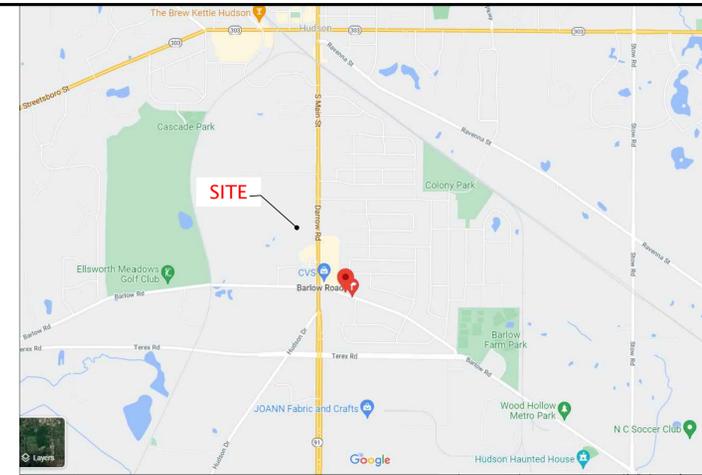


# DARROW ROAD TOWNHOMES

## PRELIMINARY DEVELOPMENT PLAN

### HUDSON, SUMMIT COUNTY, OHIO



VICINITY MAP  
N.T.S.



Ohio Utilities Protection Service  
**Call 811**  
before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.

**MG**  
CIVIL DESIGN

255 PARK PLACE  
CHAGRIN FALLS, OHIO 44022  
(216) 408-6074



**M. NEFF**  
CONSULTANTS  
planners • engineers • surveyors  
matt@mneffconsultants.com  
216.570.7981



AERIAL  
SCALE: 1"=100'

#### DEVELOPMENT TEAM

**APPLICANT / DEVELOPER**  
GREEN FOREST REAL ESTATE  
DEVELOPMENT  
HUDSON, OHIO 44236

**CIVIL ENGINEER**  
MG CIVIL DESIGN, LLC.  
255 PARK PLACE  
CHAGRIN FALLS, OHIO 44022  
CONTACT: DAN BARCIKOSKI  
PHONE: 216-408-6074

**LANDSCAPE ARCHITECT**  
McCUE DESIGN GROUP  
PO BOX 234  
WILLOUGHBY, OHIO 44096  
CONTACT: MATT McCUE  
216-870-7842

**PROJECT MANAGER**  
M. NEFF CONSULTANTS  
6830 CHAFFEE COURT  
CLEVELAND, OHIO 44141  
CONTACT: MATT NEFF  
PHONE: 216-570-7981

**ECOLOGICAL SERVICES/  
WETLAND CONSULTANT**  
HZW ENVIRONMENTAL CONSULTING  
6105 HEISLEY ROAD  
MENTOR, OHIO 44060

#### DENSITY TABLE

	ACRES (APPROX. WITHIN D3 ZONING)
GROSS LAND AREA	8.86
STREETS (N/A - PRIVATE DRIVE)	0
EASEMENTS	TBD
PUBLIC OPEN SPACE DEDICATION	TBD
LAND UNDER WATER (CAPTURED IN WETLANDS AREA)	0
CERTIFIED WETLANDS (APPROXIMATE)	1.12
NET AREA	7.74
MAX TOWNHOME UNITS (NET AREA X 5)	39

#### IMPERVIOUS AREA COVERAGE

PROPOSED IMPERVIOUS AREA=116,665 SF  
TOTAL LOT AREA IN D3 ZONING =386,002 SF  
% LOT COVERAGE=30%

#### SHEET INDEX

1.0	COVER SHEET
2.0	EXISTING CONDITIONS SURVEY
3.0	SITE & UTILITY PLAN
4.0-4.2	LANDSCAPE PLANS

REVISIONS
10/29/21 OWNER REVIEW
11/03/21 rev1
11/08/21 CUP SUBMITTAL
12/02/21 CUP UPDATE
12/10/21 CUP UPDATE
01/18/22 PC SUBMITTAL

SCALE:

CLIENT NAME:  
M. NEFF CONSULTANTS  
PROJECT NUMBER:  
21039  
PARCEL #:  
VACANT PARCEL DARROW ROAD  
30-03001  
DATE:  
10-29-2021  
SHEET NUMBER:



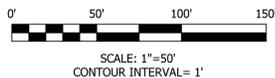
SUBMITTED BY: *Dan Barcikoski* DATE: 01/17/22  
DANIEL BARCIKOSKI REG. ENGINEER NO. 69321

DARROW ROAD TOWNHOMES  
HUDSON, SUMMIT COUNTY, OHIO

COVER SHEET

1.0

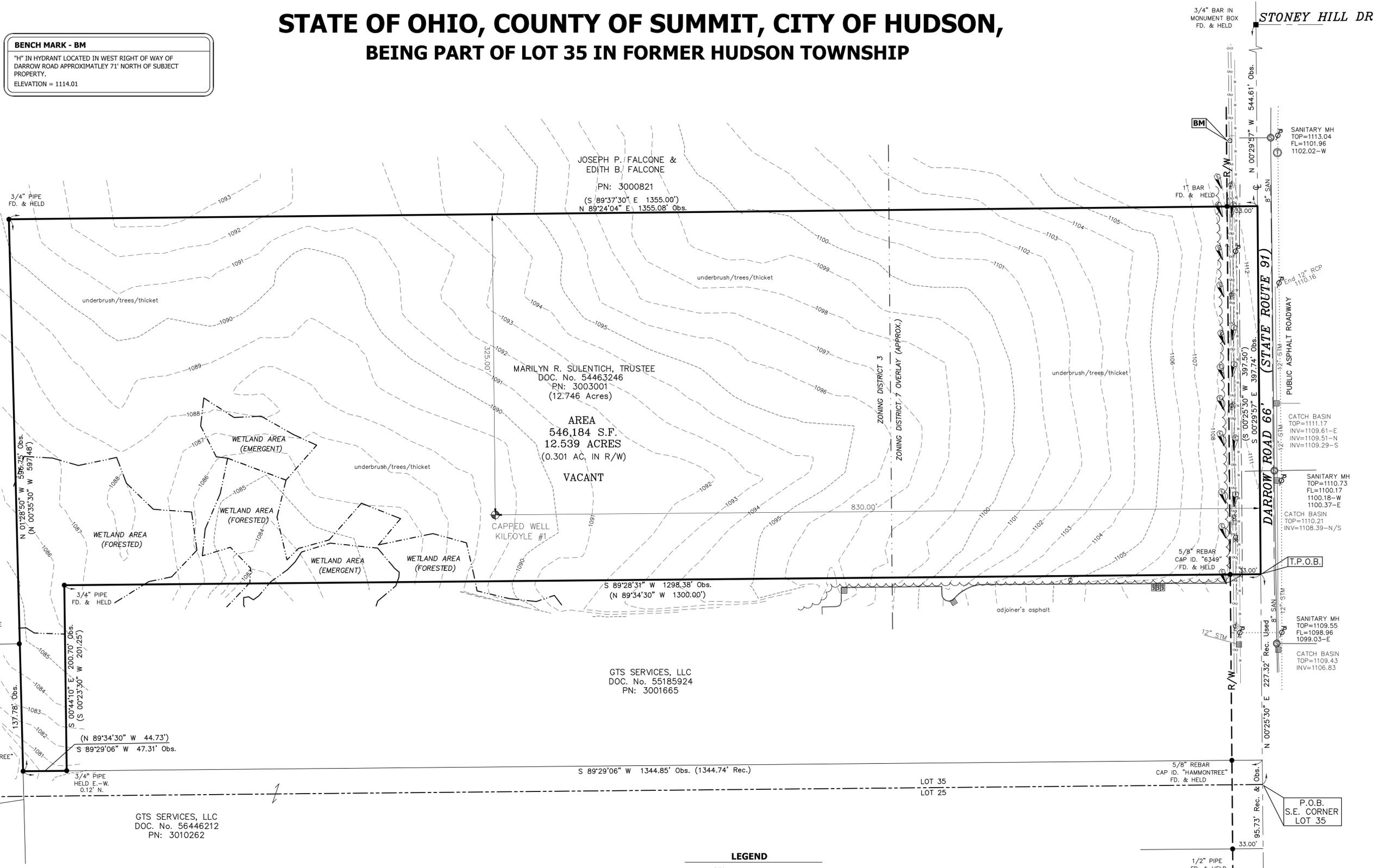
# STATE OF OHIO, COUNTY OF SUMMIT, CITY OF HUDSON, BEING PART OF LOT 35 IN FORMER HUDSON TOWNSHIP



**BENCH MARK - BM**  
 "H" IN HYDRANT LOCATED IN WEST RIGHT OF WAY OF  
 DARROW ROAD APPROXIMATELY 71' NORTH OF SUBJECT  
 PROPERTY.  
 ELEVATION = 1114.01

**BASIS OF BEARINGS**

THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID  
 NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM,  
 NORTH ZONE, NAD83 (2011).



JOSEPH P. FALCONE &  
 EDITH B. FALCONE  
 PN: 3000821

MARILYN R. SULENTICH, TRUSTEE  
 DOC. No. 54463246  
 PN: 3003001  
 (12.746 Acres)

AREA  
 546,184 S.F.  
 12.539 ACRES  
 (0.301 AC. IN R/W)  
 VACANT

CAPPED WELL  
 KILFOYLE #1

GTS SERVICES, LLC  
 DOC. No. 55185924  
 PN: 3001665

GTS SERVICES, LLC  
 DOC. No. 56446212  
 PN: 3010262

LTC REALTY  
 DEVELOPMENT, LLC  
 DOC. No. 56363038  
 PN: 3010196

**EXISTING CONDITIONS SURVEY**

DARROW ROAD  
 HUDSON, OHIO 44236

Revisions	Date

Date: NOV., 2021  
 By: DLG  
 Scale: 1"=50'  
 Job: 20210207

CAMPBELL & ASSOCIATES, INC.  
 Surveying  
 (330) 945-4117  
 3485 Fortuna Drive Suite 100 Akron, Ohio 44312

I HEREBY DECLARE THAT A BOUNDARY SURVEY HAS BEEN MADE IN ACCORDANCE TO "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO", (O.R.C. 4733-37) AND THE EXISTING TOPOGRAPHIC CONDITIONS AND FEATURES ARE GRAPHICALLY SHOWN BASED UPON A DILIGENT SEARCH AND USE OF AVAILABLE PUBLIC RECORDS IN CONJUNCTION WITH FIELD SURVEY MEASUREMENTS OF SAME.

*James P. Jurkschatt*  
 JAMES P. JURKSCHATT REG. NO. 7809 DATE 11/04/2021  
 CAMPBELL & ASSOCIATES, INC.



**LEGEND**

- REC. - RECORD DISTANCE OR ANGLE
- CALC. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
  - - MONUMENT BOX
  - - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
  - - 5/8" REBAR, 30 INCHES IN LENGTH, WITH C.&A. I.D. CAP SET
  - △ - P.K.(MASONRY) NAIL
- B.O.B. - BASIS OF BEARINGS  
 (XXXX'XX' XX.XX') - RECORD BEARING & DISTANCE
- - LIGHT POLE
- ⊕ - TELEPHONE POLE
- ⊞ - ELECTRIC METER
- ⊞ - ELECTRIC LINE MARKER
- - VAULT
- ⊞ - HYDRANT
- ⊞ - CATCH BASIN
- ⊞ - WATER METER
- ⊞ - WATER VALVE
- ⊞ - SANITARY MANHOLE
- ⊞ - STORM MANHOLE
- ⊞ - GAS VALVE
- ⊞ - GAS METER
- ⊞ - GAS LINE MARKER
- ⊞ - CENTERLINE
- R/W - RIGHT-OF-WAY
- ⊞ - FLAGPOLE
- ⊞ - FENCE
- ⊞ - POST
- ⊞ - SIGN
- - EX. CONTOURS
- 1000' x - EX. SPOT ELEVATION



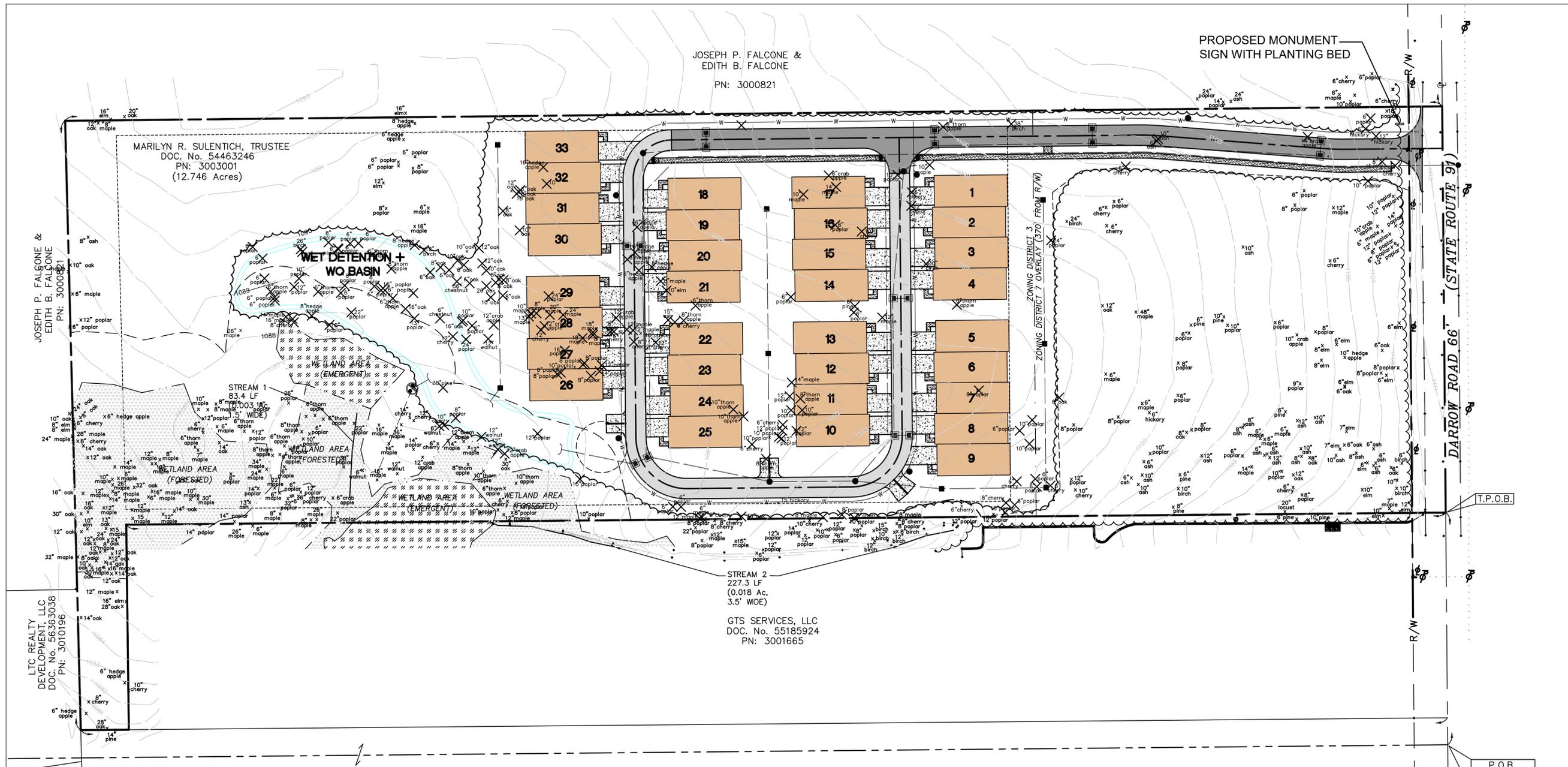
LEGEND

LIMIT OF DISTURBANCE / CONSTRUCTION LIMIT

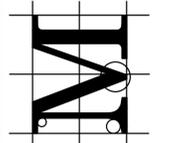
EXISTING TREE TO REMAIN (6" DBH AND GREATER)  
AS PROVIDED ON ALTA/NSPS SURVEY SURVEY PREPARED BY CAMPBELL AND ASSOCIATES, INC. 3485 FORTUNA DRIVE, SUITE 100, AKRON, OH 44312 (330) 945-41117.

EXISTING TREE TO BE REMOVED (6" DBH AND GREATER)

Minimum Diameter at Breast Height of Trees to Remain	Total Number of trees this size to remain	Credit per tree of this size	Total Tree Credit
36" or greater	1	5	5
26-36"	14	3	42
9-25"	76	2	152
2-8"	56	1	56
<b>TOTAL TREE CREDIT</b>			<b>255</b>



**M c c u e**  
Design Group, LLC  
LANDSCAPE ARCHITECTS  
P.O. BOX 234  
WILLOUGHBY, OHIO 44096



TREE AND VEGETATION PLAN  
**DARROW ROAD TOWNHOMES**  
PARCEL #3001665  
DARROW ROAD, HUDSON, OHIO

DATE	NOTES
11.8.21	CITY SUBMITTAL
12.02.21	CITY SUBMITTAL
12.10.21	CITY SUB. - UPDATE
1.18.22	CITY SUB. - UPDATE

**4.0**

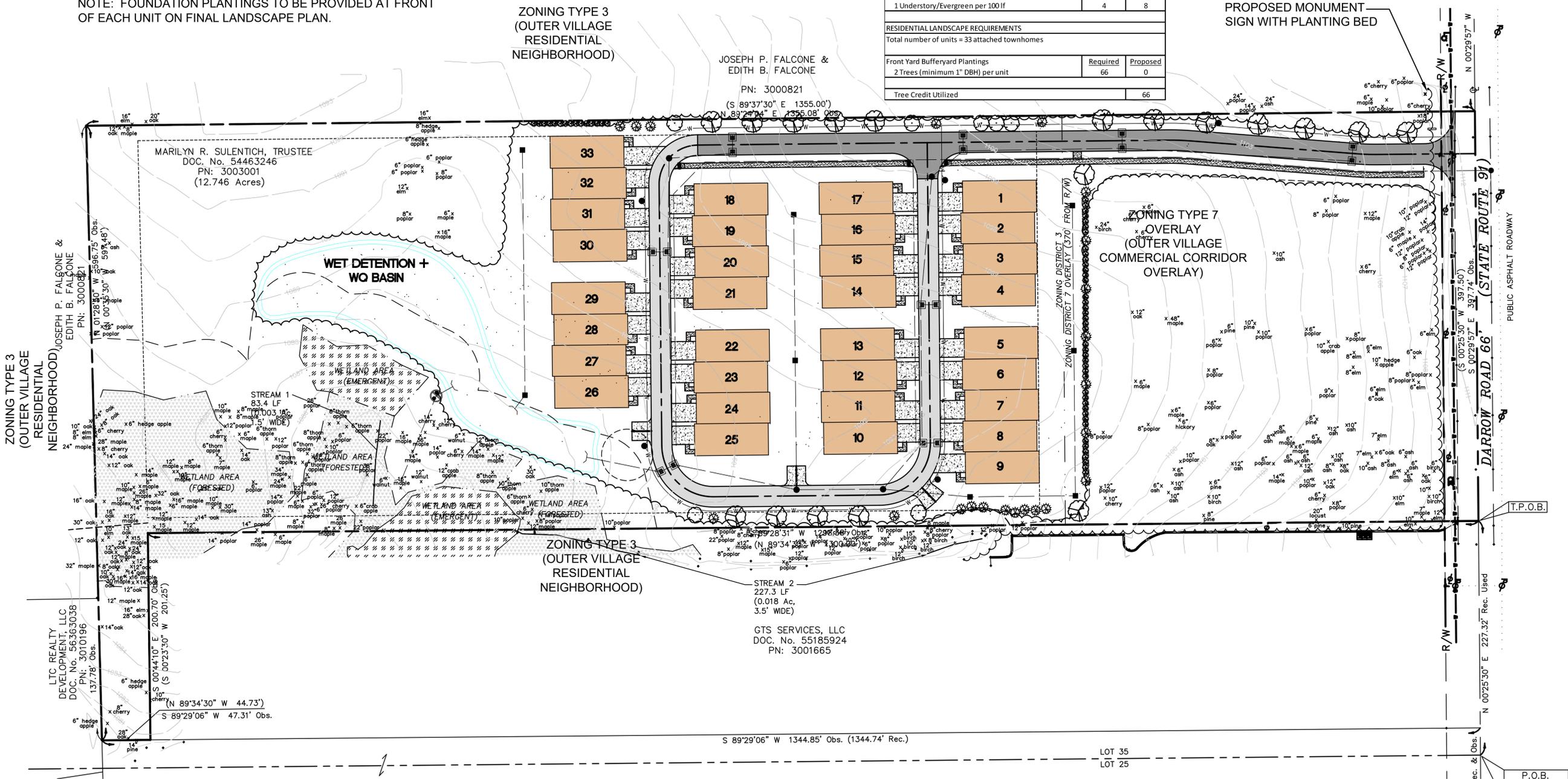
NORTH  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROFESSIONAL SERVICE

LEGEND

- EXISTING TREE 6" DBH AND GREATER TO REMAIN
- DECIDUOUS TREE (2" CALIPER, B&B)
  - \* BLOODGOOD LONDON PLANETREE
  - \* PIN OAK
  - \* CELEBRATION MAPLE
- EVERGREEN (6' HEIGHT, B&B)
  - \* NORWAY SPRUCE
  - \* WHITE PINE
  - \* GELDERLAND ARBORVITAE
- SMALL DECIDUOUS TREE (1" CALIPER, B&B)
  - \* WINTER KING HAWTHORN
  - \* WITCHHAZEL
  - \* WHITE FRINGETREE

NOTE: FOUNDATION PLANTINGS TO BE PROVIDED AT FRONT OF EACH UNIT ON FINAL LANDSCAPE PLAN.

EAST PROPERTY LINE		
East Bufferyard Length = 322 lf		
East Bufferyard Width = +/-15'		
Buffer Type 'C' Required	Required	Proposed
3 Canopy per 100 lf	10	2
5 Understory/Evergreen Trees per 100 lf	16	49
9 Shrubs per 100 lf	37	0
Tree Credit Utilized	12	
NORTH PROPERTY LINE		
North Bufferyard Length = 521 lf		
North Bufferyard Width = 14'		
	Required	Proposed
1 Canopy per 100 lf	5	5
2 Understory/Evergreen per 100 lf	10	25
SOUTH PROPERTY LINE		
South Bufferyard Length = 390 lf		
South Bufferyard Width = 20'		
	Required	Proposed
1 Canopy/Evergreen per 100 lf	4	4
1 Understory/Evergreen per 100 lf	4	8
RESIDENTIAL LANDSCAPE REQUIREMENTS		
Total number of units = 33 attached townhomes		
Front Yard Bufferyard Plantings	Required	Proposed
2 Trees (minimum 1" DBH) per unit	66	0
Tree Credit Utilized	66	



PROPOSED MONUMENT SIGN WITH PLANTING BED

**M**

M c c u e

Design Group, LLC  
LANDSCAPE ARCHITECTS  
P.O. BOX 234  
WILLOUGHBY, OHIO 44096

LANDSCAPE AND BUFFER YARD PLAN

**DARROW ROAD TOWNHOMES**

PARCEL #3001665  
DARROW ROAD, HUDSON, OHIO

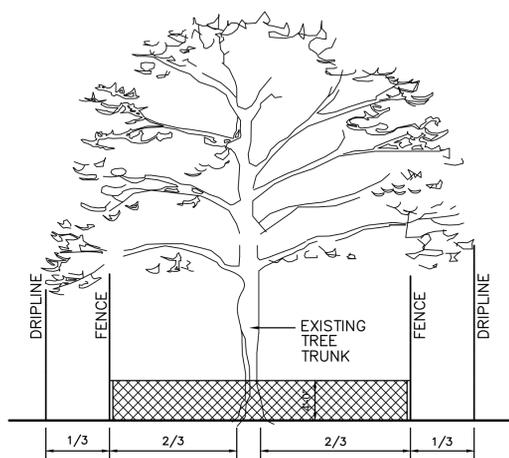
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NORTH

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
ONE DAY PROFESSIONAL SERVICE

**GENERAL NOTES**

1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
4. ALL MEASUREMENTS, ELEVATIONS, & PROPERTY LINE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY VARIATIONS OR DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. IF NO DISCREPANCIES ARE REPORTED PRIOR TO CONSTRUCTION AND THE OWNER OR CONTRACTOR DOES NOT EMPLOY THE LANDSCAPE ARCHITECT FOR THE CONSTRUCTION PHASE OF THE PROJECT, THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS AND NOT RESPONSIBLE FOR MISINTERPRETATIONS, ERRORS, OR CHANGES MADE BY THE OWNER OR CONTRACTOR.
6. ALL SITE INFORMATION BASED ON CIVIL SITE AND GRADING PLAN PROVIDED BY MG CIVIL DESIGN, 255 PARK PLACE, CHAGRIN FALLS, OHIO, 44022, (216) 408-6074, DATED NOVEMBER 7, 2021.
7. ALL WALL ELEVATIONS, PATIO ELEVATIONS, FINISHED GRADES, AND DRAIN LINE ELEVATIONS TO BE FINALIZED IN THE FIELD.
8. DEPTH OF ALL FOOTERS TO BE 3'-6" OR MEET ALL LOCAL BUILDING CODES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS.
10. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES, SEPTIC SYSTEMS, IRRIGATION SYSTEMS, AND PROVIDE PROPER UTILITY PROTECTION PRIOR TO CONSTRUCTION. CALL APPROPRIATE STATE AUTHORITIES FOR MARKING. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTINGS MAY BE SELECTED BY THE CONTRACTOR WITH THE OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS CONSTRUCTION PROCEDURES.
12. QUALITY AND SIZES OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
13. ALL SUBSTITUTIONS OF PLANT SIZES AND VARIETIES SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. IF QUANTITIES LISTED IN PLANT LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
15. CONTRACT SHALL CONSIST OF TOTAL UNITS AUTHORIZED BY THE OWNER.
16. THIS PROPERTY MAY BE LOCATED IN AN AREA WITH A DENSE DEER POPULATION. IF DEER ARE HUNGRY ENOUGH THEY WILL EAT ALMOST ANYTHING, INCLUDING PLANTS NOT NORMALLY EATEN BY DEER. IF OWNER SHOULD NOTICE ANY DEER GRAZING ON THEIR PROPERTY, THEY SHOULD TAKE IMMEDIATE ACTION IN PROTECTING THE PLANTS IN THEIR YARD.
17. FOR PLANTING BED PREPARATION, LOOSEN EXISTING SOIL TO A DEPTH OF 6", ADD TOPSOIL IN SUFFICIENT QUANTITY TO RAISE BED 4" ABOVE FINISHED LAWN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AROUND OR AWAY FROM PLANTING BEDS TO PREVENT PONDING OF WATER. DO NOT RAISE BED GRADE ABOVE THE FINISHED FLOOR ELEVATION OR WATER-PROOFING LINE ON FOUNDATION.
18. PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEEDS OR GRASS GROWTH IN PLANTING AREAS ON-SITE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT. SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX INCHES. TILL IN TOPSOIL, SANDY LOAM, AND ORGANIC MATERIAL (BED MIX). ADD 4 INCHES OF BED MIX TOPSOIL TO PLANTING AREAS. TILL IN SOIL TO CREATE A MIX OF EXISTING SOIL AND BED MIX. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, ROCKS WITH A DIAMETER OF GREATER THAN ONE INCH. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING THE PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
19. LEAF HUMUS TO BE MIXED INTO BED AREAS WHERE PERENNIAL PLANTINGS WILL BE LOCATED.
20. APPROPRIATE QUANTITIES OF 12-12-12 AGRIFORM SOLID FERTILIZER TABLETS (OR EQUAL) TO BE APPLIED TO ALL PLANTINGS.
21. ALL BEDS SHALL BE EDGED WITH A DEFINED, CUT EDGE.
22. ALL NYLON ROPING AND TWINE SHALL BE REMOVED PRIOR TO PLANTINGS. ALL NON-TREATED BURLAP AND/OR NON-ROT BURLAP TO BE REMOVED FROM THE TOP HALF OF THE ROOTBALL.
23. MULCH ALL PLANTINGS, BEDS, AND DISTURBED AREAS WITH A 3" DEPTH OF DOUBLE SHREDDED BARK MULCH.
24. ALL PLANT MATERIALS AND GROUNDCOVERS TO BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK.
25. ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
26. LAWN INSTALLATION: SHADED LAWN AREAS TO BE SEEDED WITH A PREMIUM SHADE MIX. ENTIRE LAWN AREAS TO BE SEEDED WITH DELUXE SUN MIX (INCLUDING OVERSEEDING SHADE AREAS). AREAS TO BE SEEDED TO BE WITHOUT CONSTRUCTION DEBRIS, WEEDS, OR ROCKS GREATER THAN 3/4" DIAMETER. APPLY A MINIMUM 2" OF TOPSOIL TO ALL LAWN AREAS.
27. RESEED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIX.
28. ALL SEEDED AREAS TO BE COVERED WITH A 1-1/2" THICK LAYER OF NON-COMPACTED STRAW.
29. CONTRACTOR IS RESPONSIBLE FOR WATERING NEW PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF WORK.
30. CONTRACTOR TO REMOVE TREE STAKING ONE YEAR FROM DATE OF FINAL ACCEPTANCE AS PART OF ORIGINAL LANDSCAPE CONTRACT.



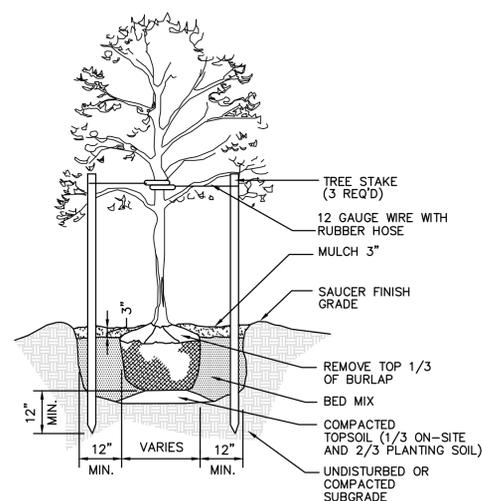
FENCE TO BE ORANGE CONSTRUCTION FENCE WITH METAL POSTS PLACED O.C. AROUND DRIPLINE AS REQUIRED TO HOLD FENCE TAUGHT; APPLY TO ALL EXISTING TREES TO REMAIN

**PROTECTIVE FENCING**

NOT TO SCALE

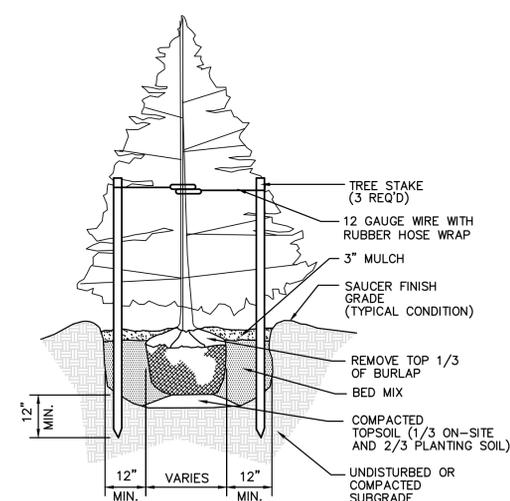
**TREE PROTECTION METHODS TO BE IMPLEMENTED FOR ANY TREES TO REMAIN ON-SITE:**

1. ALL TREES OR GROUPS OF TREES TO BE PRESERVED SHALL BE MARKED WITH A BLUE COLORED RIBBON PRIOR TO CLEARING.
2. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE FENCE BARRIER, FENCE, POSTS, AND/OR SIGNS SHALL BE PLACED AROUND THE TREES TO BE PRESERVED.
3. PROTECTION BARRIERS SHALL BE LOCATED NO CLOSER THAN TWO-THIRDS OF THE DISTANCE FROM THE TREE TRUNK TO THE DRIPLINE.
4. NO BUILDING MATERIALS, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED IN THE PROTECTION AREA OF THE DRIPLINE.
5. SURFACE GRADE SHALL NOT BE CHANGED MORE THAN 6" WITHIN THE PROTECTED AREA WITHOUT THE INSTALLATION OF AN AERATION SYSTEM, WELLS OR RETAINING WALLS.
6. NO WIRES, BOARDS, NAILS, SIGNS, FENCES OR OTHER ATTACHMENT SHALL BE MADE TO A TREE TO BE PRESERVED.



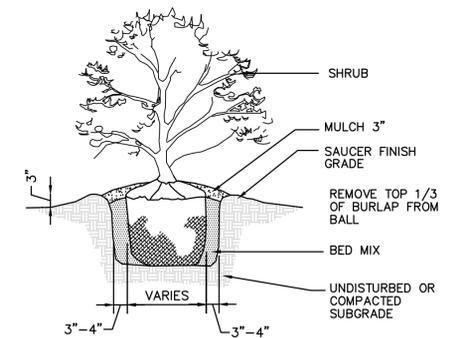
**DECIDUOUS TREE PLANTING**

NOT TO SCALE



**EVERGREEN TREE PLANTING**

NOT TO SCALE



**SHRUB PLANTING**

NOT TO SCALE

**M c c u e**  
**Design Group, LLC**  
**LANDSCAPE ARCHITECTS**  
 P.O. BOX 234  
 WILLOUGHBY, OHIO 44096



LANDSCAPE NOTES & DETAILS

**DARROW ROAD TOWNHOMES**

PARCEL #3001665  
 DARROW ROAD, HUDSON, OHIO

DATE	NOTES
11.8.21	CITY SUBMITTAL
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