

— O H I O —
HUDSON 

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

DATE: December 9, 2015

TO: City of Hudson Planning Commission for December 14, 2015 Meeting

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

SUBJECT: Site Plan Review for 80 Ravenna Street –
 Founders Lane Single Family Attached Development

ZONING: District 5 – Village Core District

PC Case No: 2015-29

Project Introduction

Application has been received for Founders Lane, a ten unit single family attached development proposed at 80 Ravenna Street (PP#3201515). Each of the dwelling units is proposed with approximately 1500 square feet of living space, covered front and side porches, two-car attached garages, and access from a shared driveway. The development is proposed to remain as a single parcel under common ownership. Recent development history for the property includes the following:

Date	Description
November 2014	Property purchased by the current owner.
January 2015	Approval for the relocation of the existing house and removal of the rear mass per zoning certificate 2015-13.
September 2015	Approval for an administrative lot split establishing a 0.17 acre parcel at 78 Ravenna Street (PP#3204129) to accommodate the relocated structure, and a 1.51 acre remainder parcel (80 Ravenna St - PP#3201515) to accommodate the proposed development.
October 2015	Approval for the construction of a single family dwelling unit at 80 Ravenna Street per zoning certificate 2015-146.
December 2015	Planning Commission submittal to develop a 10 unit single family attached development. The result will be the existing house relocated to a new parcel at 78 Ravenna Street and 10 units consisting of the previously permitted single family dwelling and nine additional units in a single family attached development at 80 Ravenna Street.

The subject property, located within Zoning District 5, is adjacent to the following uses:

Direction	Adjacent Use	Adjacent Zoning
North	Village Green extension and City of Hudson Safety Services Bldg	D-5
South	Norfolk Southern rail corridor	D-3
East	Duplex at 84/86 Ravenna Street and single family detached development further to the east along Ravenna Street	D-3
West	Single family detached unit at 78 Ravenna Street and US Post Office	D-5

The following information is attached to this report:

1. Engineering plan submittal from Mosyjowski and Associates Engineers, Inc. received November 2, 2015
2. Architectural renderings prepared by The 4M Company, Bob Mastriana, Architect, and Allan M Sveda, architect dated September 23, 2015.
3. Preliminary comment letter prepared by City Planner Greg Hannan, dated November 20, 2015.
4. Revised architectural rendering prepared by The 4M Company acknowledging compliance with applicable preliminary comment letter comments, received December 2, 2015.
5. Wetland review letter, prepared by Champlain Global, Inc. Received October 9, 2015.
6. Preliminary engineering comments prepared by City Engineer Thom Sheridan dated December 1, 2015.
7. Preliminary Comments prepared by Fire Marshal Shawn Kasson, dated December XX, 2015.

Applicable Zoning District Standards, Section 1205

Staff compared the proposal to zoning district standards and found the proposal to be in compliance with applicable standards. We note the following:

Use: The proposed ten unit development would be constructed with one four unit building, one three unit building, and three single unit buildings. Staff has determined this layout to be in compliance with the definition of a single family attached development as the majority of the units are three or four unit buildings and will be developed as a single parcel under common ownership. Single family attached residential is a use by right in District 5. The adjacent dwelling at 78 Ravenna Street will remain as a separate parcel and be accessed with an easement to the common driveway.

Dimensional Standards: The units will be established as condominiums within a common parcel. The minimum lot widths and setback standards are applied to the entire 1.51 acre parcel and to the perimeter of the development. The applicant must submit a copy of the condominium association declarations (or equivalent) for review and approval.

Density: Single family attached is permitted at a maximum density of 8 units per acre. The proposed 10 units on the 1.51 acre parcel are acceptable.

Building Siting and Orientation: Staff requested the garages and the living space be flipped for units 9 and 10 so that the porches face the driveway and to reduce the presence of the garage doors from the primary direction of approach. Staff also requested increasing the setback of the mail kiosk to keep the installation secondary to the front facades of the street front buildings. The applicant has submitted a revised architectural layout addressing the orientation comments and will need to incorporate such within the engineering plans.

Sidewalks: The front entrance of the principal structure shall be connected to the public sidewalk with a walkway. The design proposes sidewalks from the front entrance of each dwelling unit to the shared driveway surface providing pedestrian access to Ravenna Street. Staff recommends adding a walkway from the entrance of unit one directly to Ravenna Street to strengthen the pedestrian presence and to be compatible with the direct sidewalk access provided at 78 Ravenna Street. The applicant has submitted a revised architectural layout addressing the sidewalk comments and will need to incorporate such within the engineering plans.

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:

Impervious surface: The proposed design is acceptable; however, the submitted summary table should be revised to clearly label the percentage of impervious coverage.

Wetland: Staff notes a manmade pond is located toward the southern portion of the property. The pond is not present in historic aerial photographs until 2005 and appears to be enlarged and reshaped by 2007 and reduced in size in the 2014 aerial photograph. The applicant has submitted a wetland review letter indicating no jurisdictional wetlands are present.

Landscaping/Buffering: Bufferyard B (10 ft) is applicable to the adjacent duplex to the east. Bufferyard C (15 ft) is applicable to the post office to the west; however, because the proposed development is less intensive than the Post Office Section 1207.04(e)(4)(B) allows the less intense use to install a minimum of Bufferyard B. The submitted 10 foot depth planting area and the density of plantings along both side yards are acceptable.

Exterior Lighting: A lighting plan, including a photometric layout and fixture cut sheets, will need to be submitted for any proposed lighting.

Parking: Residential development is required to provide two spaces per dwelling unit. The development proposes a two garage for each of the ten dwelling units in addition to driveway space for the parking of two additional vehicles per unit.

Emergency Access: The entrance driveway must meet the required emergency access standards including 20 foot width, turning radii of 20 ft inside and 40 ft outside, 50,000 lb bearing

capacity, and a maximum grade of 4%. The plans must be revised to indicate compliance with each of the applicable standards.

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development 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 in Case 2015-29 for the proposed ten unit Founders Lane single family attached development according to plans received November 2, 2015 with the following conditions:

1. Revise the impervious surface coverage table to clearly indicate the pre and post impervious surface coverage.
2. Revised the engineering plan submittal to incorporate the following items depicted on the revised architectural layout submitted December 2, 2015:
 - a. Revised orientation for units 9 and 10.
 - b. Walkway from the entrance of unit one directly to Ravenna Street.
 - c. Relocated mail kiosk.
3. Relocate the overhead power lines along the perimeter of the development and obtain authorization from applicable utility providers.
4. Revise the plan submittal to indicate compliance with the emergency access standards of section 1207.13(J) including applicable turning radius, bearing capacity, and maximum grade.
5. The comments of Fire Marshal Shawn Kasson must be addressed per the December X, 2015 correspondence.
6. The comments of City Engineer Thom Sheridan must be addressed per the December 1, 2015 correspondence.
7. A lighting plan, including fixture cut sheets and photometric layout, shall be submitted and approved for compliance with applicable standards of Section 1207.14.
8. 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.
9. 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.

IMPROVEMENT PLANS FOR FOUNDERS LANE (PRIVATE)

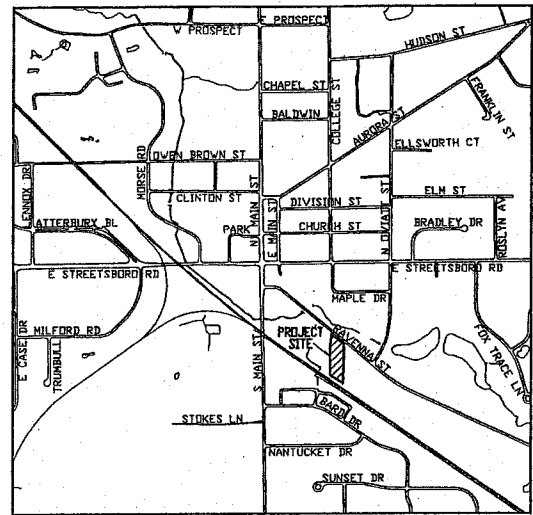
80 RAVENNA STREET
SITUATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO
AND KNOWN AS BEING PART OF BLOCK 26 OF ORIGINAL LOT 46
NOVEMBER 2, 2015

GENERAL CONSTRUCTION NOTES

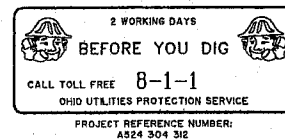
- CONSTRUCTION OF THE SITE WORK AND UTILITIES SHALL BE GOVERNED BY THE CITY OF HUDSON'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THE PROJECT.
- THE CONTRACTOR MUST ALERT THE OHIO UTILITY PROTECTION SERVICES AT 1-800-382-2764 AT LEAST 48 HOURS BEFORE ANY EXCAVATION IS TO BEGIN.
- ALL EXISTING APPURTENANCES (UTILITY POLES, VALVES, HYDRANTS, MANHOLES, ETC.) ARE TO BE MAINTAINED BY THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.
- THE DESIGN ENGINEER CERTIFIES THAT ALL UTILITIES ARE SHOWN AS THEY APPEAR ON EXISTING RECORDS OR FIELD LOCATED.
- ALL KNOWN ABOVE AND UNDERGROUND SERVICES HAVE BEEN NOTED ON THE DRAWINGS. THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY SERVICES DAMAGED DURING THE CONSTRUCTION OF THE PROJECT WHETHER SHOWN OR NOT ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SERVICE AS SOON AS POSSIBLE AT THE CONTRACTOR'S OWN EXPENSE.
- VIDEO TAPING OF THE PROJECT SHALL BE DELIVERED AND ACCEPTED BY THE CITY OF HUDSON ENGINEERING DEPARTMENT A MINIMUM OF 14 CALENDAR DAYS PRIOR TO START OF CONSTRUCTION ACTIVITIES.
- NOTIFY THE CITY OF HUDSON ENGINEERING DEPARTMENT A MINIMUM OF FORTY-EIGHT HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS (2 WORKING DAYS) AFTER SUBMISSION OF A MINIMUM OF 8 APPROVED SETS OF PLANS AND ALL SHOP DRAWINGS APPLICABLE TO THE PROPOSED IMPROVEMENTS. A PRECONSTRUCTION MEETING MUST BE HELD PRIOR TO START OF ANY CONSTRUCTION.
- THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED AND LINED WITH ORANGE CONSTRUCTION FENCING 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRECONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.
- ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION" AS DIRECTED BY THE CITY OF HUDSON AND/OR ITS ENGINEER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF HUDSON OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.
- ALL DISTURBED STORM SEWERS AND/OR APPURTENANCES, SIGNS, GUARD RAILING, MAIL AND/OR PAPER BOXES, DRIVE CULVERTS, FENCES, TREES, LANDSCAPING, OR OTHERS ITEMS DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED OR REPAIRED TO AT LEAST THE BEFORE-CONSTRUCTION CONDITION.
- ANY DEFECTS DISCOVERED IN THE NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY THE CITY OF HUDSON.
- NUCLEAR COMPACTION TESTING SHALL BE REQUIRED FOR ALL FILL AREAS OVER TWO FEET (2') IN DEPTH, AT 6' LIFTS PER ASTM A-1557, 95% MODIFIED.
- APPROVAL BY THE CITY OF HUDSON ENGINEER CONSTITUTES NEITHER EXPRESSED NOR IMPLIED WARRANTIES AS TO THE FITNESS, ACCURACY, OR SUFFICIENCY OF PLANS, DESIGNS OR SPECIFICATIONS.
- DURING TAPPING OF EXISTING UTILITIES, ANY TRAFFIC CONTROL REQUESTED OR REQUIRED BY THE CITY OF HUDSON WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE CITY.
- COMPLIANCE WITH THE OCCUPATIONAL AND SAFETY ACT OF 1970 IS REQUIRED BY ALL CONTRACTORS ON THIS PROJECT.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- ALL DISTURBED AREAS SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AND MULCHED AS PER SECTION 9 - LANDSCAPING AND STREET TREES OF THE CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.
- IF MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AS DIRECTED BY THE CITY OF HUDSON OR ITS ENGINEER AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.
- ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER ODOT 687 OR 688.
- ALL STORM SEWERS WITHIN PUBLIC RIGHTS-OF-WAY AND CITY OF HUDSON EASEMENTS SHALL BE PER SECTION 4 - STORM COLLECTION OF THE CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.
- ALL PIPES SHALL BE PLACED OVER 4" OF BEDDING. BEDDING MATERIAL SHALL BE AS SPECIFIED IN CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION, FOR THE TYPE OF PIPE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROL SHALL BE COORDINATED WITH THE CITY OF HUDSON POLICE DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR.

GENERAL CONSTRUCTION NOTES (continued)

- ALL DELIVERED MATERIALS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HUDSON OR OTHER APPLICABLE AGENCIES. THE CITY OF HUDSON, OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO REJECT ANY DELIVERED MATERIAL WHICH DOES NOT CONFORM TO THE APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE CITY OF HUDSON OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OR PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
- ALL CHANGES TO APPROVED DRAWINGS AND/OR SPECIFICATIONS MUST BE REAPPROVED BY THE CITY OF HUDSON PRIOR TO CONSTRUCTION.
- ALL PAVING MATERIAL MUST BE PROVIDED BY ODOT CERTIFIED SUPPLIER, WRITTEN PROOF SHALL BE REQUIRED UPON DELIVERY OF MATERIALS. THE CERTIFIED MIX DESIGN MUST BE SUBMITTED TO, AND APPROVED BY, THE CITY OF HUDSON PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.
- CONTRACTOR/DEVELOPER SHALL PROVIDE ALL REQUIRED ROADWAY SIGNAGE AS PER ODOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES INCLUDING STREET IDENTIFICATION SIGNAGE AS PER CITY STANDARDS FOR ALL ASPECTS OF THE IMPROVEMENT.
- ALL BONDS AND/OR LETTERS OF CREDIT SHALL NOT BE RELEASED OR REDUCED AND NO WATER OR SANITARY SEWER CUSTOMERS CAN BE CONNECTED UNTIL ALL RECORD DRAWINGS HAVE BEEN SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF HUDSON.
- ALL WORK EXCEPT SIDEWALKS, STREET TREES AND STREET LIGHTS, AS PART OF THESE PLANS SHALL BE COMPLETED, INCLUDING PUNCH LIST ITEMS AND DEFICIENCY WORK WITHIN 1 YEAR OF THE DATE OF APPROVAL BY THE CITY ENGINEER. SIDEWALKS, STREET TREES AND STREET LIGHTS SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF APPROVAL BY THE CITY ENGINEER.
- FAILURE TO COMPLETE THE PROJECT IN ITS ENTIRETY AS APPROVED BY THE PLANNING COMMISSION, INCLUDING PUNCH LIST ITEMS, WILL RESULT IN THE CITY OF HUDSON HOLDING ALL FUTURE ZONING CERTIFICATES UNTIL ALL WORK HAS BEEN COMPLETED AND APPROVED.
- MANUFACTURERS OR SUPPLIERS AFFIDAVIT FOR ALL CONSTRUCTION MATERIALS SHALL BE PROVIDED AS PER THE CITY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION PRIOR TO THE START OF CONSTRUCTION.
- THE CONSTRUCTION OF SANITARY SEWERS, WATER MAINS, LIFT STATIONS AND APPURTENANCES IS PROHIBITED UNTIL ALL PLANS HAVE BEEN APPROVED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
- ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUDSON "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.
- ALL SANITARY SEWERS CONSTRUCTED IN SUMMIT COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (SC-DOES) SERVICE DISTRICTS AND SERVED BY SC-DOES SHALL COMPLY WITH SC-DOES REQUIREMENTS.
- SHOP DRAWINGS FOR THE PROPOSED LIGHT FIXTURES SHALL BE ATTACHED TO THE APPROVED LIGHTING PLAN AND SUBMITTED WITH THE SIX SETS OF PLANS AS REQUIRED IN NOTE 8. THE LIGHT FIXTURES SHALL HAVE A RECESSED LAMP, FLAT LENSES AND OPTIONAL HOUSE SHIELDING AVAILABLE. THE CITY MAY REQUIRE HOUSE SHIELDS TO BE ADDED AND OTHER MODIFICATIONS AFTER CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR.
- THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) APPLICATION TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) AND OBTAIN AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) OR THE LATEST FEDERAL, STATE AND/OR LOCAL REGULATIONS. THE OWNER SHALL SUBMIT A COPY OF THE N.P.D.E.S. PERMIT TO THE CITY OF HUDSON 48 HOURS (2 WORKING DAYS) PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.



LOCATION MAP
SCALE: 1" = 100'



DRAWING INDEX

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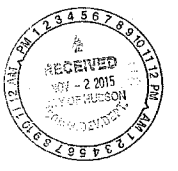
11/2/15
DATE

THOMAS J. SHERIDAN, P.E., P.S.
HUDSON CITY ENGINEER

DATE

SANITARY: APPROVED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY BY LETTER DATED _____

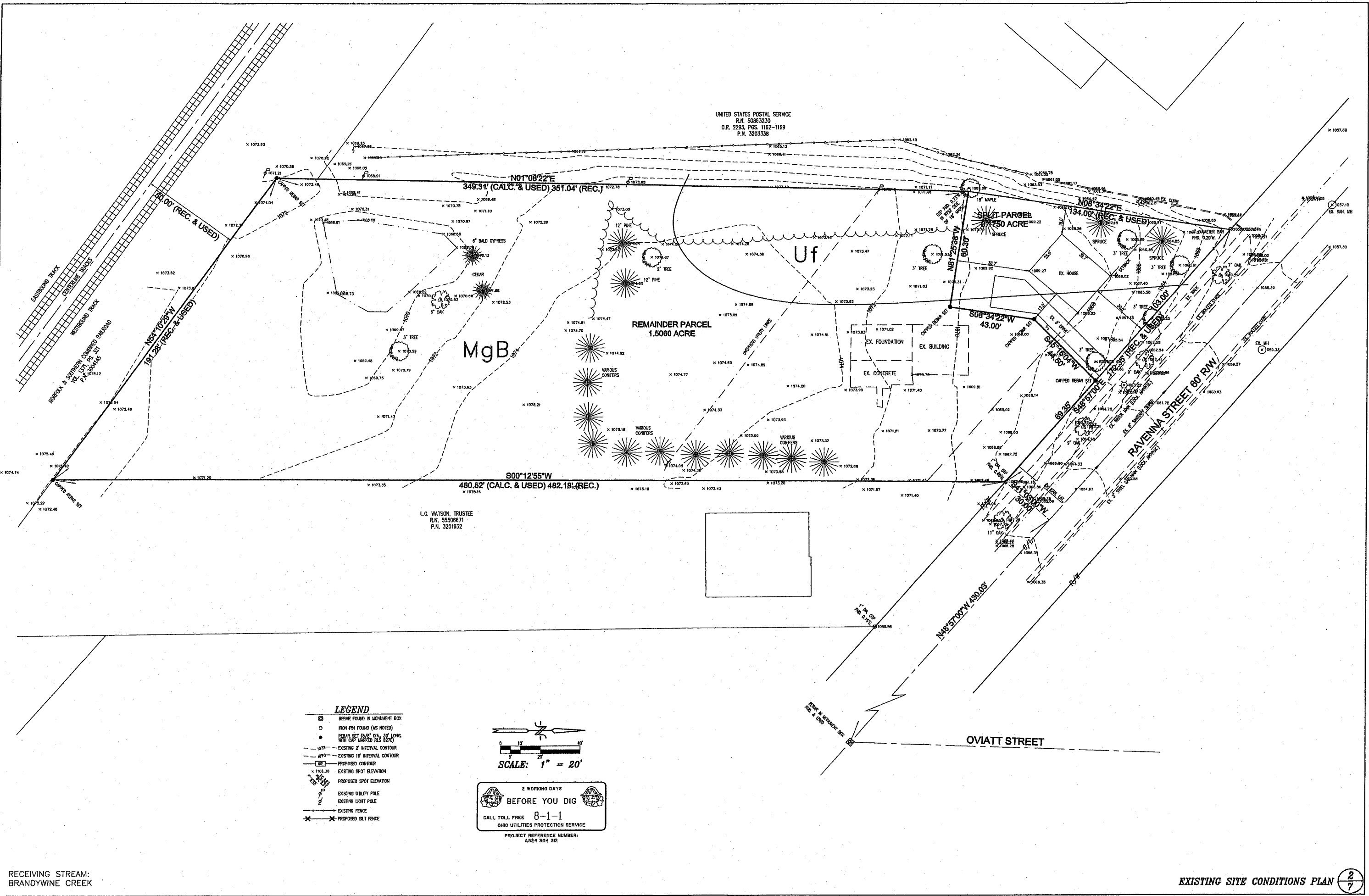
WATER: APPROVED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY BY LETTER DATED _____



PRE-DEVELOPMENT IMPERVIOUS AREA = 2.66%
POST-DEVELOPMENT IMPERVIOUS AREA = 44.61%

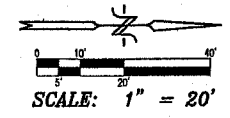
TITLE SHEET

1/7



RECEIVING STREAM:
BRANDYWINE CREEK

- LEGEND**
- ☒ REBAR FOUND IN MONUMENT BOX
 - IRON PIN FOUND (AS NOTED)
 - REBAR SET (3/8" DIA. 30" LONG WITH CAP MARKED PER SET)
 - - - EXISTING 2' INTERVAL CONTOUR
 - - - EXISTING 10' INTERVAL CONTOUR
 - - - PROPOSED CONTOUR
 - x EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING FENCE
 - PROPOSED SPLIT FENCE



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 8-1-1
OHIO UTILITIES PROTECTION SERVICE
PROJECT REFERENCE NUMBER:
A524 304 312

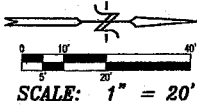
UNITED STATES POSTAL SERVICE
 R.N. 50863230
 O.R. 2293, PGS. 1162-1169
 P.N. 3203338

L.G. WATSON, TRUSTEE
 R.N. 55506671
 P.N. 3201932

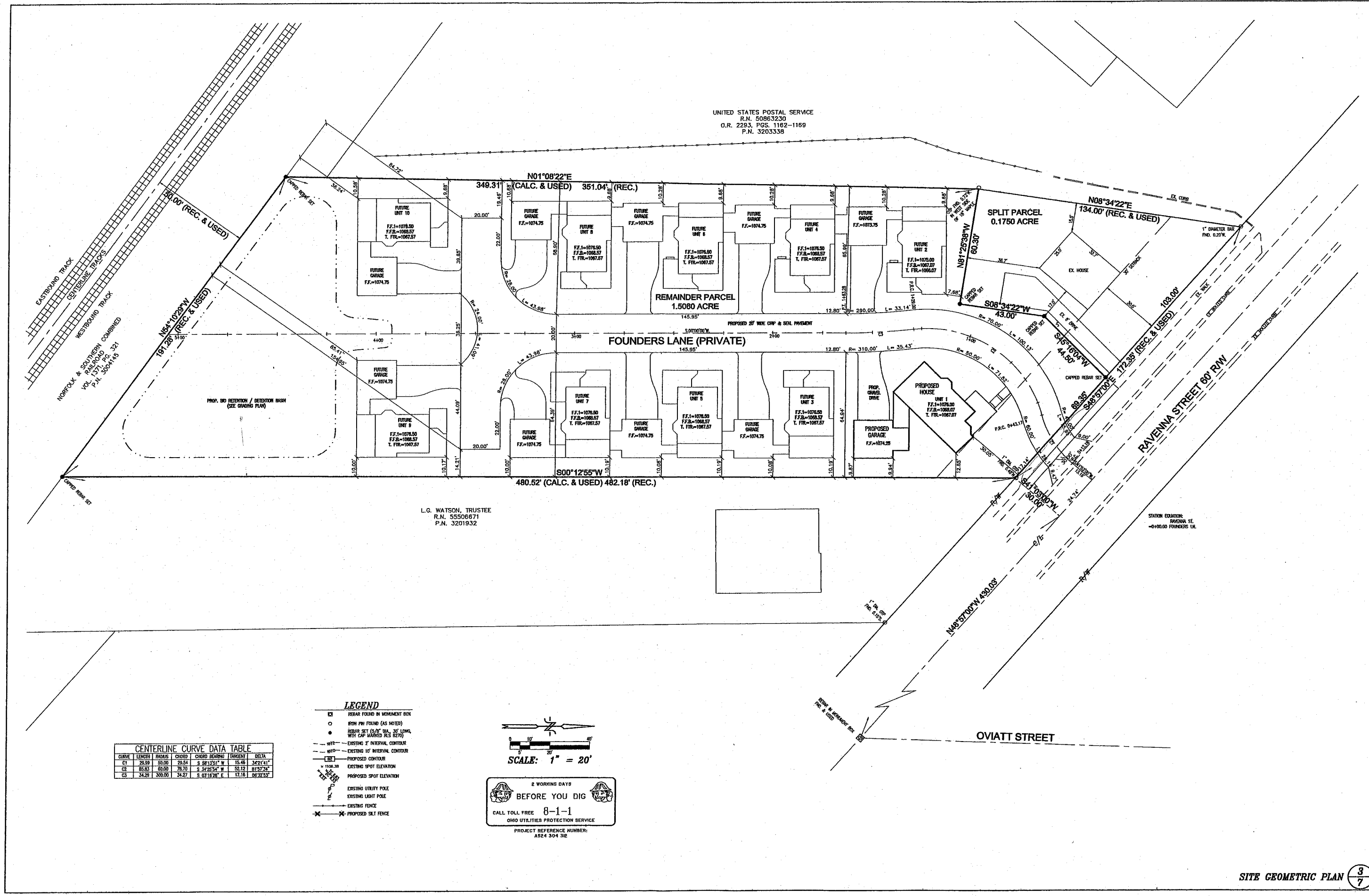
CENTERLINE CURVE DATA TABLE

CURVE	LENGTH	PIVOT	CHORD BEARING	TARGET	DELTA
C1	28.58	59.00	S 81°15'51" W	15.46	342°14'1"
C2	65.83	60.00	S 34°26'54" W	52.12	81°57'34"
C3	34.29	300.00	S 03°16'28" E	17.18	06°32'33"

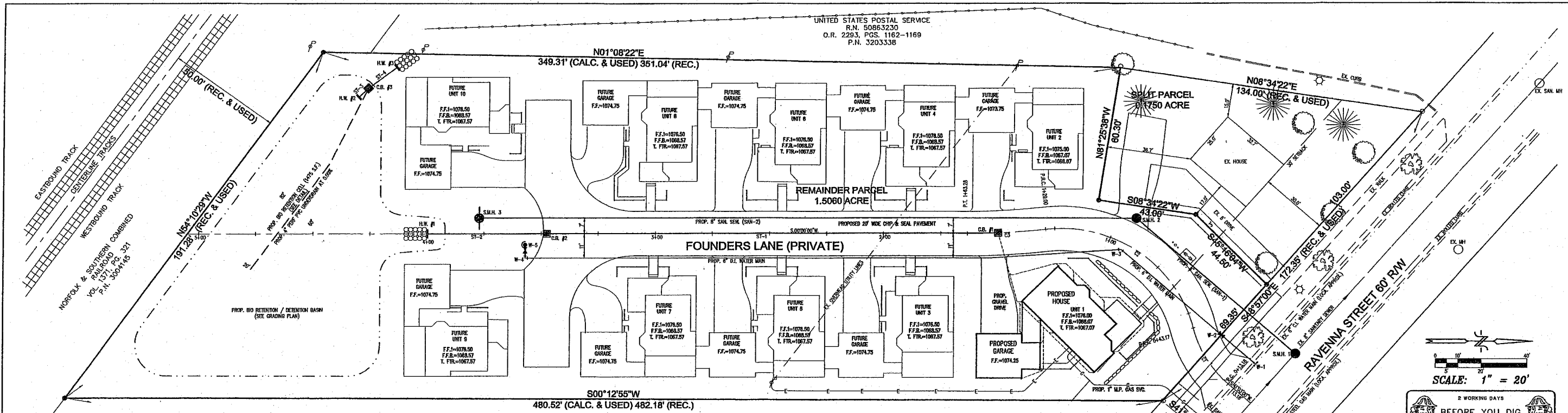
- LEGEND**
- REBAR FOUND IN MONUMENT BOX
 - IRON PIN FOUND (AS NOTED)
 - REBAR SET (5/8" DIA. 30' LONG, WITH CAP MARKED PLS REZO)
 - - - EXISTING 2' INTERVAL CONTOUR
 - - - EXISTING 10' INTERVAL CONTOUR
 - - - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING FENCE
 - PROPOSED SILT FENCE



2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE 8-1-1
 OHIO UTILITIES PROTECTION SERVICE
 PROJECT REFERENCE NUMBER:
 A824 304 312



UNITED STATES POSTAL SERVICE
R.N. 50863230
O.R. 2293, P.O.S. 1162-1169
P.N. 3203338



SCALE: 1" = 20'

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 8-1-1
OHIO UTILITIES PROTECTION SERVICE

PROJECT REFERENCE NUMBER:
AS24 304 312

**TEMPORARY SEDIMENT BASIN
PERMANENT BIO RETENTION / DETENTION
BASIN SUMMARY**

- MINIMUM BOTTOM ELEVATION = 1064.50 (BIO RETENTION)
 - MIN. 4" PERC. PVC UNDERDRAIN IN BIO RETENTION = 1064.50
 - MIN. 4" SOLID PVC AT C.B. #3 = 1069.33 (SEE DETAIL)
 - PRIMARY OUTLET ELEVATION = 1068.50 (INV. 6" AT H.W. #2)
 - MINIMUM TOP ELEVATION (6" WALK TOP WIDTH) = 1072.00
 - EMERGENCY OVERFLOW ELEVATION = 1071.50 (GRADE AT C.B. #3)
 - CURB HEIGHT CONSTRUCTION PER ODOT ITEM 853
 - 4:1 MAX SLOPE ON BANKS (TYP.)
 - TOPSOIL, SEED & MULCH BANKS PER ODOT ITEMS 853 & 859
 - UPERVIOUS AREA = 44,012
- NOTE:
REQUIRED WATER QUALITY STORAGE = 1579 C.F.
- NOTE:
DESIGNING STORAGE VOLUME REQUIRED = 2315 C.F. (1.28 AC)
DISTURBED AREA (NO DET. BASIN) SED. VOL. REQ'D. = 1240 C.F. (1.24 AC)
TOTAL REQUIRED = 3555 C.F.
VOLUME PROVIDED = 34,844 C.F. (ELEV. 1071.50)
- NOTE:
DISTURBED AREA = 1.24 ACRES
- NOTE:
CLEAN OUT SEDIMENT BASIN AT MAX. SEDIMENT ELEV. 1069.00

STORM SEWER SUMMARY

- ST-1 PROP. 197.5 LF. 10" H.D.P.E. STW. SEW. AT 0.50%
- ST-2 PROP. 52.5 LF. 10" H.D.P.E. STW. SEW. AT 0.50%
- ST-3 PROP. 8 LF. 6" PVC STW. SEW. AT 1.00%
- ST-4 PROP. 19 LF. 12" H.D.P.E. STW. SEW. AT 0.50%
- C.B. #1 STA. 14+00.0
PROP. C.B. #1
ODOT 2-29
TOP=1072.28
INV.=1070.42-10' S.
INV.=1070.75-6'E. W.
- C.B. #2 STA. 34+47.5
PROP. C.B. #2
ODOT 2-29
TOP=1072.57
INV.=1069.43-10' N.
INV.=1069.26-12' S.
- H.W. #1 STA. 44+00.0
PROP. H.W. #1
FULL HEADWALL
INV.=1069.00-12'
10 LF. x 6"W. x 18"D.
TYPE "C" HOOD, ODOT 801.09

SANITARY SEWER SUMMARY

- SM-1 PROP. 83.0 LF. 8" SAN. SEW. AT 5.32% ± (FIELD VERIFY)
- SM-2 PROP. 287.8 LF. 8" SAN. SEW. AT 1.32%
- S.M.H. 1 STA. 0+00.0, 28.5" WT.
PROP. SAN. M.H. No. 1
TOP=1062.88 (MATCH PLAN)
INV.=1054.25-EX. 6" SE. NW (FIELD VERIFY)
INV.=1054.25-PROP. 8" SW.
- S.M.H. 2 STA. 0+94.0, 12.5" WT.
PROP. SAN. M.H. No. 2
TOP=1059.20
INV.=1059.20-6"E. S.
- S.M.H. 3 STA. 34+77.0, 7" WT.
PROP. SAN. M.H. No. 3
TOP=1073.00
INV.=1063.00-8"W.
INV.=1063.17-6"E. W.

WATER MAIN SUMMARY

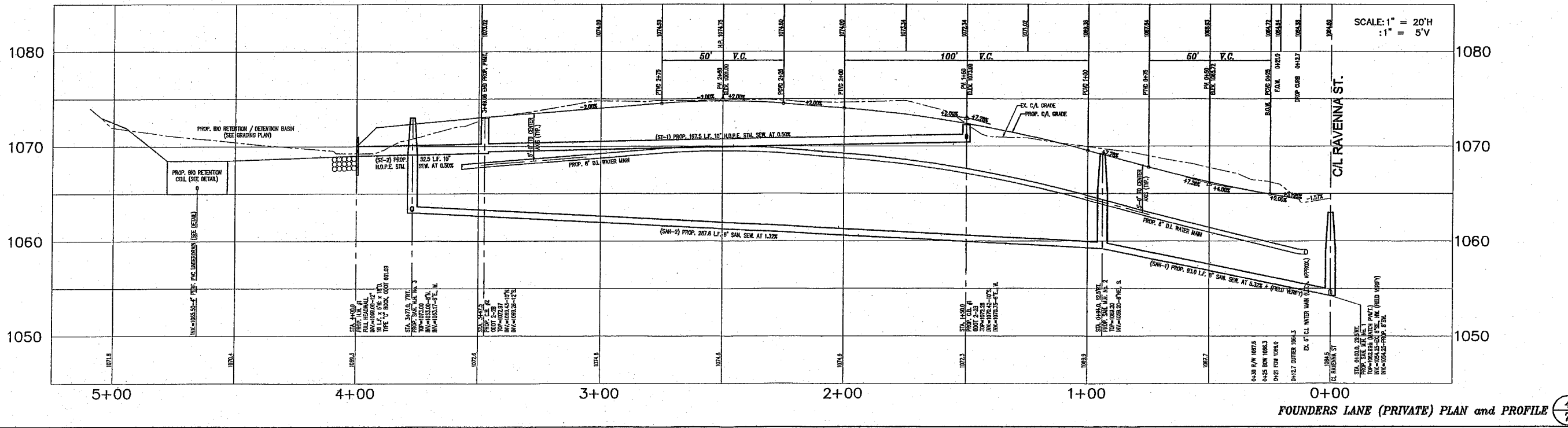
- W-1 STA. 0+00.0, 14.5" WT.
PROP. 4" x 4" "C" x "C" TEE
ON EX. 6" C.I. WATER MAIN
- W-2 STA. 0+30.3, 10.75" WT.
PROP. 6" GATE VALVE & BOX
- W-3 STA. 0+45.5, 11.1" WT.
PROP. 6" 45' BEND
- W-4 STA. 34+77.0, 11.1" WT.
PROP. 6" 90' BEND
- W-5 STA. 34+57.0, 8" WT.
C/I. PROP. HYD. ASS'Y.

CENTERLINE CURVE DATA TABLE

CURVE	LENGTH	BARS	CHORD BEARING	TANGENT	DELTA
C1	25.99	50.00	S 89°33'51" W	15.46	34°21'41"
C2	85.83	80.00	S 34°25'54" W	52.12	81°57'34"
C3	34.29	300.00	S 03°16'26" E	17.16	06°32'53"

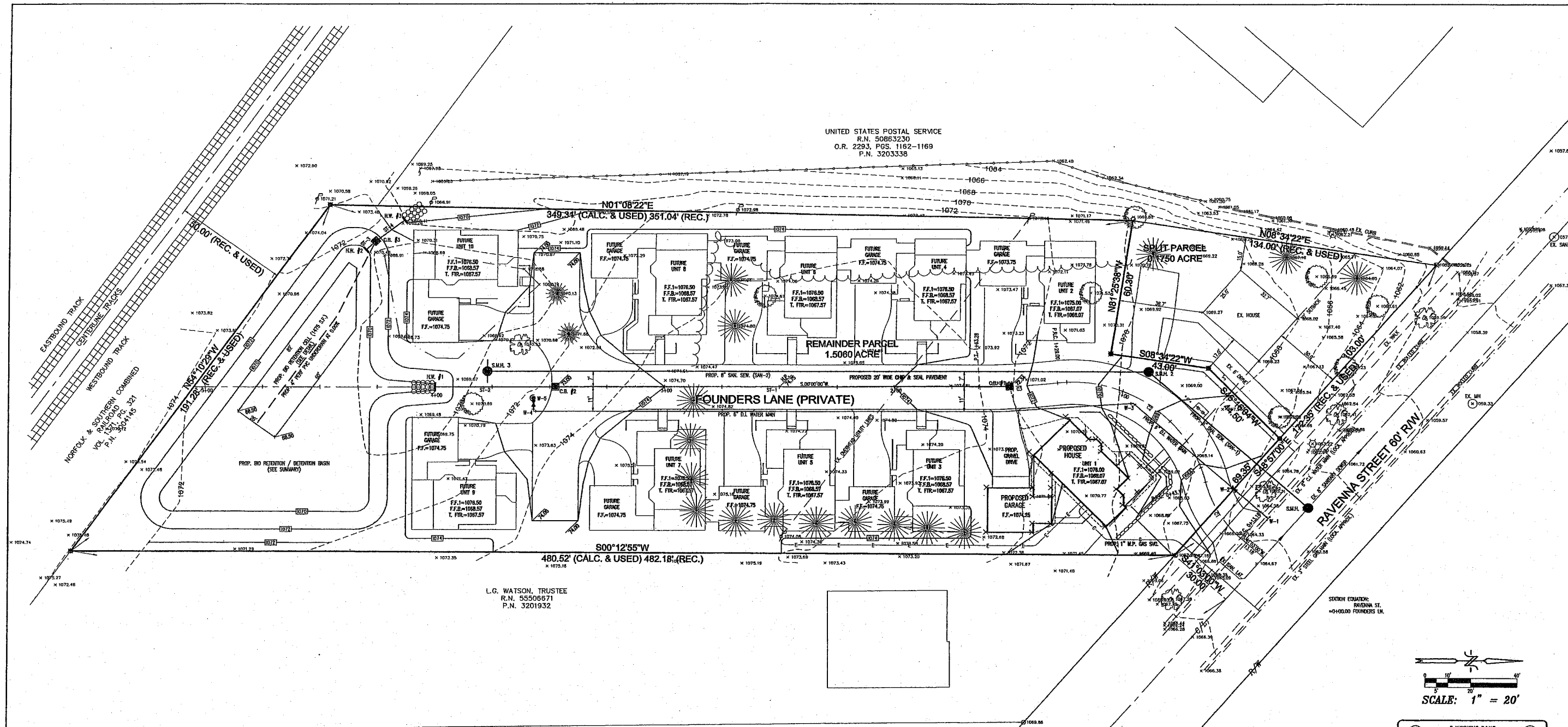
LEGEND

- REBAR FORM IN MONUMENT BOX
- IRON PIN FOUND (AS NOTED)
- REBAR SET (6" DIA. 30' LONG, 18" CAP WALKED BLS 8270)
- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- PROPOSED SALT FENCE

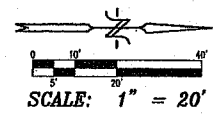


FOUNDERS LANE (PRIVATE) PLAN and PROFILE 4/7

UNITED STATES POSTAL SERVICE
R.N. 50863230
O.R. 2293, PGS. 1162-1169
P.N. 3203338



L.G. WATSON, TRUSTEE
R.N. 55506671
P.N. 3201932



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 8-1-1
OHIO UTILITIES PROTECTION SERVICE
PROJECT REFERENCE NUMBER:
AS24 304 312

**TEMPORARY SEDIMENT BASIN
PERMANENT BIO RETENTION / DETENTION
BASIN SUMMARY**

- MINIMUM BOTTOM ELEVATION = 1088.50 (BIO RETENTION)
- 18" 4" DIA. PVC UNDERDRAIN IN BIO RETENTION = 1085.50
- 18" 4" SOLID PVC AT C.B. #3 = 1088.33 (SEE DETAIL)
- PRIMARY OUTLET ELEVATION = 1088.50 (MIN. 6" AT H.W. #2)
- MINIMUM TOP ELEVATION (5' MIN. TOP WIDTH) = 1072.00
- EMERGENCY OVERFLOW ELEVATION = 1071.00 (GRADE AT C.B. #3)
- ENHANCEMENT COMPACTION PER ODOT ITEM 204
- 4:1 MAX. SLOPE ON BANKS (TYP)
- TOPSOIL, SEED & MULCH BANKS PER ODOT ITEMS 653 & 659
- IMPERVIOUS AREA = 44.81X

NOTE:
REQUIRED WATER QUALITY STORAGE = 1579 CF.

NOTE:
REDEMPTION STORAGE VOLUME REQUIRED = 2319 CF. (1.28 AC.)
DISTURBED AREA (TO ODOT BENCH SEC. VOL. REQ'D.) = 1240 CF. (1.24 AC.)
TOTAL REQUIRED = 3838 CF.
VOLUME PROVIDED = 14,884 CF. (ELEV. 1071.50)

NOTE:
DISTURBED AREA = 1.24 ACRES

NOTE:
CLEAN OUT SEDIMENT BASIN AT MIN. SEDIMENT ELEV. 1089.00

STORM SEWER SUMMARY

- ST-1 PROP. 18" I.P. 12" H.D.P.E. STIM. SEW. AT 0.50%
- ST-2 PROP. 24" I.P. 12" H.D.P.E. STIM. SEW. AT 0.50%
- ST-3 PROP. 8" I.P. 6" PVC STIM. SEW. AT 1.00%
- ST-4 PROP. 16" I.P. 12" H.D.P.E. STIM. SEW. AT 0.50%

C.B. #1 STA. 1+50.0
PROP. C.B. #1
ODOT 2-28
TOP=1072.28
HW=1070.42-1073.78
NW=1070.75-6"E, W.

C.B. #2 STA. 3+47.5
PROP. C.B. #2
ODOT 2-28
TOP=1071.50
HW=1069.33-127HW
NW=1069.33-6"E
NW=1069.44-6"E

H.W. #3 PROP. H.W. #3
FULL HEADWALL
HW=1069.28-12"E
10" I.P. x 8" W. x 18" D.
TYPE "C" ROCK, ODOT 801.09

H.W. #1 STA. 4+00.0
PROP. H.W. #1
FULL HEADWALL
HW=1069.30-12"
10" I.P. x 8" W. x 18" D.
TYPE "C" ROCK, ODOT 801.09

SANITARY SEWER SUMMARY

- SM-1 PROP. 8" I.P. 8" SAN. SEW. AT 5.25% ± (FIELD VERIFY)
- SM-2 PROP. 24" I.P. 8" SAN. SEW. AT 1.33%

S.M.H. 1 STA. 0+00.0, 29.57R.
PROP. SAN. M.H. No. 1
TOP=1062.394 (MATCH PWT.)
HW=1054.25-EX. 8"E, NW. (FIELD VERIFY)
NW=1054.25-PROP. 8"W.

S.M.H. 2 STA. 0+194.0, 12.57R.
PROP. SAN. M.H. No. 2
TOP=1069.20
HW=1069.20-8"W, S.

S.M.H. 3 STA. 3+77.0, 7.07R.
PROP. SAN. M.H. No. 3
TOP=1073.00
HW=1063.00-8"W
NW=1063.17-6"E, W.

WATER MAIN SUMMARY

- W-1 STA. 0+100.0, 14.57R.
PROP. 8" 8" DIA. "OUT-AT" TIE ON EX. 6" C.I. WATER MAIN
- W-2 STA. 0+35.3, 10.77R.
PROP. 6" GATE VALVE & BOX
- W-3 STA. 0+63.5, 11.11L.
PROP. 6"-45 BEND
- W-4 STA. 3+57.0, 11.11L.
PROP. 6"-90 BEND
- W-5 STA. 3+57.0, 0.11L.
C/I. PROP. HYD. ASSY.

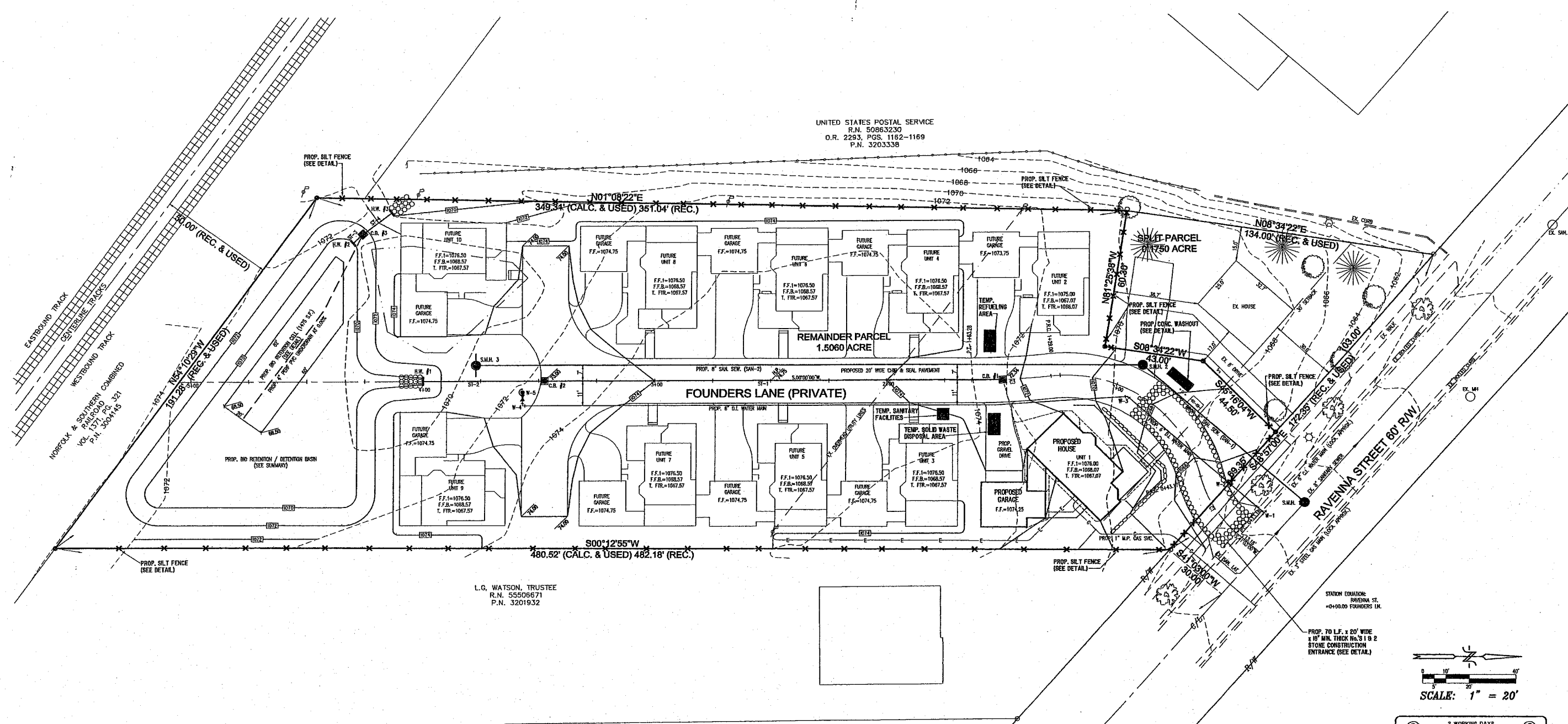
CENTERLINE CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA
C1	28.59	50.00	28.54	S 38°13'31" W	15.46	34°14'14"
C2	85.63	60.00	78.70	S 34°23'34" W	32.12	81°52'54"
C3	34.29	300.00	34.27	S 83°16'26" E	17.15	06°32'53"

LEGEND

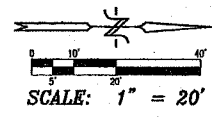
- REBAR FOUND IN MONUMENT BOX
- IRON PIN FOUND (AS NOTED)
- REBAR SET (6" DIA. 30' LONG, WITH CAP MARKED PER ODOT)
- EXISTING 2' INTERVAL CONTOUR
- EXISTING 1' INTERVAL CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- PROPOSED SALT FENCE

UNITED STATES POSTAL SERVICE
R.N. 50863230
O.R. 2293, PGS. 1162-1169
P.N. 3203338



L.G. WATSON, TRUSTEE
R.N. 55506671
P.N. 3201932

STATION ELEVATION:
RAVENNA ST.
=+0400.00 FOUNDERS LN.



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CALL TOLL FREE 8-1-1
OHIO UTILITIES PROTECTION SERVICE
PROJECT REFERENCE NUMBER:
A24 304 312

NOTE:
CONTRACTOR SHALL INSTALL INLET PROTECTION AT ALL INLETS AS INLETS ARE INSTALLED. SEE DETAIL ON SHEET 7

**TEMPORARY SEDIMENT BASIN
PERMANENT BIO RETENTION / DETENTION
BASIN SUMMARY**

- MINIMUM BOTTOM ELEVATION = 1068.50 (BIO RETENTION)
 - MIN. 4" PVC PAC UNDERDRAIN IN BIO RETENTION = 1068.50
 - MIN. 4" SOILD PAC AT C.B. #3 = 1068.30 (SEE 10304)
 - PRIMARY OUTLET ELEVATION = 1069.50 (MIN. 6" AT H.W. #2)
 - MINIMUM TOP ELEVATION (6" MIN. TOP WIDTH) = 1072.00
 - EMERGENCY OVERFLOW ELEVATION = 1071.50 (GRADE AT C.B. #3)
 - EMBANKMENT COMPACTION PER DOT ITEM 204
 - 4:1 MAX SLOPE ON BANKS, (TOP)
 - TOPSOIL, SEED & MULCH BANKS PER DOT ITEMS 653 & 659
 - IMPERVIOUS AREA = 44.61%
- NOTES:
REQUIRED WATER QUALITY STORAGE = 1579 C.F.
DETENTION STORAGE VOLUME REQUIRED = 2315 C.F. (1.28 AC.)
DISTURBED AREA (TO DET. BASIN) SED. VOL. REQ'D. = 1240 C.F. (1.24 AC.)
TOTAL REQUIRED = 3855 C.F.
VOLUME PROVIDED = 14,864 C.F. (ELEV. 1071.50)
- NOTES:
DISTURBED AREA = 1.24 ACRES
NOTE:
CLEAN OUT SEDIMENT BASIN AT MAX. SEDIMENT ELEV. 1069.00

STORM SEWER SUMMARY

- SI-1 PROP. 187.5 LF. 10" HDPE STM. SEN. AT 0.50%
- SI-2 PROP. 32.5 LF. 10" HDPE STM. SEN. AT 0.50%
- SI-3 PROP. 6 LF. 6" PVC STM. SEN. AT 1.00%
- SI-4 PROP. 16 LF. 12" HDPE STM. SEN. AT 0.50%
- C.B. #1 STA. 1450.0
PROP. C.B. #1
COORD. 2-29
TOP=1072.55
INV.=1070.42-10"
NW.=1070.75-6"E, W.
- C.B. #2 STA. 3447.5
PROP. C.B. #2
COORD. 2-29
TOP=1072.97
INV.=1068.43-10"
NW.=1068.28-12"E
- H.W. #1 STA. 4100.0
PROP. H.W. #1
FULL HEADWALL
NW.=1069.00-12"
10 LF. x 8"W. x 18"
TYPE "C" ROCK, COOT 801.09
- H.W. #2 PROP. H.W. #2
FULL HEADWALL
NW.=1069.50
- C.B. #3 PROP. C.B. #3
COORD. 2-28
TOP=1071.50
INV.=1068.33-12"
NW.=1068.33-4"E
NW.=1068.44-6"E
- H.W. #3 PROP. H.W. #3
FULL HEADWALL
NW.=1068.25-12"
10 LF. x 8"W. x 18"
TYPE "C" ROCK, COOT 801.09

SANITARY SEWER SUMMARY

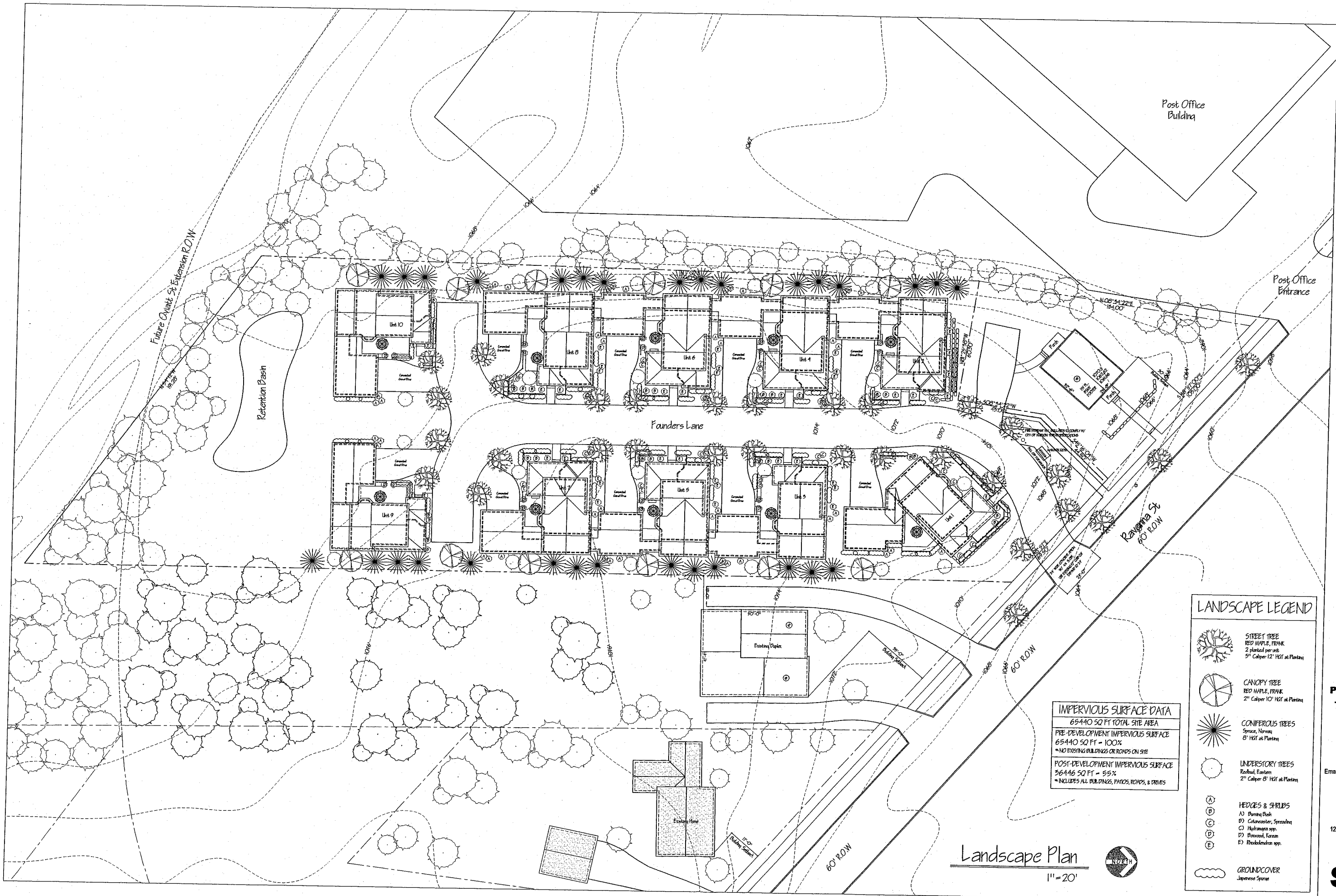
- SM-1 PROP. 83.0 LF. 6" SAN. SEN. AT 5.10% ± (FIELD VERIFY)
- SM-2 PROP. 287.6 LF. 8" SAN. SEN. AT 1.33%
- SM.H. 1 STA. 0160.0, 29.5%
PROP. SAN. SEN. No. 1
TOP=1082.92 (MATCH PWT.)
INV.=1084.25-EX. 6"E, NW. (FIELD VERIFY)
NW.=1084.25-PROP. 6"E, NW.
- SM.H. 2 STA. 0184.0, 12.5%
PROP. SAN. SEN. No. 2
TOP=1089.20
INV.=1089.20-6"E, W.
- SM.H. 3 STA. 3477.0, 7.0%
PROP. SAN. SEN. No. 3
TOP=1073.00
INV.=1063.00-6"W
NW.=1063.17-6"E, W.

WATER MAIN SUMMARY

- W-1 STA. 0410.0, 14.2%
PROP. 6" DIA. "X" ITT ON EX. 6" CL WATER MAIN
- W-2 STA. 0435.3, 10.7%
PROP. 6" DATE VALVE & BOX
- W-3 STA. 0491.5, 3.1%
PROP. 6"-45 BEND
- W-4 STA. 3457.0, 11%
PROP. 6"-90 BEND
- W-5 STA. 3457.0, 6%
C/L PROP. INV. ASSY.

CENTERLINE CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA
C1	28.59	50.00	29.54	S 82°23'51" W	15.44	34°14'41"
C2	65.83	60.00	78.70	S 34°25'54" W	52.12	81°57'34"
C3	34.29	300.00	34.27	S 83°16'28" E	17.18	06°32'53"



IMPERVIOUS SURFACE DATA	
65440 SQ FT TOTAL SITE AREA	
PRE-DEVELOPMENT IMPERVIOUS SURFACE	65440 SQ FT - 100%
*NO EXISTING BUILDINGS OR ROADS ON SITE	
POST-DEVELOPMENT IMPERVIOUS SURFACE	36446 SQ FT - 55%
*INCLUDES ALL BUILDINGS, PARKS, ROADS, & DRIVES	

LANDSCAPE LEGEND	
	STREET TREE RED MAPLE, FRANK 2' planted per acre 3" Caliper 12' HGT at Planting
	CANOPY TREE RED MAPLE, FRANK 2" Caliper 10' HGT at Planting
	CONIFEROUS TREES Spruce, Norway 8' HGT at Planting
	UNDERSTORY TREES Redbud, Eastern 2" Caliper 8' HGT at Planting
	HEDGES & SHRUBS A) Burning Bush
	B) Cotoneaster, Spreading
	C) Hydrangea spp.
	D) Pinewood, Korean
	E) Rhododendron spp.
	GROUNDCOVER Japanese Spurge

Landscape Plan
1" = 20'

as M
Allan M Sveda, Architect
&
The 4M Company Architects

Robert Alan Mastriana
ARC 7605713
Expires 12-31-2015
Allan M Sveda
ARC 5802813
Expires 12-31-2015

Founders Lane
80 Ravenna Street
Hudson Ohio

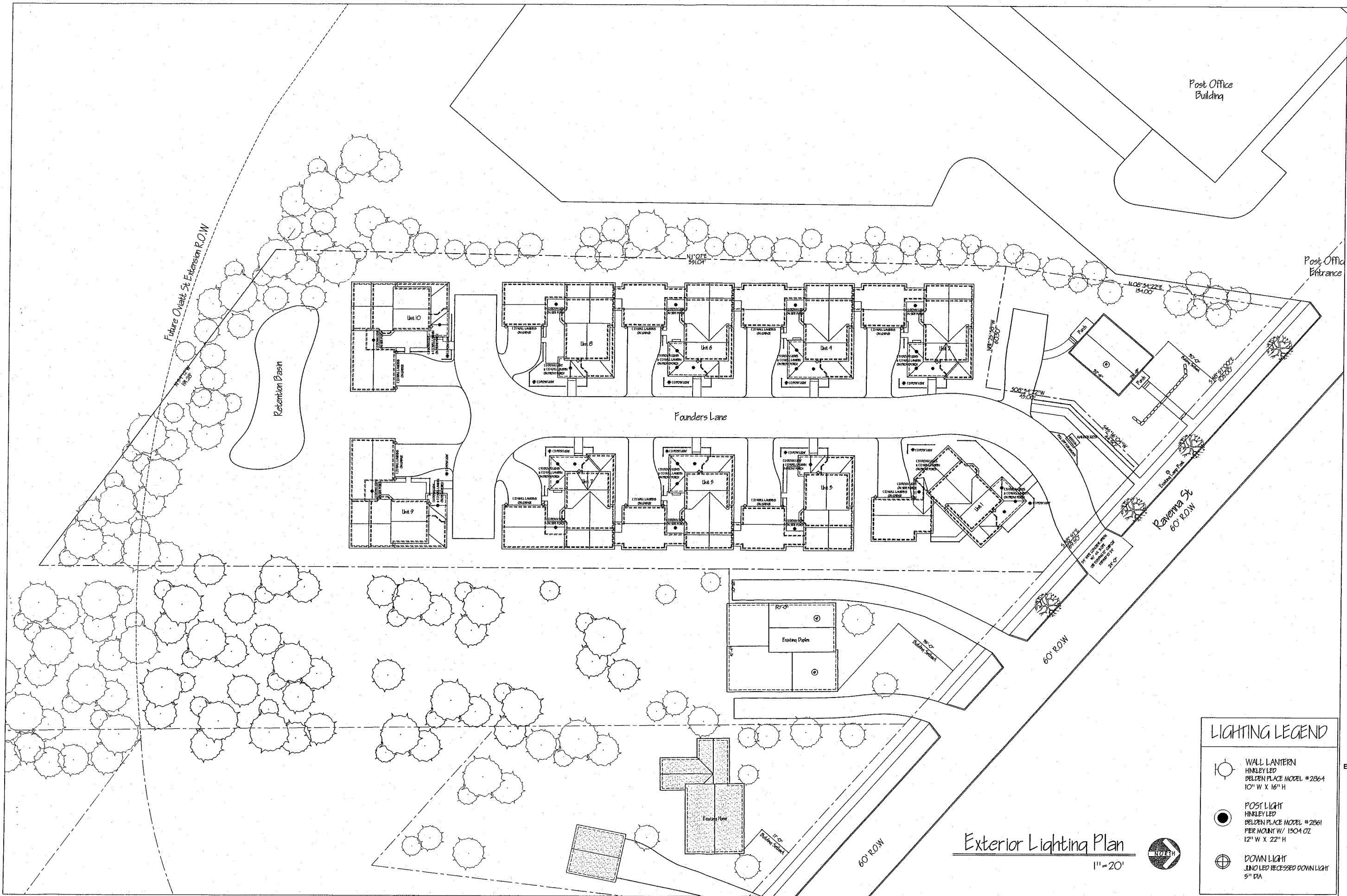
DATE 10/29/2015
PROJECT Founders Lane

Landscape Plan

PREPARED BY:
The 4M Company
Bob Mastriana, Architect
4751 Glenwood Avenue
Boardman, OH 44512
Office: 330.783.0504
Cell: 330.727.4234
Fax: 330.783.0526
Email: BobMastriana@yahoo.com




&
Allan M Sveda
Architect
12 E. Main St. P.O. Box 1482
Hudson OH 44236
Office: 330.650.2230

S.03




Exterior Lighting Plan
1" = 20'

LIGHTING LEGEND

-  WALL LANTERN
HINKLEY LED
BELDEN PLACE MODEL #2864
10" W X 16" H
-  POST LIGHT
HINKLEY LED
BELDEN PLACE MODEL #2861
PER MOUNT W/ 1504 OZ
12" W X 22" H
-  DOWN LIGHT
JINO LED RECESSED DOWN LIGHT
5" DIA

AM
Allan M Sveda, Architect
&
The 4M Company Architects


Robert Alan Mastriana
ARC 7605713
Expires 12-31-2015
Allan M Sveda
ARC 5802913
Expires 12-31-2015

Founders Lane
80 Ravenna Street
Hudson Ohio

DATE
10/29/2015
PROJECT
Founders Lane

Exterior Lighting Plan

PREPARED BY:
The 4M Company
Bob Mastriana, Architect
4751 Glenwood Avenue
Boardman, OH 44512
Office: 330.783.0504
Cell: 330.727.4234
Fax: 330.783.0526
Email: BobMastriana@yahoo.com

&
Allan M Sveda
Architect
12 E. Main St. P.O. Box 1482
Hudson OH 44236
Office: 330.650.2230

S.04



Allan M Sveda, Architect
&
The 4M Company Architects



Robert Alan Mastriana
ARC 7695713
Expires 12-31-2015

Allan M Sveda
ARC 5002913
Expires 12-31-2015

Founders Lane
80 Ravenna Street
Hudson Ohio

DATE:
9/23/2015

PROJECT:
Founders Lane

Site Plan

PREPARED BY:

The 4M Company
Bob Mastriana, Architect

4751 Glenwood Avenue
Boardman, OH 44512
Office: 330.783.0504
Cell: 330.727.4234
Fax: 330.783.0526
Email: BobMastriana@yahoo.com

&

Allan M Sveda
Architect

12 E. Main St P.O. Box 1492
Hudson Ohio 44236
Office: 330.650.2230

Site Plan
1"=20'

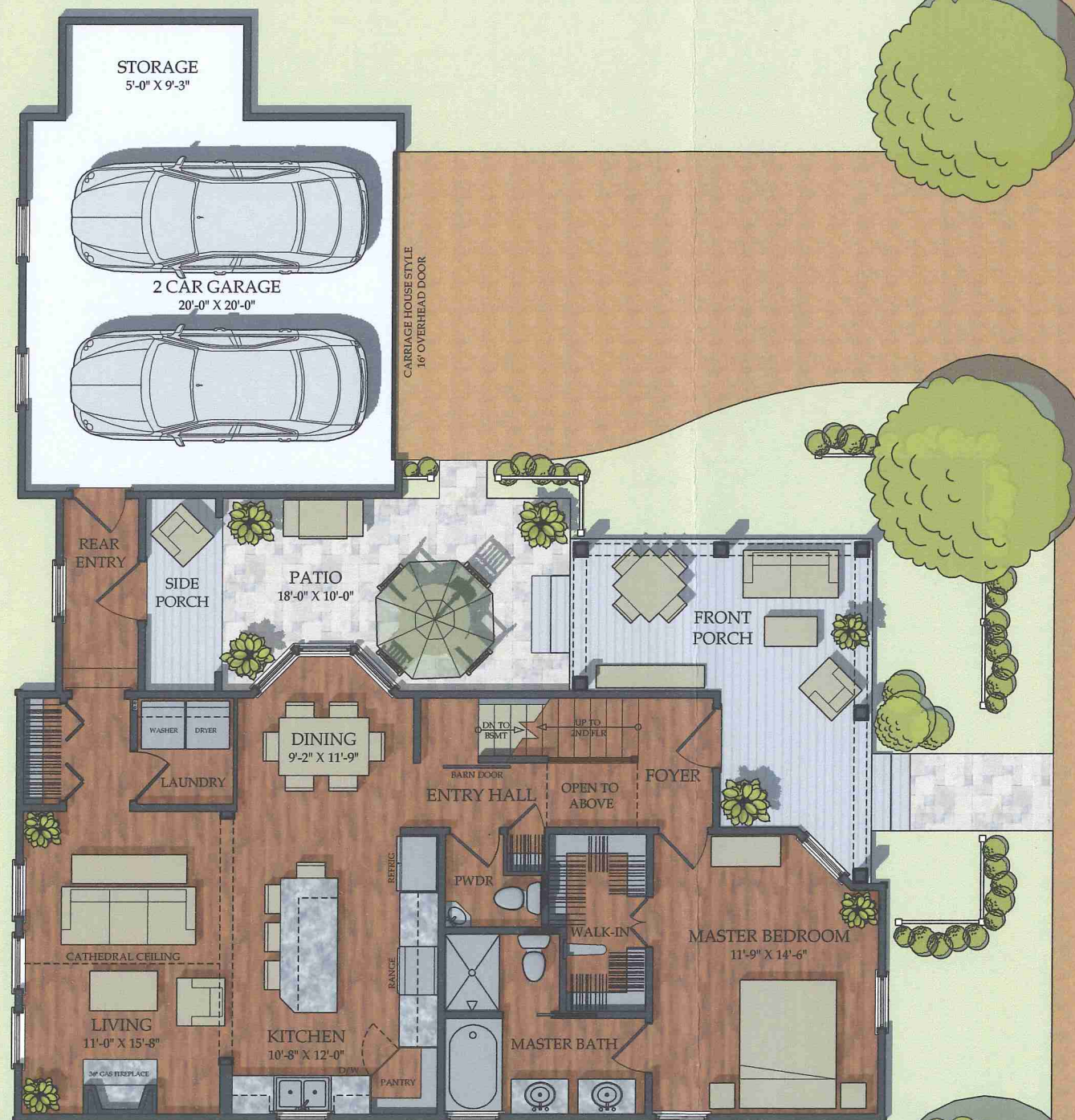


S.01

Founder's Lane

Cottage homes

BUILDING SQUARE FOOTAGE	
FIRST FLOOR LIVING	955 SQ FT
SECOND FLOOR LIVING	545 SQ FT
TOTAL LIVING	1500 SQ FT
GARAGE	490 SQ FT
FRONT PORCH	180 SQ FT
SIDE PORCH	30 SQ FT
TOTAL UNDER ROOF	2200 SQ FT



First Floor Plan

Scale: 1/8" = 1'-0"



Allan M Sveda
ARC 5802913
Expires 12-31-2015

Robert Alan Mastriana
ARC 7605713
Expires 12-31-2015

Allan M Sveda
Architect

12 E. Main St P.O. Box 1482
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&

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Architects

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Office: 330.783.0504
Cell: 330.727.4234
Fax: 330.783.0526

Email: BobMastriana@yahoo.com

Founders Lane
80 Ravenna Street
Hudson Ohio

First Floor Plan
Scale: 1/8" = 1'-0"

DATE:
9/23/2015

A.02

Founder's Lane
Cottage homes

BUILDING SQUARE FOOTAGE	
FIRST FLOOR LIVING	955 SQ FT
SECOND FLOOR LIVING	545 SQ FT
TOTAL LIVING	1500 SQ FT
GARAGE	490 SQ FT
FRONT PORCH	180 SQ FT
SIDE PORCH	30 SQ FT
TOTAL UNDER ROOF	2200 SQ FT



Second Floor Plan
Scale: 1/8" = 1'-0"



Allan M Sveda Robert Alan Mastriana
ARC 5802913 ARC 7605713
Expires 12-31-2015 Expires 12-31-2015

Allan M Sveda
Architect

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The 4M Company
Architects

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Cell: 330.727.4234
Fax: 330.783.0526
Email: BobMastriana@yahoo.com

Founders Lane
80 Ravenna Street
Hudson Ohio

Second Floor Plan
Scale: 1/8" = 1'-0"

DATE:
9/23/2015

A.03



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

November 20, 2015

Allan Sveda
12 E Main Street
Hudson, Ohio 44236

RE: PC 2015-29- Site Plan review for 80 Ravenna Street

Mr. Sveda:

Thank you for your submission of the site plan application for the proposed 10 unit single family attached Founders Lane development. The application has been scheduled for the Planning Commission (PC) agenda on December 14, 2015. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). In addition to these comments, engineering design related comments will be forwarded under separate cover. Our goal is to provide you an opportunity to respond to the below comments by December 4, 2015. We will revise the comments accordingly for the staff report scheduled to be issued on December 9, 2015. Additionally I am available to meet and review the comments at your convenience.

Chapter 1203 Development Review and Administrative Procedures

1. PC must approve of the site plan (December 14, 2015 mtg.)
2. AHBR will complete design review of the proposed structure (January 5, 2106 deadline for the January 13, 2016 mtg. suggested if Planning Commission approves the site plan December 14, 2015)
 - a. Submittal to include three sets of architectural elevations, floor plan, and site plan.
 - b. Zoning Application - <http://www.hudson.oh.us/DocumentCenter/View/947>
 - c. Application fee of \$0.05 per square foot.
3. Engineering Department must approve the site plan before we may issue a zoning certificate.

Chapter 1205 – District Regulations

1205.08 District 5: Village Core District

Use: The proposed ten unit development would be constructed with one four unit building, one three unit building, and three single unit buildings. Staff considers this layout in compliance with the definition of a single family attached development as the majority of the units are three or four unit buildings and will be developed as a single parcel under common ownership.

Density: Single family attached is permitted at a maximum density of 8 units per acre. The plan appears acceptable; however, a summary table is needed to demonstrate compliance with the LDC definition of net density which excludes land under water, easements, and certified wetlands.

Impervious surface: The impervious surface coverage may be no more than 75% of the total gross lot area. The proposed design is acceptable; however, the submitted summary table should be revised as the wording is unclear. The table indicates the current impervious surface coverage is 100%.

Setbacks: Acceptable - district setbacks are applicable to the perimeter of the development.

Distance between multi-unit buildings: A minimum separate of 20 feet is required between single family attached buildings. The distance between single family attached buildings is acceptable. The distance between the single unit structure (unit #1) and the three unit structure (units 3,5,7) is 10 feet. Staff finds this acceptable as Unit 1 is a not a multi-unit building. Fire Marshall Shawn Kasson has reviewed the separation and notes it complies with the applicable state building and fire codes.

Building Siting and Orientation: The standards require at least one unit to face the street and the front wall of at least one building to be parallel to the street. Staff requests the garages and the living space be flipped for units 9 and 10 so that the porches face founders lane and to reduce the presence of the garage doors from the primary direction of approach.

Sidewalks: The front entrance of the principal structure shall be connected to the public sidewalk with a walkway. The design proposes sidewalks from the front entrance of each dwelling unit to the shared driveway surface providing pedestrian access to Ravenna Street. Staff recommends adding a walkway from the entrance of unit one directly to Ravenna Street to strengthen the pedestrian presence and to be compatible with direct sidewalk access proposed for the relocated structure at 78 Ravenna Street.

Section 1207 Zoning Development and Site Plan Standards

Section 1207.03 Wetland

Staff notes a pond is located toward the southern portion of the property. The pond is not present in historic aerial photographs until the 2005 layer, appears to be enlarged and reshaped by 2007, and reduced in size in the 2014 aerial photograph. The applicant has submitted a

wetland review letter from John Krusinski of Champlain Global Inc. indicating no wetland areas are present on the subject property.

Section 1207.04 Landscaping/Buffering

Bufferyard B (10 ft) is applicable to the adjacent duplex to the east. Bufferyard C (15 ft) is normally applicable to the post office use to the west; however Section 1207.04(e)(4)(B) allows the less intense use to install a minimum Bufferyard B. The submitted 10 foot depth planting area and the density of plantings along both side yards are acceptable. The City Arborist reviewing of the proposed plant selections.

Section 1207.05 Open Space

The development is exempt from public open space dedication as it contains 10 or less units per Section 1207.05(b)(2).

Section 1207.07 Stormwater Management/Drainage/Erosion

Stormwater management will be reviewed by the Engineering Department with comments issued under separate cover.

Section 1207.12 Off-Street Parking and Loading Requirements

Residential development is required to provide two spaces per dwelling unit. The development proposes a two garage for each of the ten dwelling units in addition to driveway space for the parking of two additional vehicles per unit. The proposed drive complies with the required access drive width of 20 feet.

Section 1207.13 Emergency Access

The entrance driveway must meet the required emergency access standards including 20 foot width, turning radii of 20 ft inside and 40 ft outside, 50,000 lb bearing capacity, and a maximum grade of 4%. The plans must be revised to indicate compliance with each of the applicable standards.

Section 1207.14 Exterior Lighting

A lighting plan with a listing of the proposed fixtures has been submitted. The development includes recessed ceiling lights at each unit entrance/porch, wall lights at each garage, and a post mounted residential scale light within each front yard. A photometric plan and/or additional information must be submitted to confirm compliance with the following:

1. Minimum 0.2 footcandles minimum lighting level for the driveway and walkways
2. Maximum level of 0.1 footcandles at the property lines.
3. All proposed non-cut off fixtures must contain a maximum light output of 2000 lumens.

Additional Comment:

Mailbox Kiosk: Staff recommends relocating the kiosk an additional 15 feet to the south so it is located behind the front plane of the street front units and limited in visibility.

Growth Management (GMA): Proposed development will be subject to compliance with the GMA allocation system. The next available deadline for allocations is December 15, 2015 for allocations to be awarded March 1, 2016.

Powerlines: Overhead power lines are present crossing the mid portion of the property. These lines will either need to be relocated to the perimeter of the property or a written statement must be submitted from the utility provider of any lines present on the poles.

Summary:

Listed below is a summary of the items discussed above:

1. Incorporate a summary table is to demonstrate compliance with the LDC definition of net density which excludes land under water, easements, and certified wetlands.
2. Revise the impervious surface coverage table to clearly indicate the pre and post impervious surface coverage.
3. Building Orientation: Flip the garages and the living space for units 9 and 10 so that the porches face Founders Lane.
4. Sidewalks: Incorporate a walkway from the entrance of unit one directly to Ravenna Street.
5. The entrance driveway must meet the required emergency access standards including 20 foot width, turning radius of 20 ft inside and 40 ft outside, 50,000 lb bearing capacity, and a maximum grade of 4%. The plans must be revised to indicate compliance with each of the applicable standards.
6. A photometric plan and/or additional information must be submitted to confirm compliance with the following:
 - a. Minimum 0.2 footcandles minimum lighting level for the driveway and walkways
 - b. Maximum level of 0.1 footcandles at the property lines.
 - c. All proposed non-cut off fixtures must contain a maximum light output of 2000 lumens.
7. Relocate the mail kiosk an additional 15 feet to the south so it is located behind the front plane of the street front units and limited in visibility.
8. Submit a growth management allocation application by December 15, 2015 for allocations to be awarded March 1, 2016.
9. Relocation the overhead power lines or submit written approval of the development from all applicable providers located on the poles.

Additional Items

Schedule and Fees

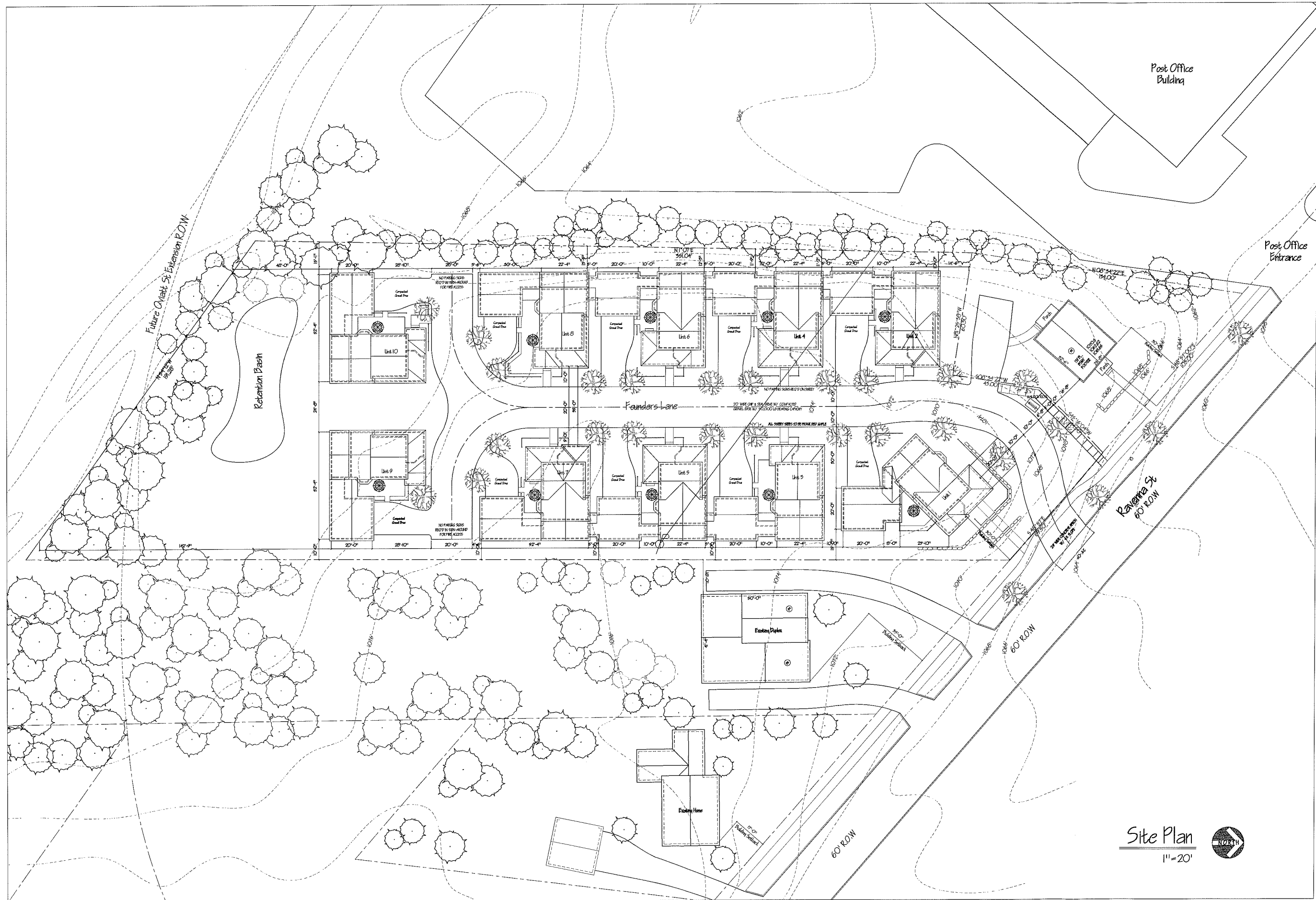
	Zoning Certificate Fee (to be submitted prior to release of permit)	\$0.05 per sq ft
	Right of Way Fee (to be submitted prior to release of permit)	\$150
Inspections	Right of Way and Site Improvement Deposit	(1)
Bonds	Right of Way	(2)
<ol style="list-style-type: none"> 1. The City Engineer determines the inspection cost after plans are approved based on the estimated number of hours required. 2. The City Engineer determines the right of way bond amount after plans are approved based on the nature of the work. 		

Please contact me for any assistance I can provide.
Sincerely,



Gregory P. Hannan, AICP
City Planner

CC: Mark Richardson, Community Development Director
Thom Sheridan, City Engineer



Allan M Sveda, Architect
&
The 4M Company Architects



Robert Alan Mastriana
ARC 7605713
Expires 12-31-2015

Allan M Sveda
ARC 5802913
Expires 12-31-2015

Founders Lane
80 Ravenna Street
Hudson Ohio

DATE
12/2/2015

PROJECT
Founders Lane

Site Plan
Scale: 1"=20'

PREPARED BY:

The 4M Company
Bob Mastriana, Architect

4751 Glenwood Avenue
Boardman, OH 44512
Office: 330.783.0504
Cell: 330.727.4234
Fax: 330.783.0526
Email: Bob.Mastriana@yahoo.com

&
Allan M Sveda
Architect

12 E. Main St. P.O. Box 1482
Hudson OH 44236
Office: 330.650.2230

S.02

Site Plan
1"=20'





7/20/2015

Mr. Alan Sveda
18 East Main Street
Hudson, Ohio 44236

Re: Wetlands Boundary Assessment
Olde Post Lane
78 Ravenna Street
Hudson, Ohio 44236

Dear Mr. Sveda,

On July 16, 2015 a Champlain Global, Inc. biologist visited the site located at 78 Ravenna Street, Hudson, Ohio 44236. The purpose of this site visit was to assess the property for the presence of potential wetlands and streams within a 50 foot radius of the structures proposed for the subject property.

Located in the far southwest corner of the site is a small man-made depression that was intended to eventually be a pond. The construction of this proposed pond was not complete. It appears that only small amounts of soil were removed from an up-land location. There is a small area of open water due to recent extremely wet weather conditions. This man made excavated area has intermittent hydrology for short terms following rain events. Small amounts of wetland vegetation exist on the perimeter.

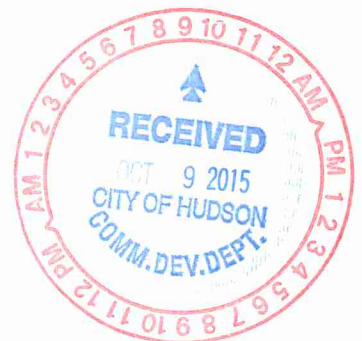
Based on the field visit and review of secondary information sources, no wetlands or streams are located within 50 feet of the proposed structures. Please feel free to contact me with any questions or concern at 1-888-978-4841, Extension 707 or via email at john@champlain-global.com.

Sincerely,

A handwritten signature in black ink, appearing to read "John Krusinski", is written over a horizontal line.

John Krusinski, Environmental Biologist

46 Ravenna Street, Suite B-5, Hudson, Ohio 44236 1-888-978-4841



O H I O

HUDSON

ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

MEMORANDUM

Date: December 1, 2015

To: Greg Hannan, Hudson Community Development

From: Thomas J. Sheridan, P.E., P.S., Hudson City Engineer

Re: **Founder's Lane (Private) Improvement Engineering Dept. Plan Review**

The City of Hudson Engineering Department has reviewed the above residential site plan received October 12, 2015. (Please contact our office if you would like to meet to discuss the comments in detail.)

Please see the redlined comments on the existing set of plans attached to this letter. Please return the redlined plans with the next submittal. The following review comments shall be addressed and all applicable items shall be resubmitted to the City of Hudson:

Plan sheet 2/7 – Existing Site Conditions Plan

1. The south end of the property is a low-lying wet area (pond). Has this area had a site screening to verify if it is a wetland or not? Please provide documentation of the site screening. Offsets from the area in accordance to the City of Hudson Land Development Code will need incorporated into the plans, as applicable.
2. Show the layout of the new structures being built on the existing site conditions as of 12-1-15.
3. Verify that all existing site features and utilities (public and private) are shown on the plan.
4. Please note with an "X" all trees to be removed.
5. Provide a site benchmark on all applicable grading, and plan/profile sheets.
6. Provide a list of the existing known utilities and contact information for each utility on the title or second sheet.

Plan sheet 3/7 – Site Geometrics Plan

1. Show all existing and proposed known easements.
2. Show zoning district on the title sheet.
3. Show building, parking and zoning setbacks, as applicable on the overall site plan.

Plan sheet 4/7 – Founders Lane (Private) Plan and Profile

1. Maintenance of traffic plan per the Hudson Engineering Standards shall be submitted to the City for all of the proposed work within the R/W. (Add a note: No staging of equipment, materials, shall be within the City of Hudson R/W without prior written consent from the City.)
2. All open-cut work shall be road plated (90,000# truck loading) with advance warning signs of the plate installation for the traveling public. The plate edges shall be cold patched and the plate spiked to the existing roadway. Restoration per Hudson Engineering Standards of the roadway shall be within 14 calendar days of the road opening. During inclement weather, a concrete cap shall be installed and removed when the asphalt plants reopen in the spring (See note 4 below)

3. All restoration, backfill, sidewalk and pavement shall be completed in accordance with the City of Hudson Engineering Standards which can be found on-line at:
<http://www.hudson.oh.us/index.aspx?nid=20>
4. During the months of December thru April, a concrete caps shall be used and asphalt will need to be installed by the contractor in the spring after the asphalt plants reopen. A separate maintenance of traffic and separate notification will be required for this.
5. The proposed 20' wide chip and seal driveway shall include the engineering design calculations for the Fire Truck loading provided by a current registered engineer within the State of Ohio. The driveway apron within the Hudson R/W shall be constructed to the City of Hudson standard (8" concrete depth, on 3" 304 limestone base (See Section 7 of the Engineering Standards.))
6. The water main shall be either master metered at the right of way line or individual meters at each unit? If individual City of Hudson meters are to be used, the City will require a recorded ingress/egress access easement to each service curb valves. This is in case of non-payment and the City has to shut-off a service line.
7. The utility service lines for sanitary, storm and water within the property boundaries up to the edge of the public road pavement (or curb box for water) are private and the lines within the Ravenna Street roadway are public. Please note private or public on the plan sheets. (Note: This is Roadway, not R/W)
8. Show the individual service connections (i.e. storm, electric, sanitary and water) at each unit. An Electrical Plan will be needed for Hudson Public Power to approve.
9. Note: The City of Hudson will be transitioning ownership of the sanitary sewer system in Hudson to the Summit County Department of Environmental Services on January 1, 2016. Plans shall be submitted to Summit County concurrently with the City to ensure compliance with both entities.
10. Provide all EPA approvals for the water and sanitary sewer installations.
11. No work shall be on adjacent properties without written permission by the owners and provided to the City in advance of the work.
12. The clearance distance of the overhead utility lines will need to be evaluated. How will homes be constructed if sufficient clearance isn't available?
13. Per the City of Hudson Engineering Standards, the storm sewer pipe at the outlet structure to the outfall shall be reinforced concrete pipe (unless otherwise approved by the City).
14. The alignment of the pond discharge shall be redirected to the existing ditch outfall south of the US Post Office. More information is to be shown as to the existing site conditions at the outlet and the downstream channel. The US Post Office shall be informed of any work on their property by the contractor and prior written approval shall be submitted to the City.
15. A plat note will needed added in accordance with the Hudson Land Development Code indicating that the pond maintenance is the responsibility of the landowner and/or homeowners association, however, the City reserves the right to access and maintain if necessary. See Reference LDC Section 1207.07-d-5 for the exact wording.
16. Please respond if the pond is a retention pond or detention pond. The plans show a ws elevation and a underdrain pipe?

Plan sheet 5/7 – Site Grading Plan

1. Show sufficient information and/or spot elevations for proposed driveway entrance and sidewalk restoration.
2. Is the grade along Ravenna St. sidewalk being altered, as discussed in the pre-application meeting?
3. Show ground spot elevations at all building corners and swales to the pond as applicable.
4. All of the unit elevations are shown the same. Please confirm that the building floor elevations comply with Land Development Code.
5. The proposed 100-year storm elevation at the storm management pond is 1071.50 which per Section 5.2 of the engineering standards all First Floor, Garage Floor and Basement openings shall be 1 foot above this elevation and shall not be inundated by the 100-year flood path. The roadway shall flow into the pond with no obstruction for the 100-year floodpath. (This area of

Bradywine Creek Tributary is very susceptible to flooding, and all precautions shall be taken in this design.)

6. A storm runoff from the front of the site is shown as flowing onto Ravenna Street (Sta: 2+70 to 0+20) without any storm water management. How is this increase in storm runoff being reduced?

Plan sheet 7/7 – Erosion Control and Water Quality Notes and Details

1. The bio-retention/detention basin outlet detail shows a permanent water surface elevation of 1069.50.
 - a. With a bottom of the pond at 1068.50, the normal water depth will be approximately 12” deep. The general quality and aesthetics of the pond should be reviewed with this water depth.
 - b. How will a permanent pool remain above the invert of the 4” underdrain elevation at 1068.33?
 - c. Summit County Soil and Water Conservation District will need to approve the SWPPP plan before any clearing or grading on the site.

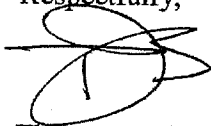
Storm Water Management Calculations

1. Please provide a written description of the pre- and post-developed site conditions and flow patterns for the storm water management calculations.
2. Provide a chart of the pre- and post-developed site discharges for each storm year event at the end of the description noted above.
3. Provide the pre-developed and post-developed storm maps of the storm water management area, existing and proposed flow paths (including the 100-year flow path) within the site and time of concentration, etc... (This shall be included in the storm water management calculations.)

Following the next submittal, and provided all City comments have been addressed and approvals from other agencies have been received, the City will provide the R/W bond amount, inspection escrow and other insurance requirements.

If you have any questions, please contact our office.

Respectfully,



Thomas J. Sheridan, P.E., P.S.
Hudson City Engineer

Attachments- Full set of redlined plans/storm water management calculations (narrative example).

C: File.



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: December 7, 2015

TO: Greg Hannan, City Planner

FROM: Shawn Kasson, Fire Marshal SK

SUBJECT: Founders Lane – 80 Ravenna Street – MPC Case #2015-29

I have reviewed the site improvement plans for the Founders Lane private residential development dated 11/02/15. Upon review I have the following comments:

- The access drive and turnaround area must be designed to support fire apparatus weighing 50,000 pounds.
- A minimum 20' inside, 40' outside turning radius must be provided along the access drive and turnaround area.
- The access drive and turnaround area grade must not exceed 4%.
- The following areas must be designated as fire lanes:
 - Access drive from Ravenna Street to the fire apparatus turnaround area
 - Fire apparatus turnaround area
 - Access drive in front of the fire hydrant
- The fire lane areas must be identified with approved signage stating *FIRE LANE – NO PARKING*.
- The fire hydrant must meet City of Hudson specifications.
- The fire hydrant must be protected from vehicle impact in an approved manner.

Please contact me with any questions.