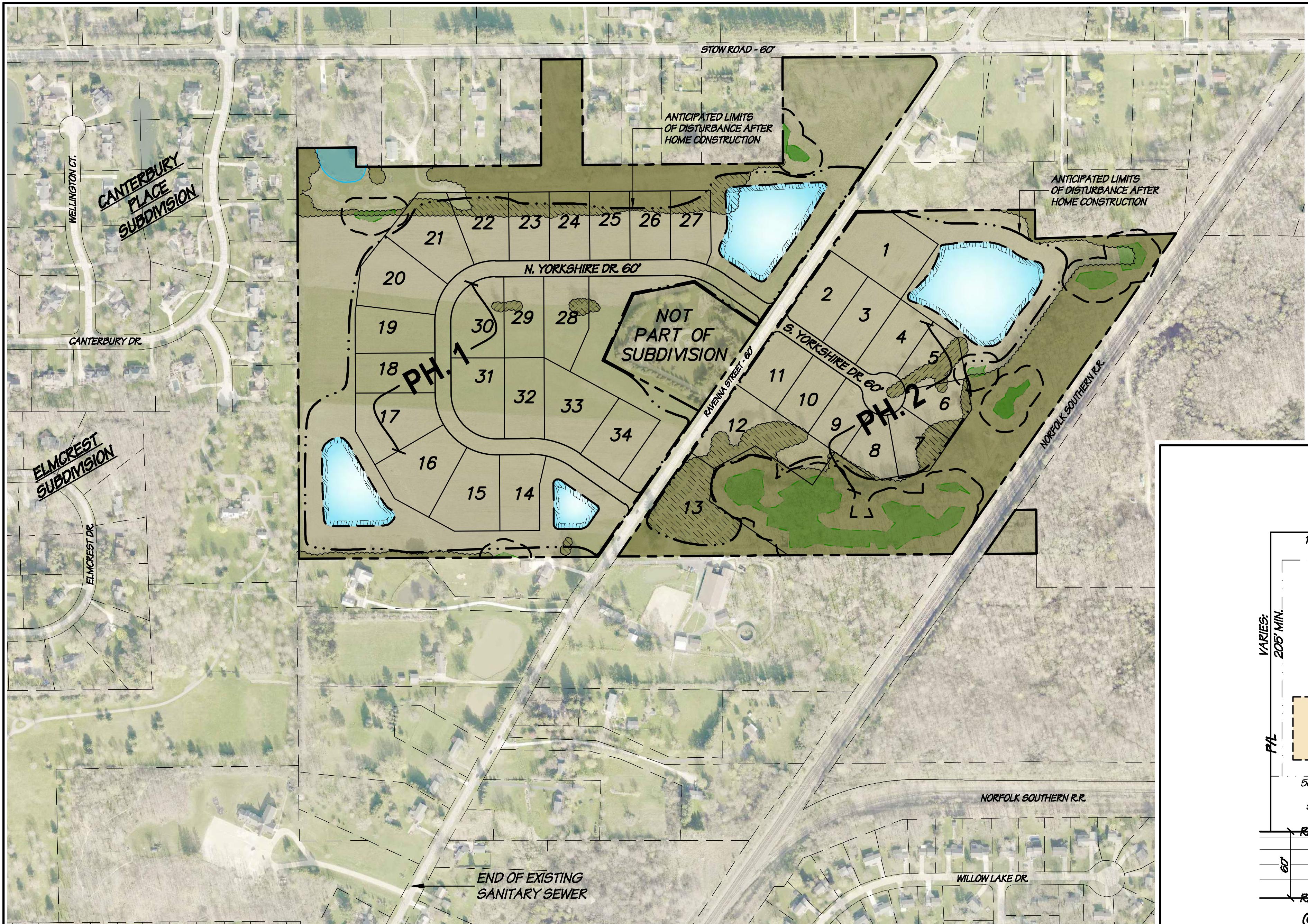


Site Plan from October 9,  
2023 Compatibility Review

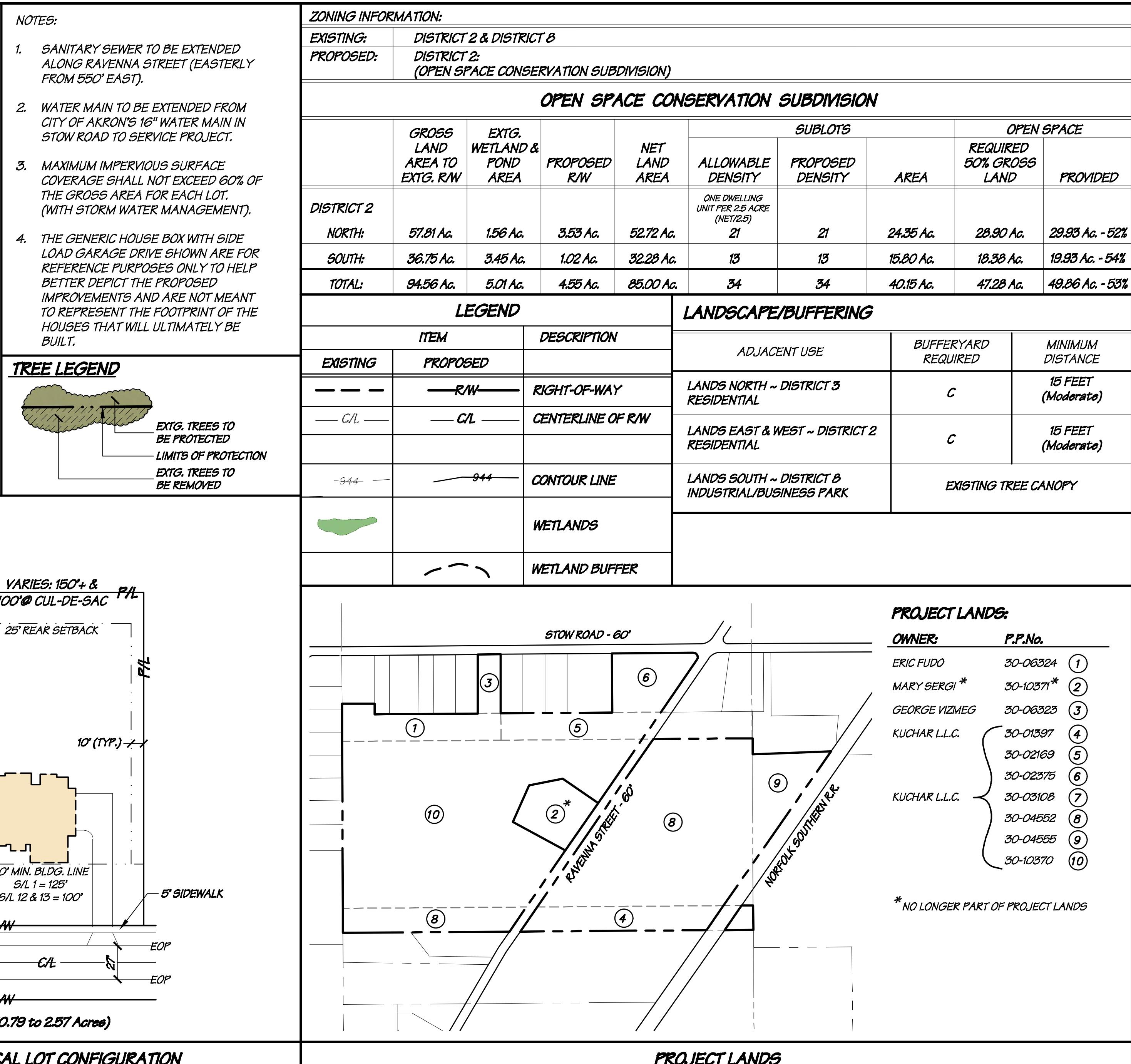


Revised Site Plan for  
July 8, 2024 Preliminary  
Subdivision Review

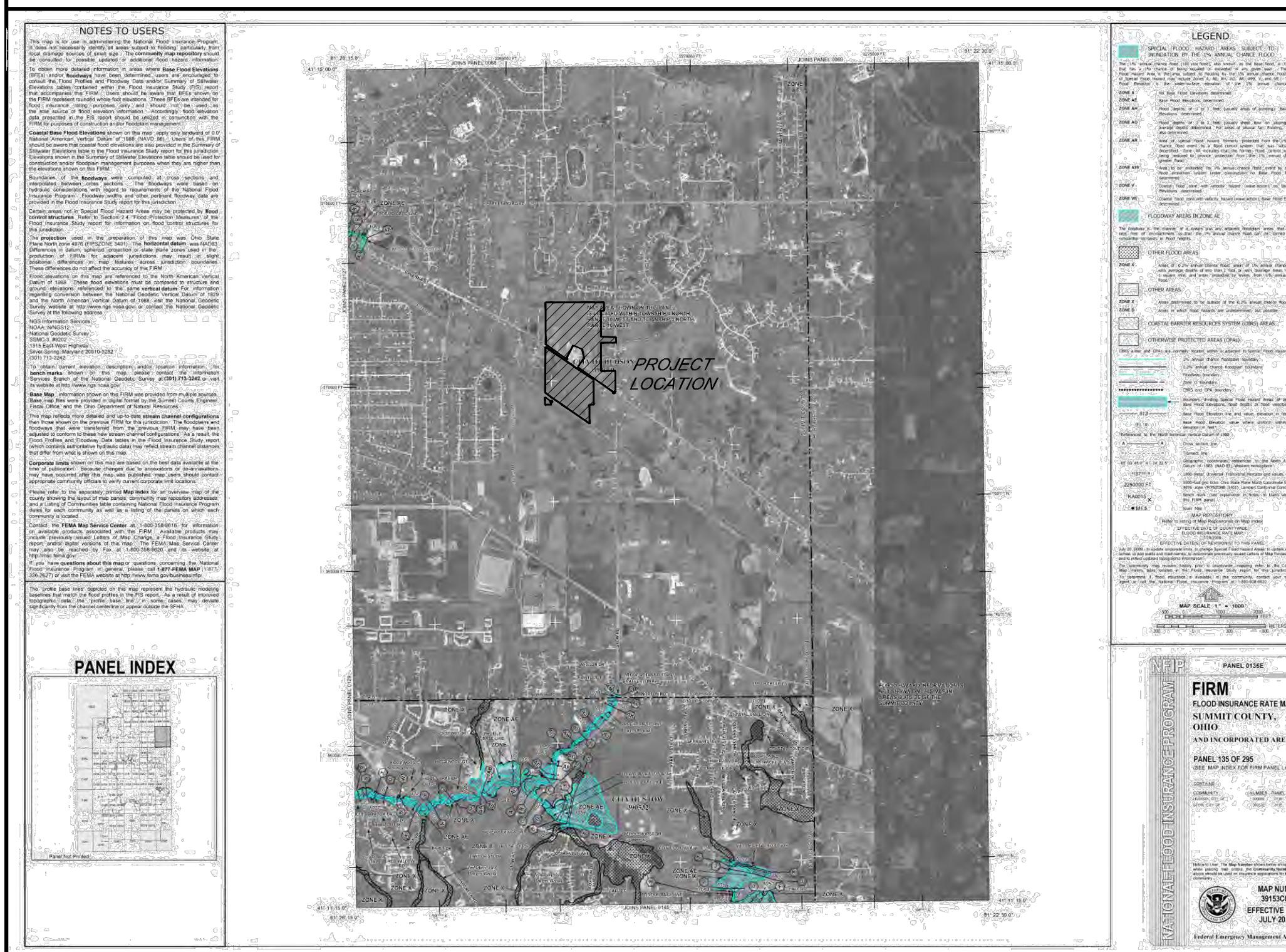




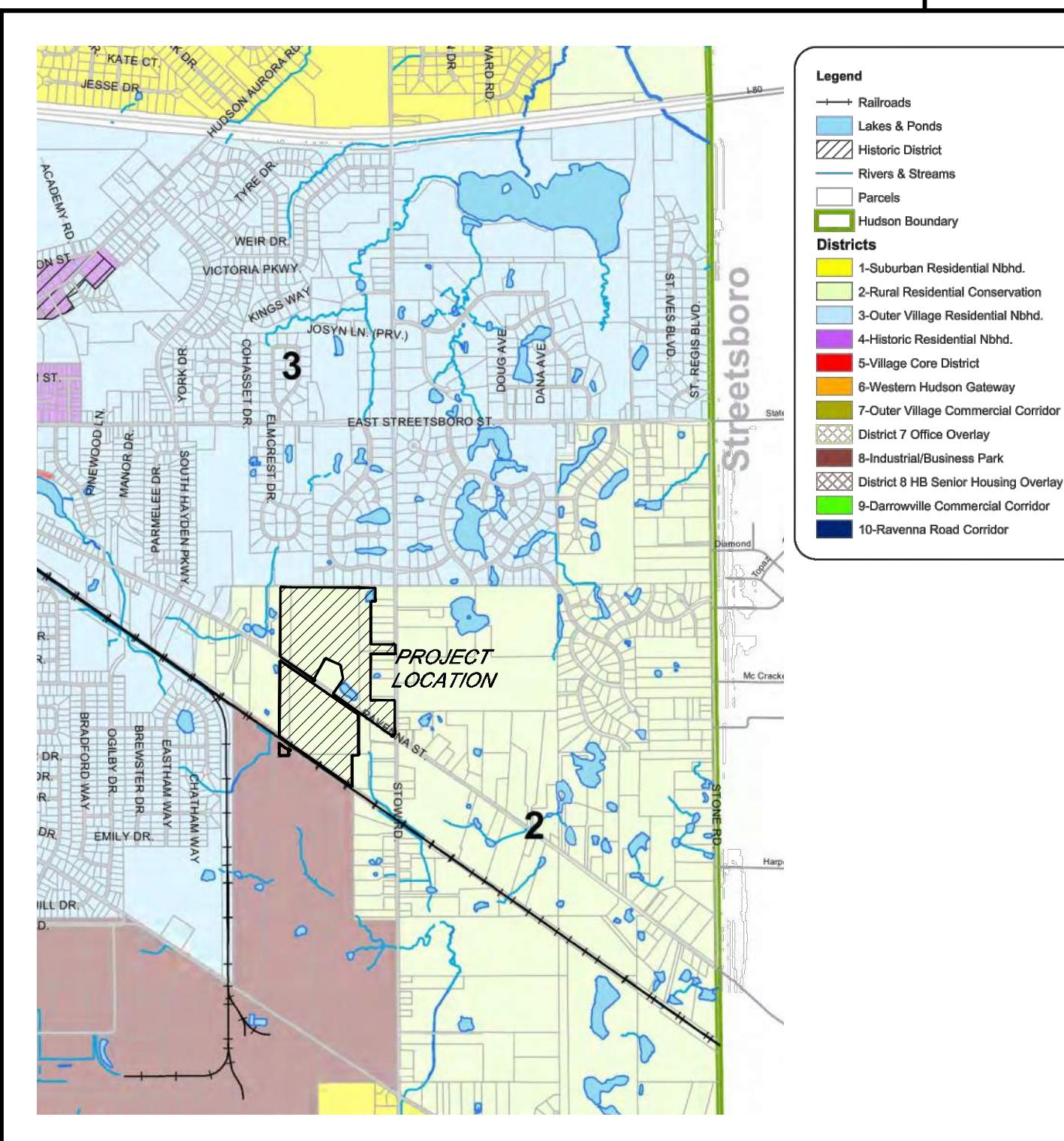
## OVERALL AREA MAP (N.T.S.)



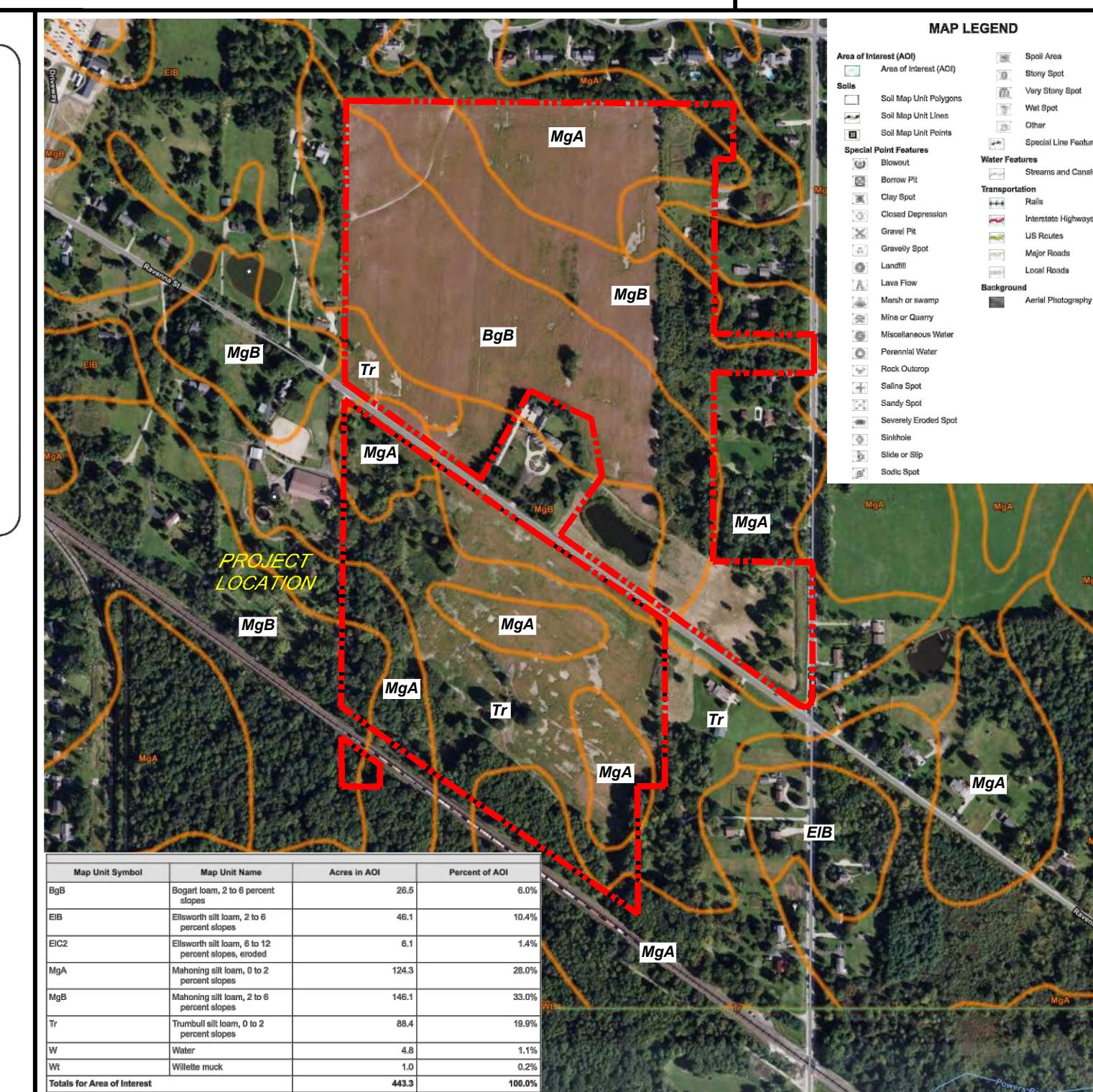
PROJECT LANDS



## **F.E.M.A. MAP**



## CITY OF HUDSON ZONING MAP



## SOILS MAP

# PRELIMINARY PLAN CANTERBURY CROSSING

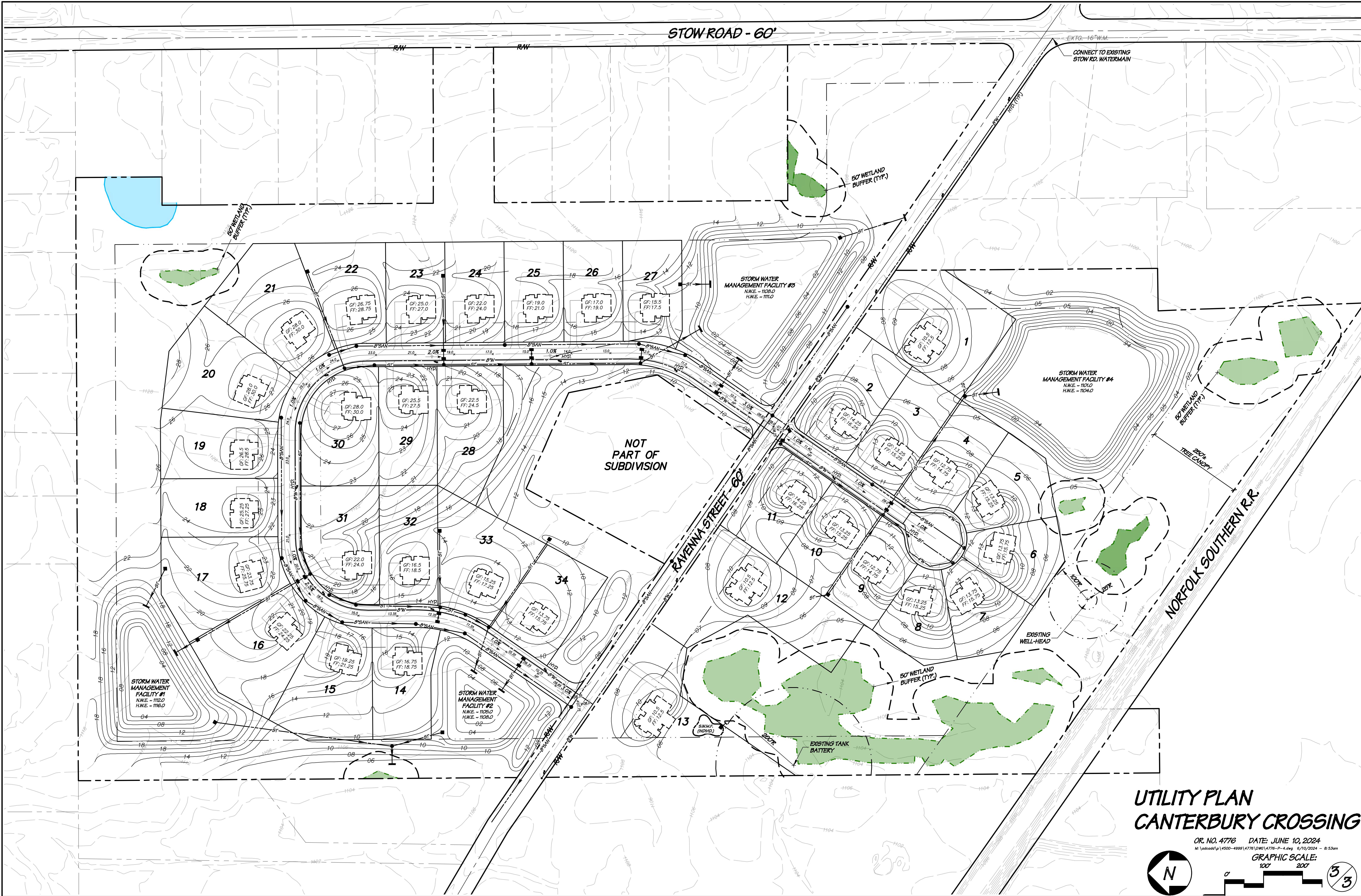
RAVENNA STREET & STOW ROAD  
NOW IN THE CITY OF HUDSON,  
SUMMIT COUNTY, OHIO

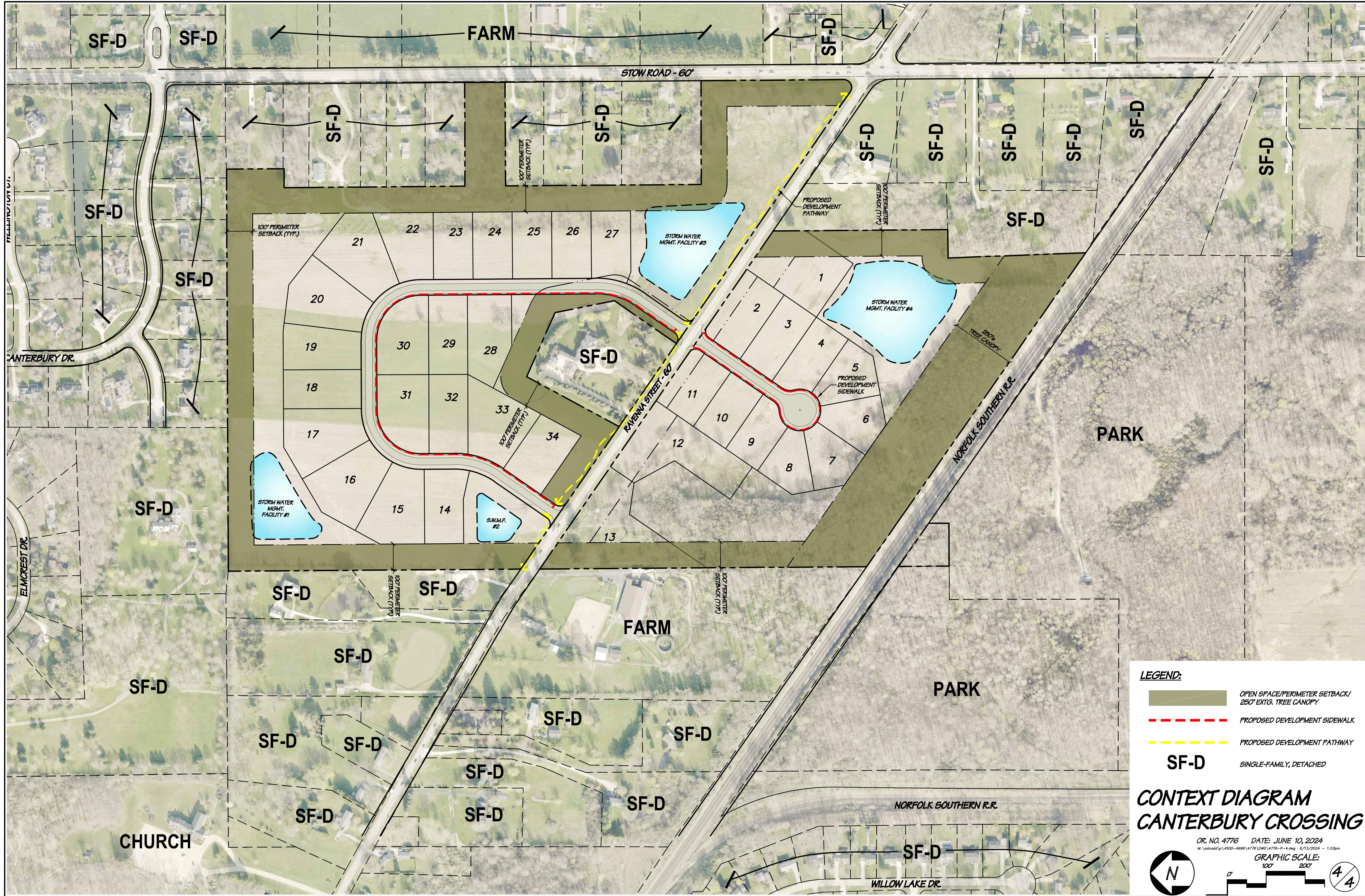
Developer:  
**PRESTIGE BUILDER GROUP**  
**778 McCUALEY ROAD**  
**STOW, OHIO 44224**

**Wetland Information Prepared By:  
DAVEY RESOURCE GROUP  
1500 N. MANTUA STREET  
KENT, OHIO 44240**

Prepared By:  
DONALD G. BOHNING & ASSOC., INC.  
7979 HUB PARKWAY  
VALLEY VIEW, OHIO, 44125  
PHONE (216) 642-1130







# LOT SPLIT PLAT

for MARY A. SERGI

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NOS. 28 AND 38 OF HUDSON TOWNSHIP.

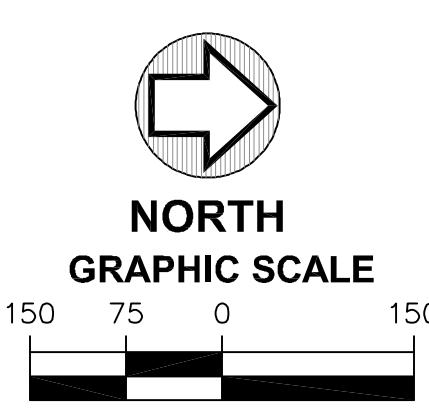
## Acceptance:

No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.

Mary A. Sergi  
State of Ohio  
County of \_\_\_\_\_  
J.S.S.

Before me, a Notary Public in and for said County, personally appeared the above Mary A. Sergi, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In testimony whereof I hereunto set my hand and official seal at Ohio, this \_\_\_\_\_ day of \_\_\_\_\_ 2022.



MARCH 2, 2022

LEGEND:	
○	Iron Pin Found and Used
●	Iron Pipe Found and Used
◎	5/8" Capped Kole S-7889" Iron Pin Set (30' Long)
■	5/8" Iron Pin Monument Found and Used
R&U	Record and Used
C&U	Calculated and Used
CALC.	Calculated

Notary Public

My commission expires \_\_\_\_\_.

## Approvals

City Manager

This plat is hereby approved by the Assistant Manager of the City of Hudson, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Thomas J. Sheridan, Assistant City Manager

City Engineer

This plat is hereby approved by the Engineer of the City of Hudson, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Bradley S. Kosco, P.E., P.S., City Engineer

Approval for Transfer

This plat has been approved by the Summit County Tax Map Department this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Administrator Print Name \_\_\_\_\_

Approval for Transfer

This plat has been approved by the Summit County Tax Map Department this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Survey Certification:

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of chapter 4733-37 of the Ohio administrative code. Dimensions shown are expressed in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge and belief.

*Richard J. Kole* 3/2/22  
Richard J. Kole, Reg. Surveyor #7889 Date

## OWNER REFERENCES:

- P.N. 30-04069 ~ PARCEL 2  
THOMAS W. and PATRICIA A. ARMBUSTER  
DOC. NO. 54931934
- P.N. 30-01933 ~ PARCEL 1  
THOMAS W. and PATRICIA A. ARMBUSTER  
DOC. NO. 54931934
- P.N. 30-05234 ~ PARCEL Nos. 1 & 2  
P.N. 30-00224 ~ PARCEL Nos. 3 & 4  
ERIC FUDO  
DOC. NO. 56339901
- P.N. 30-03063  
MARK AGNES  
DOC. NO. 56257519
- P.N. 30-06233 ~ PARCEL 1  
TERRY BOYER  
DOC. NO. 54343578

## SURVEY REFERENCES:

- CANTERBURY PLACE SUBD. PART II  
PLAT CABINET C, SLIDES 459-464
- CENTERLINE PLAT SUM-303  
(8.13-8.96'10.70-12.59')(1.00)  
VOL. 62, PCS 33-36
- SURVEY FOR LINCOLN REAVS  
BY BUCK & CLARK (11/27/1990)  
SURVEY No. 6436
- DEDICATION PLAT for STOW RD. C.H. 106  
PLAT BOOK 74, PCS 19 & 20  
CANTERBURY PLACE SUBD. PART II  
PLAT CABINET C, SLIDES 459-464

## DEED REFERENCES:

- P.N. 30-02169, 30-02375, 30-03108,  
30-04552, 30-04553, and 30-04555  
MARY A. SERGI  
DOC. NO. 54081678
- P.N. 30-01397  
MARY A. SERGI  
DOC. NO. 55585204

## PARCEL 1

3.8213 ACRES  
0.2663 ACRES  
TOTAL AREA 4.0876 ACRES

## PARCEL 2

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 3

3.8213 ACRES  
0.2663 ACRES  
TOTAL AREA 4.0876 ACRES

## PARCEL 4

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 5

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 6

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 7

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 8

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 9

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 10

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 11

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 12

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TOTAL AREA 39.2179 ACRES

## PARCEL 13

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TOTAL AREA 39.2179 ACRES

## PARCEL 14

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TOTAL AREA 39.2179 ACRES

## PARCEL 15

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TOTAL AREA 39.2179 ACRES

## PARCEL 16

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TOTAL AREA 39.2179 ACRES

## PARCEL 17

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TOTAL AREA 39.2179 ACRES

## PARCEL 18

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## PARCEL 19

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## PARCEL 20

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## PARCEL 21

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## PARCEL 22

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## PARCEL 23

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## PARCEL 24

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## PARCEL 25

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## PARCEL 26

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## PARCEL 27

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## PARCEL 28

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## PARCEL 29

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## PARCEL 30

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## PARCEL 31

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## PARCEL 32

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## PARCEL 33

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## PARCEL 34

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## PARCEL 35

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## PARCEL 36

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## PARCEL 37

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## PARCEL 38

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TOTAL AREA 39.2179 ACRES

## PARCEL 39

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TOTAL AREA 39.2179 ACRES

## PARCEL 40

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TOTAL AREA 39.2179 ACRES

## PARCEL 41

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TOTAL AREA 39.2179 ACRES

## PARCEL 42

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TOTAL AREA 39.2179 ACRES

## PARCEL 43

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TOTAL AREA 39.2179 ACRES

## PARCEL 44

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TOTAL AREA 39.2179 ACRES

## PARCEL 45

38.5346 ACRES  
0.6833 ACRES  
TOTAL AREA 39.2179 ACRES

## PARCEL 46

38.5346 ACRES  
0.6

## CANTERBURY CROSSING

RAVENNA STREET  
HUDSON, OHIO 44236

DATE: 06.13.24  
SCALE: NOTED

REVISIONS:

LANDSCAPE  
PLAN

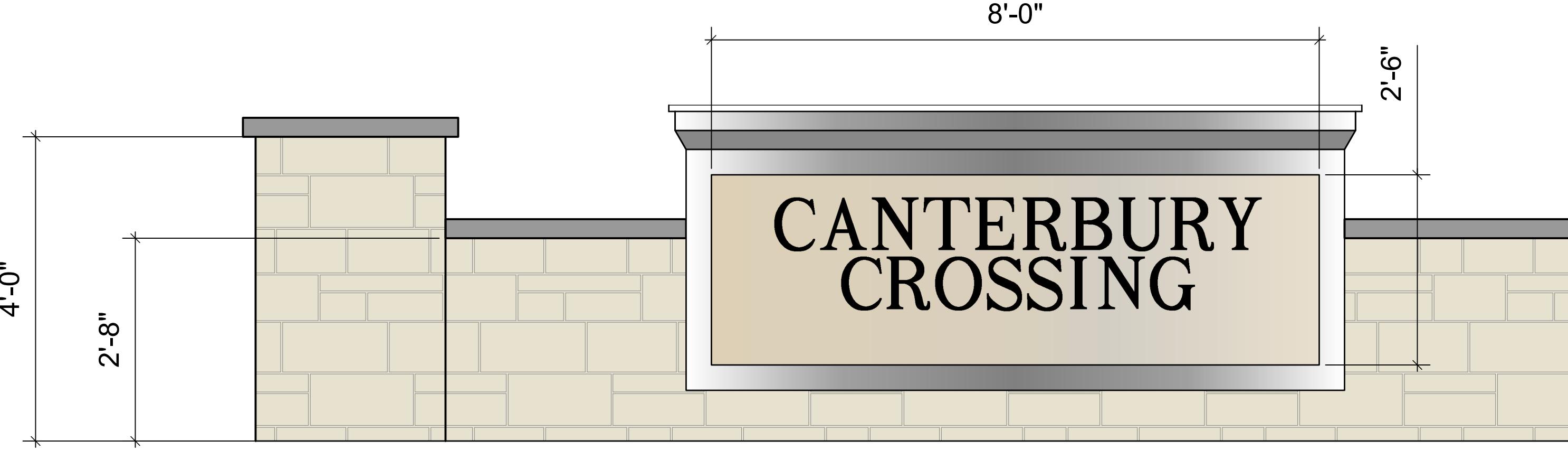
L-1



BUFFER YARD 'C' PLANTING AREAS SHALL CONSIST OF PLANT MATERIALS FROM THE BELOW PLANT SELECTION CHART.

EACH ZONE PLANTING LIST SHALL BE MODIFIED PER THE DEPTH OF BUFFER YARD REQUIRED.

Botanical Name	Common Name	Size
<i>Acer x freemanii 'Autumn Fantasy'</i>	Autumn Fantasy Maple	3"
<i>Acer x freemanii 'Celebration'</i>	Celebration Maple	3"
<i>Amelanchier laevis</i>	Allegheny Serviceberry	6-7"
<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliantissima Chokeberry	#5
<i>Calycanthus floridus</i>	Carolina Allspice	#5
<i>Cornus seifera 'Bailey'</i>	Red Twig Dogwood	#5
<i>Gleditsia triacanthos var. inermis 'Street Keeper'</i>	Street Keeper Honeylocust	3"
<i>Hamamelis vernalis</i>	Vernal Witch Hazel	48"
<i>Hydrangea paniculata 'Little Quickfire'</i>	Little Quickfire Hydrangea	#5
<i>Liquidambar styraciflua 'Slender Silhouette'</i>	Slender Silhouette Sweetgum	#15
<i>Malus x 'Harvest Gold'</i>	Harvest Gold Crabapple	2"
<i>Picea abies</i>	Norway Spruce	9-10'
<i>Platanus occidentalis</i>	Sycamore	3"
<i>Pinus strobus</i>	Eastern White Pine	8-9'
<i>Pinus strobus</i>	Eastern White Pine	9-10'
<i>Quercus palustris</i>	Pin Oak	3"
<i>Thuja occidentalis 'Elegantissima'</i>	Elegantissima Arborvitae	8'
<i>Viburnum x rhytidophyloides 'Alleghany'</i>	Alleghany Viburnum	#5
<i>Viburnum lentago</i>	Nannyberry Viburnum	#5
<i>Viburnum plicatum 'Newport'</i>	Newport Viburnum	#5



### TOPSOIL AND SEED NOTES

1. SOIL MIX FOR PLANTING BEDS AND TREE PITS SHALL BE A BLENDED MIX:  
33% ON-SITE TOPSOIL  
33% SAND  
33% COMPOST/ LEAF HUMUS
2. PLANTING BEDS SHALL PREPARED AS FOLLOWS:  
TILL SUBSOIL TO DEPTH OF (8")  
TOPDRESS WITH (6") OF SOIL MIX AND THOROUGHLY  
ROTTOLIL TO INCORPORATE
3. ALL AREAS DISTURBED BY EARTHWORK AND GRADING WITHIN THE DISTURBANCE LIMITS  
SHALL BE SEDED. SEE CIVIL PLANS FOR WORK LIMITS AND GRADING.  
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADE AND SEEDING.  
ROUGH GRADING BY OTHERS.
4. GRASS SEED SHALL BE PRE-MANUFACTURED MIX BY LESCO OR OTHER OWNER  
APPROVED SUPPLIER. SEED MIX SHALL MEET THE FOLLOWING:  
40% KENTUCKY BLUEGRASS  
40% CREEPING RED FESCUE  
20% PERENNIAL RYEGRASS  
SOW SEED AT A RATE OF 5 LBS. PER 1000 SF.
5. INDICATED ROADSIDE SEEDING AREA SHALL BE SEDED WITH ERNMIX -105 AT A RATE OF  
15 LBS. PER ACRE. RESEED ON-SITE TOPSOIL PRIOR TO SEEDING.  
AVAILABLE FROM ERNST CONSERVATION SEEDS 1-800-873-3321.
6. SLOPE EXCEEDING 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED.  
EXCELSIOR NETTING OR EQUAL

### LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM THE THE CURRENT ISSUE OF THE AMERICAN  
STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERYMAN  
ASSOCIATION.
2. ALL PLANT MATERIAL SHALL BE MULCHED AS PART OF THE INSTALLATION. MULCH  
SHALL BE A PREMIUM DOUBLE SHREDDED HARDWOOD FREE OF TRASH, DEBRIS AND  
STICKS. MULCH SHALL BE INSTALLED AT A (2") MINIMUM DEPTH.
3. ALL PLANT MATERIAL SHALL BE PRUNED OF BROKEN AND DEAD BRANCHES
4. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER  
PROJECT ACCEPTANCE.

### STREET TREE NOTES

1. STREET TREES SHALL BE PLANTED (40) O.C. SITE ADJUSTED PER BELOW
2. TREE LOCATIONS SHALL BE SITE ADJUSTED FOR THE FOLLOWING CLEARANCES:  
(30') CLEARANCE FROM EX. STOP SIGN OR STANDARD LOCATION OF A STOP SIGN  
(15') CLEARANCE FROM DRIVEWAY  
(10') CLEARANCE FROM FIRE HYDRANT  
(10') CLEARANCE FROM UTILITY POLE  
(10') CLEARANCE FROM SANITARY SEWER WYE BRANCHES AND MANHOLES





778 McCauley Road • Suite 100 • Stow, Ohio 44224 • 330-686-0901 • 330-650-4478 • Fax 330-686-7866 • [www.vizmeg.com](http://www.vizmeg.com)

## **LANDSCAPE BUDGET PROPOSAL**

**Client:**

Prestige Builder Group  
778 McCauley Rd., #140  
Stow, OH 44224

**Job Site:**

Prestige Builder Group  
Canterbury Crossing  
Hudson, OH 44236  
Proposal Number: 30487

**Landscape Plantings**

- **Landscape Plantings**
- Preliminary landscape budget

**Phase Amount:** \$235,000.00

**Lawn Grading and Seeding**

- **Lawn Seeding**
- Preliminary seeding budget
- Lawn seeding including finish grading, hand raking, seed, straw and fertilizing

**Phase Amount:** \$55,000.00

**Entry Monuments**

- Preliminary entry monument budget

**Phase Amount:** \$80,000.00

**BUDGET PRICING**

**Budget Amount:** \$370,000.00

**Applicable State of Ohio Sales Tax will be added to all invoices:**



**PRESTIGE**  
BUILDER GROUP

- (1) The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).  
**The proposed single-family development is consistent with the City of Hudson zoning requirements for an Open Space Conservation Subdivision.**
- (2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:
  - A. Location on a site of activities that generate potential adverse impacts such as noise and glare;  
**The proposed development is a single-family residential community. Buffer-yard setbacks have been established to minimize the impact of this development on existing residents.**
  - B. Hours of operation and deliveries; **N/A**
  - C. Location of loading and delivery zones; **N/A**
  - D. Light intensity and hours of full illumination;  
**Streetlights will be installed per the requirements of Hudson Engineering and Hudson Power. The design and location of any lighting will be taken into account as to minimize impacts to surrounding neighbors.**
  - E. Placement and illumination of outdoor vending machines; **N/A**
  - F. Loitering; **N/A**
  - G. Litter control; **N/A**
  - H. Placement of trash receptacles; **N/A**
  - I. On-site parking configuration and facilities; **N/A**
  - J. On-site circulation;  
**The proposed roadway design provides adequate traffic circulation, including access for emergency vehicles, within the development.**
  - K. Privacy concerns of adjacent uses.  
**Bufferyards have been established to protect the privacy of the surrounding residents.**
- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading/drainage, performance, and other standards for the district in which it will be located.  
**The proposed development will be in conformance with the design standards set forth by the City of Hudson design standards including the items listed above.**
- (4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.  
**The proposed roadway intersections have been designed as far away as possible from existing intersections and private residences. The initial roadway entrance exiting out onto Stow Road has been eliminated due to traffic concerns and concerns from the residents.**
- (5) On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.  
**A traffic impact study was performed and is included as part of this submittal. No adverse impacts or hazardous conditions were identified.**



**PRESTIGE**  
BUILDER GROUP

(6) The use will be adequately served by public facilities and services. Public facilities and services that may be considered in light of this standard include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, public transit, and public parks/trails. See also Section [1207.11](#), Adequate Public Facilities.

The proposed development will be serviced by municipal water, county sewer, municipal utilities, local fire and police, improved drainage features installed, and provide additional sidewalk/trails for the community.

(7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section [1207.12](#).

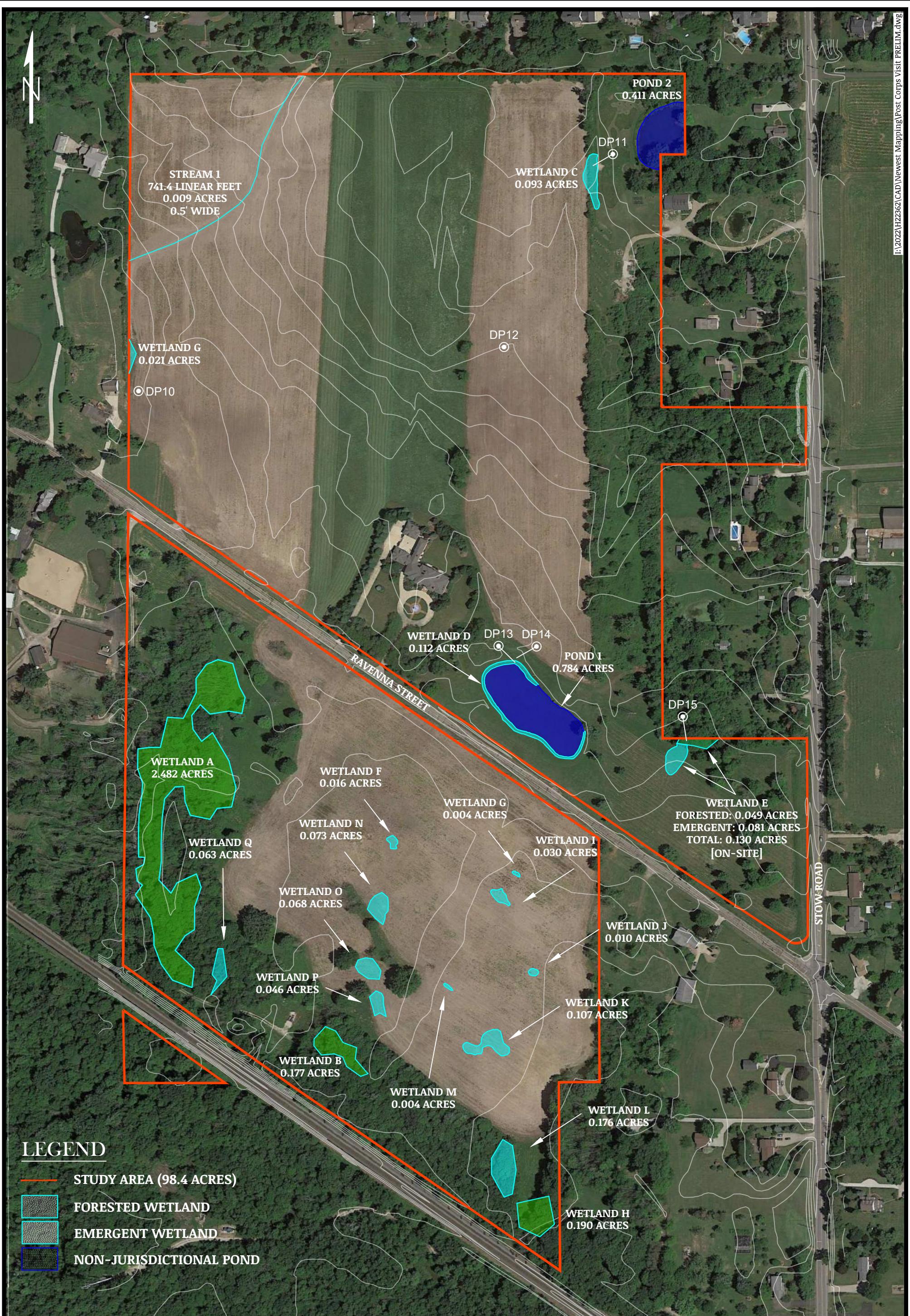
On-street parking on the side of the street opposite the fire hydrants will be permitted. Parking requirements will be in compliance with Section 1207.12 of Hudson LDC.

(8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section [1207.04](#), as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.

Appropriate screening of landscaping and/or mounding will be installed to buffer the proposed homes from the existing homes surrounding the development. Buffer-yard C is required to be installed per plan, but additional landscaping or mounding may be installed in areas where more buffering/screening may be needed.

(9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.

The proposed density of this development is consistent with the surrounding residential communities. The proposed lot sizes far exceed the minimum lot size and structure setback requirements of an Open Space Conservation Development. Open space and perimeter setbacks will establish an even greater setback from existing residents.



**HZW** Environmental  
Consultants

**FIGURE 3B**

AQUATIC RESOURCES MAP (AERIAL)  
PARCEL NUMBERS 3001397, -2169, -2375, -3108,  
-4552, -4555, -6323, -6324, 3010370, -0371  
CITY OF HUDSON, SUMMIT COUNTY, OHIO