is > 50%
No	Prevalence Index is ≤ 3.0[1]
No	Morphological Adaptations[1]
No	Problematic Hydrophytic Vegetation[1]

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **No**

Sample Point Evaluation - Northcentral and Northeast Region

Project:	1895 Norton Road	**State:**	Ohio	**Sample point 1W**
Client:	LDA Builders	**County:**	Summit	
File Number:	916	**City:**	Hudson	
Determined By:	Erik Flickinger	**Weather Conditions:**	85 Sunny	
Data Collected By:	Erik Flickinger	**Sample Date:**	6/8/2020	
Landform:	Glaciated Alleghenny Plateau	**Local Relief:**	Rolling	
Latitude:	41.204918	**Longitude:**	81.427934	
Soil Map Unit Name with Slope (%):	MgB, Mahoning Silt Loam, 0-2% slopes			
NWI Classification:	PFEM!Y			
Are climatic / hydrologic conditions on the site typical for this time of year?	**Yes**			
Are "Normal Conditions" present?	**Yes**			
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **significantly disturbed?**
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **naturally problematic?**

WETLAND DETERMINATION

Yes	Wetland Hydrology Present?	**Yes**	**Sample Point Within a Wetland?**
Yes	Hydric Soils Present?	If yes, optional Wetland Site ID:	W-A, 1.670 ac
Yes	Hydrophytic Vegetation Present?		

HYDROLOGY:

Primary Indicators Present:				**Secondary Indicators Present:**	
No	Surface Water? (A1)	**Yes**	Sparsely Vegetated Concave Surface? (B8)	**No**	Surface Soil Cracks? (B6)
No	High Water Table? (A2)	**No**	Water-Stained Leaves? (B9)	**Yes**	Drainage Patterns? (B10)
Yes	Saturation? (A3)	**No**	Aquatic Fauna? (B13)	**No**	Moss Trim Lines? (B16)
Yes	Water Marks? (B1)	**No**	Marl Deposits? (B15)	**No**	Dry-season water table? (C2)
Yes	Sediment Deposits? (B2)	**No**	Hydrogen Sulfide Odor? (C1)	**No**	Crayfish Burrows? (C8)
Yes	Drift Deposits? (B3)	**No**	Oxidized Rhizospheres on Living Roots? (C3)	**Yes**	Saturation Visible on Areial? (C9)
No	Algal Mat or Crust? (B4)	**No**	Presence of Reduced Iron? (C4)	**No**	Stunted or Stressed Plants? (D1)
No	Iron Deposits? (B5)	**No**	Recent Iron Reduction in Tilled Soils? (C6)	**Yes**	Geomorphic Position? (D2)
Yes	Inundation on Aerial? (B7)	**No**	Thin Muck Surface? (C7)	**No**	Shallow Aquitard? (D3)
				Yes	Microtopographic Relief? (D4)
				Yes	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	**No**	Depth (inches):		**Wetland Hydrology Present?** **Yes**
Water Table Present?	**No**	Depth (inches):		
Saturation Present?	**Yes**	Depth (inches):	surface	

Remarks:

SOILS:

Profile Description:

Matrix			Redox Features				
Depth (inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture
12	10yr3/1						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

SOILS:

Sample point 1W

Hydric Soil Indicators			
No	Histosol? (A1)	Yes	Stripped Matrix? (S6)
No	Histic Epipedon? (A2)	Yes	Dark Surface? (S7) (**LRR R, MLRA 149B**)
No	Black Histic? (A3)	Yes	Polyvalue Below Surface? (S8) (**LRR R, MLRA 149B**)
No	Hydrogen Sulfide? (A4)	No	Thin Dark Surface? (S9) (**LRR R, MLRA 149B**)
No	Stratified Layers? (A5)	No	Loamy Mucky Mineral? (F1) (**LRR K, L**)
No	Depleted Below Dark Surface? (A11)	No	Loamy Gleyed Matrix? (F2)
No	Thick Dark Surface? (A12)	Yes	Depleted Matrix? (F3)
No	Sandy Mucky Mineral? (S1)	No	Redox Dark Surface? (F6)
No	Sandy Gleyed Matrix? (S4)	No	Depleted Dark Surface? (F7)
No	Sandy Redox? (S5)	No	Redox Depresssions? (F8)
Indicators for Problematic Hydric Soils[3]:			
No	2 cm Muck? (A10) (**LRR K, L, MLRA 149B**)	No	Iron-Manganese Masses? (F12) (**LRR K, L, R**)
No	Coast Prairie Redox? (A16) (**LRR K, L, R**)	No	Piedmont Floodplain Soils? (F19) (**MLRA 149B**)
No	5 cm Mucky Peat or Peat? (S3) (**LRR K, L, R**)	No	Mesic Spodic? (TA6) (**MLRA 144A, 145, 149B**)
No	Dark Surface? (S7) (**LRR K, L**)	No	Red Parent Material? (TF2)
No	Polyvalue Below Surface? (S8) (**LRR K, L**)	No	Very Shallow Dark Surface? (TF12)
No	Thin Dark Surface? (S9) (**LRR K, L**)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes**

Remarks:

VEGETATION:

Tree Stratum (Plot Size: 30ft. radius)		Absolute % Cover	Dominant Species?	Indicator Status
1.	*Acer rubrum*	40	**Yes**	FAC
2.	*Acer sacharum*		**Yes**	FACU
3.	*Acer sacharinum*	10	**No**	FACW
4.	*Fagus grandifolia*		**No**	FACU
5.	*Populous deltoides*	20	**Yes**	FAC
6.	*Quercus palustrus*	10	**No**	FACW
		80	= Total Cover	
Sapling/Shrub Stratum (Plot Size: 15ft. radius)				
1.	*Lindera benzoin*	40	**Yes**	FACW
2.	*Carpinus caroliniana*	10	**Yes**	FAC
3.	*Rosa multiflora*	5	**No**	FACU
4.	*Crategus crus-galli*	10	**No**	FACU
5.			**No**	
		65	= Total Cover	
Herb Stratum (Plot Size: 5ft. radius)				
1.	*Impatiens capensis*	20	**Yes**	FACW
2.	*Parthenocissus Quinquefolia*		**No**	FACU
3.	*Toxicadendron radicans*	20	**Yes**	FAC
4.	*Podophyllum peltatum*		**No**	FACU
5.	*Leersia oryzoides*		**No**	OBL
6.	*Glyceria striata*	20	**Yes**	OBL
7.	*Carex crinita*	20	**Yes**	OBL
8.			**No**	
9.			**No**	
10.			**No**	
		80	= Total Cover	
Woody Vine Stratum (Plot Size: 30ft. radius)				
1.			**No**	
2.			**No**	
		0	= Total Cover	

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	8	(A)
Total Number of Dominant Species Across All Strata:	9	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	88.889	(A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL Species	40	1	40
FACW Species	80	2	160
FAC Species	90	3	270
FACU Species	15	4	60
UPL Species	0	5	0
Column Totals (A)	225	(B)	530
		Prevalence Index = B/A =	2.355555556

Hydrophytic Vegetation Indicators:

No	Rapid Test for Hydrophytic Vegetation
Yes	Dominance Test is > 50%
Yes	Prevalence Index is ≤ 3.0[1]
No	Morphological Adaptations[1]
No	Problematic Hydrophytic Vegetation[1]

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes**

Sample Point Evaluation - Northcentral and Northeast Region

Project:	1895 Norton Road	**State:**	Ohio	**Sample point 2**
Client:	LDA Builders	**County:**	Summit	
File Number:	916	**City:**	Hudson	
Determined By:	Erik Flickinger	**Weather Conditions:**	85 Sunny	
Data Collected By:	Erik Flickinger	**Sample Date:**	6/8/2020	
Landform:	Glaciated Alleghenny Plateau	**Local Relief:**	Rolling	
Latitude:	41.205452	**Longitude:**	81.427236	
Soil Map Unit Name with Slope (%):	MgB, Mahoning Silt Loam, 0-2% slopes			
NWI Classification:				
Are climatic / hydrologic conditions on the site typical for this time of year?			**Yes**	
Are "Normal Conditions" present?			**Yes**	
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **significantly disturbed?**
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **naturally problematic?**

WETLAND DETERMINATION

No	Wetland Hydrology Present?	**No**	**Sample Point Within a Wetland?**
Yes	Hydric Soils Present?	If yes, optional Wetland Site ID:	
No	Hydrophytic Vegetation Present?		

HYDROLOGY:

Primary Indicators Present:				**Secondary Indicators Present:**	
No	Surface Water? (A1)	**No**	Sparsely Vegetated Concave Surface? (B8)	**No**	Surface Soil Cracks? (B6)
No	High Water Table? (A2)	**No**	Water-Stained Leaves? (B9)	**No**	Drainage Patterns? (B10)
No	Saturation? (A3)	**No**	Aquatic Fauna? (B13)	**No**	Moss Trim Lines? (B16)
No	Water Marks? (B1)	**No**	Marl Deposits? (B15)	**No**	Dry-season water table? (C2)
No	Sediment Deposits? (B2)	**No**	Hydrogen Sulfide Odor? (C1)	**No**	Crayfish Burrows? (C8)
No	Drift Deposits? (B3)	**No**	Oxidized Rhizospheres on Living Roots? (C3)	**No**	Saturation Visible on Areial? (C9)
No	Algal Mat or Crust? (B4)	**No**	Presence of Reduced Iron? (C4)	**No**	Stunted or Stressed Plants? (D1)
No	Iron Deposits? (B5)	**No**	Recent Iron Reduction in Tilled Soils? (C6)	**No**	Geomorphic Position? (D2)
No	Inundation on Aerial? (B7)	**No**	Thin Muck Surface? (C7)	**No**	Shallow Aquitard? (D3)
				No	Microtopographic Relief? (D4)
				No	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	**No**	Depth (inches):	
Water Table Present?	**No**	Depth (inches):	
Saturation Present?	**No**	Depth (inches):	

Wetland Hydrology Present? **No**

Remarks:

SOILS:

Profile Description:

Matrix			Redox Features				
Depth (inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture
12	10yr3/2		10yr4/5	20			

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

SOILS:

Sample point 2

Hydric Soil Indicators			
No	Histosol? (A1)	No	Stripped Matrix? (S6)
No	Histic Epipedon? (A2)	No	Dark Surface? (S7) (**LRR R, MLRA 149B**)
No	Black Histic? (A3)	Yes	Polyvalue Below Surface? (S8) (**LRR R, MLRA 149B**)
No	Hydrogen Sulfide? (A4)	No	Thin Dark Surface? (S9) (**LRR R, MLRA 149B**)
No	Stratified Layers? (A5)	No	Loamy Mucky Mineral? (F1) (**LRR K, L**)
No	Depleted Below Dark Surface? (A11)	No	Loamy Gleyed Matrix? (F2)
No	Thick Dark Surface? (A12)	No	Depleted Matrix? (F3)
No	Sandy Mucky Mineral? (S1)	No	Redox Dark Surface? (F6)
No	Sandy Gleyed Matrix? (S4)	No	Depleted Dark Surface? (F7)
No	Sandy Redox? (S5)	No	Redox Depresssions? (F8)
Indicators for Problematic Hydric Soils[3]:			
No	2 cm Muck? (A10) (**LRR K, L, MLRA 149B**)	No	Iron-Manganese Masses? (F12) (**LRR K, L, R**)
No	Coast Prairie Redox? (A16) (**LRR K, L, R**)	No	Piedmont Floodplain Soils? (F19) (**MLRA 149B**)
No	5 cm Mucky Peat or Peat? (S3) (**LRR K, L, R**)	No	Mesic Spodic? (TA6) (**MLRA 144A, 145, 149B**)
No	Dark Surface? (S7) (**LRR K, L**)	No	Red Parent Material? (TF2)
No	Polyvalue Below Surface? (S8) (**LRR K, L**)	No	Very Shallow Dark Surface? (TF12)
No	Thin Dark Surface? (S9) (**LRR K, L**)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):		Remarks:
Type: _____ Depth (inches): _____	**Hydric Soils Present?** **Yes**	

VEGETATION:

Tree Stratum (Plot Size: 30ft. radius)		Absolute % Cover	Dominant Species?	Indicator Status
1.	*Acer rubrum*	20	**Yes**	FAC
2.	*Acer sacharum*	40	**Yes**	FACU
3.	*Acer sacharinum*		**No**	FACW
4.	*Fagus grandifolia*	20	**Yes**	FACU
5.	*Populous deltoides*		**No**	FAC
6.	*Quercus palustrus*		**No**	FACW
		80	= Total Cover	
Sapling/Shrub Stratum (Plot Size: 15ft. radius)				
1.	*Lindera benzoin*	20	**Yes**	FACW
2.	*Carpinus caroliniana*	5	**Yes**	FAC
3.	*Rosa multiflora*	10	**Yes**	FACU
4.	*Crategus crus-galli*		**No**	FACU
5.			**No**	
		35	= Total Cover	
Herb Stratum (Plot Size: 5ft. radius)				
1.	*Impatiens capensis*		**No**	FACW
2.	*Parthenocissus Quinquefolia*	30	**Yes**	FACU
3.	*Toxicadendron radicans*	20	**Yes**	FAC
4.	*Podophyllum peltatum*	20	**Yes**	FACU
5.	*Leersia oryzoides*		**Yes**	OBL
6.	*Glyceria striata*		**No**	OBL
7.			**No**	
8.			**No**	
9.			**No**	
10.			**No**	
		70	= Total Cover	
Woody Vine Stratum (Plot Size: 30ft. radius)				
1.			**No**	
2.			**No**	
		0	= Total Cover	

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	5	(A)
Total Number of Dominant Species Across All Strata:	10	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	50	(A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL Species	0	1	0
FACW Species	20	2	40
FAC Species	45	3	135
FACU Species	120	4	480
UPL Species	0	5	0
Column Totals (A)	185	(B)	655
		Prevalence Index = B/A =	3.540540541

Hydrophytic Vegetation Indicators:

No	Rapid Test for Hydrophytic Vegetation
No	Dominance Test is > 50%
No	Prevalence Index is ≤ 3.0[1]
No	Morphological Adaptations[1]
No	Problematic Hydrophytic Vegetation[1]

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **No**

Sample Point Evaluation - Northcentral and Northeast Region

Project:	1895 Norton Road	**State:**	Ohio	**Sample point 2W**
Client:	LDA Builders	**County:**	Summit	
File Number:	916	**City:**	Hudson	
Determined By:	Erik Flickinger	**Weather Conditions:**	85 Sunny	
Data Collected By:	Erik Flickinger	**Sample Date:**	6/8/2020	
Landform:	Glaciated Alleghenny Plateau	**Local Relief:**	Rolling	
Latitude:	41.205452	**Longitude:**	81.427236	
Soil Map Unit Name with Slope (%):	MgB, Mahoning Silt Loam, 0-2% slopes			
NWI Classification:	PFEM!Y			
Are climatic / hydrologic conditions on the site typical for this time of year?	**Yes**			
Are "Normal Conditions" present?	**Yes**			
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **significantly disturbed?**
Are Vegetation	**No**	**, Soils**	**No**	**, or Hydrology No** **naturally problematic?**

WETLAND DETERMINATION

Yes	Wetland Hydrology Present?	**Yes**	**Sample Point Within a Wetland?**
Yes	Hydric Soils Present?	If yes, optional Wetland Site ID:	W-A, 1.67 ac
Yes	Hydrophytic Vegetation Present?		

HYDROLOGY:

Primary Indicators Present:				**Secondary Indicators Present:**	
No	Surface Water? (A1)	**Yes**	Sparsely Vegetated Concave Surface? (B8)	**No**	Surface Soil Cracks? (B6)
No	High Water Table? (A2)	**No**	Water-Stained Leaves? (B9)	**Yes**	Drainage Patterns? (B10)
Yes	Saturation? (A3)	**No**	Aquatic Fauna? (B13)	**No**	Moss Trim Lines? (B16)
Yes	Water Marks? (B1)	**No**	Marl Deposits? (B15)	**No**	Dry-season water table? (C2)
Yes	Sediment Deposits? (B2)	**No**	Hydrogen Sulfide Odor? (C1)	**No**	Crayfish Burrows? (C8)
Yes	Drift Deposits? (B3)	**No**	Oxidized Rhizospheres on Living Roots? (C3)	**Yes**	Saturation Visible on Areial? (C9)
No	Algal Mat or Crust? (B4)	**No**	Presence of Reduced Iron? (C4)	**No**	Stunted or Stressed Plants? (D1)
No	Iron Deposits? (B5)	**No**	Recent Iron Reduction in Tilled Soils? (C6)	**Yes**	Geomorphic Position? (D2)
Yes	Inundation on Aerial? (B7)	**No**	Thin Muck Surface? (C7)	**No**	Shallow Aquitard? (D3)
				Yes	Microtopographic Relief? (D4)
				Yes	FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	**No**	Depth (inches):		**Wetland Hydrology Present?** **Yes**
Water Table Present?	**No**	Depth (inches):		
Saturation Present?	**Yes**	Depth (inches):	surface	

Remarks:

SOILS:

Profile Description:

Matrix			Redox Features				
Depth (inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture
12	10yr3/1						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

SOILS:

Sample point 2W

Hydric Soil Indicators			
No	Histosol? (A1)	Yes	Stripped Matrix? (S6)
No	Histic Epipedon? (A2)	Yes	Dark Surface? (S7) (**LRR R, MLRA 149B**)
No	Black Histic? (A3)	Yes	Polyvalue Below Surface? (S8) (**LRR R, MLRA 149B**)
No	Hydrogen Sulfide? (A4)	No	Thin Dark Surface? (S9) (**LRR R, MLRA 149B**)
No	Stratified Layers? (A5)	No	Loamy Mucky Mineral? (F1) (**LRR K, L**)
No	Depleted Below Dark Surface? (A11)	No	Loamy Gleyed Matrix? (F2)
No	Thick Dark Surface? (A12)	Yes	Depleted Matrix? (F3)
No	Sandy Mucky Mineral? (S1)	No	Redox Dark Surface? (F6)
No	Sandy Gleyed Matrix? (S4)	No	Depleted Dark Surface? (F7)
No	Sandy Redox? (S5)	No	Redox Depresssions? (F8)
Indicators for Problematic Hydric Soils[3]:			
No	2 cm Muck? (A10) (**LRR K, L, MLRA 149B**)	No	Iron-Manganese Masses? (F12) (**LRR K, L, R**)
No	Coast Prairie Redox? (A16) (**LRR K, L, R**)	No	Piedmont Floodplain Soils? (F19) (**MLRA 149B**)
No	5 cm Mucky Peat or Peat? (S3) (**LRR K, L, R**)	No	Mesic Spodic? (TA6) (**MLRA 144A, 145, 149B**)
No	Dark Surface? (S7) (**LRR K, L**)	No	Red Parent Material? (TF2)
No	Polyvalue Below Surface? (S8) (**LRR K, L**)	No	Very Shallow Dark Surface? (TF12)
No	Thin Dark Surface? (S9) (**LRR K, L**)		

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soils Present? **Yes**

Remarks:

VEGETATION:

Tree Stratum (Plot Size: 30ft. radius)		Absolute % Cover	Dominant Species?	Indicator Status
1.	*Acer rubrum*	40	**Yes**	FAC
2.	*Acer sacharum*		**Yes**	FACU
3.	*Acer sacharinum*	10	**No**	FACW
4.	*Fagus grandifolia*		**No**	FACU
5.	*Populous deltoides*	20	**Yes**	FAC
6.	*Quercus palustrus*	10	**No**	FACW
		80	= Total Cover	
Sapling/Shrub Stratum (Plot Size: 15ft. radius)				
1.	*Lindera benzoin*	40	**Yes**	FACW
2.	*Carpinus caroliniana*	10	**Yes**	FAC
3.	*Rosa multiflora*	5	**No**	FACU
4.	*Crategus crus-galli*	10	**No**	FACU
5.			**No**	
		65	= Total Cover	
Herb Stratum (Plot Size: 5ft. radius)				
1.	*Impatiens capensis*		**No**	FACW
2.	*Parthenocissus Quinquefolia*		**No**	FACU
3.	*Toxicadendron radicans*	20	**Yes**	FAC
4.	*Podophyllum peltatum*		**No**	FACU
5.	*Leersia oryzoides*		**No**	OBL
6.	*Glyceria striata*	20	**Yes**	OBL
7.	*Carex crinita*	20	**Yes**	OBL
8.			**No**	
9.			**No**	
10.			**No**	
		60	= Total Cover	
Woody Vine Stratum (Plot Size: 30ft. radius)				
1.			**No**	
2.			**No**	
		0	= Total Cover	

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 87.5 (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL Species	40	1	40
FACW Species	60	2	120
FAC Species	90	3	270
FACU Species	15	4	60
UPL Species	0	5	0
Column Totals (A)	205	(B)	490

Prevalence Index = B/A = 2.390243902

Hydrophytic Vegetation Indicators:

No	Rapid Test for Hydrophytic Vegetation
Yes	Dominance Test is > 50%
Yes	Prevalence Index is ≤ 3.0[1]
No	Morphological Adaptations[1]
No	Problematic Hydrophytic Vegetation[1]

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes**

APPENDIX G

TMS Engineers, Inc.
Transportation Management Services
2112 Case Parkway South, #7 • Twinsburg, Ohio 44087
www.TMSEngineers.com

November 12, 2020

Mr. Tony Lundari
LDA Land Group, LLC
6683 Olde Eight Road
Peninsula, Ohio 44264

Re: Proposed Norton Road Residential Development
City of Hudson, Ohio
Trip Generation Analysis

TMS Engineers, Inc. has performed the following trip generation analysis for residential subdivision which is to be located in the City of Hudson, Ohio. The Norton Road development will be located north of Hudson Road and across the street from Darrow Lake Drive (see **Location Map, Figure 1**). The purpose of the trip generation analyses is to estimate the traffic that will be generated by the proposed subdivision. The site plan for the Norton Road development can be seen in **Figure 2**. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future driveway trips requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the residential subdivisions, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **"Trip Generation" Manual, Tenth Edition**.

The trip generation analyses utilized the Single Family Detached Housing land use (ITE Code 210) information. A copy of the trip generation worksheet for the Norton Road Development can be seen in the attached **Figure 3**.

Proposed Trip Generation Calculations

Based on the trip generation analysis described on the previous page, the table below shows the estimated generated traffic during the AM and PM peak hour for the proposed Norton Road subdivision based upon the national averages considering the number of dwelling units.

ITE TRIP GENERATION		Dwelling Units	TRIP ENDS	
ITE Code	Description		Weekday Peak Hour Between 7-9 AM	Weekday Peak Hour Between 4-6 PM
210	Single Family Detached Housing	11	13	12

The previous table shows that the proposed Norton Road residential subdivision is expected to generate a total of 13 trips in the AM peak hour and 12 trips in the PM peak hour.

It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed residential development should not have an impact on the surrounding street network system.

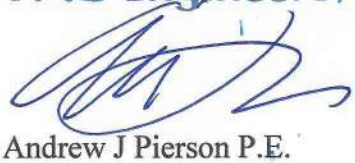
This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.

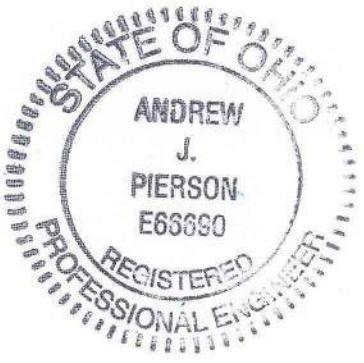
The Ohio Department of Transportation concedes that traffic impact studies are only necessary when the resulting trip increase is more than 60 trips per hour. This is stated in their **State Highway Access Management Manual**. Since these developments are both expected to generate less than 60 trips during either the AM and PM peak hours, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

TMS Engineers, Inc.

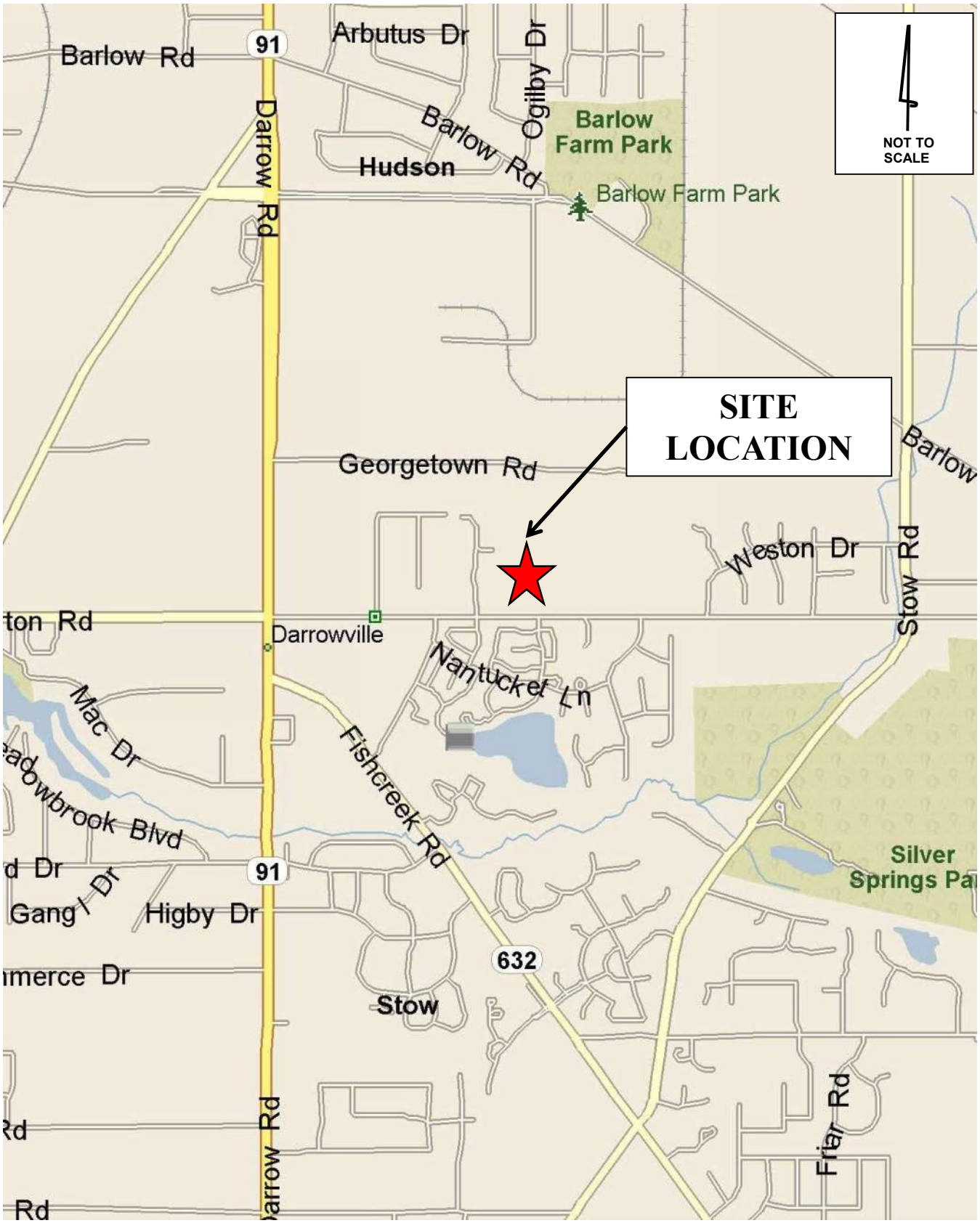




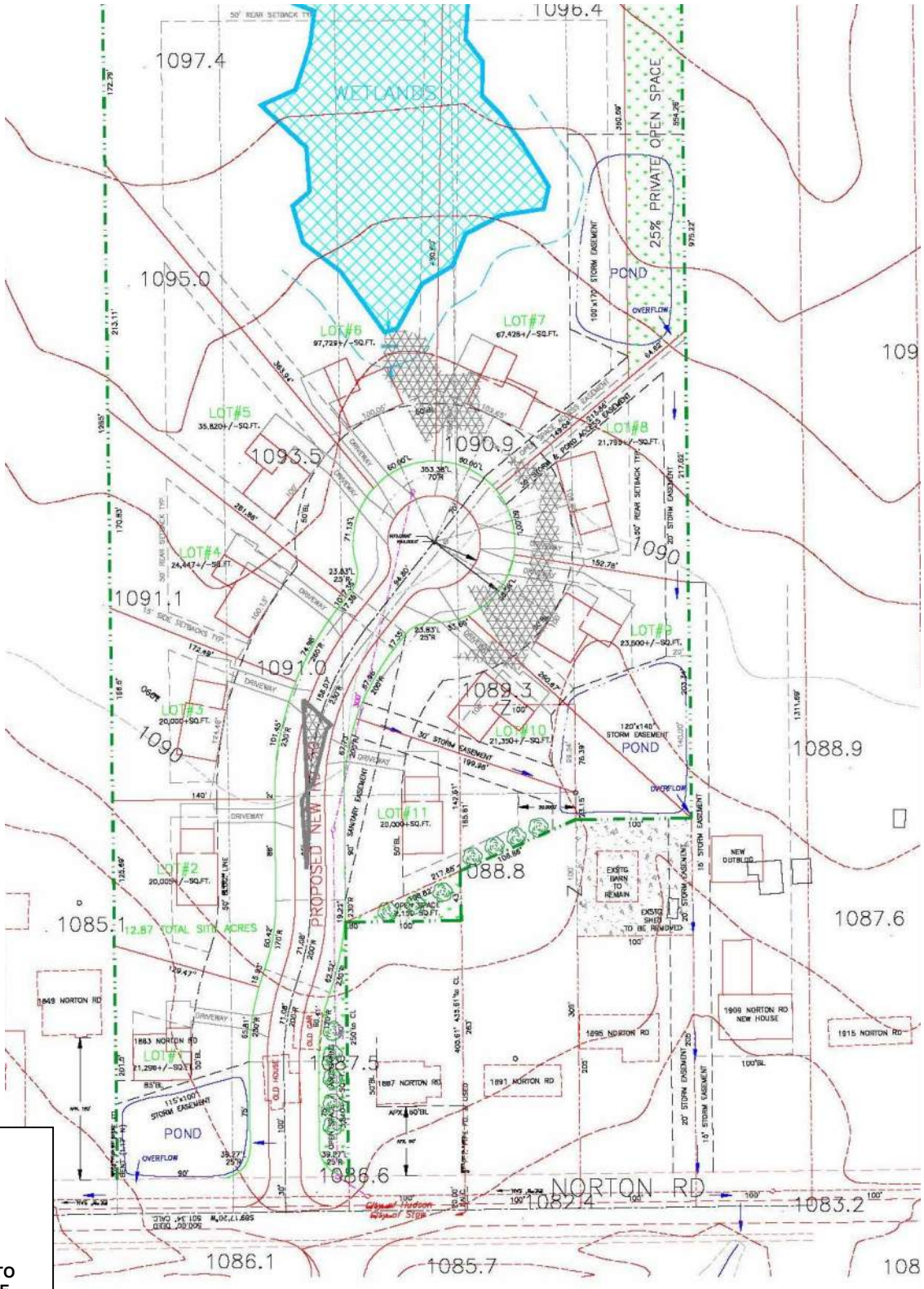
Andrew J Pierson P.E.
Senior Traffic Engineer

Attachments

FIGURES



TMS Engineers, Inc. Transportation Management Services 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	Norton Road Development Hudson, Ohio Trip Generation Analysis	Location Map	Figure 1 Attachment



TMS Engineers, Inc. Transportation Management Services 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	Norton Road Development Hudson, Ohio Trip Generation Analysis	Site Plan	Figure 3 Attachment

Single Family Detached Housing

ITE Code = 210

Date: 11/12/2020

Trip Generation based on: Dwelling Units

Size of Analysis Area: 11 Units

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Average Weekday 2-way Volume	12.41	3.70	1.00	136
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	0.29	0.00	1.00	3
7-9 AM Peak Hour Exit	0.95	0.00	1.00	10
7-9 AM Peak Hour Total	1.15	0.90	1.00	13
4-6 PM Peak Hour Enter	0.61	0.00	1.00	7
4-6 PM Peak Hour Exit	0.41	0.00	1.00	5
4-6 PM Peak Hour Total	1.11	1.05	1.00	12

The above rates were calculated from the equations shown below:

Average Weekday 2-way Volume: $Ln(T) = 0.92\ Ln(X) + 2.71$

Peak Hour of Adjacent Street Traffic

7-9 AM Peak Hour Total: $T = 0.71(X) + 4.80$ — Enter 0.25, Exit 0.75

4-6 PM Peak Hour Total: $Ln(T) = 0.96 Ln(X) + 0.20$ — Enter 0.63, Exit 0.37

Source: **Institute of Transportation Engineers**
Trip Generation Manual, 10th Edition, September 2017

TMS Engineers, Inc.
Transportation Management Services
2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087
www.TMSEngineers.com

Date: November 30, 2020

To: Mr. Tony Lundari
LDA Land Group, LLC

From: Michael W. Schweickart, P.E., PTOE
TMS Engineers, Inc.

Subject: **Roadway Offset - Norton Road Residential Development**
City of Hudson, Ohio

LDA Land Group, LLC proposes to develop an eleven unit residential development along the north side of Norton Road in the City of Hudson, Ohio. The development would be served by a single roadway that would intersect Norton Road along the north side of the roadway. The proposed development roadway is offset to the west from the existing Darrow Lake Drive.

Access management is the proactive management of vehicular access to highways, arterials, and other roadways. One of the goals of access management is to minimize conflict points from crossing, diverging and merging maneuvers due to the potential for collisions at each conflict point. The use of offset minor street approaches is one such technique. Consideration for the use of offset approaches should included the alignment of the offset and the volume of through or crossing traffic between the minor street approaches.

Roadways that are not aligned directly across from each other should have a positive offset. The positive offset is advantageous to minimize conflicts between left turn vehicles from the main roadway. The attached **Figure 1** details the advantage of a positive offset between minor street approaches along Norton Road.

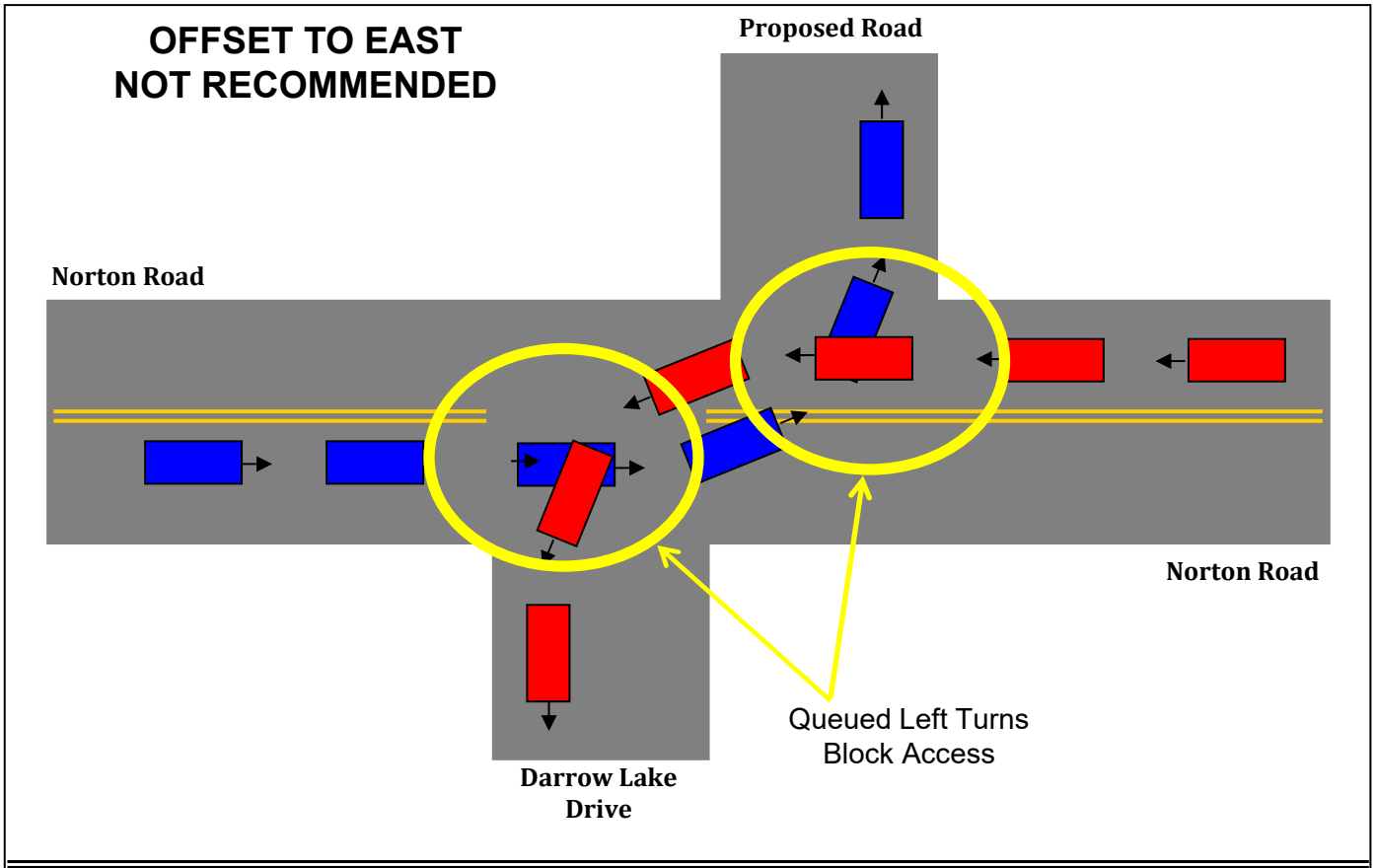
The proposed development roadway is offset to the west of Darrow Lake Drive creating a positive offset. The positive offset should reduce the likelihood of crashes between left turning vehicles along Norton Road at the minor street approaches.

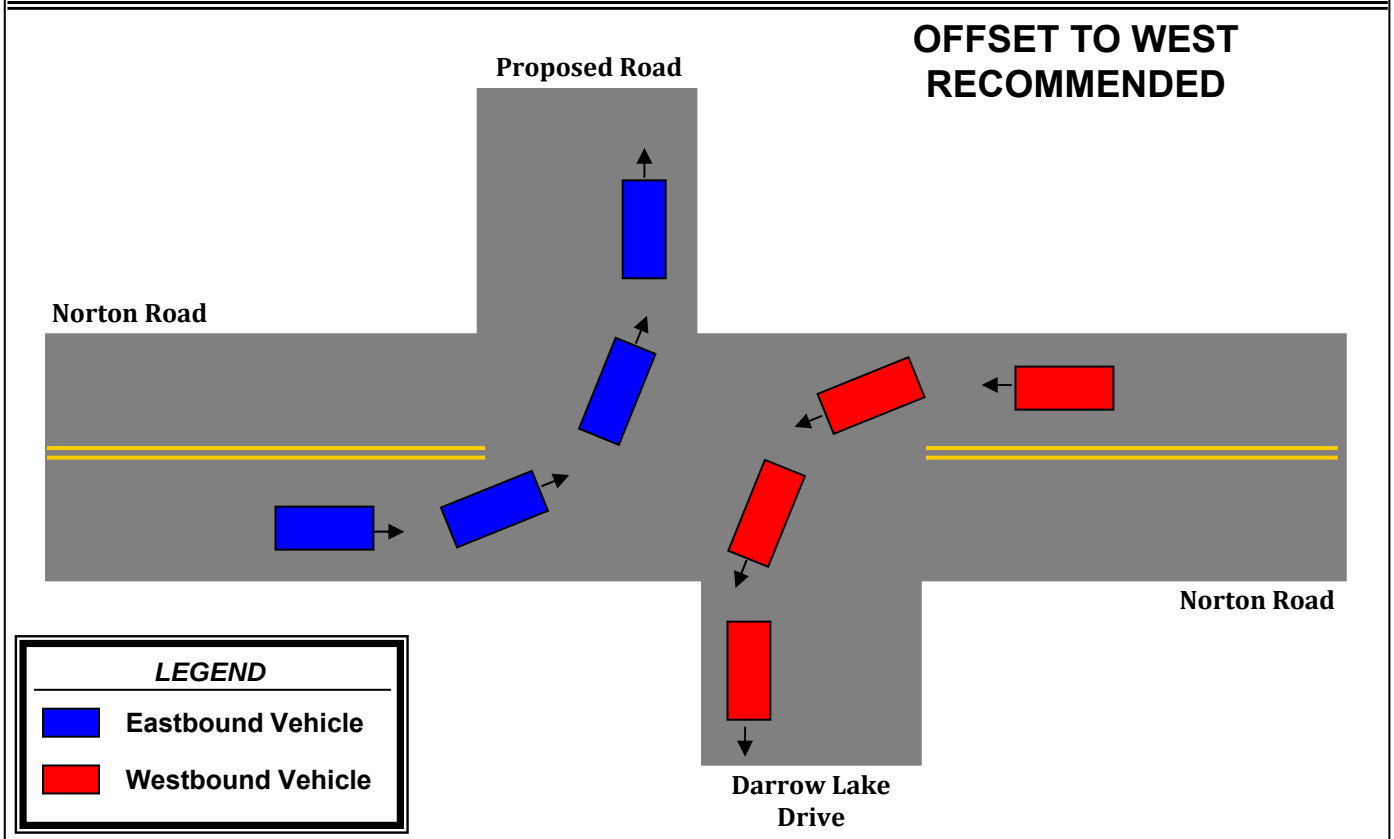
The volume of through or cross traffic between two minor street approaches should also be considered in the use of offset intersection approaches. The higher the volume of through traffic between minor streets the more appropriate it is to align the approaches. The existing residential unit to the east of the development along the north side of Norton Road does not allow for aligning the proposed roadway directly across from Darrow Lake Drive.

It is our opinion that the volume of through traffic between Darrow Lake Drive and the proposed roadway is expected to be minimal as both developments serve residential areas, there is no through roadway component for the proposed development, and the proposed 11 units along the new roadway are not expected to generate a significant volume of traffic.

Therefore, given the fact that proposed roadway has a positive offset from Darrow Lake Drive, the amount of through/cross traffic is expected to be minimal, and the existing residential unit to the east does not allow for the roadways to be aligned across from each other we recommend that the City approve the proposed site plan as presented.

If you have any questions regarding any of the information presented or need any additional information, please do not hesitate to contact me.





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Norton Road
Development
Hudson, Ohio

Offset Intersection
Conflict Zones

NORTH
NOT TO
SCALE

Figure
1

Page
XX

Mr. & Mrs James Robinson
1887 Norton Rd
Hudson, Ohio

o: The Board of Zoning and Building
Of the City of Hudson, Ohio

First we want to thank you for hearing and allowing us to express our concerns before LDA Builders proceed with the project of putting a side street next to our property at 1887 Norton Road.

1. Based on reports from homeowners who reside on corner lots they have experienced property tax increase. Can we be assured in writing that our property tax will not increase.

2. As it has become increasingly more difficult to enter and exit our property from Norton because of higher traffic, a side street would add to the safety of entering and exiting.

   (a) The average home has two or more cars plus visitors.
   (b) Noise level increases. What will be done to minimize these two problems?

3. Privacy - It leaves an open entrance to our property from the side and back yard. We have a toddler living in our home we have great concern for her safety while playing in the yard Will any safety barriers be insured that my family safety will not further be infringed Since this removes the current security.

Please respond in writing for us or email us at bromoney3hudson@gmail.com Again we appreciate your considering our concerns for property located at 1887 Norton Road, Hudson Ohio 44233

Davey, Amanda

From: Mike Shortridge <mikeshortridge@hotmail.com>
Sent: Wednesday, January 20, 2021 5:06 PM
To: BZBA
Subject: Appeals docket no 2020-1035

Hello,
My name is Cindy Shortridge and I live at 1825 Norton Road. I do not support the development of a subdivision On Norton Road for many reasons.

1. We moved from a subdivision in Stow. The reason we moved to our current home on Norton Road was Because of the peace and the beauty of the many trees surrounding our home. My concern is that Building this subdivision would remove many of the beautiful trees that not only cemented our decision To move here, but would impact our eco system as well.
2. Many species of wildlife live in the woods and wetlands that would be impacted by this construction.
3. The traffic on Norton Road is excessive. Another intersection for this subdivision would only exacerbate The current situation.

Thank you for the opportunity to share my concerns.
Sent from Mail for Windows 10