

— O H I O —

HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: November 4, 2015

TO: City of Hudson Planning Commission for November 9, 2015 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Conditional Use and Site Plan Review for Omni Lake Parkway
The Danbury of Hudson- Proposed Continuing Care Retirement Community

ZONING: District 6 – Western Hudson Gateway

PC Case No: 2015-26

Project Introduction

Application has been received for the proposed Danbury of Hudson at Omni Lake Parkway (Permanent Parcel #3204066). The proposed Continuing Care Retirement Community contains a three story building with 62 senior apartments, a three story 112 unit assisted living facility, and a one story 38 unit memory care building. The site improvements also include a total of 174 surface parking spaces and an additional 80 enclosed parking spaces.

The application was introduced at the October 12, 2015 meeting with the public hearing conducted. After receiving testimony from the applicant, staff, and the public, the Planning Commission approved a motion to table the application until the November 9, 2015 meeting. Planning Commission noted the following items for additional consideration as part of the motion to continue:

1. Submittal of landscape plan for the full site including the frontage along Boston Mills Road.
Comment: A revised landscape plan incorporating significantly expanded plantings along Boston Mills Road has been submitted. Additional comment is provided in the body of the staff report.
2. Submittal of a site cross section depicting adjacent residential development at Westpoint Drive across the development site to the senior apartment building with the proposed landscaping screen incorporated.
Comment: A site cross section has been submitted to depict the screening achieved with the proposed landscape design and the scale of the development as viewed from Westpoint Drive.
3. Study revising the stormwater management basin to allow additional open space along the Boston Mills Road Frontage to accommodate expanded landscaping.

Comment: The grading design of the stormwater basin has been revised to provide an additional setback of twenty feet to accommodate the expanded landscaping.

4. Determine the feasibility of reducing the amount of fire access road and consider alternative surface materials to reduce impervious surface coverage.

Comment: Staff has reviewed the feasibility of a reduced fire access road with Fire Marshal Shawn Kasson. Additional comment is provided within the body of the report.

5. Submit the requested sightline study and expanded traffic information as requested by the City Engineer.

Comment: The applicant has submitted a sightline study and indicated the sloped bank at the northwest corner of Omni Lake Parkway and Boston Mills Road will be removed to improve sightlines. The applicant is communicating with the City Engineer regarding the expanded traffic impact documentation; however, the additional documentation has not been received as of this writing.

6. Concerns expressed regarding the requested wetland modification.

Comment: The proposed level of disturbance is unchanged from the submittal presented at the October 12, 2015 meeting; however, the applicant has clarified on the landscape plan that a native wildflower seed mix and several pin oaks will be planted in this area to restore native vegetation.

The following information is attached to this report.

1. Staff report excluding attachments from the October 12, 2015 meeting.
2. Revised site plan submittal, prepared by GBC Design Inc. received October 28, 2015.

The revised submittal includes:

- a. Revised landscape plan (Sheets L2.01-L2.03).
- b. Site cross section of the development (Sheet CS100).
- c. Sightline study for the intersection of Omni Lake Parkway and Boston Mills Road (Sheet C6.0).

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Wetland/Stream Corridor Protection: Several wetland areas are present on the subject parcel. A summary of the wetland areas, the applicable categories, and proposed disturbances is detailed in the October 7, 2015 staff report.

The site additionally contains a Category II wetland at the southeast section of the development (wetland C) that is not proposed for disturbance. The proposed grading and a portion of the enclosed garage building; however, encroach into the applicable setback of wetland C. The enclosed garage building is proposed at a setback of 70 feet to the wetland boundary with grading to within 15 feet of the wetland at its closest point. The total area of grading within the 100 foot setback is approximately 12,000 square feet.

Planning Commission may modify the wetland setback regulations upon finding the standards of Section 1207.18(b)(6)(E)(ii)(b) of the Land Development Code have been met. The applicant's wetland consultant has provided documentation regarding the applicable standards noting the various erosion control and stormwater management practices which will be implemented to protect the adjacent wetland area.

Landscaping/Buffering: The revised landscape plan, submitted October 28, 2015 appropriately conforms to or can accommodate the following applicable standards:

1. Bufferyards: No bufferyards are applicable as the property abuts non-residential uses at the side and rear.
2. Street trees have been proposed along Omni Lake Parkway.
3. Front yard landscaping: Proposed plantings are acceptable.
4. Perimeter parking lot landscaping (10 ft depth): The revised plantings are acceptable.
5. The landscape plan has been appropriately expanded along the Boston Mills Road frontage to soften the development from adjacent uses and the Boston Mills Road right of way. The revised design incorporates a 250 foot long, 7 foot tall mound with a variety of plantings proposed along and adjacent to the mound.

Access, Circulation, and Traffic Analysis: Transportation Management Services, Inc. has provided a trip generation report and compared the proposed project to the originally designed office development proposed when Omni Lake Parkway was constructed. The study indicates the traffic anticipated from the proposed development will be significantly less than the previously intended office development and the currently installed turn lanes and roadway infrastructure should accommodate the proposed traffic. City Engineer Mr. Sheridan has requested additional information related to the previously proposed office development, the current traffic counts on Boston Mills Road, and review of the sight distances at Boston Mills Road and Omni Lake Parkway as it appears a small hill at the northwest corner of the intersection limits sight distance. The applicant has submitted a sightline study and indicated the sloped area at the northwest corner of the intersection would be regraded to improve the westbound view for vehicles approaching the intersection from the north. At this time the traffic consultant is in communication with the Engineering Department regarding the traffic documentation; however, the expanded information has not been received.

Design Subcommittee: The design subcommittee approved the architectural design at the October 12, 2015 meeting with several minor details to be revised. The revised plans incorporated within the submittal address the requested revisions.

Hudson Fire Department: Staff has spoken further with Fire Marshal Shawn Kasson regarding the ability to reduce the amount of fire access road proposed on the site. Mr. Kasson noted the primary fire code requirement applicable is that all portions of the building must be located within 150 feet of a fire access road or a public street. If a reduced, dead end length access road were proposed instead of the submitted loop road, turnrounds would need to be constructed at the road termini which would require a larger area of land disturbance than the proposed loop road.

Findings, Required Action, and Recommendation

Staff has separated these items between the conditional use approval and the site plan approval. Staff recommends the Planning Commission maintain this separation in its final action.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section 1206.02 except as discussed above and recommended below.

Required PC Action, Chapter 1203.02(d)

The Planning Commission is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on proposed conditional use applications. The PC shall consider the development application, the staff report, and the evidence from the public hearing, and then take final action. The PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Conditional Use Recommendation

Approve the conditional use for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 2, 2015 and subject to the following condition:

1. The facility must conform to the restrictions noted in the LDC definition of a Continuing Care Retirement Community including the requirement that each dwelling unit shall be occupied by no more than two residents at least one of whom shall be 55 years of age or older.

Site Plan Findings and Action:

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development and site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the site plan for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 28, 2015 with the following conditions:

1. Planning Commission modifies the setback to allow the proposed development at a 15 foot setback to the delineated edge of the wetland at the southeastern edge of the limits of disturbance.
2. Submit the Army Corp of Engineers authorization to disturb wetland areas A,E, F, and G and the authorization to excavate wetland A.
3. Revise the landscaping plan to incorporate the following:
 - a. Interior island landscaping for the parking fields must meet minimum planting standards.
4. The comments of City Engineer Thom Sheridan must be addressed per the September 29, 2015 correspondence.
5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the design of the building.
6. The comments of Fire Inspector Shawn Kasson must be addressed per the October 5, 2015 correspondence.
7. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
8. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

— O H I O —

HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: October 7, 2015

TO: City of Hudson Planning Commission for October 12, 2015 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Conditional Use and Site Plan Review for Omni Lake Parkway
The Danbury of Hudson- Proposed Continuing Care Retirement Community

ZONING: District 6 – Western Hudson Gateway

PC Case No: 2015-26

Project Introduction

Application has been received for the proposed Danbury of Hudson at Omni Lake Parkway (Permanent Parcel #3204066). The proposed Continuing Care Retirement Community contains a three story building with 62 senior apartments, a three story 112 unit assisted living facility, and a one story 38 unit memory care building. The site improvements also include a total of 174 surface parking spaces and an additional 80 enclosed parking spaces.

North and east of the subject property is Lake Forest Country Club golf course and the City of Hudson Boston Mills Park. To the west is office development along Boston Mills Road. South of the subject property is single family residential development within the Oak Point Commons subdivision. This site and the abutting parcels to the west, north, and east are in District 6; the adjacent development to the south is within District 3.

The following information is attached to this report.

1. Site Plan submittal prepared by GBC Design Inc, Submitted October 2, 2015.
2. Letter from Rich Costin of Lemmon and Lemmon, Inc. regarding the proposed use of the facility received October 2, 2015.
3. Letter from Civil and Environmental Consultants, Inc (CEC), dated September 1, 2015 regarding the requested wetland setback modification per Section 1207.18(b)(6)(E)(ii)(b) of the Land Development Code.
4. Wetland documentation prepared by CEC, received on October 2, 2015.
5. Traffic Analysis prepared by TMS Engineers Inc. received September 2, 2015.
6. Comment letter from Thom Sheridan, City Engineer, dated September 29, 2015.
7. Comment letter from Shawn Kasson, Fire Marshal, dated October 5, 2015.
8. Preliminary comment letter, prepared by City Planner Greg Hannan, dated September 18, 2015.

Applicable Zoning District Standards, Section 1205.11

The proposed continuing care retirement community is permitted as a conditional use within District 8. Staff finds the proposal is in compliance with the applicable setback and dimensional standards of Section 1205.11.

Applicable Use Regulations, Section 1206

The continuing care retirement community is a conditional use within District 6. The use is subject to compliance with the general criteria and standards applicable to conditional uses per Section 1206.02(b). Staff provides the following commentary:

(1) *The use is consistent with the policies and intent of the City of Hudson Comprehensive Plan.*

The 2004 Comprehensive Plan does not propose any land use changes to the current District 6 zoning and indicates the parcel as a potential development site.

(2) *The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses.*

The significant setback from Boston Mills Road and the placement of the curb access at the northern terminus of Omni Lake Parkway creates a significant separation to the residential uses across Boston Mills Road.

(3) *The use can generally be accommodated on the site consistent with any architectural and performance standards.*

The design is subject to review and approval by the Design Subcommittee for Development within District 6 and 8 per the standards of LDC Section 1207.18(h).

(4) *Access points to the property are located as far as possible from road intersections and adequate sight distances are maintained.*

Access points are located along Omni Parkway, 530 feet north of the intersection with Boston Mills Road.

(5) *On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions.*

A traffic report has been submitted and is under review by the Engineering Department. The submitted report documents a reduced trip generation than the previously considered office development and does not propose the need for improvements within the right of way.

(6) *The use will be adequately served by public facilities and services.*

Public utilities are available to the facility.

(7) *The use provides adequate off-street parking.*

The applicant has proposed a parking count in compliance with the LDC standards.

(8) *The use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04 of this Code, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefiting from such screening.*

The applicant has proposed a significant setback along Boston Mills Road; however, significant clearing will occur for the installation of the stormwater management basin. In addition to the standards noted in Section 1207 staff recommends the following additional landscaping to screen the use from adjacent property:

1. Incorporate landscaping between Boston Mills Road and the detention basin to provide a continuous landscaping screen along the Boston Mills Road frontage.
2. Incorporate expanded plantings along the north side of the assisted living building, to fill in gaps within existing wooded areas. Staff suggests plantings equivalent to Bufferyard B.

(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.*

The proposed facility is an institutional use and is compatible with the adjacent office development and Laurel Lake facility to the east.

Special conditions applicable to Continuing Care Retirement Communities per Section 1206.02(c):

4. *Where applicable, certification or licensing by the sponsoring state or federal governmental agency shall be a prerequisite to issuance of a zoning certificate.*
10. *Adequate vehicle turning areas shall be provided on the site so that vehicles and equipment can be maneuvered on site without interrupting traffic flow or blocking public streets.*
11. *The parking area for the use shall be a minimum of 50 feet from adjacent properties used for residential purposes.*
12. *Safe areas for pick-up and discharge of persons shall be provided.*
14. *Adequate provisions shall be made for emergency medical and fire vehicles on two sides of the building.*

Comment: staff finds the submittal to be in general compliance with the applicable conditions.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Wetland/Stream Corridor Protection: Several wetland areas are present on the subject parcel. A summary of the wetland areas, the applicable category, and proposed disturbances are as follows:

Wetland	Area (acres)	Category	Fill proposed
A	1.07	I	X (partial)
B	0.06	I/II	
C	0.77	II	
D	0.07	I	
E	0.11	I	X
F	0.20	I	X
G	0.009	I/II	X
H	0.01	I	

The proposed fill of wetlands E and F are Category I and do not have an associated setback per LDC Section 1207.18. Wetland G is listed as a Category I/II. The applicant has proposed a fill of 0.14 acres to wetland A (Category I) and excavation of the remaining portion of wetland A as part of the stormwater management basin. Staff understands the proposed wetland excavation is regulated separately by the ACOE and is not considered a fill. Provided the ACOE authorizes the proposed fill, no setback would be applicable as the wetland would be removed from the property and mitigated per ACOE requirements.

The site additionally contains a Category II wetland and a riparian corridor at the southeast section of the development (wetland C) that is not proposed for disturbance. The proposed grading and a portion of the enclosed garage building; however, encroach into the applicable setback of wetland C. The enclosed garage building is proposed at a setback of 70 feet to the wetland boundary with grading to within 15 feet of the wetland at its closest point. The total area of grading within the 100 foot setback is approximately 12,000 square feet.

Planning Commission may modify the wetland setback regulations upon finding the standards of Section 1207.18(b)(6)(E)(ii)(b) of the Land Development Code have been met. The applicant's wetland consultant has provided documentation regarding the applicable standards noting the various erosion control and stormwater management practices which will be implemented to protect the adjacent wetland area.

Landscaping/Buffering: The submitted landscape plan appropriately conforms to or can accommodate the following applicable standards:

1. Bufferyards –No bufferyards are applicable as the property abuts non-residential uses at the side and rear.
2. Street trees must be restored as needed along Omni Lake Parkway.
3. Front yard: A minimum of 10 % of the front yard setback shall be developed with a mix of trees, shrubs, and plantings. Additional plantings adjacent to the storm water management basin are needed.
4. Perimeter parking lot landscaping (10 ft depth) is required to screen parking lots from Boston Mills Road and Omni Lake Pkwy. The submitted landscaping must be expanded to meet this requirement.

5. Interior island landscaping is required at a ratio of 160 sq ft per 10 parking spaces. Appropriate islands have been proposed; however, the planting areas must be revised to incorporate at least one tree and four shrubs per peninsula area.
6. As noted in the conditional use standards additional screening is appropriate along the Boston Mills Road frontage and to soften the presence of the site from adjacent development to the west and north.
7. Dumpster enclosure: Proposed dumpster locations and plantings are acceptable.

Parking: Assisted Living/Convalescent Care Facilities are required to provide one space for each six beds plus one space for every two employees on the largest shift. Multifamily residential is required to provide two spaces per dwelling unit. Staff notes the following proposed parking which complies with the required minimum parking spaces.

	Required	Proposed
62 unit apartment	124	138
112 unit Assisted living & 38 unit Memory care	25 resident spaces 28 employee spaces	117
Total	177	255

Loading spaces: One loading space has been provided within the interior parking area between the memory care and the assisted living building. The applicant has indicated deliveries to the apartment building will be limited; however, the rear parking field does provide expanded pavement areas.

Access, Circulation, and Traffic Analysis: Transportation Management Services, Inc. has provided a trip generation report and reviewed the proposed project to the originally designed office development proposed when Omni Lake Parkway was constructed. The study indicates the traffic anticipated from the proposed development will be significantly less than the previously intended office development and the currently installed turn lanes and roadway infrastructure should accommodate the proposed traffic. City Engineer Mr. Sheridan has requested additional information related to previously proposed office development and the review of the sight distances at Boston Mills Road and Omni Lake Parkway as it appears a small hill at the northwest corner limits sight distance.

Exterior Lighting: A lighting plan including photometrics must be submitted along with cut sheets of the proposed fixtures.

Engineering: City Engineer Thom Sheridan has completed a review and submitted a letter dated September 29, 2015. Mr. Sheridan's comments include discussion of the following:

1. Stormwater pollution prevention: The stormwater pollution prevention plan must be approved by the Summit Soil and Water Conservation District.
2. Stormwater management: Mr. Sheridan notes a complete design and stormwater calculations will need to be submitted.

3. **Traffic Impact:** Mr. Sheridan has reviewed the submitted trip generation study and requested additional information related to the previous study prepared in 1999 and for additional study of the sight lines at Omni Lake Parkway and Boston Mills Road.

Design Subcommittee: Application for building design approval was submitted with the application for site plan approval. The design subcommittee is scheduled to meet on October 12, 2015 and will provide a recommendation to the Planning Commission at the meeting.

Hudson Fire Department: Fire Marshal Shawn Kasson has completed a review and submitted a letter dated October 5, 2015. Mr. Kasson's comments include the need for designation of fire lanes, incorporation of fire hydrants and fire department connections per city specifications, and demonstration of applicable turning radiuses for emergency vehicles.

Growth Management, Section 1211

The proposed Continuing Care Retirement Community is regulated as an institutional use within the LDC. Section 1211.03(b) exempts institutional development from the requirement of securing a residential development allocation.

Findings, Required Action, and Recommendation

Staff has separated these items between the conditional use approval and the site plan approval. Staff recommends the Planning Commission maintain this separation in its final action.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section 1206.02 except as discussed above and recommended below.

Required PC Action, Chapter 1203.02(d)

The Planning Commission is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on proposed conditional use applications. The PC shall consider the development application, the staff report, and the evidence from the public hearing, and then take final action. The PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Conditional Use Recommendation

Approve the conditional use for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 2, 2015 and subject to the following condition:

1. The facility must conform to the restrictions noted in the LDC definition of a Continuing Care Retirement Community including the requirement that each dwelling unit shall be occupied by no more than two residents at least one of whom shall be 55 years of age or older.

Site Plan Findings and Action:

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development and site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the site plan for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 2, 2015 with the following conditions:

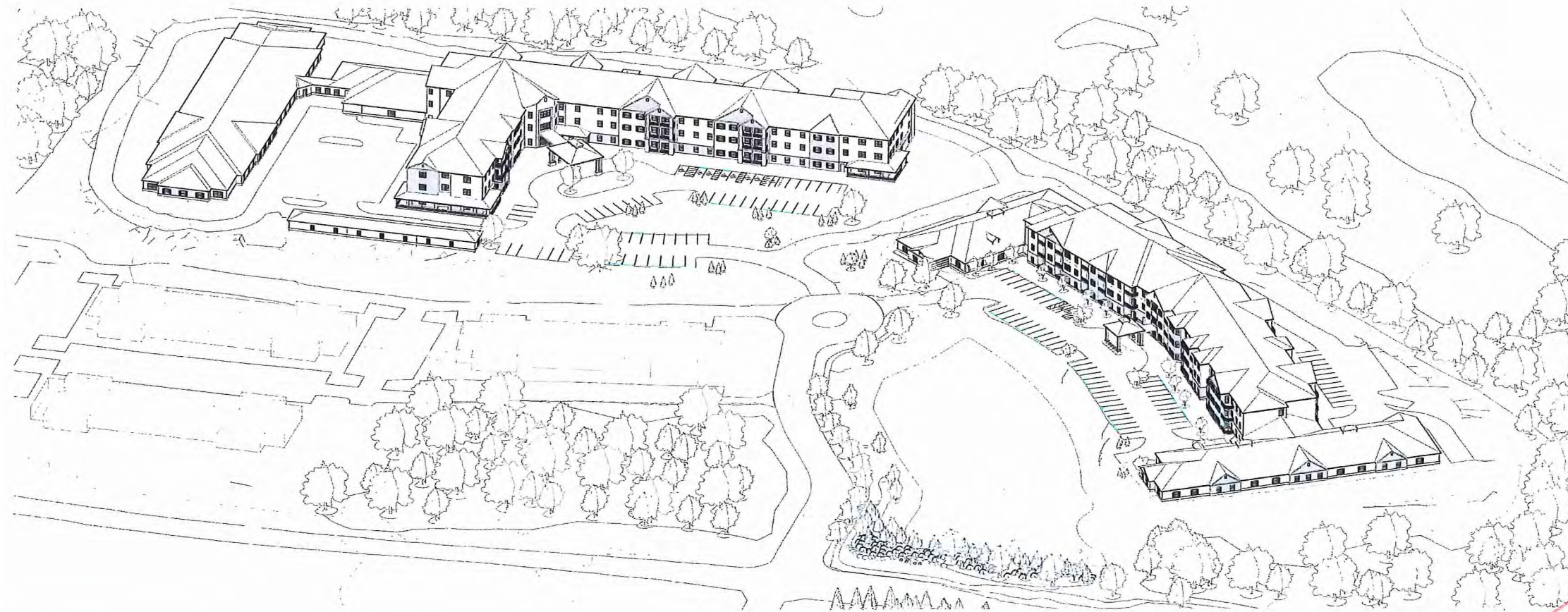
1. Planning Commission modifies the setback to allow the proposed development at a 15 foot setback to the delineated edge of the wetland at the southeastern edge of the limits of disturbance.
2. Submit the Army Corp of Engineers authorization to disturb wetland areas A,E, F, and G and the authorization to excavate wetland A.
3. Revise the landscaping plan to incorporate the requirements listed on page two of the staff report dated October 12, 2015 and summarized below:
 - a. Street trees must be restored along Omni Lake Parkway.
 - b. 10 % of the front yard setback shall be developed with a mix of plantings.
 - c. Perimeter parking lot landscaping must be added to screen parking lots from Boston Mills Road and Omni Lake Pkwy.
 - d. Interior island landscaping for the parking fields must meet minimum standards.
 - e. Add landscaping along the Boston Mills Road frontage and at existing gaps in the woods to the north to soften the presence of the site from adjacent development.
4. The comments of City Engineer Thom Sheridan must be addressed per the September 29, 2015 correspondence.
5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and approves the design of the building.
6. The comments of Fire Inspector Shawn Kasson must be addressed per the October 5, 2015 correspondence.
7. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
8. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

DANBURY OF HUDSON SENIOR LIVING SPRINGWOOD OF HUDSON SENIOR APARTMENTS

OMNI LAKE PARKWAY
CITY OF HUDSON
SUMMIT CO., OHIO

DEVELOPED BY
LEMMON & LEMMON, INC. & HUDSON OMNI III, LTD

DESIGNED BY
GBC DESIGN, INC.



BIRD'S EYE VIEW



LOCATION MAP

1" = 1000'

PROPERTY OWNER

HUDSON OMNI III
26110 EMERY RD, SUITE 250
CLEVELAND, OH 44128
TOM FINLEY 216-514-1950

DEVELOPER

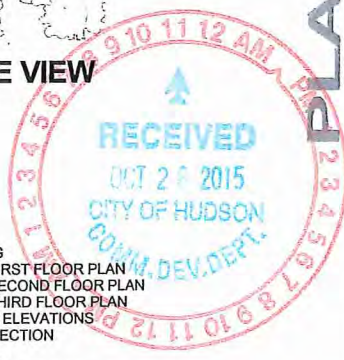
LEMMON & LEMMON, INC.
1201 S. MAIN STREET
NORTH CANTON, OH 44720
RICH COSTIN 330-497-8686

ENG./SURV./ARCH.

GBC DESIGN, INC.
565 WHITE POND DR
AKRON, OH 44320
JOHN WALSH 330-836-0228

DRAWING INDEX

#	TITLE	#	TITLE
COVER	TITLE SHEET	SL100	SL - RENDERING
CS100	SITE SECTION	SL101	SL - OVERALL FIRST FLOOR PLAN
C2.0	WETLAND IMPACT PLAN	SL102	SL - OVERALL SECOND FLOOR PLAN
C3.0	GENERAL PLAN	SL103	SL - OVERALL THIRD FLOOR PLAN
C3.1	ASSISTED LIVING SITE PLAN	SL200	SL - PROPOSED ELEVATIONS
C3.2	SENIOR APARTMENTS SITE PLAN	SL300	SL - GENERAL SECTION
C4.0	UTILITY PLAN	SA100	SA - RENDERING
C5.0	GRADING PLAN	SA101	SA - OVERALL FIRST FLOOR PLAN
C6.0	SIGHT DISTANCE STUDY	SA102	SA - OVERALL SECOND FLOOR PLAN
L2.01	LANDSCAPE PLAN	SA103	SA - OVERALL THIRD FLOOR PLAN
L2.02	LANDSCAPE PLAN	SA200	SA - PROPOSED ELEVATIONS
L2.03	LANDSCAPE PLAN	SA300	SA - GENERAL SECTION
		IN500	INFO - DETAIL SECTIONS
		Q101	GARAGE - 16 UNIT ELEVATIONS



PLANNING SUBMISSION 10/23/15

REVISIONS
10/01/15
10/23/15

GBC DESIGN INC.
565 White Pond Drive Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OH 44720

DANBURY OF HUDSON SENIOR LIVING
SPRINGWOOD OF HUDSON SENIOR APARTMENTS
HUDSON, OHIO

TITLE SHEET

DRAWN BY:
JSW

DATE:
08/31/15

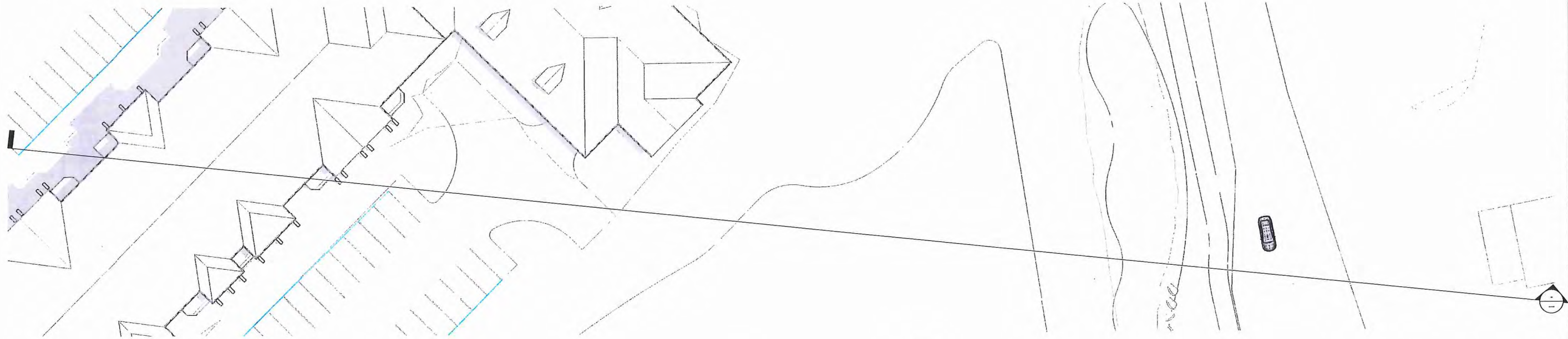
PROJECT NO.
47254

DRAWING NO.
COVER



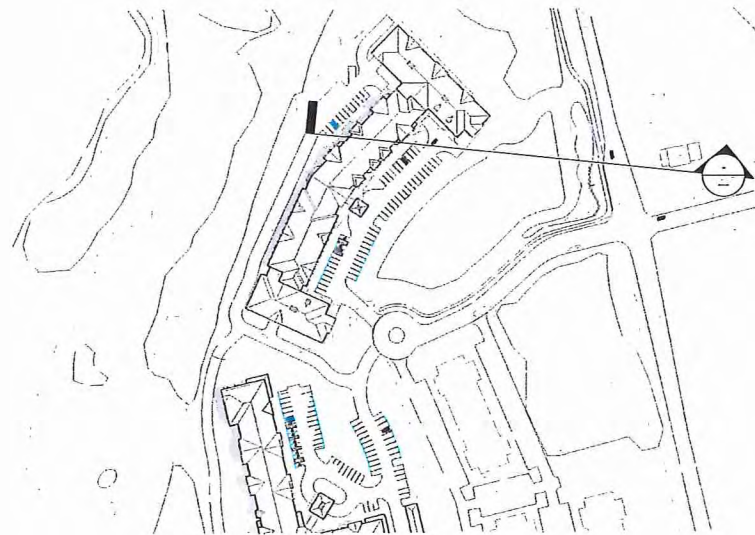
SITE SECTION

1" = 20'-0"



SITE PLAN

1" = 20'-0"



KEY PLAN

1" = 160'-0"



EXISTING LANDSCAPING AT SOUTHEAST CORNER OF INTERSECTION

REVISIONS

GBC DESIGN INC.
 665 White Pond Drive Akron, OH 44320-1123
 Phone 330-836-0228 Fax 330-836-5782

LEMMON & LEMMON, INC.
 1201 S. MAIN ST.
 NORTH CANTON, OH 44720

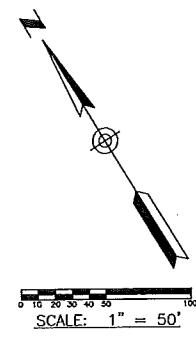
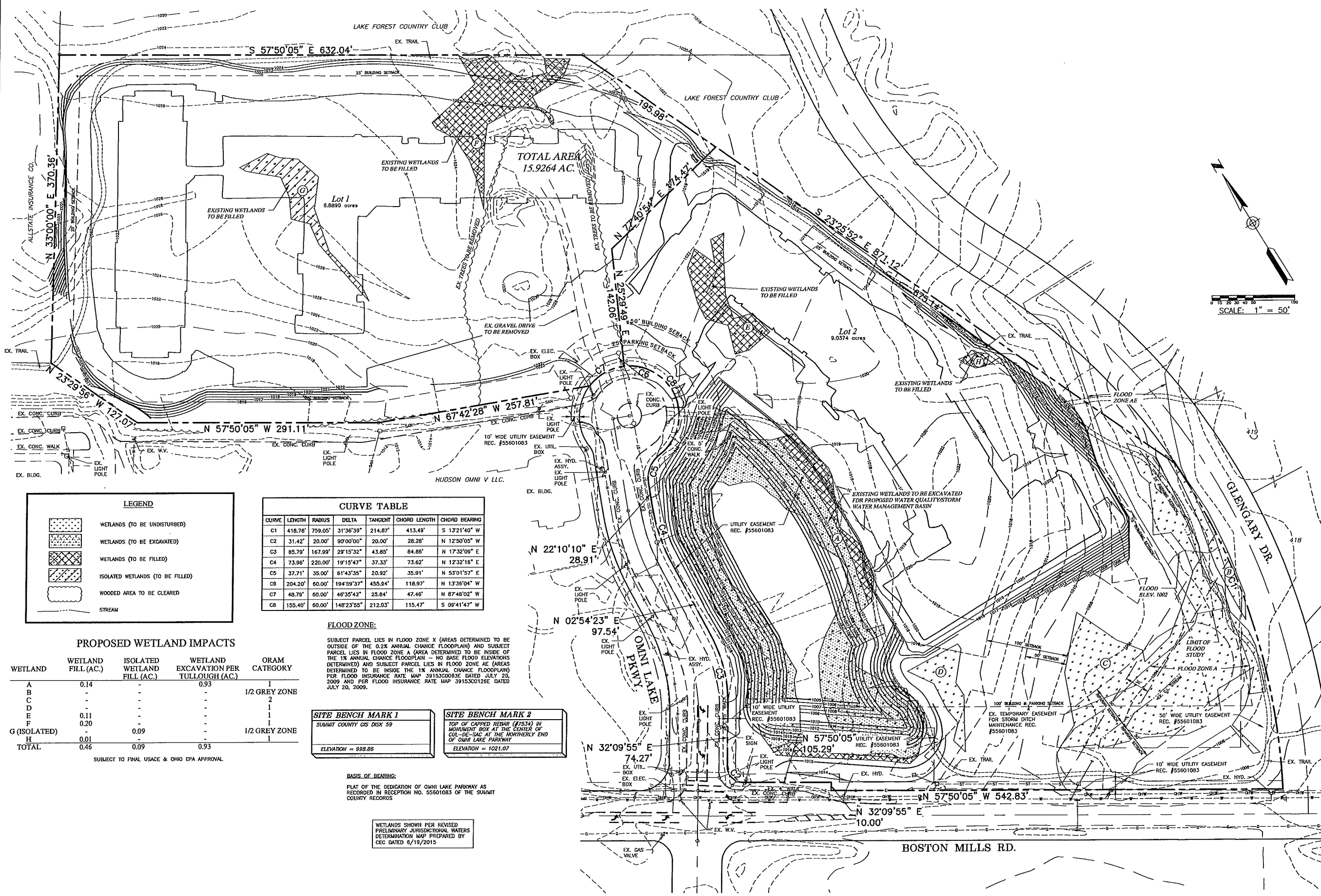
DANBURY OF HUDSON SENIOR LIVING
 SPRINGWOOD OF HUDSON SENIOR APARTMENTS
 HUDSON, OHIO
SITE SECTION
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DRAWN BY:
 JSW

DATE:
 08/31/15

PROJECT NO.
 47254

DRAWING NO.
CS100



LEGEND

- WETLANDS (TO BE UNDISTURBED)
- WETLANDS (TO BE EXCAVATED)
- WETLANDS (TO BE FILLED)
- ISOLATED WETLANDS (TO BE FILLED)
- WOODED AREA TO BE CLEARED
- STREAM

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	418.78'	759.05'	31°36'39"	214.87'	413.49'	S 132°14'0" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 12°50'05" W
C3	85.79'	167.99'	29°15'32"	43.85'	84.86'	N 17°32'09" E
C4	73.96'	220.00'	19°15'47"	37.33'	73.62'	N 12°32'16" E
C5	37.71'	35.00'	81°43'35"	20.92'	35.91'	N 53°01'57" E
C6	204.20'	60.00'	19°59'37"	455.94'	118.97'	N 13°36'04" W
C7	48.79'	60.00'	46°35'42"	25.84'	47.46'	N 87°48'02" W
C8	155.40'	60.00'	148°23'55"	212.03'	115.47'	S 09°41'47" W

PROPOSED WETLAND IMPACTS

WETLAND	WETLAND FILL (AC.)	ISOLATED WETLAND FILL (AC.)	WETLAND EXCAVATION PER TULLOUGH (AC.)	ORAM CATEGORY
A	0.14	-	0.93	1
B	-	-	-	1/2 GREY ZONE
C	-	-	-	2
D	-	-	-	1
E	0.11	-	-	1
F	0.20	-	-	1
G (ISOLATED)	-	0.09	-	1/2 GREY ZONE
H	0.01	-	-	1
TOTAL	0.46	0.09	0.93	

SUBJECT TO FINAL USAGE & OHIO EPA APPROVAL

FLOOD ZONE:
SUBJECT PARCEL LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SUBJECT PARCEL LIES IN FLOOD ZONE A (AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN - NO BASE FLOOD ELEVATIONS DETERMINED) AND SUBJECT PARCEL LIES IN FLOOD ZONE AS (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP 39153C0083E DATED JULY 20, 2009 AND PER FLOOD INSURANCE RATE MAP 39153C0126E DATED JULY 20, 2009.

SITE BENCH MARK 1
SUMMIT COUNTY GIS DISK 59
ELEVATION = 998.85

SITE BENCH MARK 2
TOP OF CAPPED REBAR (#7534) IN MONUMENT BOX AT THE CENTER OF CURVE-DE-SAC AT THE NORTHERLY END OF OMI LAKE PARKWAY
ELEVATION = 1021.07

BASIS OF BEARING:
PLAT OF THE DEDICATION OF OMI LAKE PARKWAY AS RECORDED IN RECEPTION NO. 55601083 OF THE SUMMIT COUNTY RECORDS

WETLANDS SHOWN PER REVISED PRELIMINARY JURISDICTIONAL WATERS DETERMINATION MAP PREPARED BY CEC DATED 6/19/2015

GBC DESIGN, INC.
666 Wilbur Road, Dr.
Albion, OH 44890
Phone: 330-886-0228
Fax: 330-886-4782

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

DANBURY OF HUDSON SENIOR LIVING
SPRINGWOOD OF HUDSON SENIOR LIVING APARTMENTS
HUDSON, OHIO
WETLAND IMPACT PLAN

DRAWN BY:
T.G.W.
DATE:
08/31/15
PROJECT NO.
47254
DRAWING NO.
C2.0

SITE DATA

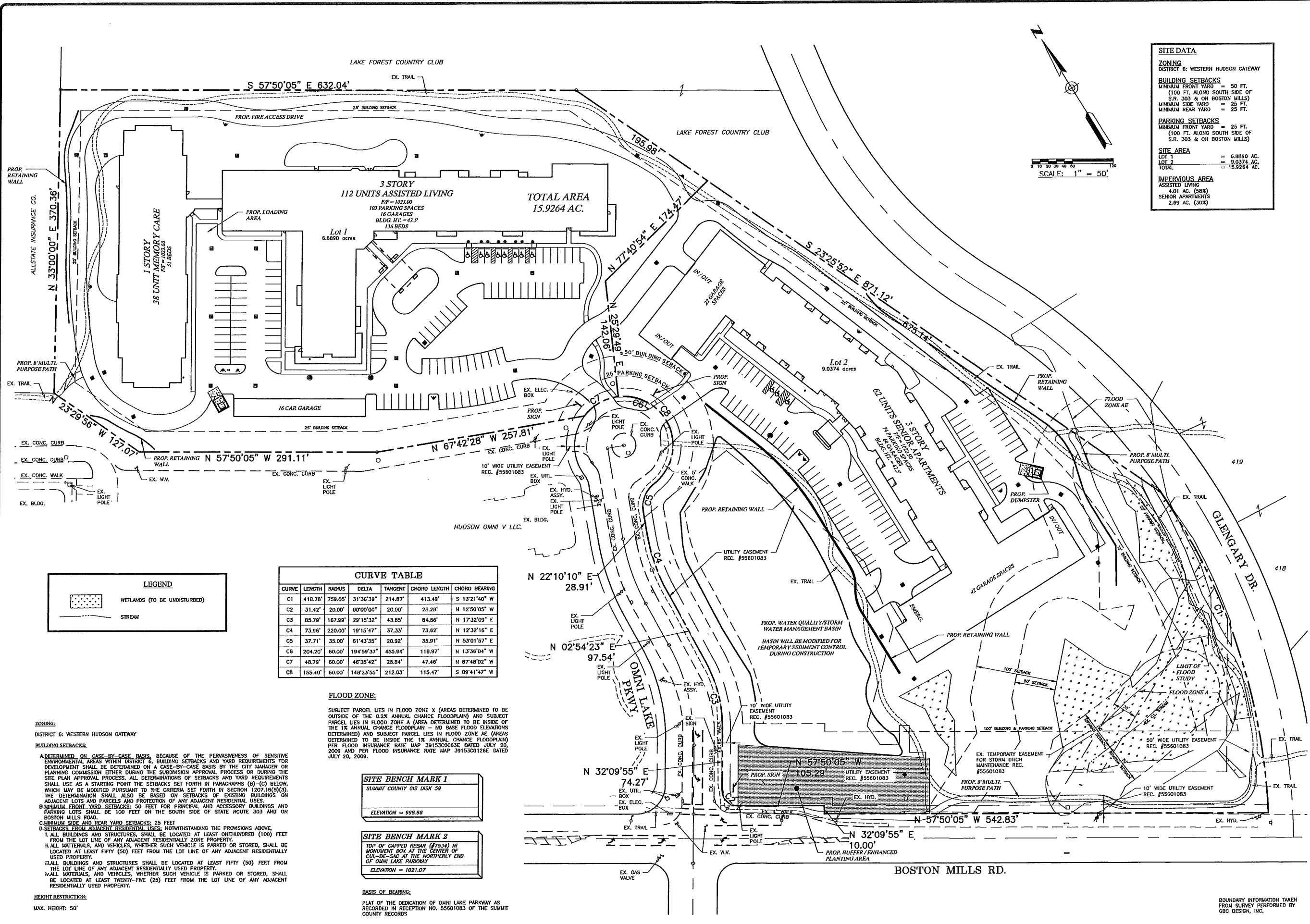
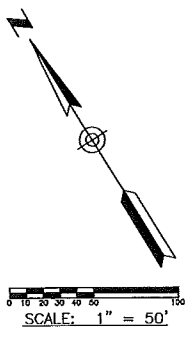
ZONING
DISTRICT 6: WESTERN HUDSON GATEWAY

BUILDING SETBACKS
MINIMUM FRONT YARD = 50 FT.
(100 FT. ALONG SOUTH SIDE OF S.R. 303 & ON BOSTON MILLS)
MINIMUM SIDE YARD = 25 FT.
MINIMUM REAR YARD = 25 FT.

PARKING SETBACKS
MINIMUM FRONT YARD = 25 FT.
(100 FT. ALONG SOUTH SIDE OF S.R. 303 & ON BOSTON MILLS)

SITE AREA
LOT 1 = 6.8890 AC.
LOT 2 = 9.0374 AC.
TOTAL = 15.9264 AC.

IMPERVIOUS AREA
ASSISTED LIVING = 4.01 AC. (58%)
SENIOR APARTMENTS = 2.69 AC. (30%)



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	418.78'	759.05'	31°36'39"	214.87'	413.48'	S 13°21'40" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 12°50'05" W
C3	85.78'	167.59'	29°15'32"	43.85'	84.86'	N 17°32'09" E
C4	73.86'	220.00'	19°15'47"	37.33'	73.82'	N 12°32'16" E
C5	37.71'	35.00'	61°43'35"	20.92'	35.91'	N 53°01'57" E
C6	204.20'	60.00'	194°59'37"	455.94'	118.97'	N 13°38'04" W
C7	48.78'	60.00'	46°35'42"	25.84'	47.46'	N 87°48'02" W
C8	155.40'	60.00'	148°23'55"	212.03'	115.47'	S 09°41'47" W

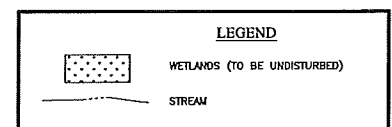
FLOOD ZONE:

SUBJECT PARCEL LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SUBJECT PARCEL LIES IN FLOOD ZONE A (AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN - NO BASIC FLOOD ELEVATIONS DETERMINED) AND SUBJECT PARCEL LIES IN FLOOD ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP 39153C0063E DATED JULY 20, 2009 AND PER FLOOD INSURANCE RATE MAP 39153C0126E DATED JULY 20, 2009.

SITE BENCH MARK 1
SUMMIT COUNTY GIS DISK 59
ELEVATION = 998.86

SITE BENCH MARK 2
TOP OF CAPPED REBAR (#7534) IN MONUMENT BOX AT THE CENTER OF CURVE-SIDED AT THE NORTHERLY END OF OMNI LAKE PARKWAY
ELEVATION = 1021.07

BASIS OF BEARING:
PLAT OF THE DEDICATION OF OMNI LAKE PARKWAY AS RECORDED IN RECEPTION NO. 55601083 OF THE SUMMIT COUNTY RECORDS



ZONING:
DISTRICT 6: WESTERN HUDSON GATEWAY

BUILDING SETBACKS:
A. DETERMINED ON CASE-BY-CASE BASIS, BECAUSE OF THE Pervasiveness OF SENSITIVE ENVIRONMENTAL AREAS WITHIN DISTRICT 6, BUILDING SETBACKS AND YARD REQUIREMENTS FOR DEVELOPMENT SHALL BE DETERMINED ON A CASE-BY-CASE BASIS BY THE CITY MANAGER OR PLANNING COMMISSION EITHER DURING THE SUBMISSION APPROVAL PROCESS OR DURING THE SITE PLAN APPROVAL PROCESS. ALL DETERMINATIONS OF SETBACKS AND YARD REQUIREMENTS SHALL USE AS A STARTING POINT THE SETBACKS SET FORTH IN PARAGRAPHS (B)-(C) BELOW, WHICH MAY BE MODIFIED PURSUANT TO THE CRITERIA SET FORTH IN SECTION 1207.18(B)(3), THE DETERMINATION SHALL ALSO BE BASED ON SETBACKS OF EXISTING BUILDINGS ON ADJACENT LOTS AND PARCELS AND PROTECTION OF ANY ADJACENT RESIDENTIAL USES.

B. MINIMUM FRONT YARD SETBACKS: 50 FEET FOR PRINCIPAL AND ACCESSORY BUILDINGS AND PARKING LOTS SHALL BE 100 FEET ON THE SOUTH SIDE OF STATE ROUTE 303 AND ON BOSTON MILLS ROAD.

C. MINIMUM SIDE AND REAR YARD SETBACKS: 25 FEET

D. SETBACKS FROM ADJACENT RESIDENTIAL USES: NOTWITHSTANDING THE PROMIONS ABOVE, I. ALL BUILDINGS AND STRUCTURES, SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM THE LOT LINE OF ANY ADJACENT RESIDENTIALLY ZONE PROPERTY.
II. ALL MATERIALS, AND VEHICLES, WHETHER SUCH VEHICLE IS PARKED OR STORED, SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM THE LOT LINE OF ANY ADJACENT RESIDENTIALLY USED PROPERTY.
III. ALL BUILDINGS AND STRUCTURES SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM THE LOT LINE OF ANY ADJACENT RESIDENTIALLY USED PROPERTY.
IV. ALL MATERIALS, AND VEHICLES, WHETHER SUCH VEHICLE IS PARKED OR STORED, SHALL BE LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE LOT LINE OF ANY ADJACENT RESIDENTIALLY USED PROPERTY.

HEIGHT RESTRICTION:
MAX. HEIGHT: 50'

GBC DESIGN, INC.
565 Walco Ford Dr.
Akron, OH 44320
Phone 380-866-0228 Fax 380-866-0782

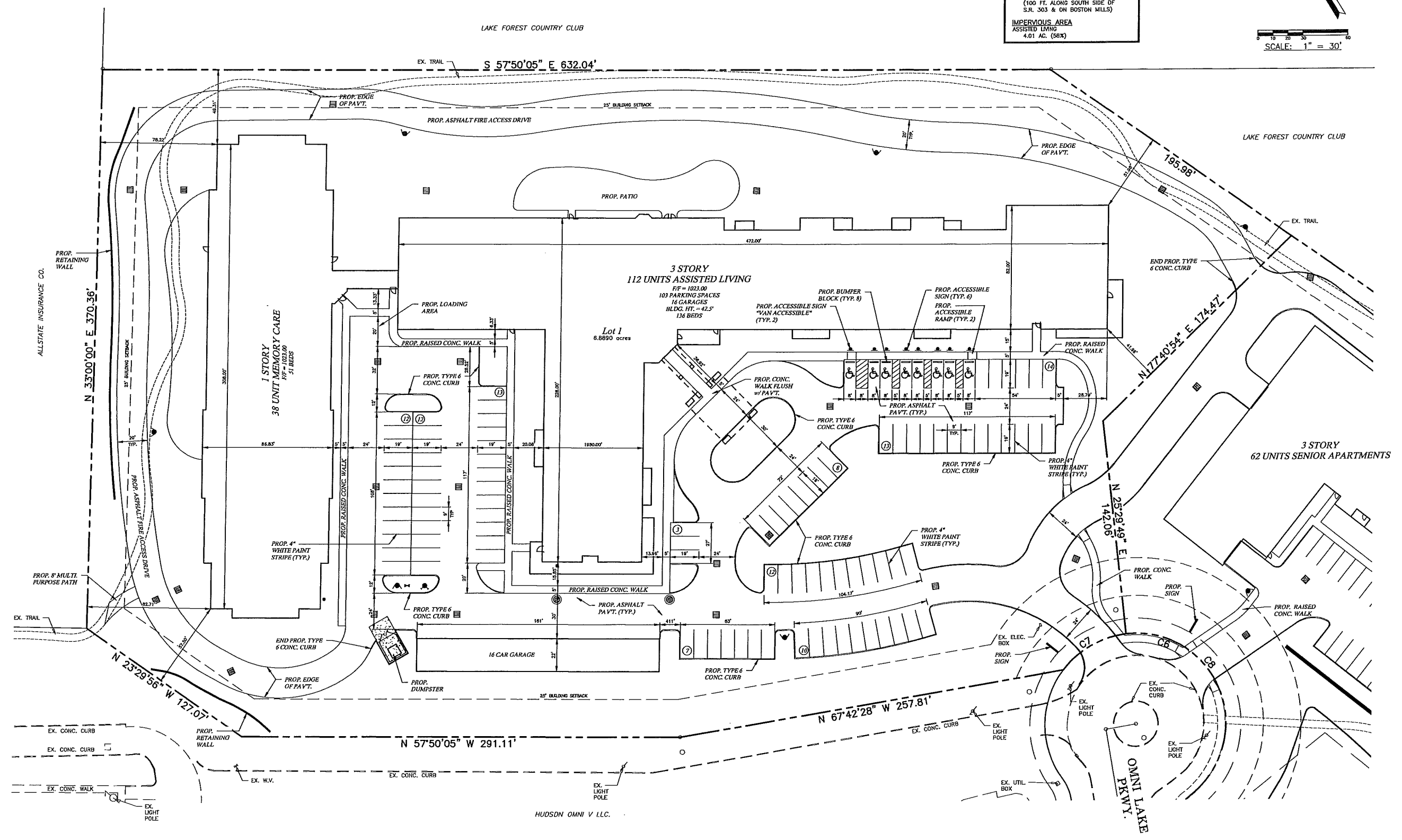
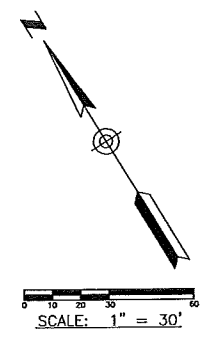
LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

**DANBURY OF HUDSON SENIOR LIVING
SPRINGWOOD OF HUDSON SENIOR APARTMENTS
HUDSON, OHIO
GENERAL PLAN**

DRAWN BY: T.G.W.
DATE: 08/31/15
PROJECT NO. 47254
DRAWING NO. C3.0

BOUNDARY INFORMATION TAKEN FROM SURVEY PERFORMED BY GBC DESIGN, INC.

SITE DATA
ZONING
 DISTRICT 6: WESTERN HUDSON GATEWAY
BUILDING SETBACKS
 MINIMUM FRONT YARD = 50 FT.
 (100 FT. ALONG SOUTH SIDE OF
 S.R. 303 & ON BOSTON MILLS)
 MINIMUM SIDE YARD = 25 FT.
 MINIMUM REAR YARD = 25 FT.
PARKING SETBACKS
 MINIMUM FRONT YARD = 25 FT.
 (100 FT. ALONG SOUTH SIDE OF
 S.R. 303 & ON BOSTON MILLS)
IMPERVIOUS AREA
 ASSISTED LIVING
 4.01 AC. (58%)

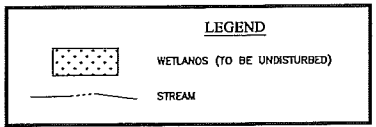
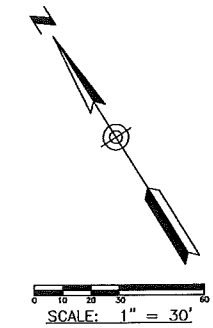


GBC DESIGN, INC.
 Akron, OH 44320
 666 White Pond Dr.
 Phone 380-885-0228
 Fax 380-885-5782

LEMMON & LEMMON, INC.
 1201 S. MAIN ST.
 NORTH CANTON, OHIO 44720

DANBURY OF HUDSON SENIOR LIVING
 SPRINGWOOD OF HUDSON SENIOR APARTMENTS
 HUDSON, OHIO
 ASSISTED LIVING SITE PLAN

DRAWN BY:
T.G.W.
 DATE:
08/31/15
 PROJECT NO.
47254
 DRAWING NO.
C3.1



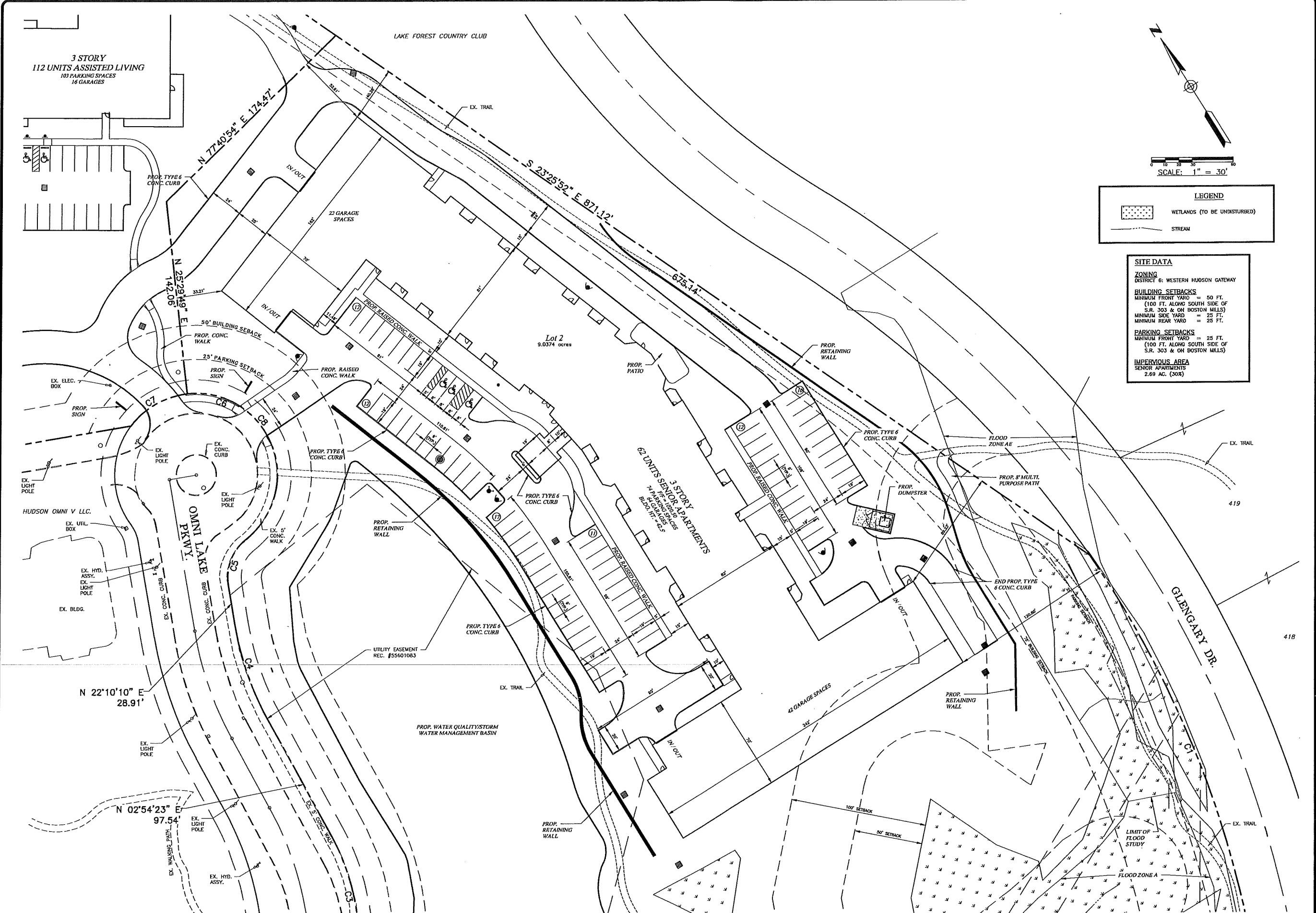
SITE DATA

ZONING
DISTRICT 6: WESTERN HUDSON GATEWAY

BUILDING SETBACKS
MINIMUM FRONT YARD = 50 FT.
(100 FT. ALONG SOUTH SIDE OF S.R. 303 & ON BOSTON MILLS)
MINIMUM SIDE YARD = 25 FT.
MINIMUM REAR YARD = 25 FT.

PARKING SETBACKS
MINIMUM FRONT YARD = 25 FT.
(100 FT. ALONG SOUTH SIDE OF S.R. 303 & ON BOSTON MILLS)

IMPERVIOUS AREA
SENIOR APARTMENTS
2.69 AC. (30%)



GBC DESIGN, INC.
Akron, OH 44320
Phone 380-390-0228
Fax 380-896-7782

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

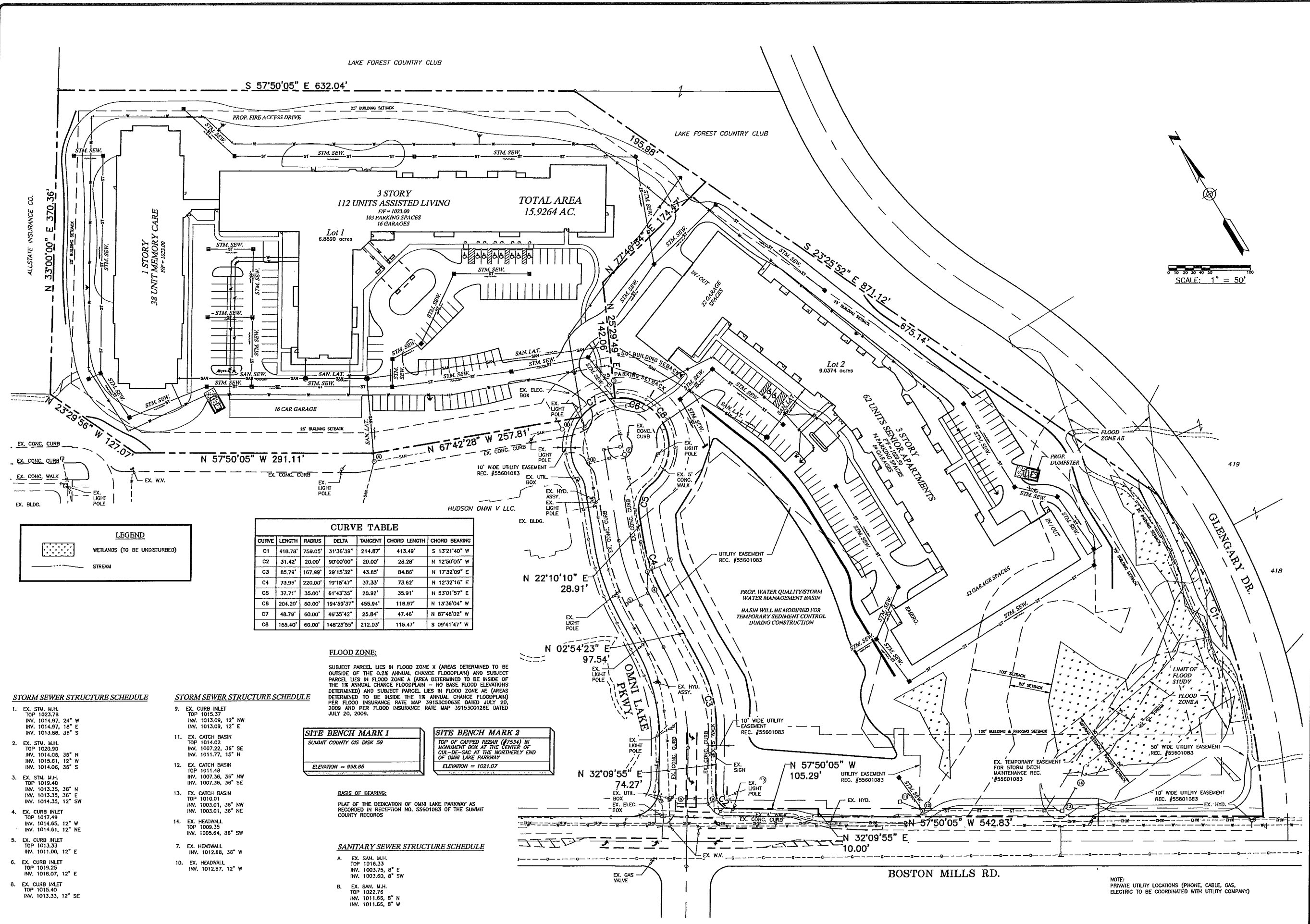
DANBURY OF HUDSON SENIOR LIVING
SPRINGWOOD OF HUDSON SENIOR APARTMENTS
HUDSON, OHIO
SENIOR APARTMENTS SITE PLAN

DRAWN BY:
T.G.W.

DATE:
08/31/15

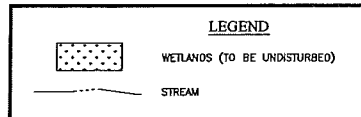
PROJECT NO.
47254

DRAWING NO.
C3.2



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	418.78'	759.05'	31°36'39"	214.87'	413.49'	S 13°21'40" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 12°50'05" W
C3	85.79'	167.99'	29°15'32"	43.85'	84.86'	N 17°32'09" E
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C7	48.79'	60.00'	45°35'42"	25.84'	47.46'	N 87°48'02" E
C8	155.40'	60.00'	148°23'55"	212.03'	115.47'	S 09°41'47" W

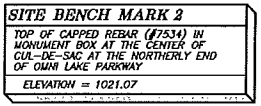
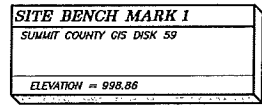


STORM SEWER STRUCTURE SCHEDULE

- EX. STM. M.H. TOP 1023.78
INV. 1014.87, 24" W
INV. 1014.97, 18" E
INV. 1013.88, 36" S
- EX. STM. M.H. TOP 1020.90
INV. 1014.06, 36" N
INV. 1015.51, 12" W
INV. 1014.06, 36" S
- EX. STM. M.H. TOP 1019.40
INV. 1013.35, 36" N
INV. 1013.35, 36" E
INV. 1014.35, 12" SW
- EX. CURB INLET TOP 1017.49
INV. 1014.65, 12" W
INV. 1014.61, 12" NE
- EX. CURB INLET TOP 1013.33
INV. 1011.00, 12" E
- EX. CURB INLET TOP 1019.25
INV. 1016.07, 12" E
- EX. CURB INLET TOP 1015.40
INV. 1013.33, 12" SE

STORM SEWER STRUCTURE SCHEDULE

- EX. CURB INLET TOP 1015.37
INV. 1013.09, 12" NW
INV. 1013.09, 12" E
- EX. CATCH BASIN TOP 1014.02
INV. 1007.22, 36" SE
INV. 1011.77, 15" N
- EX. CATCH BASIN TOP 1011.48
INV. 1007.36, 36" NW
INV. 1007.36, 36" SE
- EX. CATCH BASIN TOP 1010.01
INV. 1003.01, 36" NW
INV. 1003.01, 36" NE
- EX. HEADWALL TOP 1009.35
INV. 1005.64, 36" SW
- EX. HEADWALL TOP 1012.88, 36" W
- EX. HEADWALL TOP 1012.87, 12" W



FLOOD ZONE:
SUBJECT PARCEL LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SUBJECT PARCEL LIES IN FLOOD ZONE A (AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN - NO BASE FLOOD ELEVATIONS DETERMINED) AND SUBJECT PARCEL LIES IN FLOOD ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP 391532006E DATED JULY 20, 2009 AND PER FLOOD INSURANCE RATE MAP 3915300126E DATED JULY 20, 2009.

SANITARY SEWER STRUCTURE SCHEDULE

- EX. SAN. M.H. TOP 1016.33
INV. 1003.75, 8" E
INV. 1003.60, 8" SW
- EX. SAN. M.H. TOP 1022.76
INV. 1011.66, 8" N
INV. 1011.66, 8" W

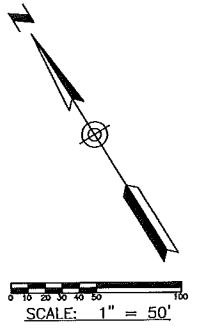
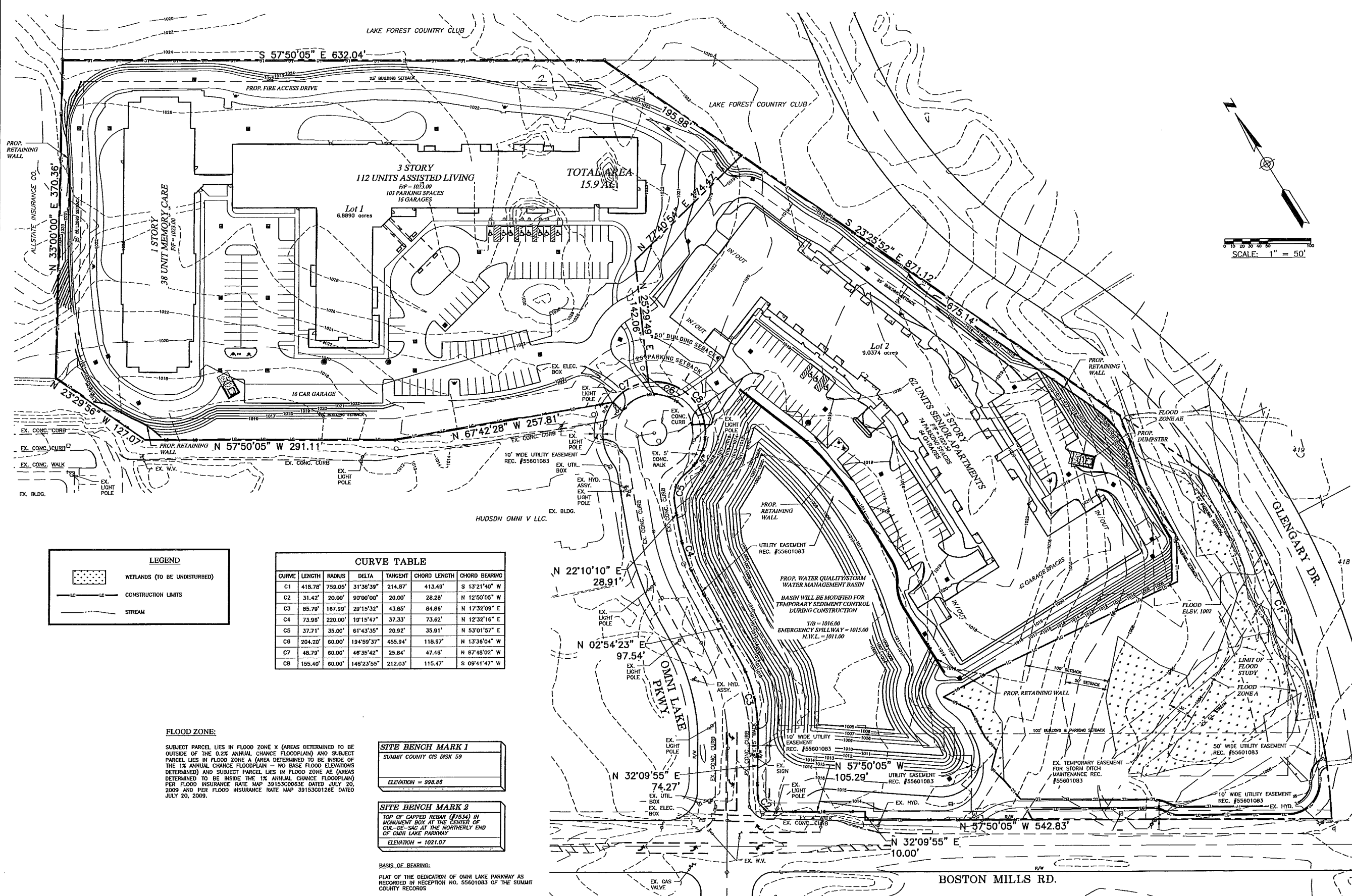
BASIS OF BEARING:
PLAT OF THE DEDICATION OF OMNI LAKE PARKWAY AS RECORDED IN RECEPTION NO. 55601083 OF THE SUMMIT COUNTY RECORDS

GBC DESIGN, INC.
665 White, P.O. Box 44882
Akron, OH 44382
Phone 330-886-0225
Fax 330-886-8782

LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

**DANBURY OF HUDSON SENIOR LIVING
SPRINGWOOD OF HUDSON SENIOR APARTMENTS
HUDSON, OHIO
UTILITY PLAN**

DRAWN BY:
T.G.W.
DATE:
08/31/15
PROJECT NO.
47254
DRAWING NO.
C4.0



LEGEND

- WETLANDS (TO BE UNDISTURBED)
- CONSTRUCTION LIMITS
- STREAM

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	418.78'	759.05'	31°36'39"	214.87'	413.49'	S 13°21'40" W
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 12°50'05" W
C3	85.79'	167.89'	29°15'32"	43.85'	84.86'	N 17°32'09" E
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FLOOD ZONE:
SUBJECT PARCEL LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SUBJECT PARCEL LIES IN FLOOD ZONE A (AREA DETERMINED TO BE INSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN - NO BASE FLOOD ELEVATIONS DETERMINED) AND SUBJECT PARCEL LIES IN FLOOD ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP 39153C0063E DATED JULY 20, 2009 AND PER FLOOD INSURANCE RATE MAP 39153C0126E DATED JULY 20, 2009.

SITE BENCH MARK 1
SUMMIT COUNTY GIS DISK 59
ELEVATION = 998.86

SITE BENCH MARK 2
TOP OF CAPPED REBAR (#7534) IN MONUMENT BOX AT THE CENTER OF CURVE - DISK AT THE NORTHERLY END OF OMNI LAKE PARKWAY
ELEVATION = 1021.07

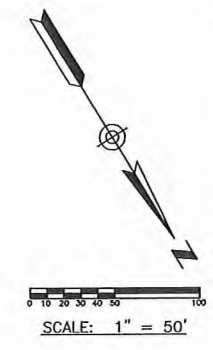
BASIS OF BEARING:
PLAT OF THE DEDICATION OF OMNI LAKE PARKWAY AS RECORDED IN RECEPTION NO. 55601083 OF THE SUMMIT COUNTY RECORDS

GBC DESIGN, INC.
666 Wells, P.O. Box 101
Akron, OH 44300
Phone 330-585-0225 Fax 330-585-9782

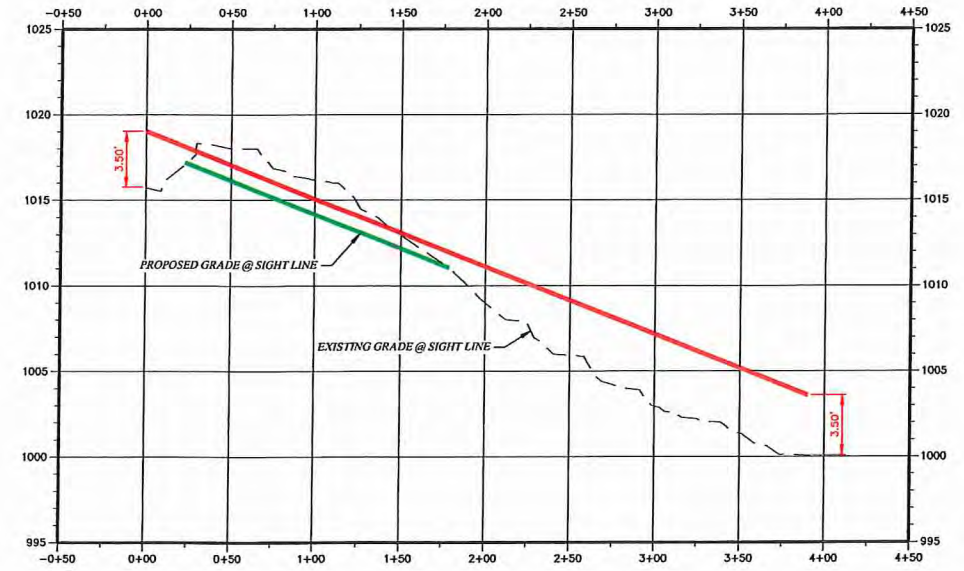
LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

DANBURY OF HUDSON SENIOR LIVING
SPRINGWOOD OF HUDSON SENIOR APARTMENTS
HUDSON, OHIO
GRADING PLAN

DRAWN BY:
T.G.W.
DATE:
08/31/15
PROJECT NO.
47254
DRAWING NO.
C5.0



SITE DISTANCE (STA. -0+50 TO 4+50)



GBC DESIGN, INC.
Akron, OH 44302
565 White Pond Dr.
Phone 330-886-0228 Fax 330-886-6782

LEMMON & LEMMON
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

HUDSON OFFICE PARK NO. 1
25,9880 ACRE PARCEL
SIGHT DISTANCE STUDY

DRAWN BY:
T.G.W.

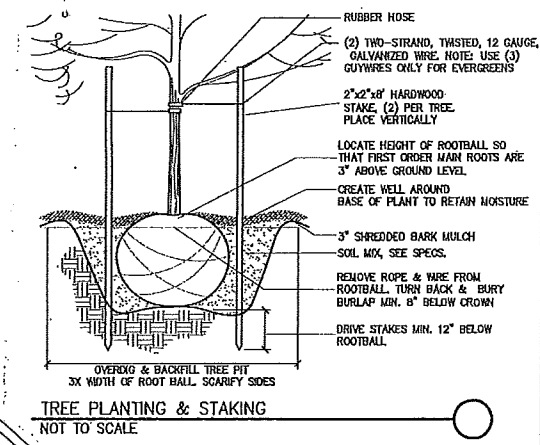
DATE:
OCT. 08, 2015

PROJECT NO.
47254

DRAWING NO.
C6.0

KEY

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIALS / GRASSES / GROUNDCOVERS
- SEED FOR LAWN - ALL DISTURBED AREAS
- TINTED BROOM FINISH CONCRETE



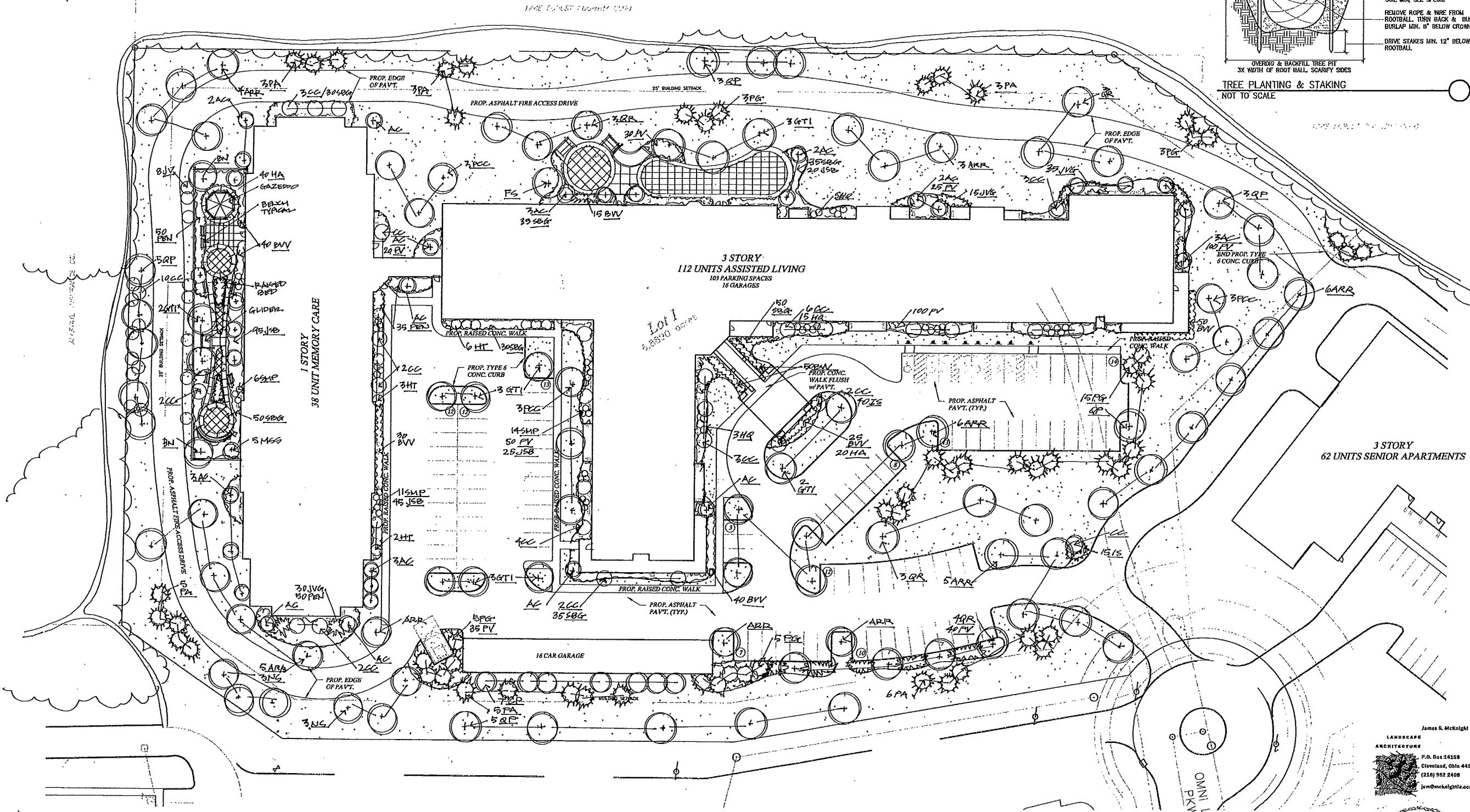
REVISIONS

GBC DESIGN, INC.
585 White Pond Dr. Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

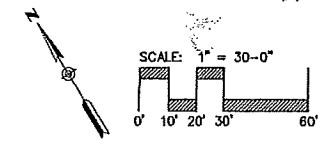
LEMMON & LEMMON, INC.
1201 S. MAIN ST.
NORTH CANTON, OHIO 44720

THE DANBURY OF HUDSON HUDSON, OHIO
LANDSCAPE PLAN

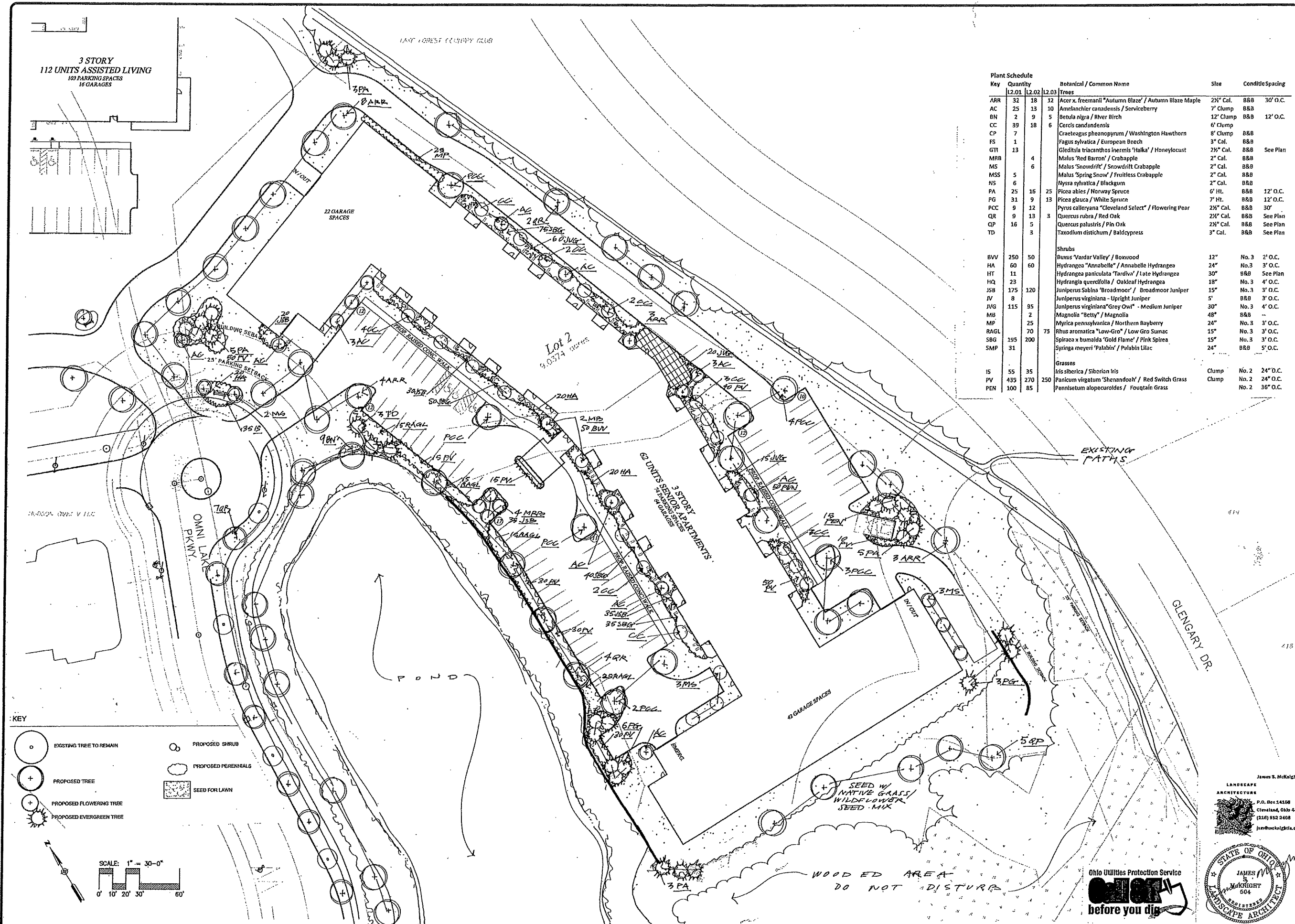
DRAWN BY: JSM
DATE: 10.20.15
PROJECT NO. 47254
DRAWING NO. L2.01



James R. McKnight
LANDSCAPE ARCHITECTURE
P.O. Box 14158
Cleveland, Ohio 44114
(216) 952 2406
jrm@beckkgillis.com



Key	Plant Schedule			Botanical / Common Name	Size	Condition/Spacing
	Quantity	L2.01	L2.02			
ARR	32	18	12	Acer x. freemanii "Autumn Blaze" / Autumn Blaze Maple	2 1/2" Cal.	B&B 30' O.C.
AC	25	13	10	Amelanchier canadensis / Serviceberry	7' Clump	B&B
BN	2	9	5	Betula nigra / River Birch	12' Clump	B&B 12' O.C.
CC	39	18	6	Cercis canadensis	6' Clump	B&B
CP	7			Craetagus pheanopyrum / Washington Hawthorn	8' Clump	B&B
FS	1			Fagus sylvatica / European Beech	3" Cal.	B&B
GTI	13			Gleditsia triacanthos inermis "Halka" / Honeylocust	2 1/2" Cal.	B&B See Plan
MRB	4			Malus "Red Barron" / Crabapple	2" Cal.	B&B
MS	6			Malus "Snowdrift" / Snowdrift Crabapple	2" Cal.	B&B
MSS	5			Malus "Spring Snow" / Fruitless Crabapple	2" Cal.	B&B
NS	6			Myrica sylvatica / Blackgum	2" Cal.	B&B
PA	25	16	25	Picea abies / Norway Spruce	6' Ht.	B&B 12' O.C.
PG	31	9	13	Picea glauca / White Spruce	7' Ht.	B&B 12' O.C.
PCC	9	12		Pyrus calleryana "Cleveland Select" / Flowering Pear	2 1/2" Cal.	B&B 30'
QR	9	13	3	Quercus rubra / Red Oak	2 1/2" Cal.	B&B See Plan
QP	16	5		Quercus palustris / Pin Oak	2 1/2" Cal.	B&B See Plan
TD		3		Taxodium distichum / Baldcypress	3" Cal.	B&B See Plan
Shrubs						
BVV	250	50		Buxus "Vardar Valley" / Boxwood	12"	No.3 2' O.C.
HA	60	60		Hydrangea "Annabelle" / Annabelle Hydrangea	24"	No.3 3' O.C.
HT	11			Hydrangea paniculata "Tardiva" / Late Hydrangea	30"	B&B See Plan
HQ	23			Hydrangea quercifolia / Oakleaf Hydrangea	18"	No.3 4' O.C.
JSB	175	120		Juniperus Sabina "Broadmoor" / Broadmoor Juniper	15"	No.3 3' O.C.
JV	8			Juniperus virginiana - Upright Juniper	5"	B&B 3' O.C.
JVG	115	95		Juniperus virginiana "Grey Owl" - Medium Juniper	30"	No.3 4' O.C.
MB	2			Magnolia "Betty" / Magnolia	48"	B&B
MP	25			Myrica pennsylvanica / Northern Bayberry	24"	No.3 3' O.C.
RAGL	70	75		Rhus aromatica "Low-Gro" / Low Gro Sumac	15"	No.3 3' O.C.
SBG	195	200		Spiraea x bumalda "Gold Flame" / Pink Spirea	15"	No.3 3' O.C.
SMP	31			Syringa meyeri "Palibin" / Palibin Lilac	24"	B&B 5' O.C.
Grasses						
IS	55	35		Iris sibirica / Siberian Iris	Clump	No.2 24" O.C.
PV	435	270	250	Panicum virgatum "Shenandoah" / Red Switch Grass	Clump	No.2 24" O.C.
PEN	100	85		Pennisetum alopecuroides / Fountain Grass	Clump	No.2 36" O.C.



KEY

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIALS
- SEED FOR LAWN

SCALE: 1" = 30'-0"

0' 10' 20' 30' 60'

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**THE DANBURY OF HUDSON
 HUDSON, OHIO**
 LANDSCAPE PLAN

DRAWN BY:
JSM

DATE:
 10.20.15

PROJECT NO.
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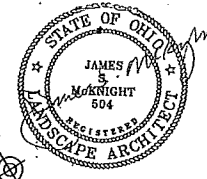
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James S. McKnight
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 (216) 952-2408
 jsm@jcmknights.com

James S. McKnight
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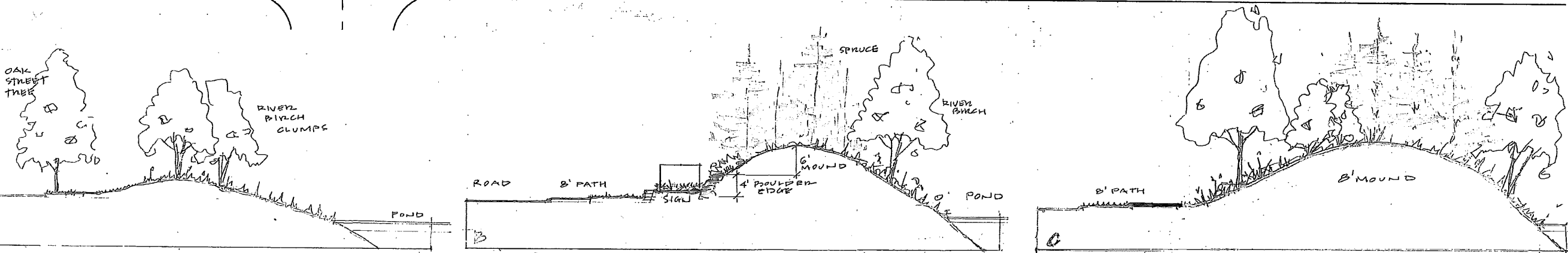
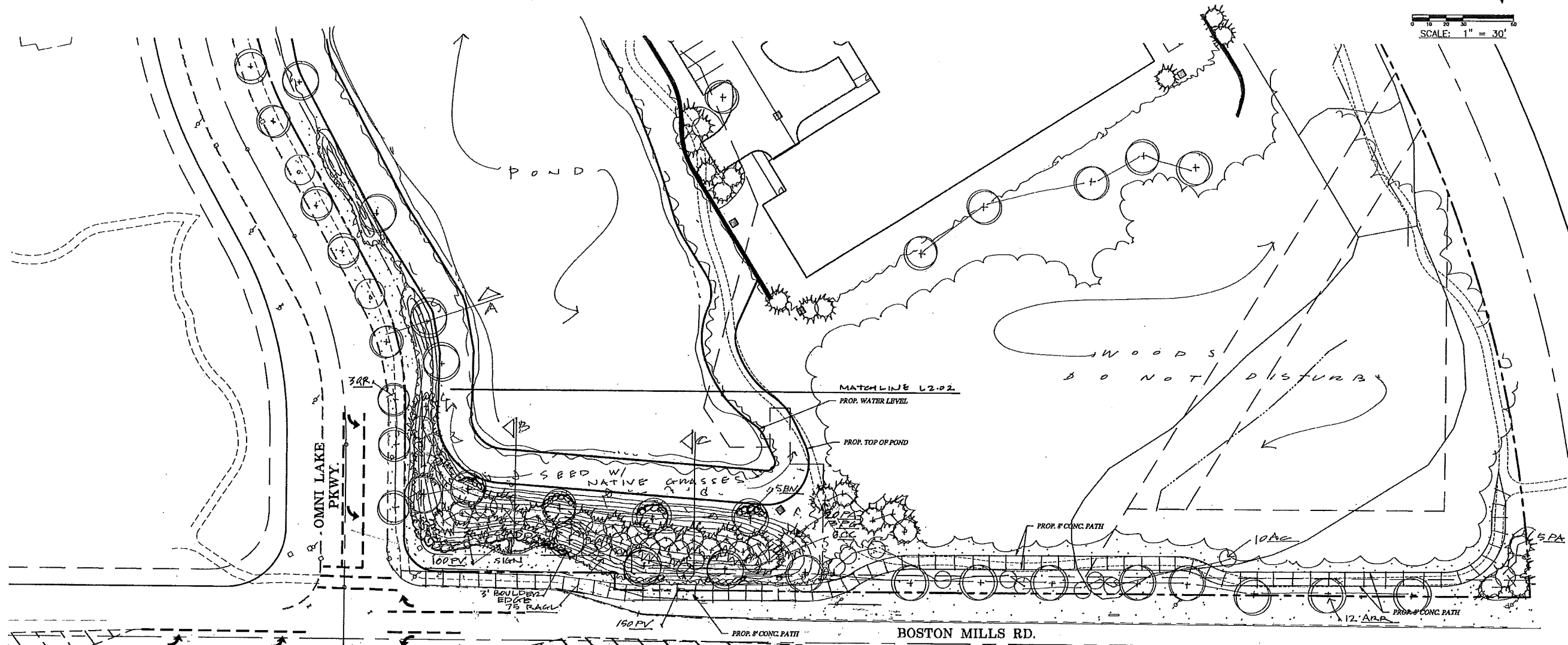
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SCALE: 1" = 30'



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THE DANBURY OF HUDSON
 HUDSON, OHIO
 LANDSCAPE PLAN

DRAWN BY:
 T.G.W.
 DATE:
 10.20.13
 PROJECT NO.
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 DRAWING NO.
L2.03



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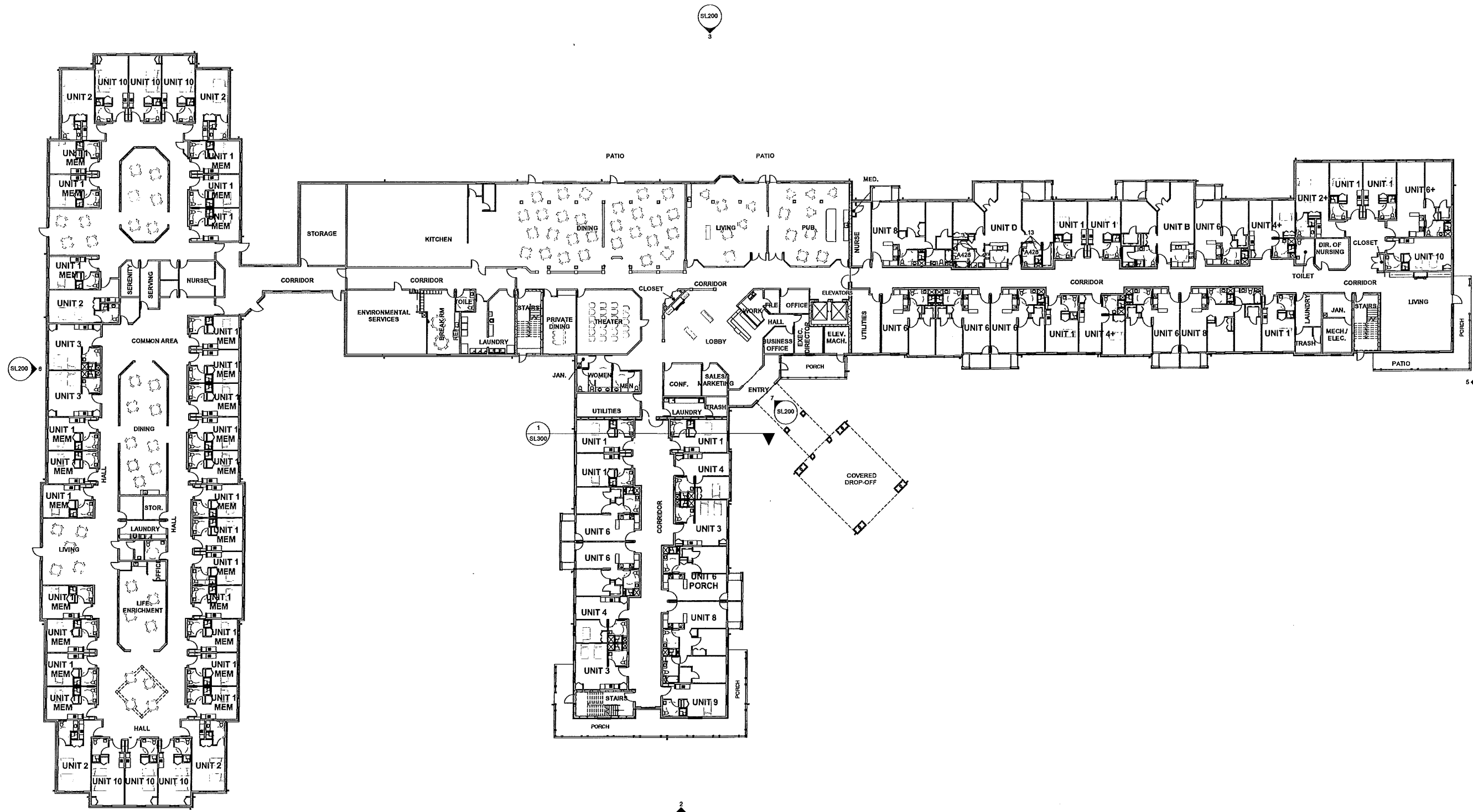
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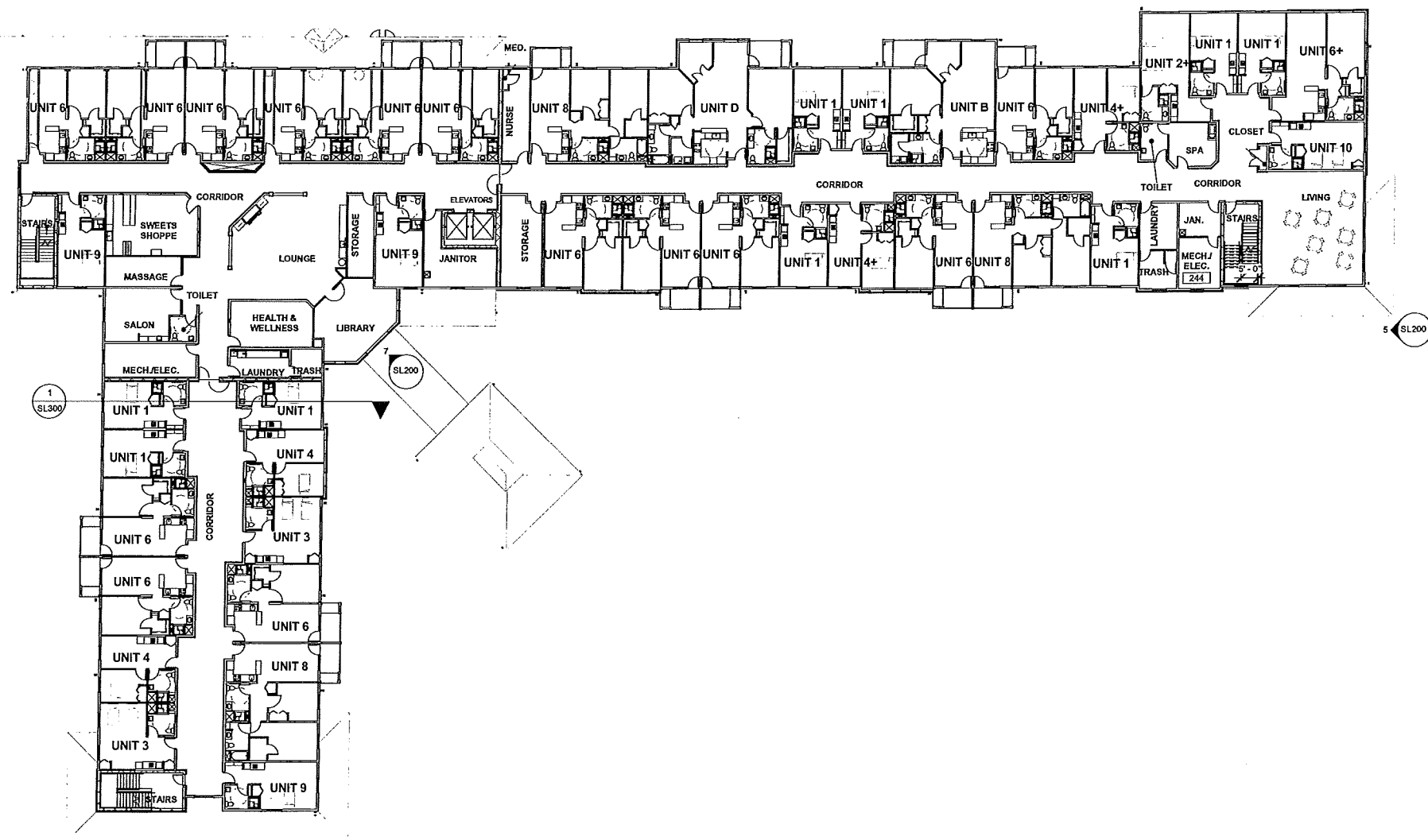
DAMBURY OF HUDSON SENIOR LIVING
OMNI LAKE PARKWAY
HUDSON, OHIO
SL - OVERALL FIRST FLOOR PLAN
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47254
DRAWING NO.
SL101



OVERALL 1ST FLOOR PLAN
1" = 20'-0"





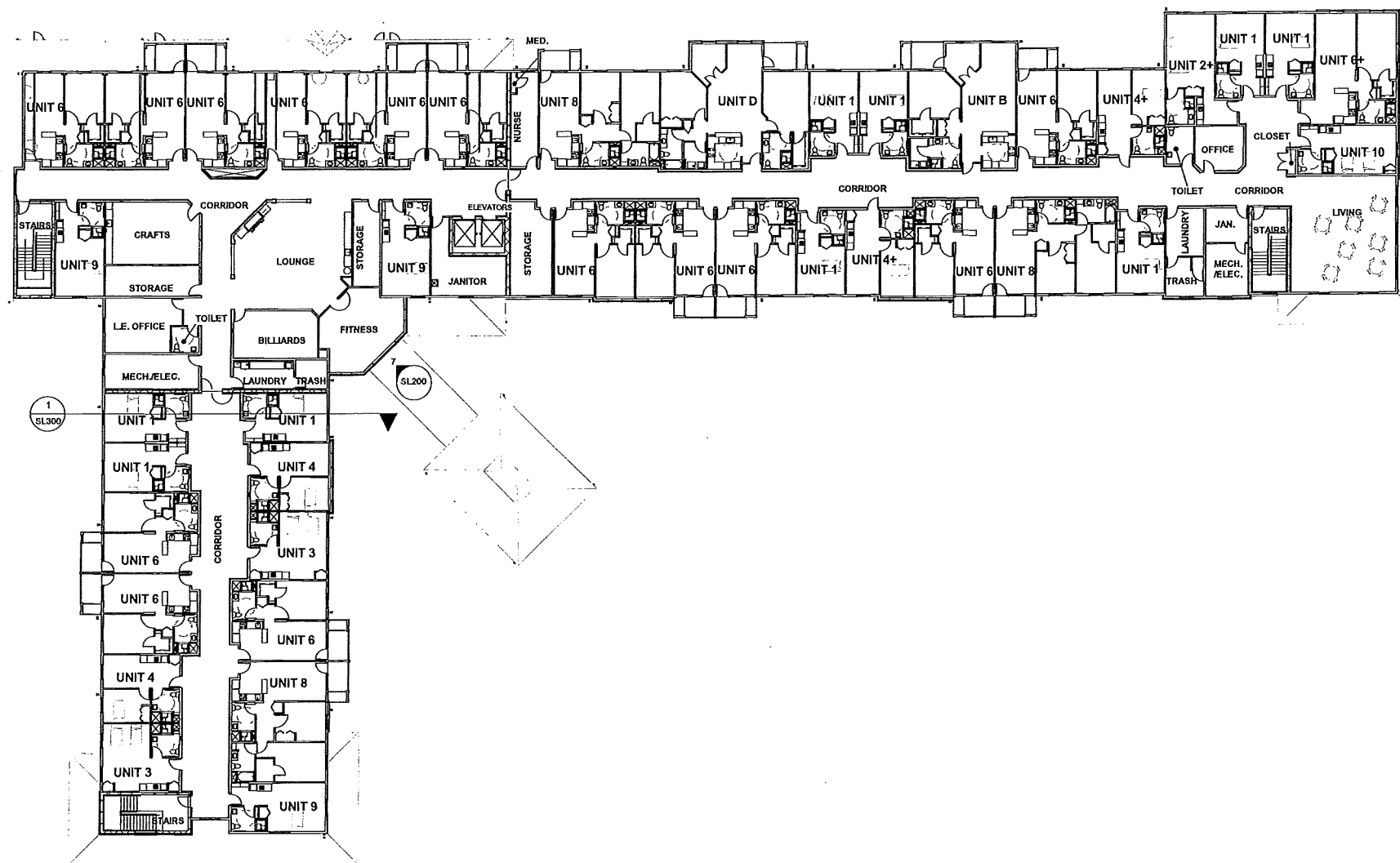
OVERALL 2ND FLOOR PLAN
1" = 20'-0"



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OVERALL 3RD FLOOR
1" = 20'-0"



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 HUDSON, OHIO

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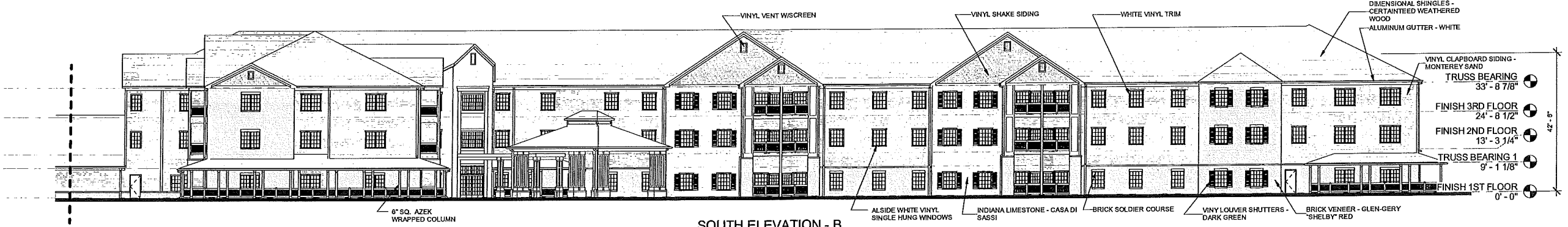
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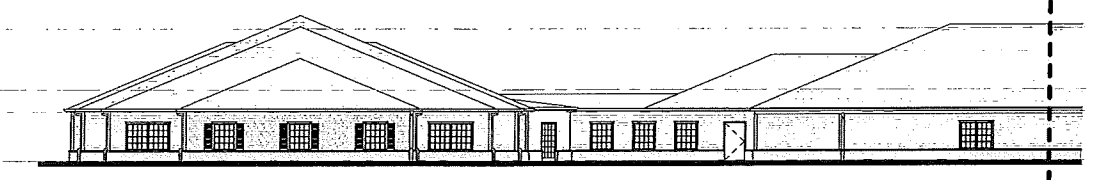
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SL - PROPOSED ELEVATIONS
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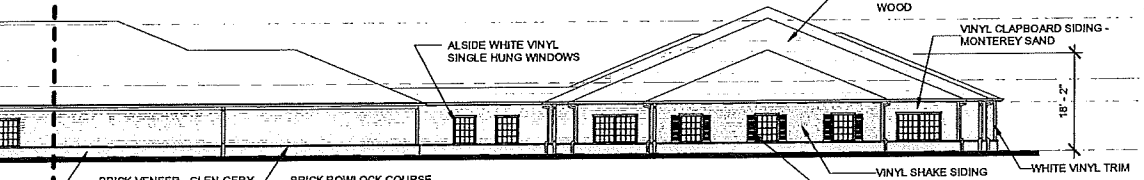
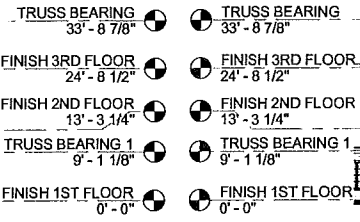
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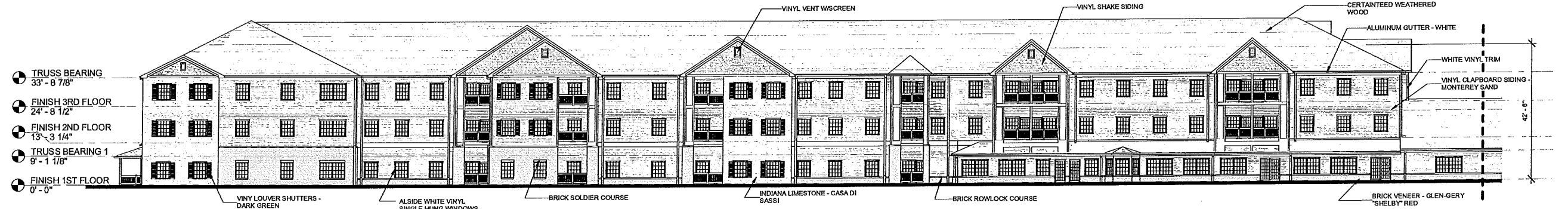
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1/16" = 1'-0"



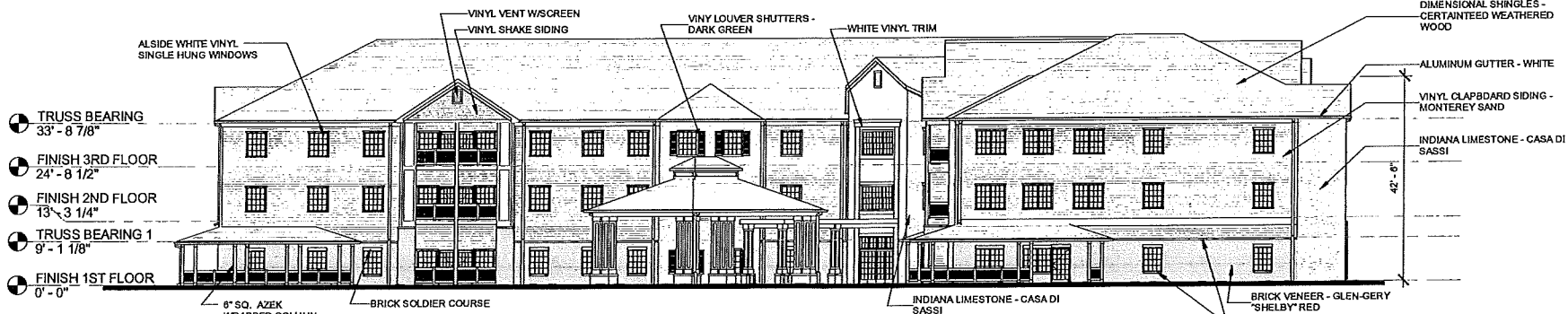
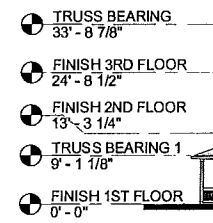
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1/16" = 1'-0"



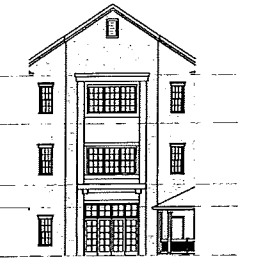
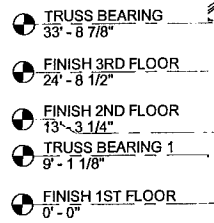
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1/16" = 1'-0"



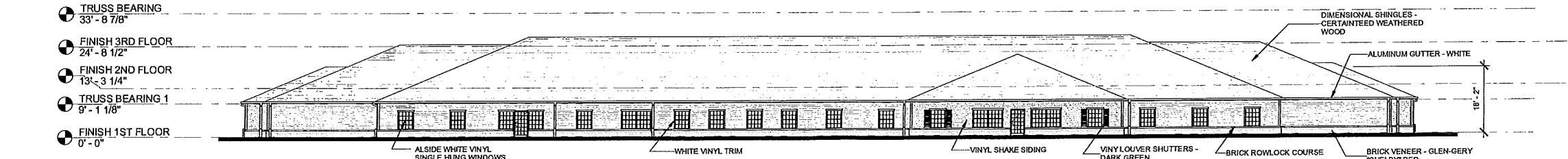
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1/16" = 1'-0"



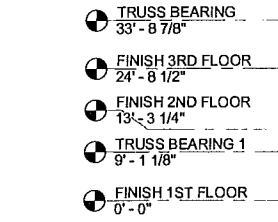
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1/16" = 1'-0"

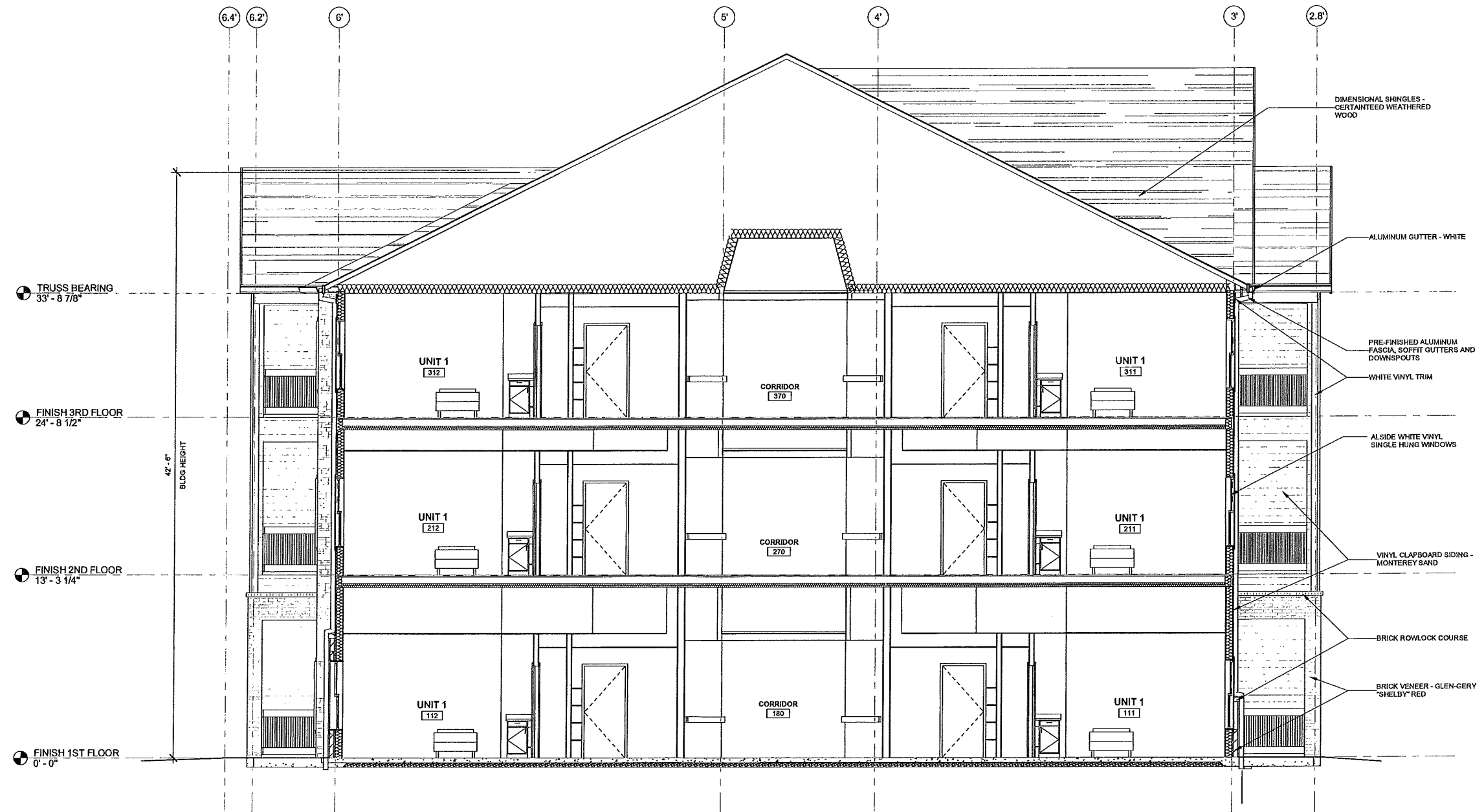


ENTRY ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"





1 GENERAL SECTION
 SL101 1/4" = 1'-0"

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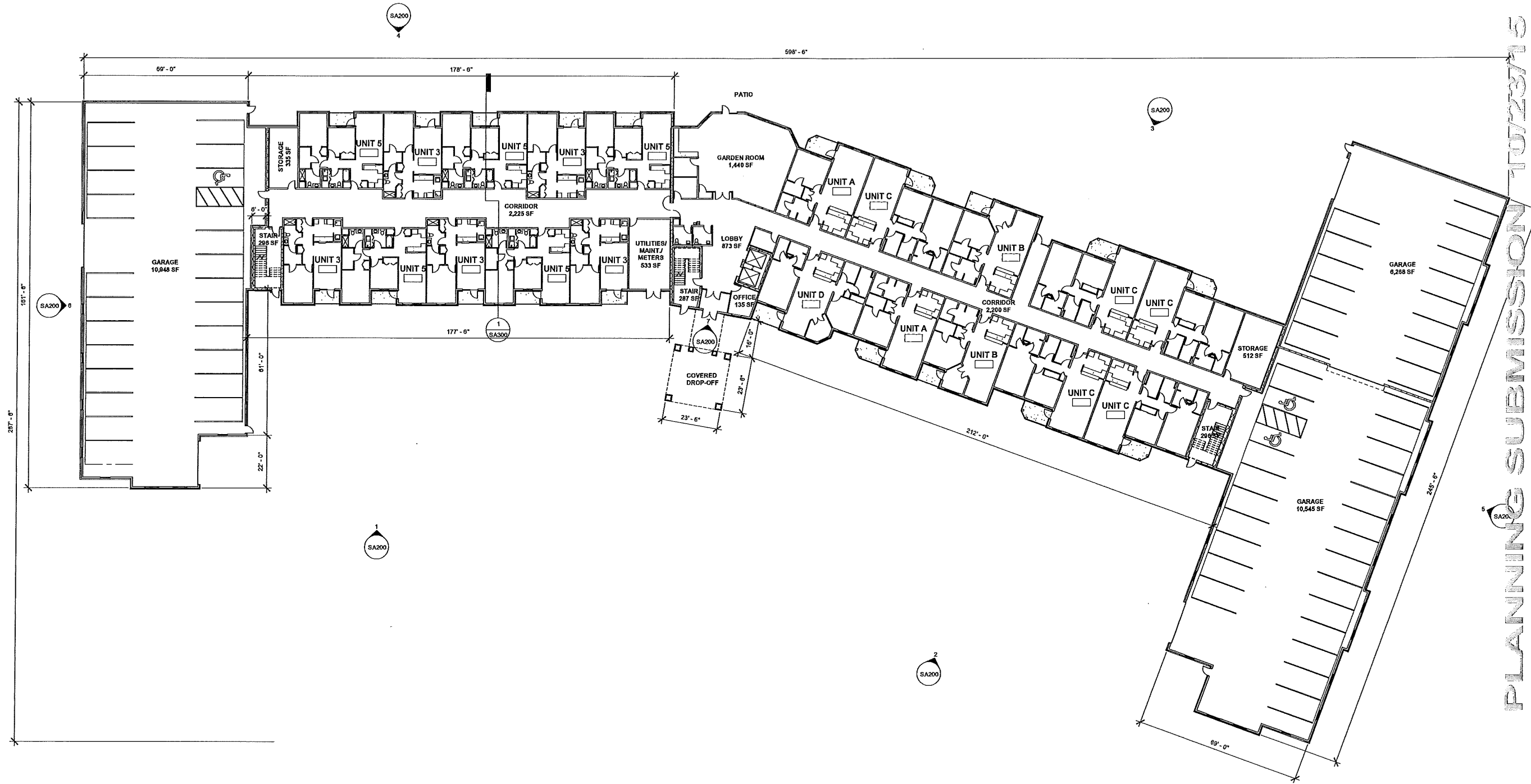
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SA - RENDERING
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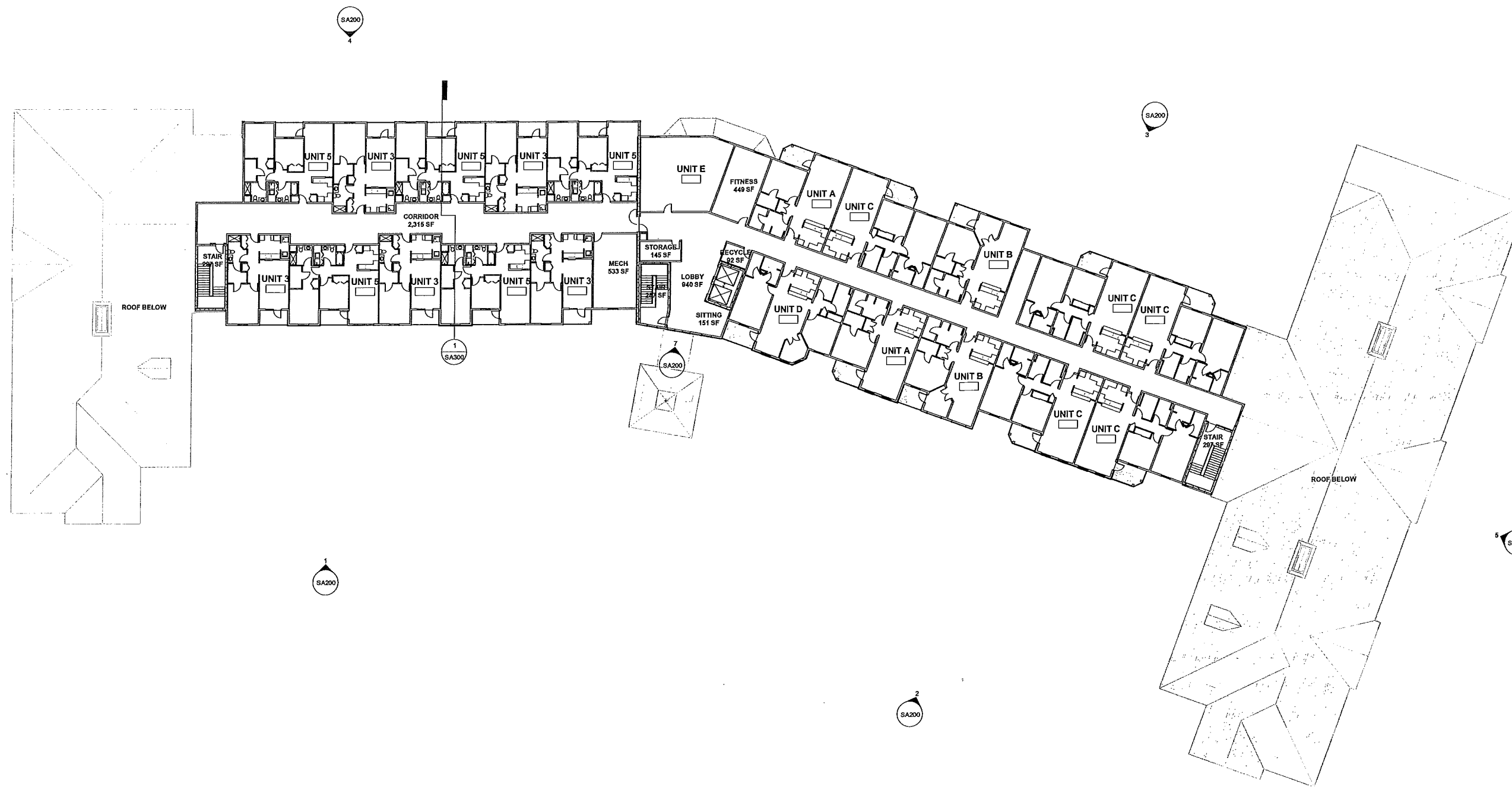


1ST FLOOR PROPOSED
1" = 20'-0"



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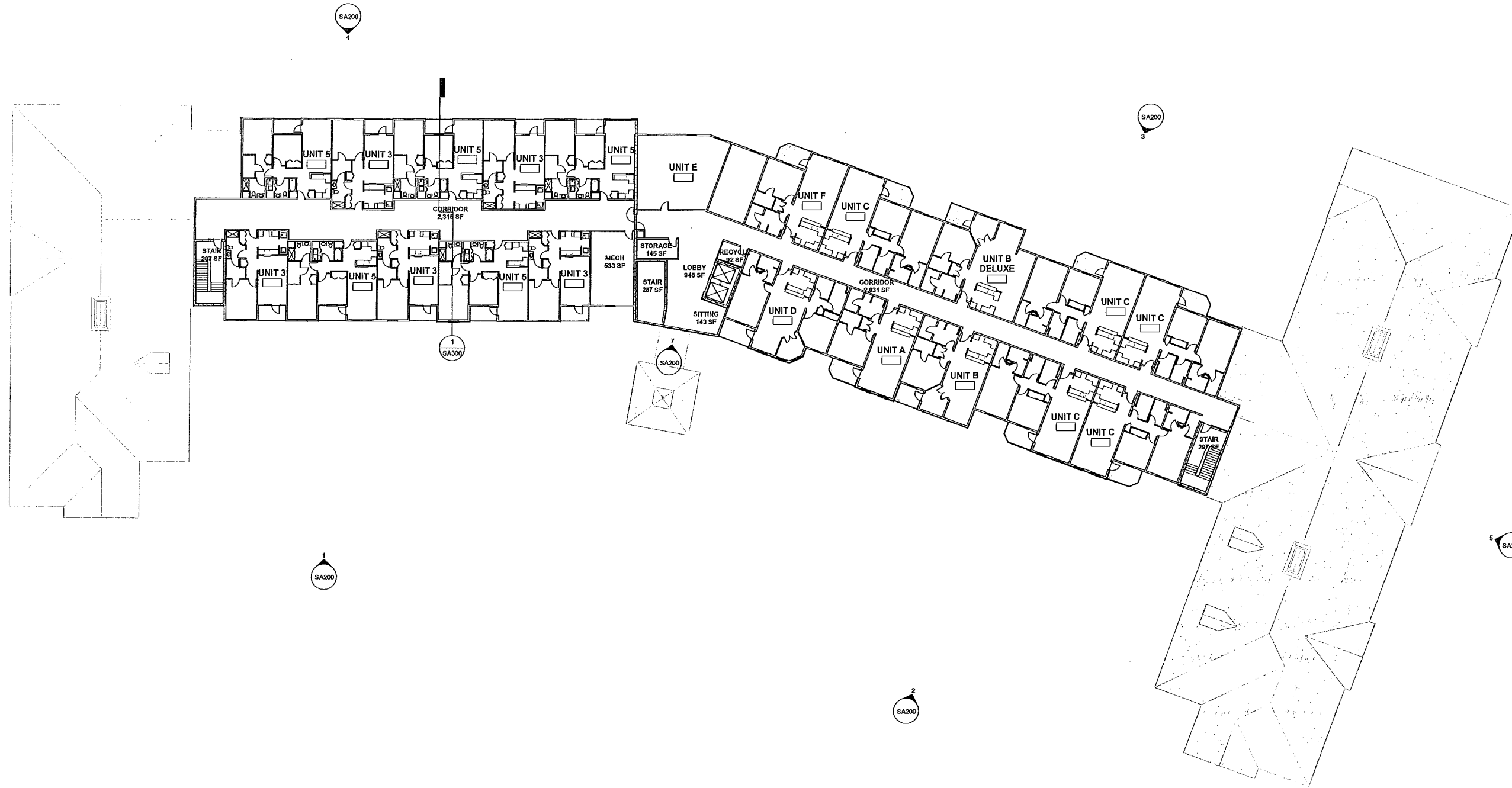


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OVERALL 2ND FLOOR PLAN
 1" = 20'-0"



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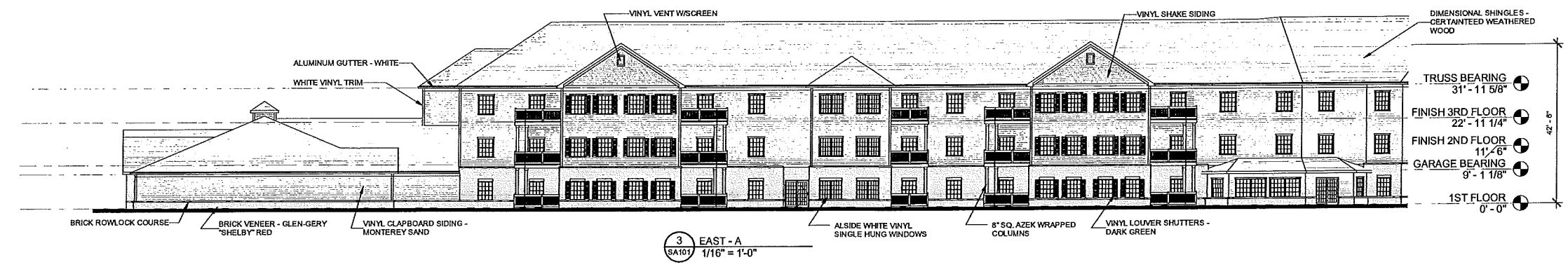
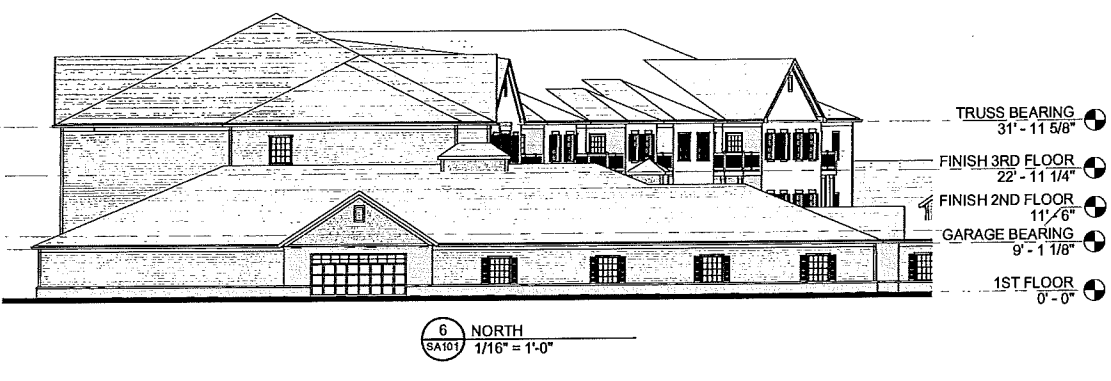
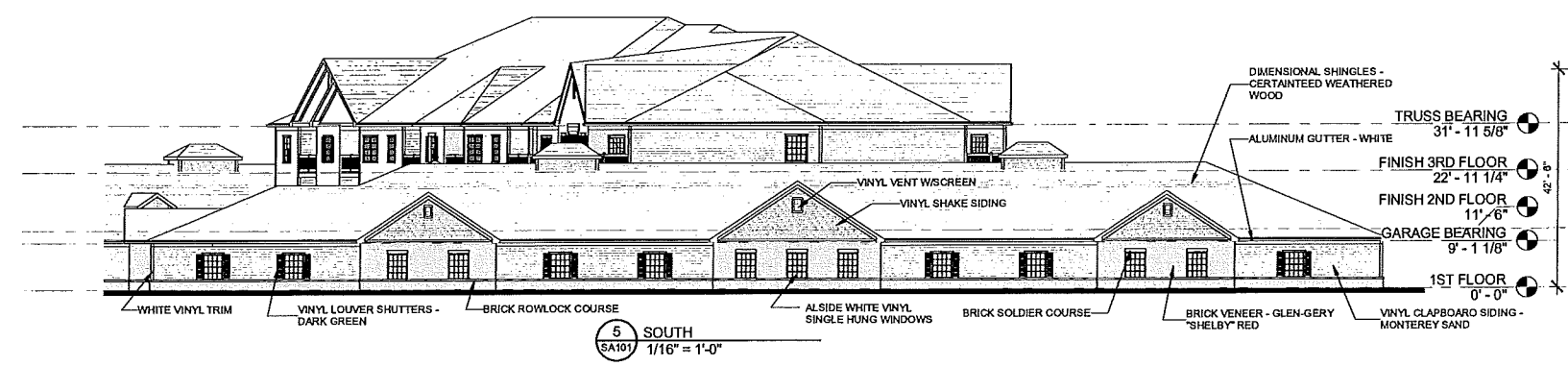
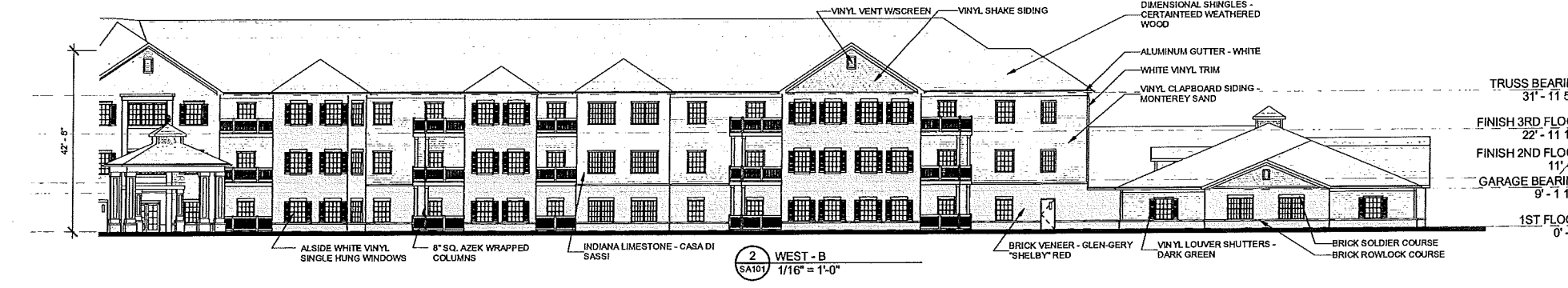
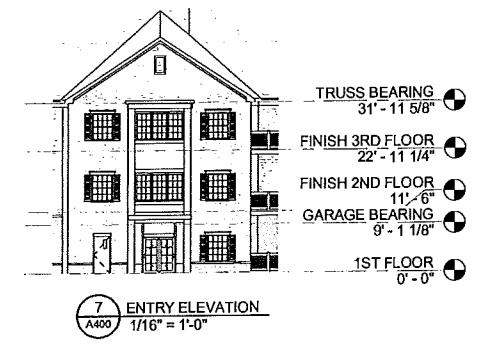
FINISH 3RD FLOOR
1" = 20'-0"

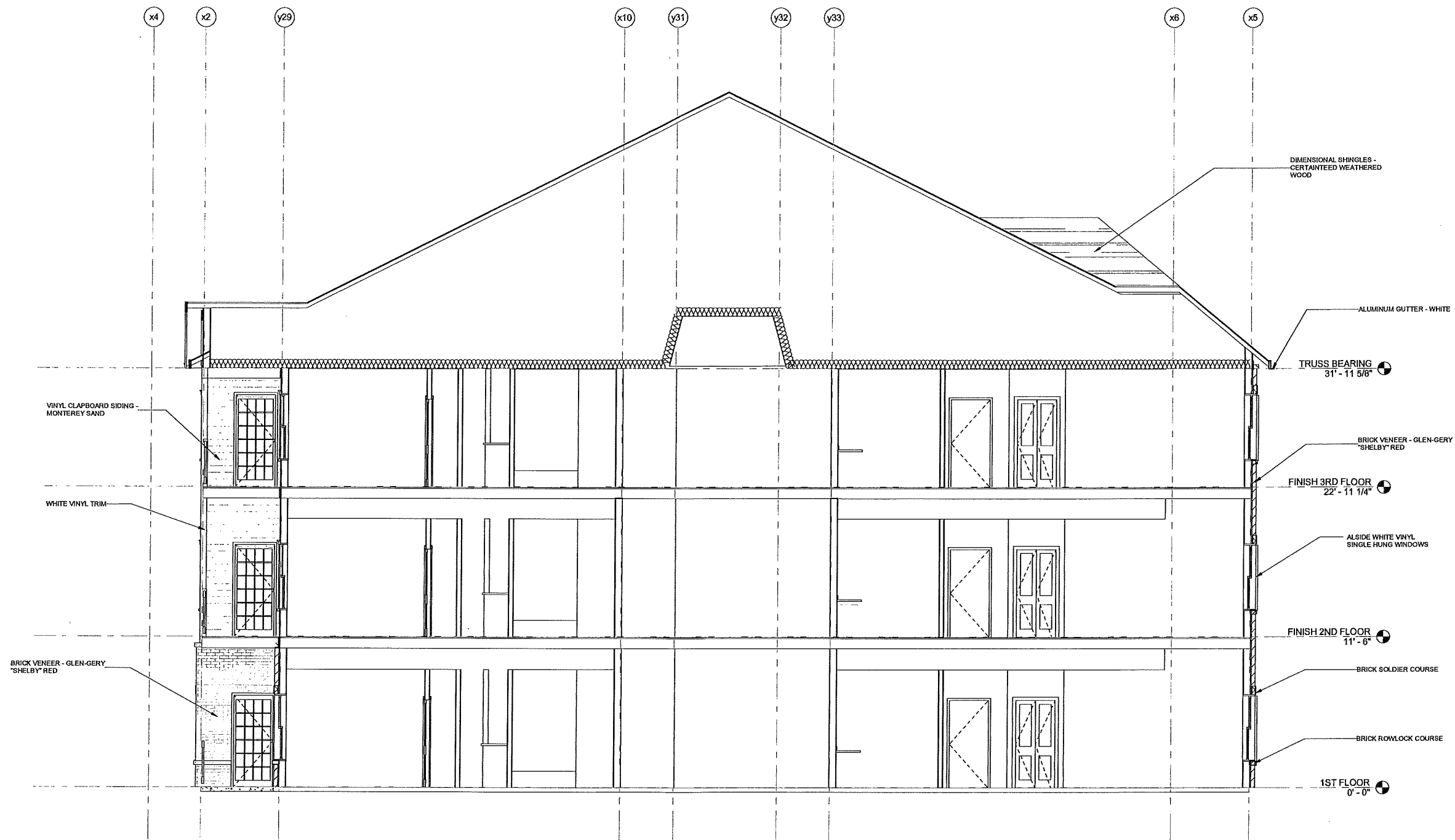


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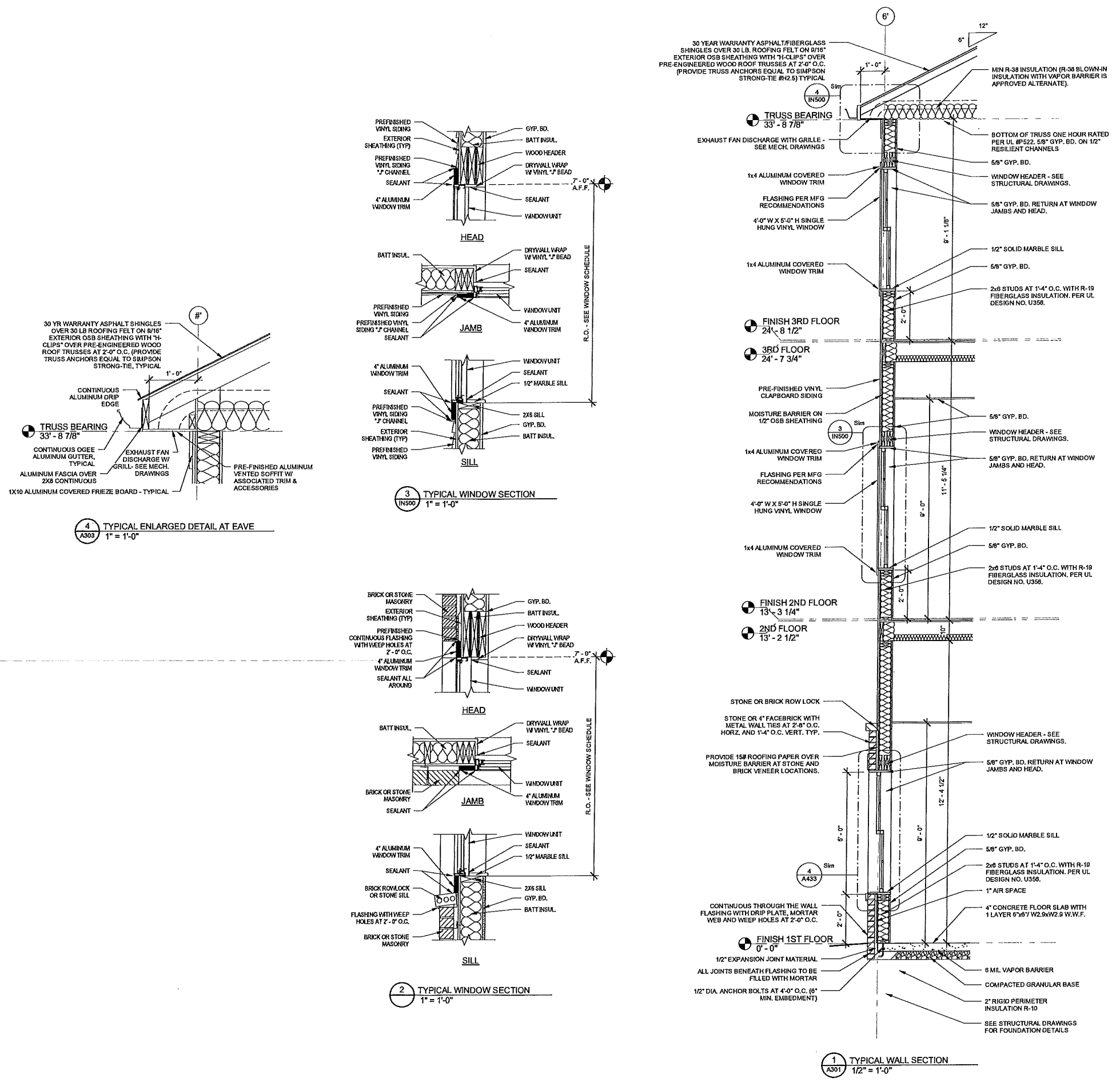


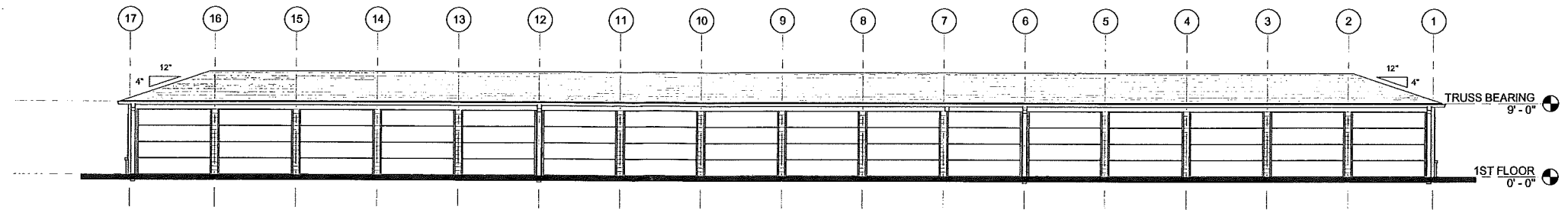
1 GENERAL SECTION
 SA101 1/4" = 1'-0"

PLANNING SUBMISSION 10/23/15

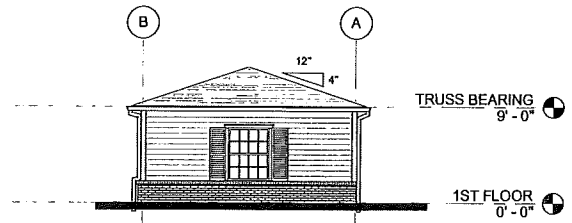
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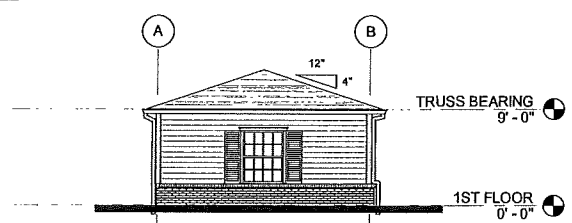




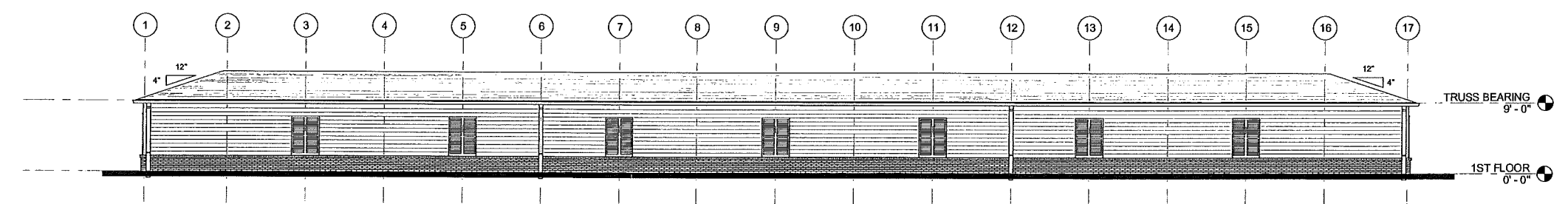
NORTH ELEVATION
1/8" = 1'-0"



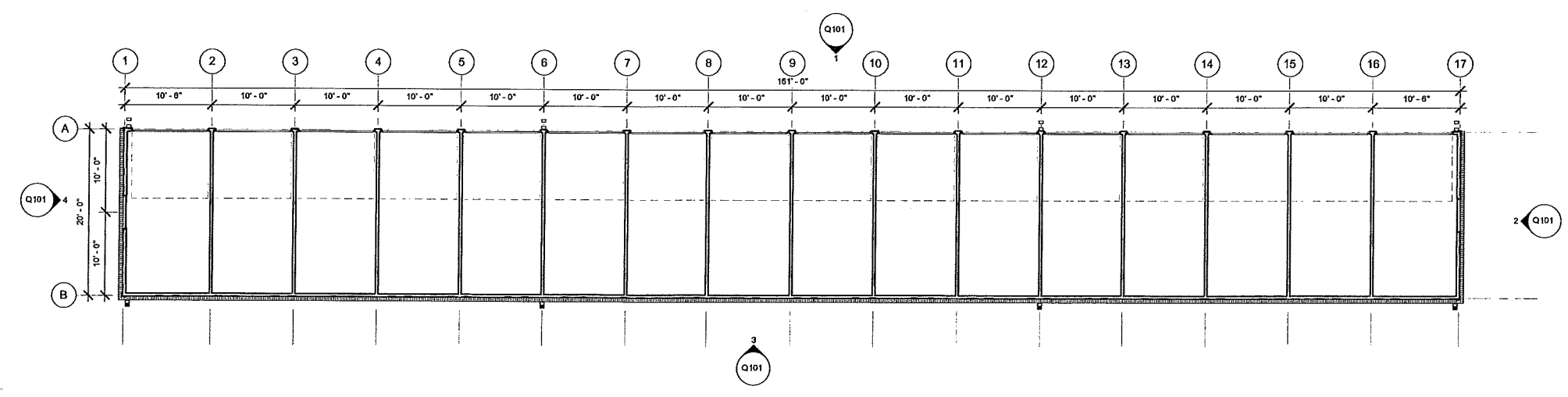
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



1ST FLOOR PROPOSED
1/8" = 1'-0"

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