



February 14th, 2021

City of Hudson - Architectural and Historic Board of Review

Re: Darrow Road Townhomes

Thank you for your consideration of the Drees Homes front access townhome products. We would enjoy highlighting some of the key elements of this product:

A brief comparison of front vs. rear access and their application to this project include:

Rear Access

- An urban commercial 'infill' design, where front access is typically in a commercial setting, where depth for driveways was impractical, and residential vehicular and foot traffic was prohibitive.
- Vertical footage more practical over horizontal, as tight infill locates squeeze living and sleeping areas upwards, often to 2 and 3 story designs, with rooftop outdoor living to avoid urban visuals and activities/noises.
- Rear access with front living forces all sleeping areas vertical, with entertaining and living on main floor, favoring a younger segmentation accepting of regular use of stairways to Owners sleeping areas.
- Forces an increase in impervious surfaces to the overall site layout while greatly reducing 'green space' and outdoor living enjoyment.

Front Access:

- Consistent with the overall lifestyle of the Hudson community, conforming to the available acreage and providing a suburban neighborhood feel to the streetscape and walkways.
- Allows backyards, both private and public, where the residents can continue their lifestyles outdoors with patios, decks and outdoor cooking without climbing 3 sets of stairs to a rooftop deck.
- Provides architectural options for Owners suites on the main level, with the option of additional upstairs living for visiting family members or other uses.
- Provides a maximization of open space to offer a more suburban feel and allowing outdoor living to be accessed directly from the main living floor.

We have also allowed for a visually selective curb appeal that focuses on the Western Reserve and Farmhouse styling of the Hudson community as a whole, with floor plans welcoming the segmentation of Hudson residents our research has identified.



Architectural Features:

- Elevations featuring reverse gables, eyebrows, garage lintels, single garage doors, posts and other architectural components bringing the existing community's personality into this townhome setting.
- A controlled blend of materials allowing continual textural changes without being eclectic, focusing on bringing the mix of midwestern styling into the community, without a singular identification, similar to the community as a whole.
- A very selective use of blended colors, offering both historical coloring and updated variants in order to give each home a personal touch, and each collection of adjoined homes a communal curb appeal, without duplication, avoiding a 'soup cans on a shelf' look.

Flexible Living Space:

- We offer multiple first floor Owners suites which are paramount to our Hudson residents looking to 'downsize' while staying in the community. These plans offer living upstairs as well, to accommodate family visits and private activity spaces.
- We provide plans geared towards 'mature singles', where they can choose a living style meeting their reduced needs, whether that includes family or not.
- Basements are standard in our townhomes, providing our residents with the 'cold storage' we are used to in Ohio, and allowing for downsizers to create spaces for their hobbies and entertainment, whether it be wine tasting, theater rooms, crafting corners or just simple quiet area.

Interchangeable Elevations

- The elevations shown can entertain multiple floor plans, so that the community can retain its exterior charm without concern for the interior lifestyle selected by the resident. The exteriors will maintain their individual and collective blend of Western Reserve and Farmhouse styling and textures, and the interior units will become a palate for each individual Owner.

We believe that with the above application of controlled exterior blending and interior customization brings a highly unique and attractive opportunity to the current residents of Hudson. This new community will also welcome back your relocating 'expatriates' who could not find the ideal lifestyle they needed when downsizing in previous years.

We welcome your input and support of the project and products being presented and look forward to continuing to provide unique upgraded home choices to the City of Hudson!

Drees Homes Cleveland – Land Development

Darrow Road Townhomes Proposed Elevations

February 24, 2022



Darrow Road Townhomes

Proposed Western Reserve Elevation #1



1,900 sq. ft.
Owners' Suite Down

Darrow Road Townhomes

Proposed Western Reserve Elevation #2



2,400 sq. ft.
Owners' Suite Up

Darrow Road Townhomes

Proposed Western Reserve Elevation #3



2,800 sq. ft.

Owners' Suite Up

Darrow Road Townhomes

Proposed Farmhouse Elevation #1



2,000 sq. ft.
Owners Suite Up

Darrow Road Townhomes

Proposed Farmhouse Elevation #2



2,000 – 2,100 sq. ft.
Floor Plans Vary

Darrow Road Townhomes

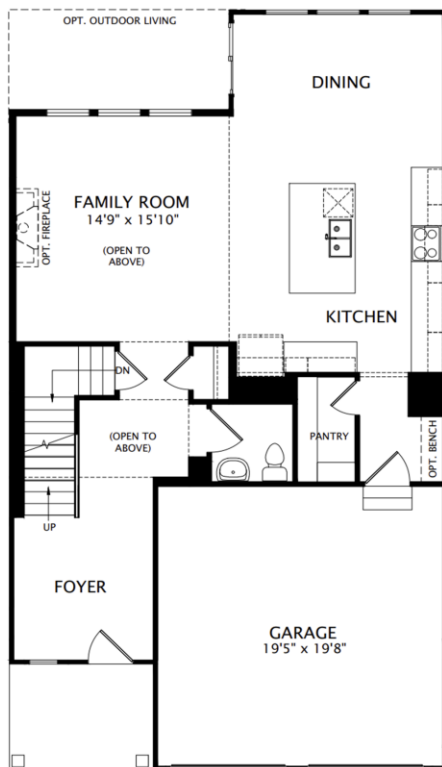
Proposed Combination: Western Reserve and Farmhouse Elevations



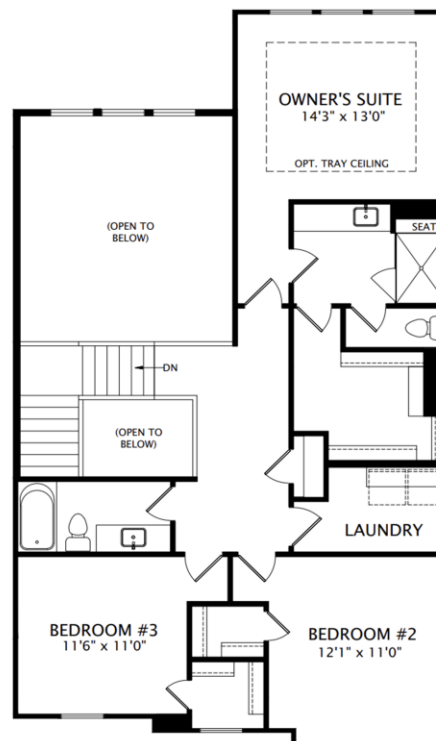
2,100 sq. ft.
Owners' Suite Up

Darrow Road Townhomes

Proposed Floor Plan #1



Main Level
FRONT VARIES PER ELEVATION

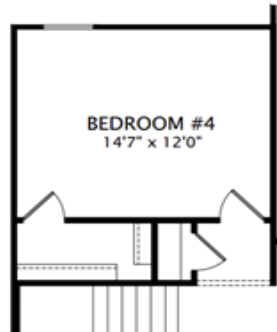


Second Level
FRONT VARIES PER ELEVATION

1,800 Sq. Ft.
Owners' Suite Up

Darrow Road Townhomes

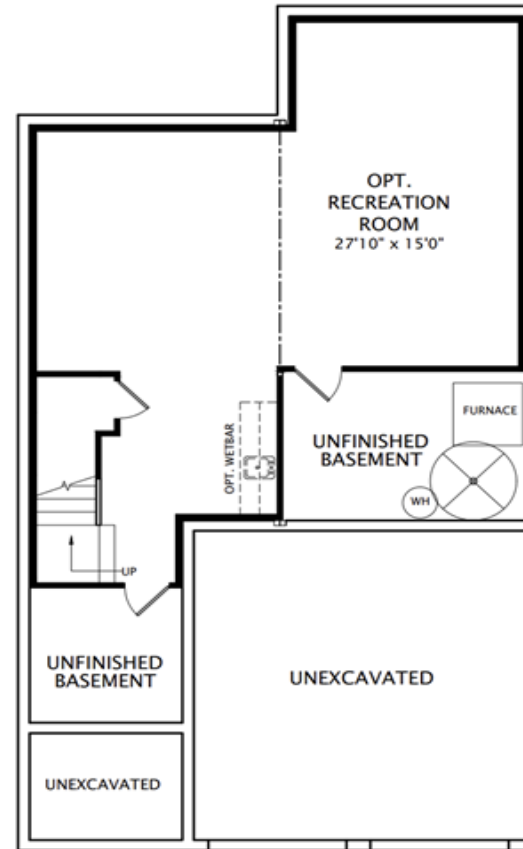
Options for Proposed Floor Plan #1



Optional Bedroom #4



Optional Bedroom #4 with Full Bath



Optional Finished Lower Level

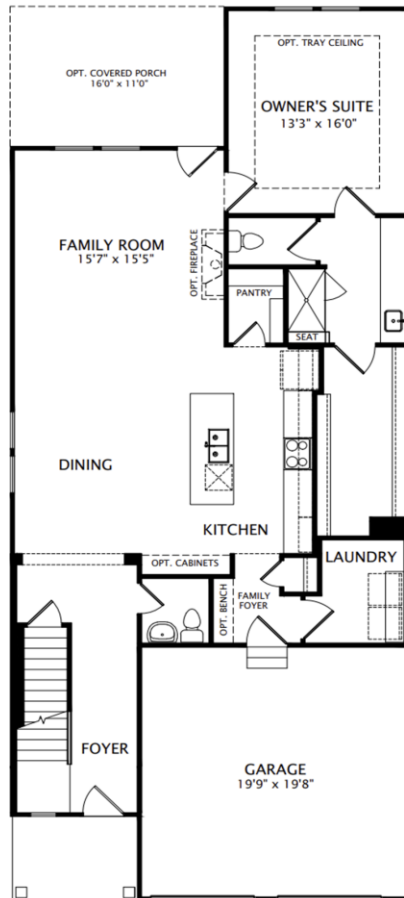
FRONT VARIES PER ELEVATION

1,800 Sq. Ft.
Owners' Suite Up

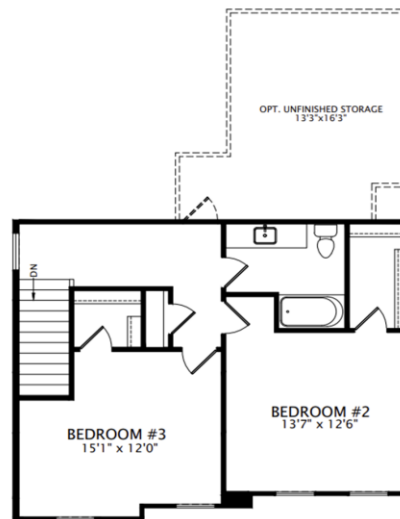
Darrow Road Townhomes

Proposed Floor Plan #2

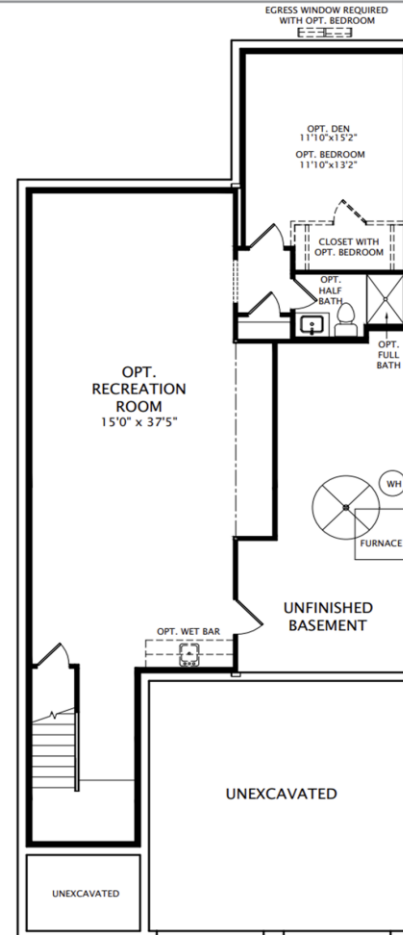
by Drees Homes



Main Level
FRONT VARIES PER ELEVATION



Second Level
FRONT VARIES PER ELEVATION

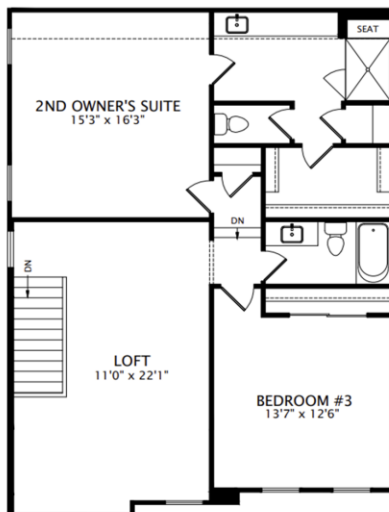


Optional Finished Lower Level
FRONT VARIES PER ELEVATION

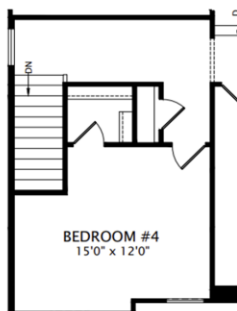
1,800 sq. ft.
Owners' Suite Down

Darrow Road Townhomes

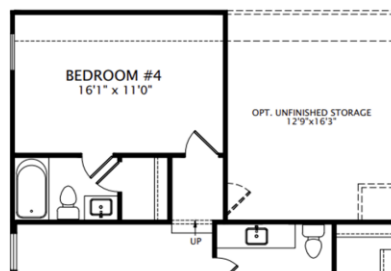
Options for Proposed Floor Plan #2



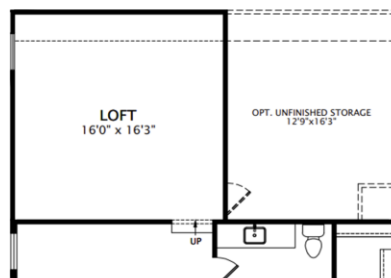
Optional Alternate Second Level
FRONT VARIES PER ELEVATION



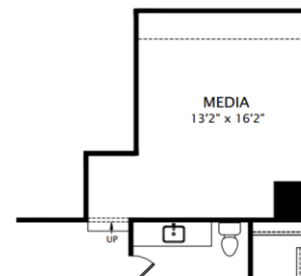
Optional Bedroom #4 with
Optional Alternate Second Level



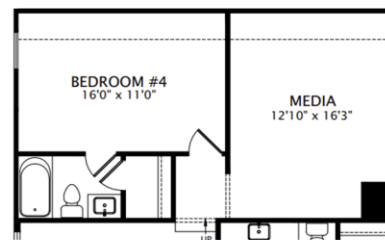
Optional Bedroom #4 with Standard Second Level



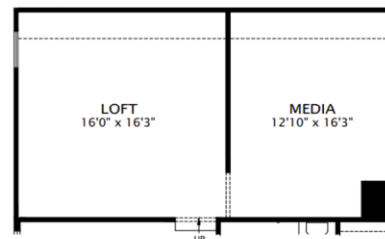
Optional Loft with Standard Second Level



Optional Media with Standard Second Level



Optional Bedroom #4 and Optional Media with
Standard Second Level

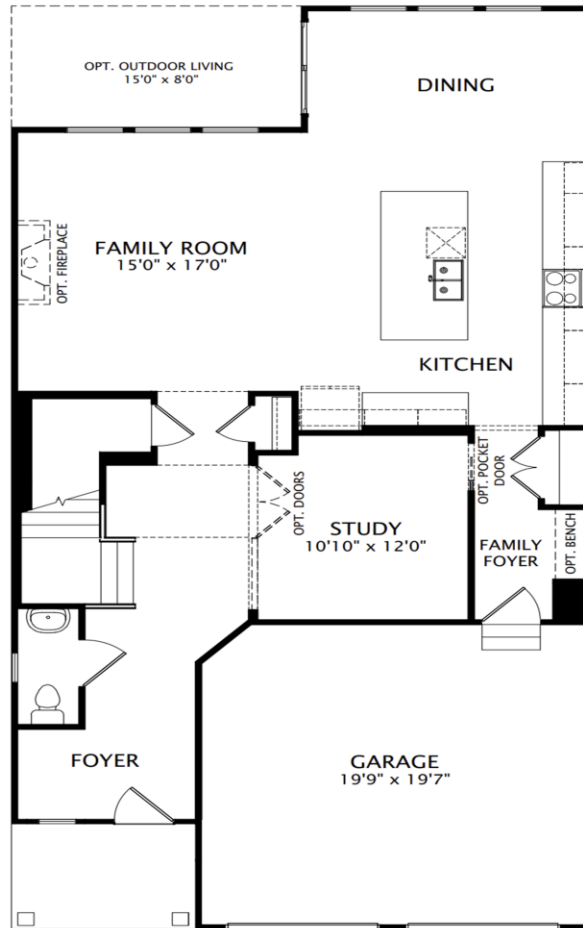


Optional Loft and Optional Media with
Standard Second Level

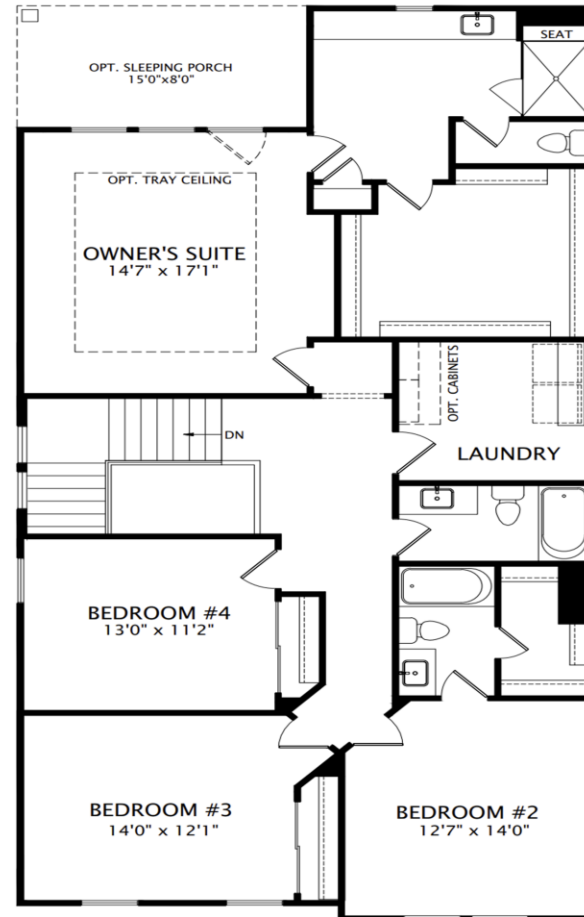
1,800 sq. ft.
Owners' Suite Down

Darrow Road Townhomes

Proposed Floor Plan #3



Main Level
FRONT VARIES PER ELEVATION

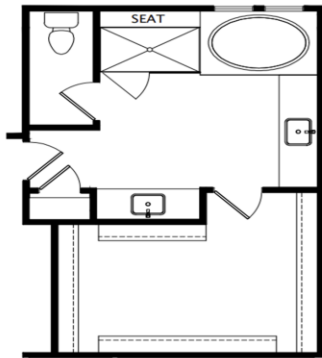


Second Level
FRONT VARIES PER ELEVATION

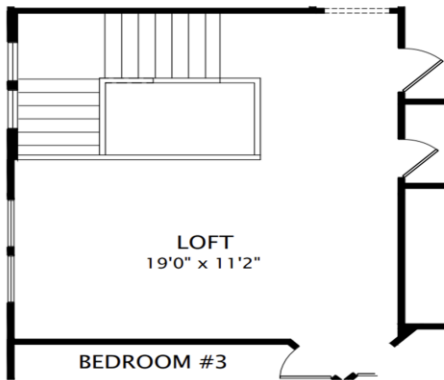
2,600 sq. ft.
Owners' Suite Up

Darrow Road Townhomes

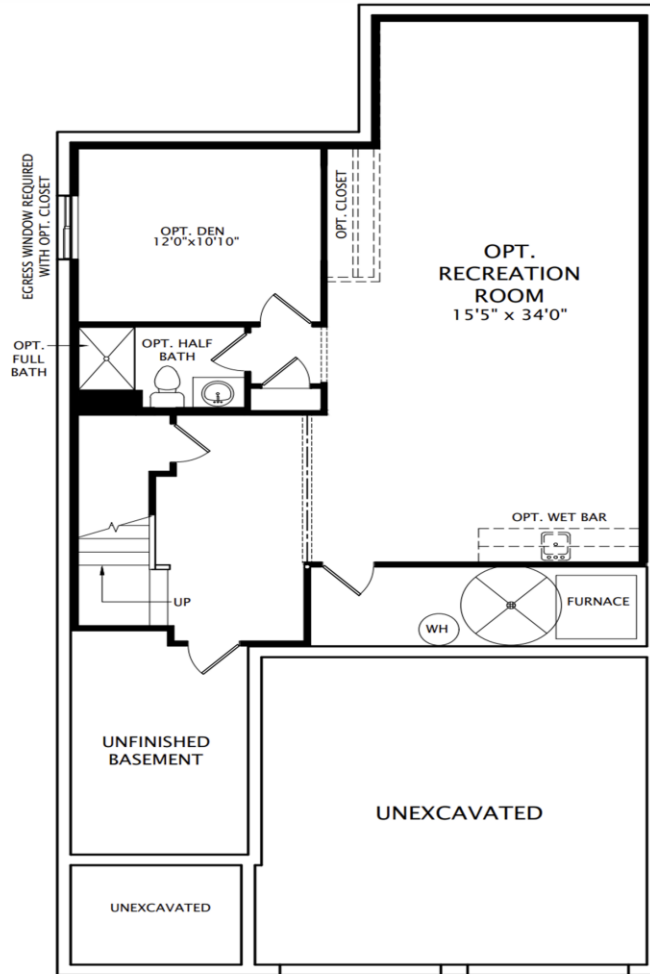
Options for Proposed Floor Plan #3



Optional Garden Bath



Optional Loft vs. Bedroom #4



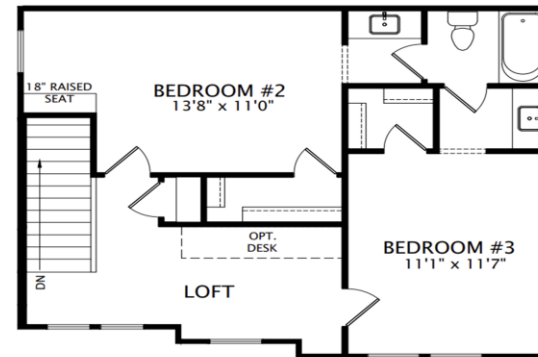
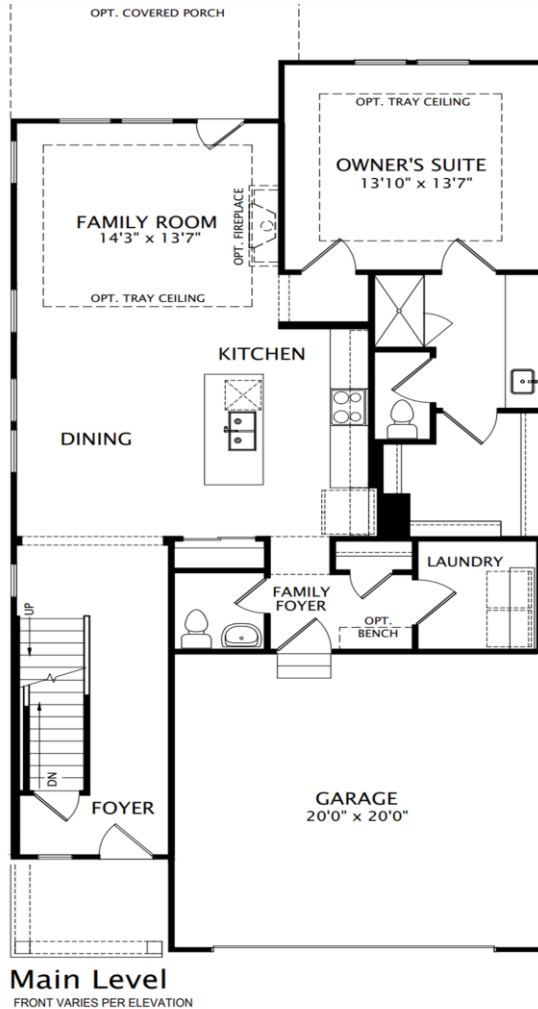
Optional Finished Lower Level

FRONT VARIES PER ELEVATION

2,600 sq. ft.
Owners' Suite Up

Darrow Road Townhomes

Proposed Floor Plan #4

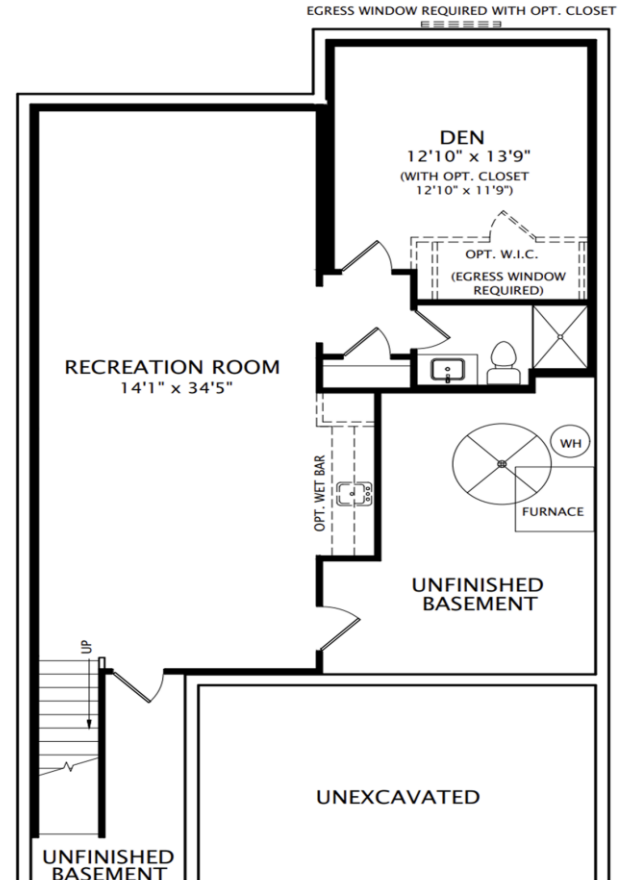
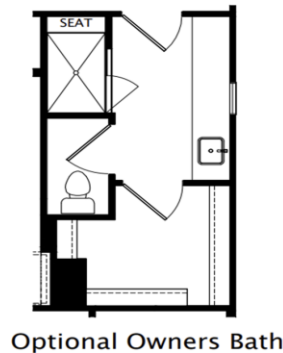


Second Level
FRONT VARIES PER ELEVATION

1,800 sq. ft.
Owners' Suite Down

Darrow Road Townhomes

Options for Proposed Floor Plan #4

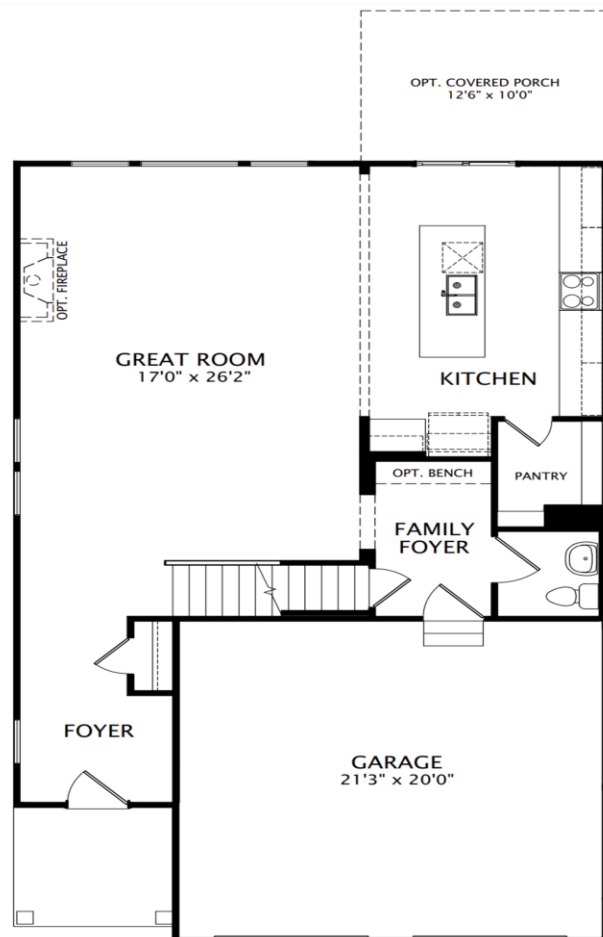


Optional Finished Lower Level
FRONT VARIES PER ELEVATION

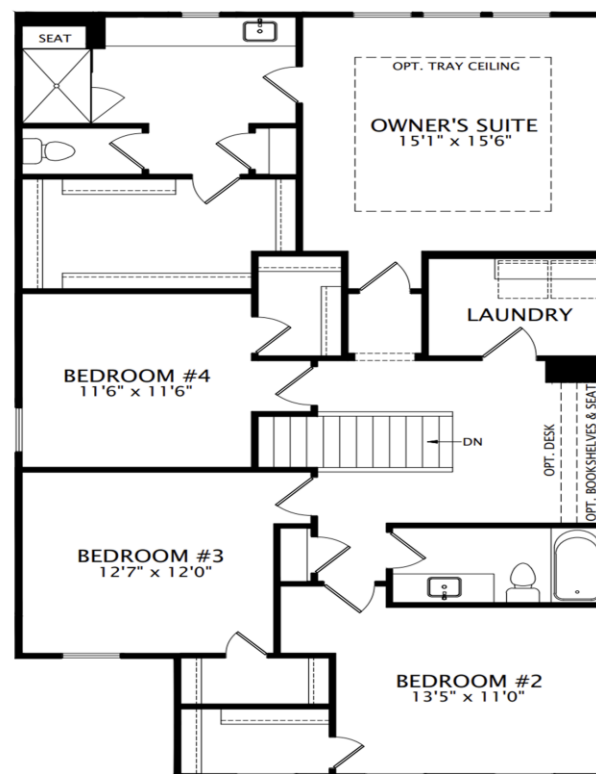
1,800 sq. ft.
Owners' Suite Down

Darrow Road Townhomes

Proposed Floor Plan #5



Main Level
FRONT VARIES PER ELEVATION

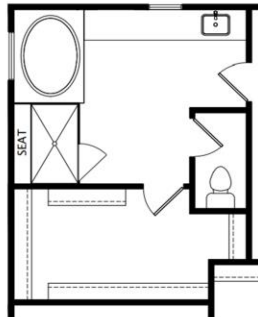


Second Level
FRONT VARIES PER ELEVATION

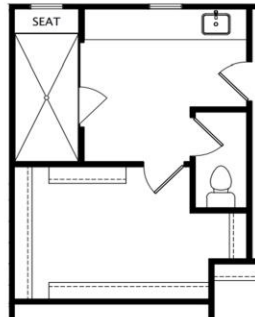
2,200 sq. ft.
Owners' Suite Up

Darrow Road Townhomes

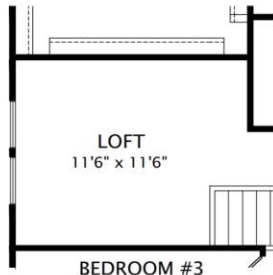
Options for Proposed Elevation #5



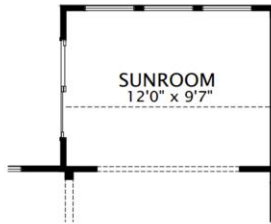
Optional Garden Bath



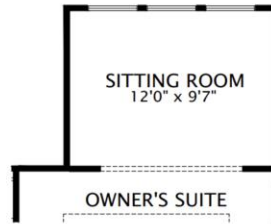
Optional Super Shower



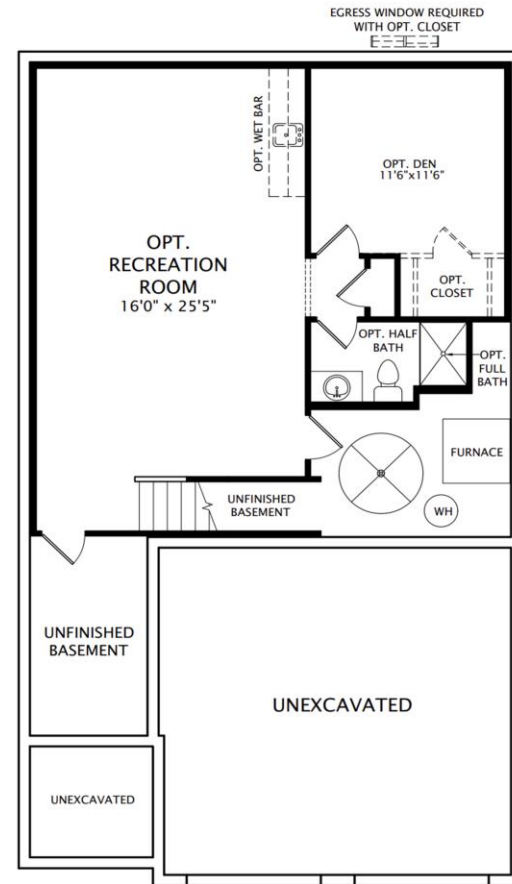
Optional Loft vs. Bedroom #4



Optional Sunroom



Optional Sitting Room
(Only available with Optional Sunroom)



Optional Finished Lower Level

FRONT VARIES PER ELEVATION

2,200 sq. ft.
Owners' Suite Up

OPTION H



February 18, 2022

MEMORANDUM

To: AHBR Members

From: Nick Sugar, City Planner

Subj: Staff Review Comments – S. Darrow Road Townhomes Case 21-1248

Project Background

Staff notes the project was presented to the AHBR for informal review at the 1.12.22 AHBR meeting. During the meeting, significant discussion occurred on the placement of the garage doors relative to the front entryway. The Board concluded that aligning the front entryway and garage doors on the same elevation could be considered due to the location of the development and the significant setback from Darrow Road; however, making a recommendation is challenging without seeing a proposed elevation. Other discussion items included:

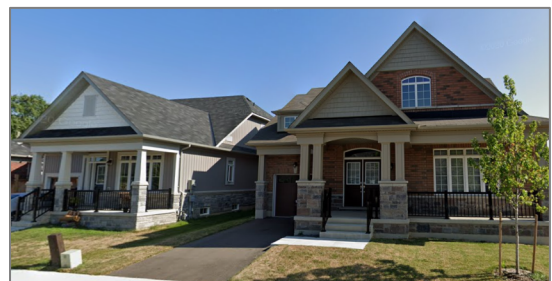
- Mix of colors and materials vs. a uniform building design
- Concern with the highly visible sides of buildings and questioning if some of the units should be turned towards the drive.
- Recommending fenestration be carried over to side and rear elevations.
- Concern of the overall appearance and presentation from the street and with the development feeling uninviting.

Following the meeting, staff recommended the applicant present example elevations to the Board in order to provide a more thorough and informed recommendation to the Planning Commission.

Summary Staff Review Comments:

- **Design Standard:** *An attached garage may be located in a wing or the main body of the building but it must be entered from the side yard or the rear. The main body must be the largest visible mass. The front face of the main body must sit forward at least 18" from the front face of the wings.*

Staff Comment: Staff notes the intent of the regulation to minimize view of garages should be met by designing a more prominent/wider entryway and setting back garage doors/garage masses from the front face of the building.



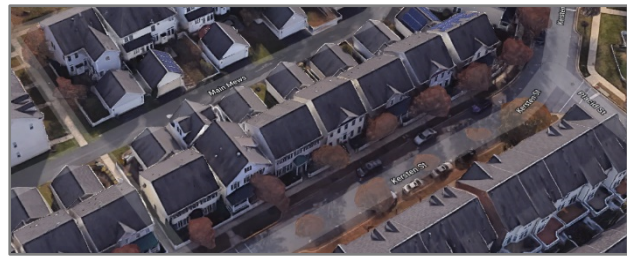
Niagara on the Lake, Ontario Canada



Niagara on the Lake, Ontario Canada



Kentlands, Maryland



- Design Standard:** *No more than three primary materials may be used on any building.*
Staff Comment: Suggest a more uniform building design be implemented akin to previous iterations (see below). Variety could be achieved through the use of horizontal and vertical siding, accent materials, overall roof materials (metal vs. asphalt), window styles, garage door styles, overall building color, etc.



- Design Standard:** *To avoid long unbroken expanses of roof, roofs must be broken with cross gables, a change in roof height or orientation, or an offset of at least 18 inches.*
Staff Comment: Staff suggest each unit be broken up by varying roof heights to avoid a combined block appearance for units.

Waiving Requirements:

The AHBR may waive any requirement of these Standards in order to approve a proposed project, if the AHBR finds that the project fulfills the five principles enumerated in Section I-2, and meets one of the following conditions:

(1) The project is an exceptional design, meaning that it is either especially creative or it is designed in response to unique situation, such as a very difficult site or an unusual program requirement.

or

(2) Exceptional and unique conditions exist that create a practical difficulty in complying with the requirements of these Standards. The AHBR should consider the factors enumerated in as defined in the Land Development Code in determining "practical difficulty".

Five Principles of Section I-2

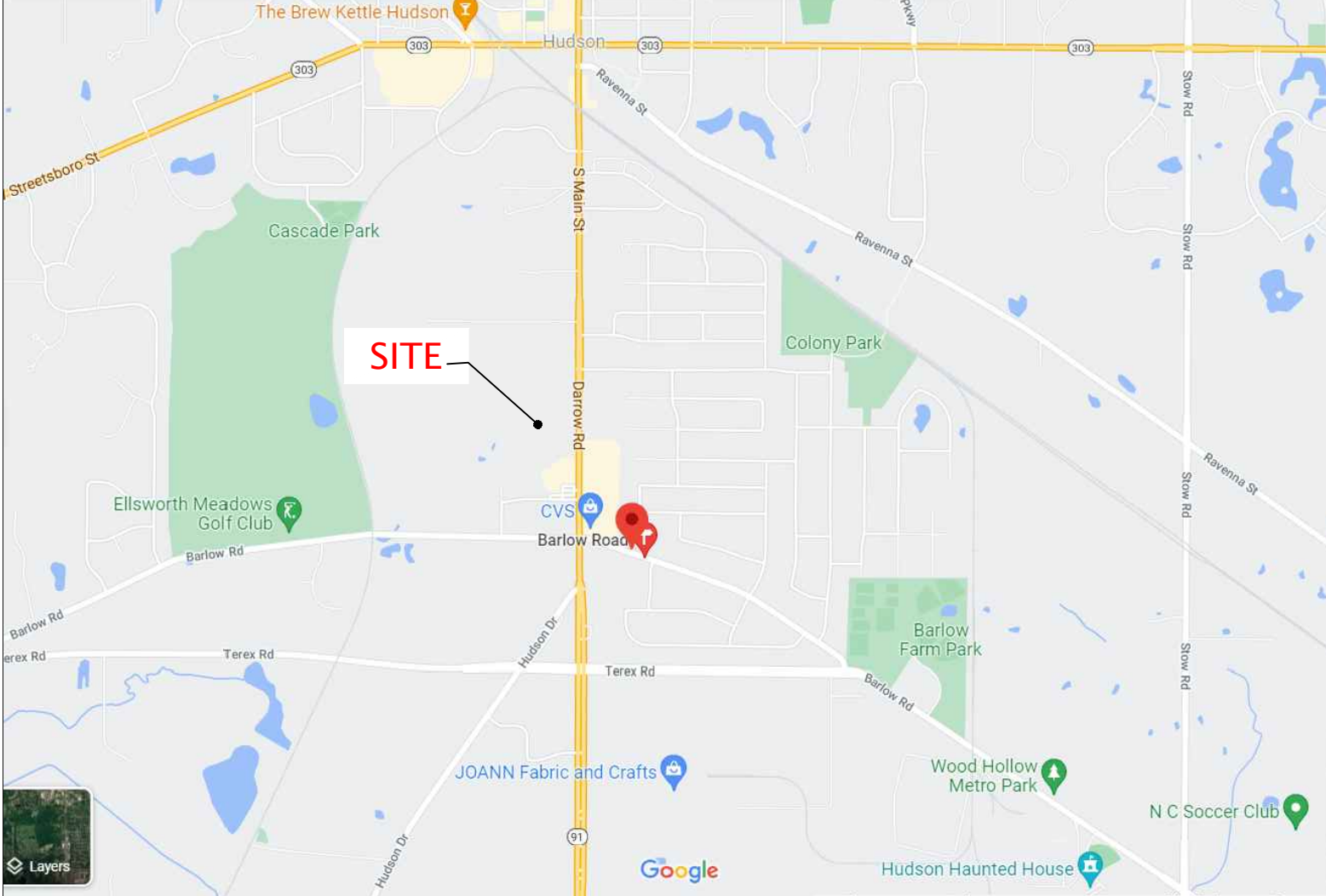
- *The creation and maintenance of the "public realm" takes precedence over individual buildings.*
- *Buildings shall maintain a high level of architectural quality.*
- *The site plan and building shall respect the land and the environment in which they are placed.*
- *There shall be architectural variety within a defined framework.*
- *New buildings and alterations shall respect the existing context and framework.*

Staff Comment: After collective review of the above requirements, staff notes the applicant has not demonstrated exceptional design, nor a practical difficulty preventing the applicant from meeting all applicable design standards. The placement of (1) the garage doors facing the front, combined with (2) the garage doors begin forward of the main mass/door , and (3) the garage doors taking up the majority of the front façade all compound to significantly conflict with the Architectural Design Standards.

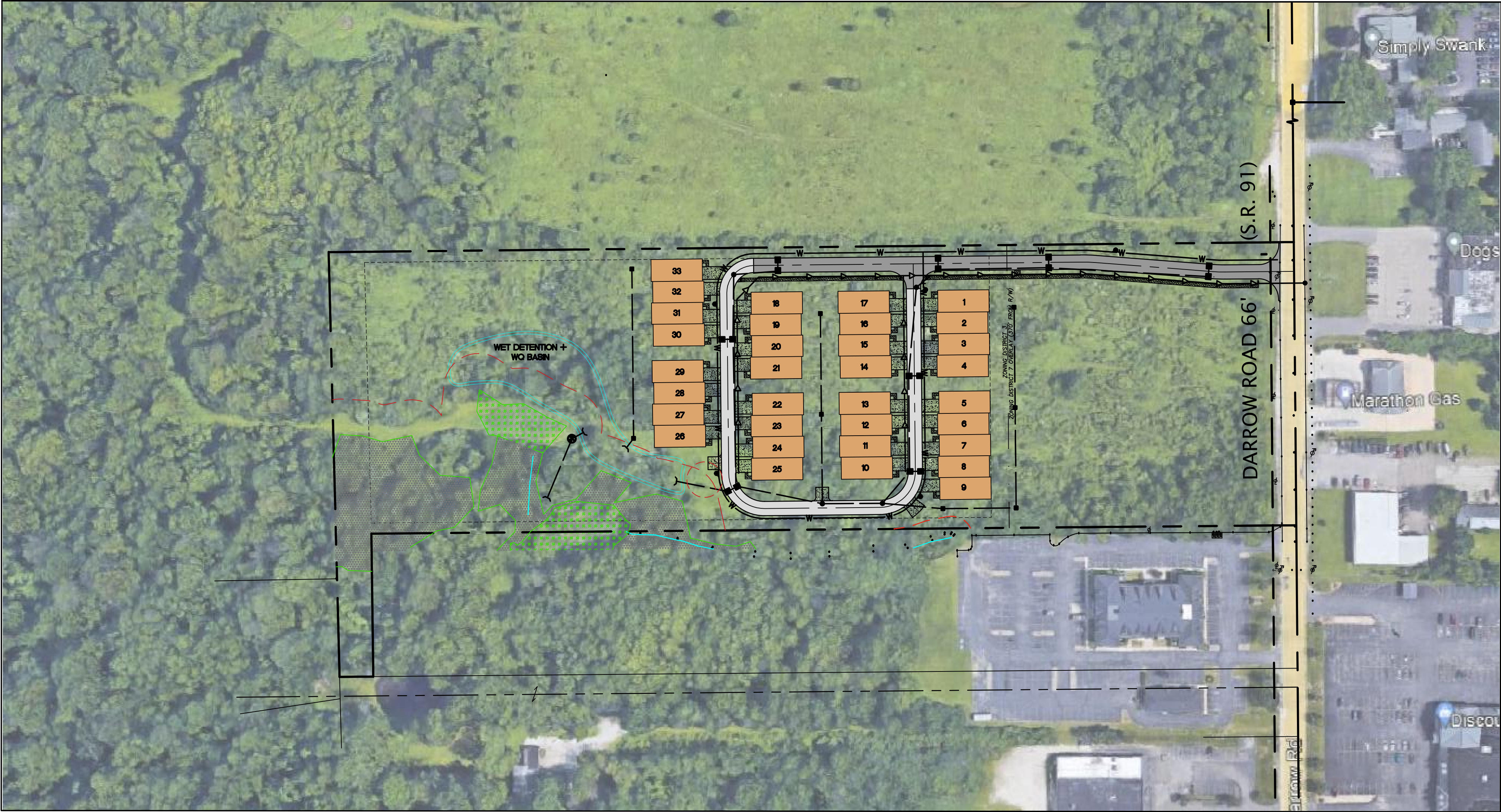
DARROW ROAD TOWNHOMES

PRELIMINARY DEVELOPMENT PLAN

HUDSON, SUMMIT COUNTY, OHIO



VICINITY MAP
N.T.S.



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

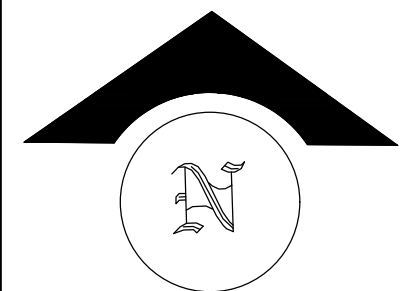
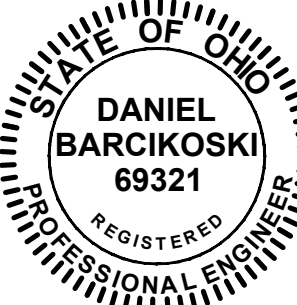
PROPOSED IMPERVIOUS AREA=116,665 SF
TOTAL LOT AREA IN D3 ZONING =386,002 SF
% LOT COVERAGE=30%

SHEET INDEX

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

SUBMITTED BY: DANIEL BARCIKOSKI REG. ENGINEER NO. 69321

DATE: 01/17/22

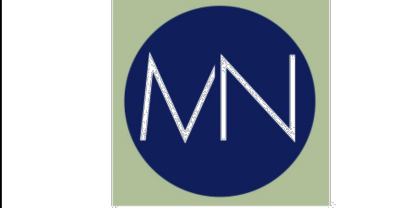


Ohio Utilities Protection Service
Call 811
before you dig

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

DARROW ROAD TOWNHOMES
HUDSON, SUMMIT COUNTY, OHIO

COVER SHEET

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

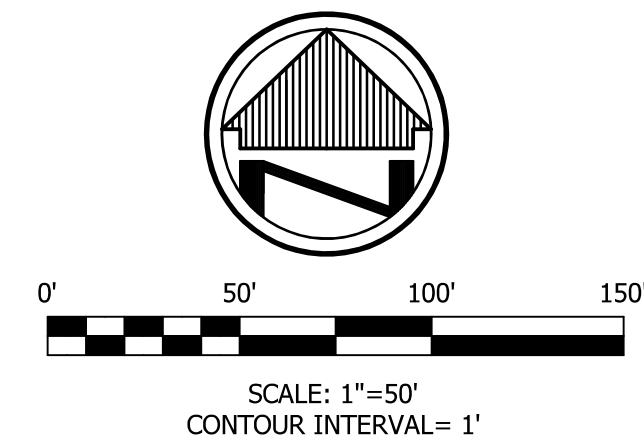
PROJECT NUMBER:
21039

PARCEL #:
VACANT PARCEL DARROW ROAD
30-03001

DATE:
10-29-2021

SHEET NUMBER:

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

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

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

JOSEPH P. FALCONE &
EDITH B. FALCONE
PN: 3000821
(S 89°37'30" E 1355.00'
N 89°24'04" E 1355.08' Obs.

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

SANITARY MH
TOP=1113.04
FL=1101.96
1102.02-W

CATCH BASIN
TOP=1111.17
INV=1109.61-E
INV=1109.51-N
INV=1109.29-S

SANITARY MH
TOP=1110.73
FL=1100.17
1100.18-W
1100.37-E

SANITARY MH
TOP=1109.55
FL=1098.96
1099.03-E

CATCH BASIN
TOP=1109.43
INV=1106.83

P.O.B.
S.E. CORNER
LOT 35

EXISTING CONDITIONS SURVEY

DARROW ROAD
HUDSON, OHIO 44236

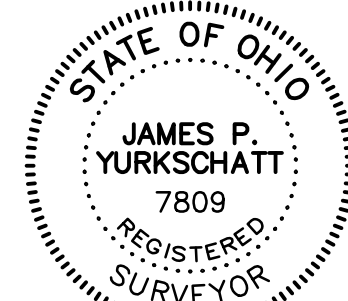
Revisions	Date

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

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

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. YURKSCHATT REG. NO. 7809 11/04/2021 DATE
CAMPBELL & ASSOCIATES, INC.

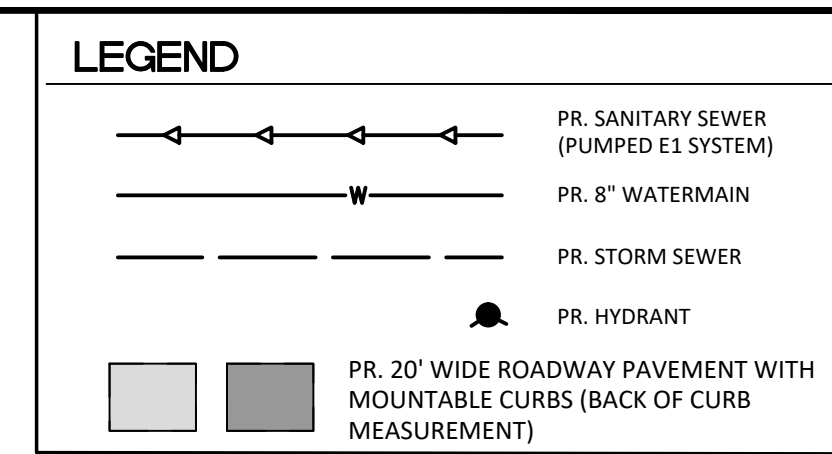


LEGEND

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

Diagram showing the elevation view of four units. Each unit is 72.00' high and 31.00' wide. The units are labeled "72'X31' UNIT". The spacing between the units is 2.00' on the top and 2.00' on the bottom. The total width of the four units is 124.00' (4 units x 31.00'). The total height is 72.00'. The units are supported by a base labeled "2' (TYP)".

CONCRETE
SIDEWALK
(TYP)

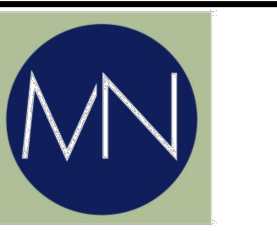


THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING 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
PARK PLACE
MAGRIN FALLS, OHIO 44022
(616) 408-6074



M. NEFF
CONSULTANTS
Planners • engineers • surveyors
mneffconsultants.com
216.570.7981

DARROW ROAD TOWNHOMES
HUDSON, SUMMIT COUNTY, OHIO

SITE & UTILITY PLAN

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: 1" = 50 FEET



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 25, and 50.

CLIENT NAME:
M. NEFF CONSULTANTS

PROJECT NUMBER:
21039

PARCEL #:
VACANT PARCEL DARROW ROAD
30-03001

DATE:
10-29-2021

SHEET NUMBER:

3.0

NOTE
PROPOSED DETENTION BASIN WILL DISCHARGE TO AN
ON-SITE NATURAL WATERWAY

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

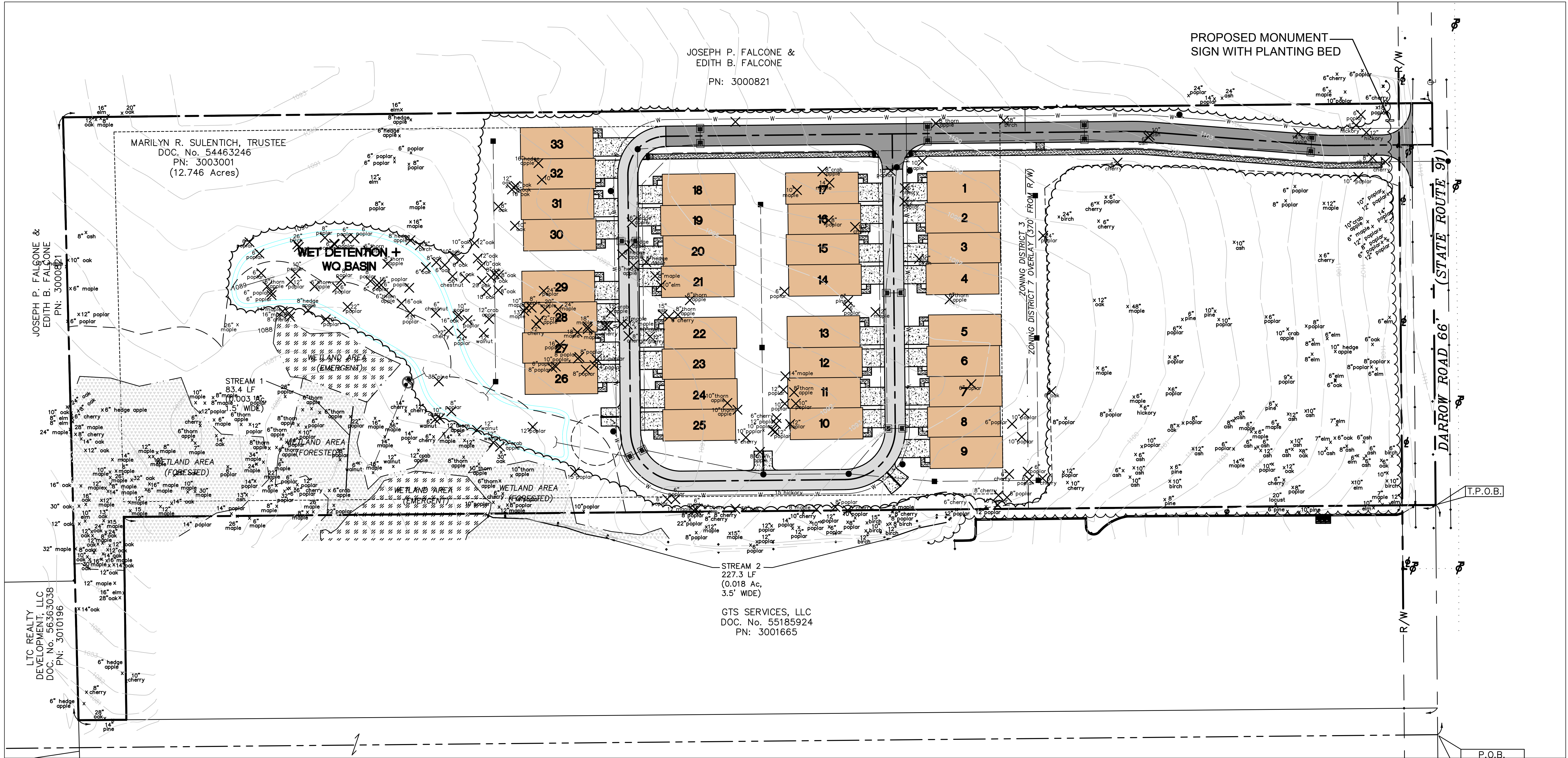
LEGEND

LIMIT OF DISTURBANCE / CONSTRUCTION LIMIT

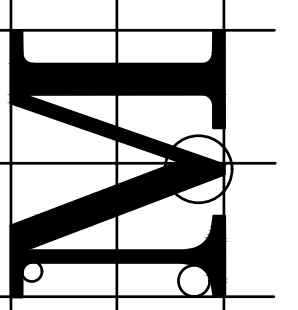
EXISTING TREE TO REMAIN (6" DBH AND GREATER)
AS PROVIDED ON ALTA/NSPS SURVEY SURVEY PREPARED BY CAMPBELL
AND ASSOCIATES, INC. 3485 FORTUNA DRIVE, SUITE 100, AKRON, OH 44312
(330) 945-41117.

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
TOTAL TREE CREDIT			255



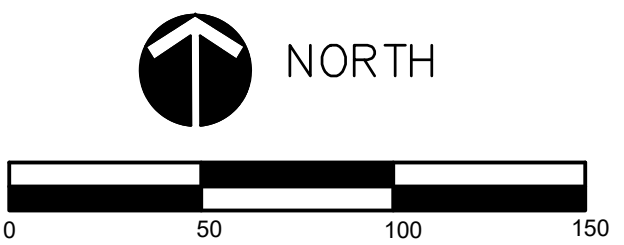
M c c u e
Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44096



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

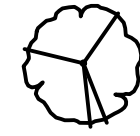


2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

LEGEND

6" thorn
apple
y

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.

ZONING TYPE 3
(OUTER VILLAGE
RESIDENTIAL
NEIGHBORHOOD)

JOSEPH P. FALCONE &
EDITH B. FALCONE

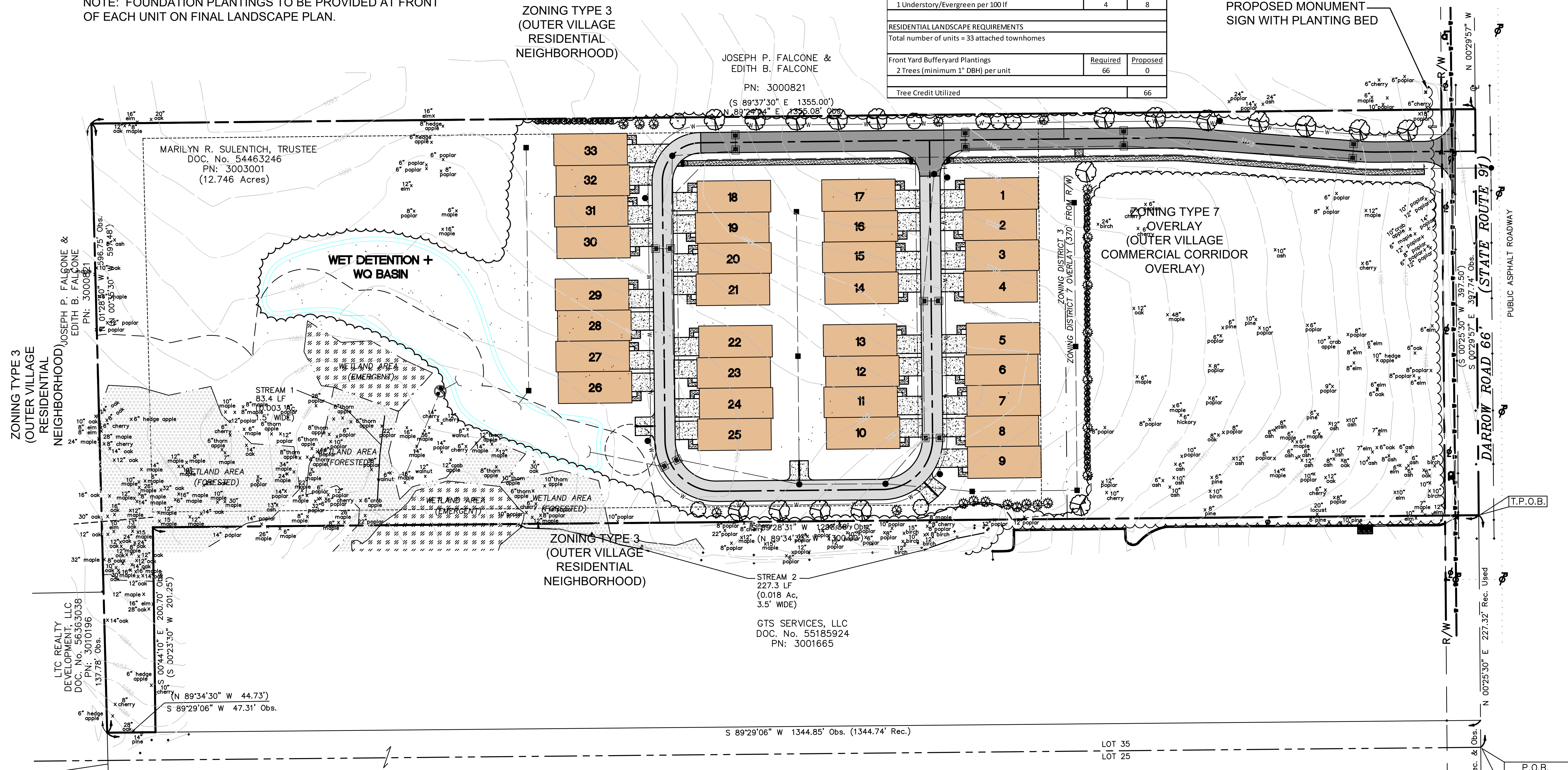
PN: 3000821

(S 89°37'30" E 1355.00')

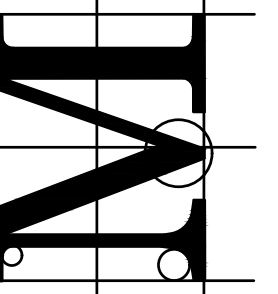
N 89°24'04" E 135.08

EAST PROPERTY LINE		
East Bufferyard Length = 322 If		
East Bufferyard Width = +/-15		
Buffer Type 'C' Required	Required	Proposed
3 Canopy per 100 If	10	2
5 Understory/Evergreen Trees per 100 If	16	49
9 Shrubs per 100 If	37	0
Tree Credit Utilized		12
NORTH PROPERTY LINE		
North Bufferyard Length = 521 If		
North Bufferyard Width = 14'		
	Required	Proposed
1 Canopy per 100 If	5	5
2 Understory/Evergreen per 100 If	10	25
SOUTH PROPERTY LINE		
South Bufferyard Length = 390 If		
South Bufferyard Width = 20'		
	Required	Proposed
1 Canopy/Evergreen per 100 If	4	4
1 Understory/Evergreen per 100 If	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



Design Group, LLC
LANDSCAPE ARCHITECTS
P.O. BOX 234
WILLOUGHBY, OHIO 44098



DARROW ROAD TOWNHOMES

DARROW ROAD, HUDSON, OHIO

DATE	NOTES
1.8.21	CITY SUBMITTAL
2.02.21	CITY SUBMITTAL
2.10.21	CITY SUB. - UPDATE
1.18.22	CITY SUB. - UPDATE

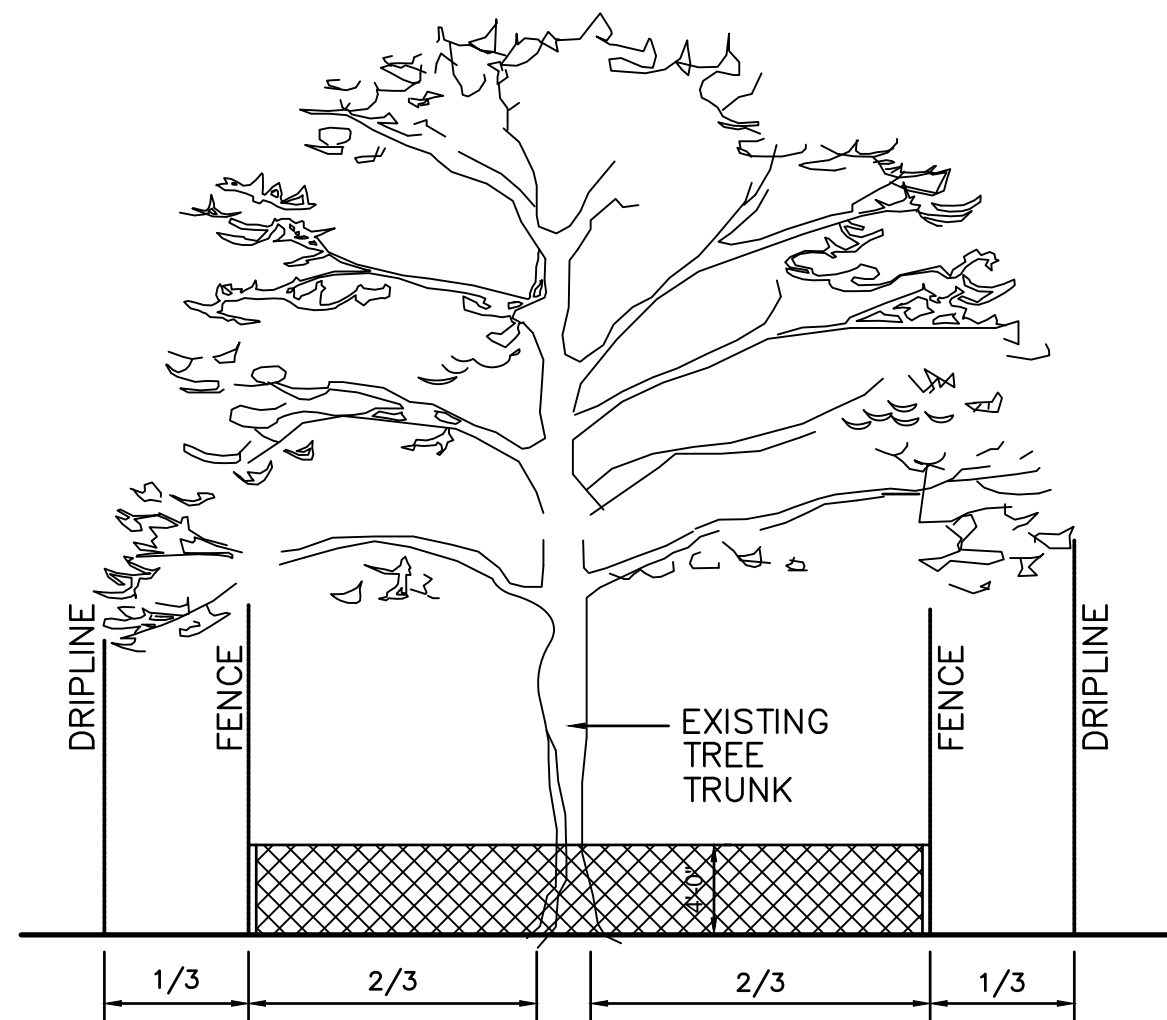
4.1



NORTH



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

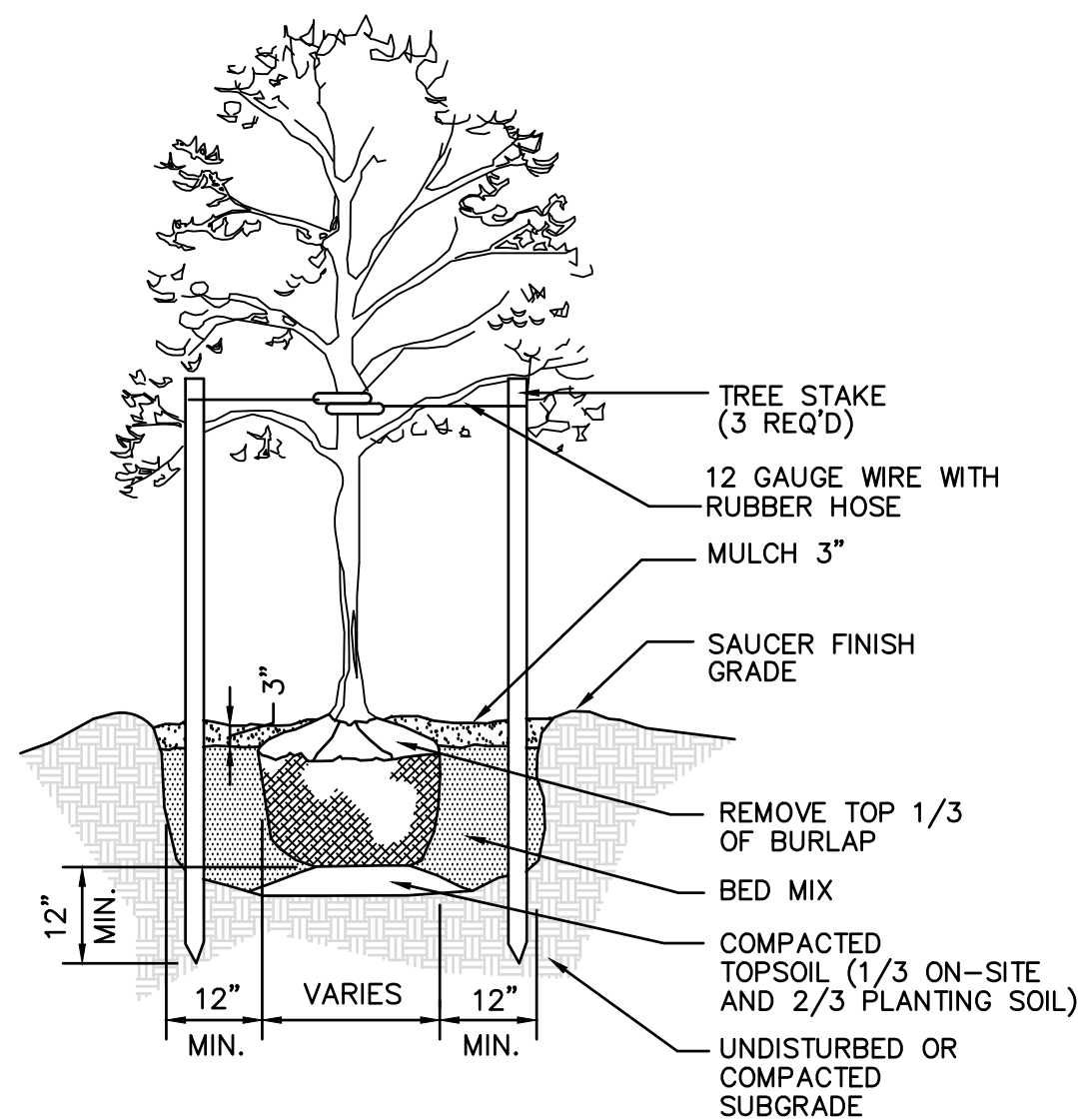


FENCE TO BE ORANGE CONSTRUCTION FENCE WITH METAL POSTS PLACED O.C. AROUND DRIPLINE AS REQUIRED TO HOLD FENCE TAUGHT; APPLY TO ALL EXISTING TREES TO REMAIN

PROTECTIVE FENCING

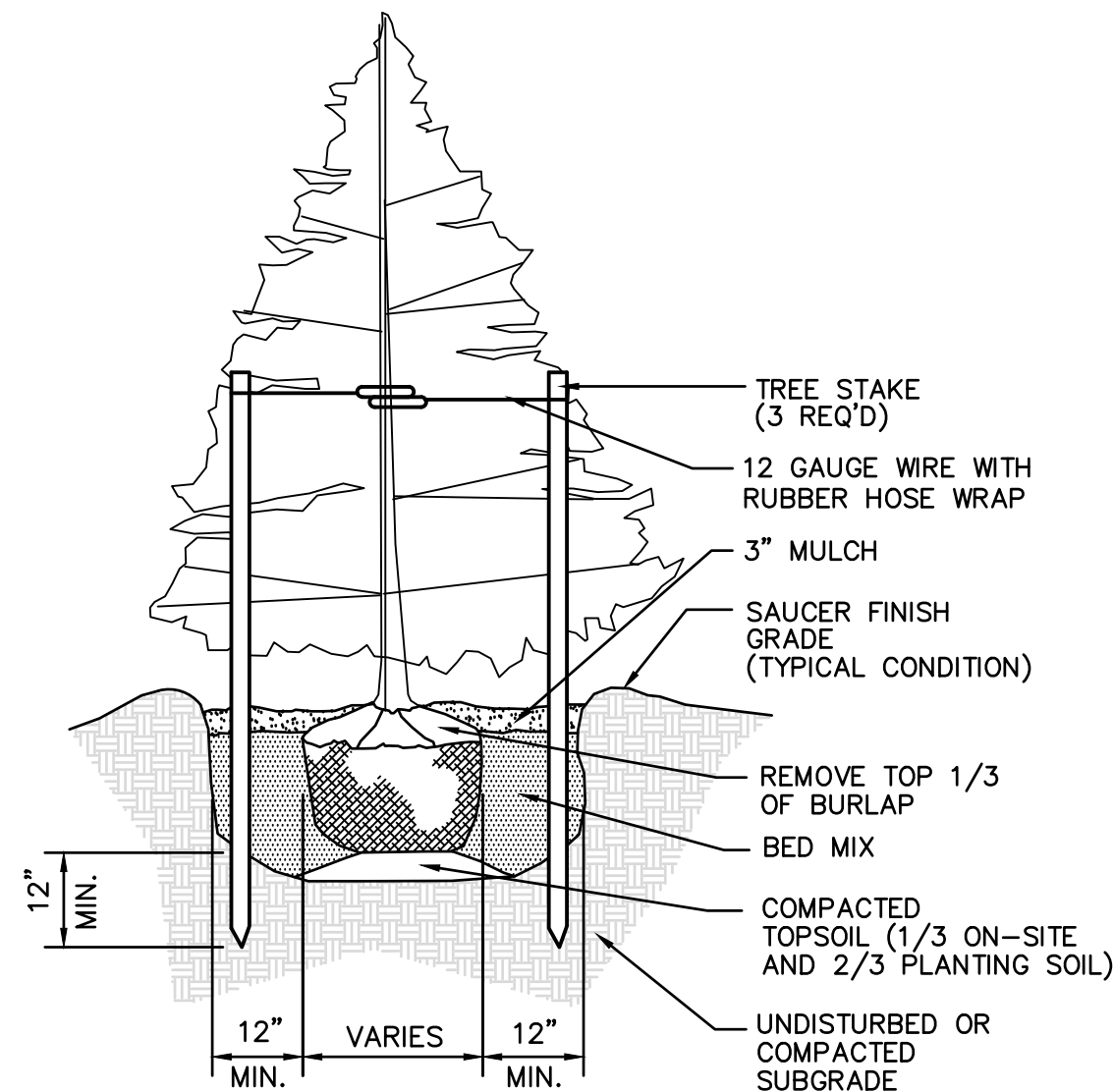
NOT TO SCALE

- TREE PROTECTON 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.



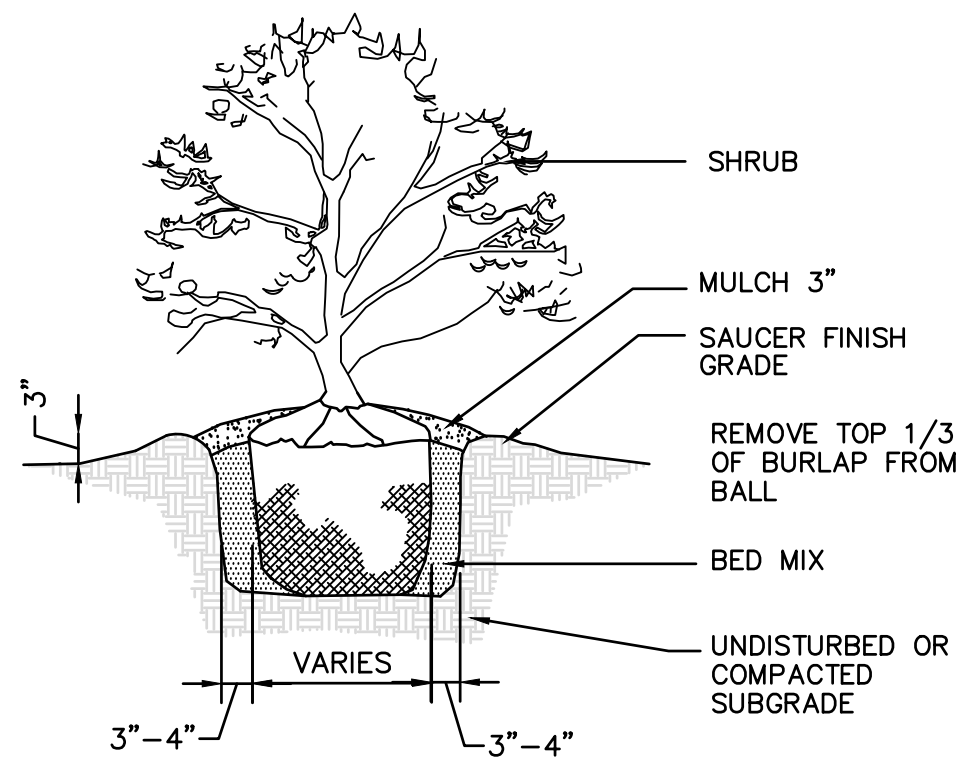
DECIDUOUS TREE PLANTING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

GENERAL NOTES

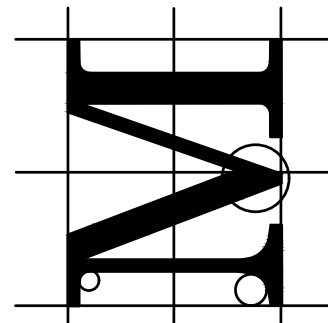
1. MODIFICATIONS TO THE DESIGNS MAY BE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.
2. LANDSCAPE ARCHITECT TO BE THE AUTHORITY FOR INTERPRETATION OF PLAN AND QUALITY OF WORK.
3. ALL SUBSTITUTIONS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
4. ALL MEASUREMENTS, ELEVATIONS, & 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, CLOUDS, 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.

LANDSCAPE NOTES & DETAILS

DARROW ROAD TOWNHOMES

PARCEL #3001665
DARROW ROAD, HUDSON, OHIO

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



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

4.2

A. [AHBR 21-1248](#) Darrow Road Townhomes (Informal Review)

New Residential Construction (33 Unit Townhomes - District 3)

Attachments:

[Staff Memo to AHBR - Townhomes Informal 2.23.22](#)

[Letter to AHBR 2.23.22](#)

[Site Plan Proposal 2.23.22](#)

[Proposed Elevations & Floor Plans 2.23.22](#)

[Townhomes Informal Plans 1.12.22](#)

Mr. Sugar introduced the application by displaying and describing the project, noting this is the second informal review by AHBR and that the applicant has submitted a revised site plan which Mr. Sugar detailed. Mr. Sugar also noted the front facing garage doors are a departure from the LDC, are forward from the main mass and the front of the facade is dominated by the garage doors and side-by-side driveways. Mr. Sugar also reviewed the staff comments and examples of possible changes that will minimize the dominance of the garage doors.

Mr. Dave Gruenwald and Mr. Don Sutcliff, Drees Homes, described the new site plan, noted the LDC requires one building which is straight across but does describe the concept of exceptional design regarding a town home. Mr. Gruenwald also noted there is a community demand for first-floor master bedrooms. With regard to the staff examples of potential designs, Mr. Gruenwald stated they will result in more blacktop and less green space.

Mr. Sutcliff noted he believes the front loading garage will meet the needs of the Hudson community and contain architectural features which are desired by Hudson, but are not required, and will be incorporated into the design.

The Board, staff and applicant discussed the process of the application, the open space in the site plan and the segmentation study of the Hudson which is partially guiding the proposed design. The Board members discussed the front loading garage doors, the look of 'the garage doors across the front with a house on top' and the proportions of the various elements of the town homes. Also discussed was possibility of a variety of garage doors being used. Mr. Sutcliff stated a desire to make these townhouses fit the surrounding neighborhood houses. The Board commented on the need to see the five-unit buildings as opposed to only two and three unit buildings in the present design. Side load units were encouraged by Board members.

Mr. Sutcliff noted that he is confident the majority of units will be first floor master bedrooms with some second floor masters.

Mr. Sugar summed up the AHBR comments as being: Farm house elements, side loading garages on end units, a variety of garage doors, research to minimize garage door prominence.

Mr. Gruenwald noted the site plan will be revised taking into account side loading garages and the general layout.

This matter was discussed