



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: June 25, 2024

To: Nick Sugar, City Planner, Community Development

From: David Rapp, P.E., P.S. Assistant City Engineer

Re: Ravenna Street Subdivision
Preliminary Review

The City of Hudson Engineering Department has reviewed the plans submitted and the comments are below. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1776) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

General Comments:

1. The Development has a North part (21 Lots) and a South Part (13 Lots).
2. Sanitary Sewers are available 2,000' to the west, 3,800' to east property line. The developer shall update the NEFCO Facilities Planning Area Map as part of the sanitary sewer extension.
3. Hudson Water will need to be extended to serve the site unless Akron Water is approved by the City.
4. Stormwater:
 - a. Stormwater Pond #1 and #2 are shown discharging onto the adjacent property. The discharge should be directed towards Ravenna Street then west.
 - b. Existing flow to the west will remain in the Branywine Tributary and a small portion will remain flowing south to the Mudbrook Tributary.
 - c. Cutoff swales shall be installed around the perimeter and all engineering standards shall be followed. The swales shown are in the middle of the rear yards and should be pushed back near the rear line or in a stormwater easement.
 - d. Stormwater calculations shall hold the stricter storage requirements of 25 year post storm compared to the 1 year pre-storm compared to a 2 year storm. The 50 year post and 50 year pre-storm along with the 100 year post and 100 year pre-storm shall be used in the calculations.

- e. The developer will also be required to provide a 100 year flow path and analysis to show how and where the water will go downstream in the event a 100 year rain event happens.
 - f. The Developer must provide all drainage calculations and method to convey stormwater to the downstream discharge point.
- 5. The developer will verify that no floodplains are impacted, none appear on the maps.
 - 6. The developer has had a wetland study completed. Confirmation that there will be no wetland impacts based on the modified layout is required.
 - 7. A trip generation report shall show traffic impacts to Ravenna Street.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "David A. Rapp". The signature is fluid and cursive, with the first name "David" and last name "Rapp" being clearly legible, and "A." as a small middle initial.

David Rapp, P.E., P.S.
Assistant City Engineer
(330) 342-1776



SHAWN KASSON
Fire Marshal

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

M E M O R A N D U M

DATE: June 27, 2024
TO: Nick Sugar, City Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: Canterbury Crossing Subdivision

I have reviewed the 06/10/24 revision of the preliminary site plan set for the proposed Canterbury Crossing subdivision. Upon review, I have the following comments:

- The fire hydrants must meet City of Hudson specifications.

Note: The scope of this review is preliminary. The applicant must submit detailed design plans for review and final approval.

Please contact me with any questions.







DRAFT COPY FOR REVIEW ONLY

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANTERBURY CROSSING SUBDIVISION

THIS DECLARATION (Declaration) is made as of the date of Recording by Kuchar Limited Liability Company and George Vizmeg as the fee-simple owners of the real estate hereinafter described (referred to as Declarants).

WITNESSETH:

WHEREAS, Declarants are the owners of real property situated in the City of Hudson, County of Summit, State of Ohio, and known as “ Canterbury Crossing Subdivision”, and the plat of which is recorded in the Summit County, Ohio records #_____ (the “Subdivision”), and the legal description of the lands with the plat is attached hereto and incorporated herein as “Exhibit A”;

WHEREAS, the Declarants deem it necessary for the efficient preservation of the values, general welfare of the Lot Buyers, aesthetic harmony, and amenities of this development to impose and provide easements, covenants, conditions, and restrictions on the Subdivision land.

NOW, THEREFORE, for the benefit of each and every purchaser of Lots in the Subdivision, and as further consideration for each deed and in conformity with a general plan of development for the Subdivision, and referenced by Summit County Parcel #_____, shall be subject to the following easements, covenants, conditions, and restrictions, and each lot shall be held, sold, and conveyed subject to these easements, covenants, conditions, and restrictions, and which shall be binding upon all subsequent owners thereof, their heirs, executors, administrators, successors and assigns, and which easements, covenants, conditions, and restrictions shall run with the Subdivision land.

ARTICLE I DEFINITIONS

Section 1. “Additional Land” shall mean and refer to additional real property, subject to Declarant’s unilateral right of annexation as provided elsewhere in this Declaration, which property is more particularly described in Exhibit A attached hereto and incorporated throughout this Declaration by reference.

Section 2. “Architectural Review Board” shall mean and refer to a board established and empowered by this Declaration for the preservation of property values and the residential character of the Subdivision. Its functions and powers are set forth in Article VI.

Section 3. "Articles" shall mean the articles of Incorporation filed with the Secretary of State of Ohio incorporating Canterbury Crossing Subdivision Homeowner's Association, Inc. as a corporation not-for-profit under the provisions of Chapter 1702 of the Revised Code of Ohio, as the same may be lawfully amended from time-to-time.

Section 4. "Assessments" shall mean the determination of the share of Common Expenses and the other charges which shall be payable by each Member.

Section 5. "Association" shall mean "Canterbury Crossing Subdivision Homeowner's Association, Inc", its successors and assigns, which shall be an Ohio not-for-profit corporation, to be formed by the Declarants for the purpose of maintaining and administering the easements, covenants, conditions, and restrictions set forth in this Declaration. The Association shall be formed at such time as when the first Lot of the Subdivision is sold.

Section 6. "Board" shall mean the board of trustees of the Association.

Section 7. "Book of Resolutions" shall mean and refer to the document containing the rules, regulations, and policies of the Association as they may be amended.

Section 8. "Bylaws" shall mean the bylaws of the Association, as the same may be lawfully amended from time-to-time, and which serve as the Code of Regulations of the Association, pursuant to the provisions of Chapter 1702 of the Revised Code of Ohio, as the same may be lawfully amended from time-to-time.

Section 9. "Common Expenses" shall mean and include the actual and estimated expenses of operating the Association, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the Bylaws and the Articles. Common Expenses shall also include any expense necessary for maintaining any entry signs to the Subdivision and any cul-de-sac plantings.

Section 10. "Declarants" shall mean and refer to Kuchar Limited Liability Company and George Vizmeg, the fee simple owner of the Subdivision. The rights specifically reserved to Declarants under the Declaration, shall accrue to the Declarants, Declarants successors and assigns, as are designated in writing by Declarants as successors and assigns of such rights. In the event another, other than the first Declarants, comes to stand in the same relation to the Subdivision and/or the Additional Land or any portion thereof as the first Declarants, that Declarants shall hold the same rights and obligations as would then have been held by the first Declarants; moreover, in the event that any lending institution of the Declarants would come to stand in the same relation to the Subdivision and/or the Additional Land, or any portion thereof, as a Declarant, then said lending institution shall hold the same rights and obligations as would then have been held by Declarants.

Section 11. “Declaration” shall mean and refer to the easements, covenants, conditions, and restrictions, and all other provisions herein set forth in this entire document, as they may from time-to-time be amended.

Section 12. “Founding Documents” shall mean or refer to the Articles, these Declaration and Bylaws, all as initially drawn up by the Declarants, and filed and recorded as the case may be, and all as duly amended from time-to-time.

Section 13. “Governing Documents” shall mean or refer collectively and severally to the Founding Documents, and the Book of Resolutions, as such may be amended from time-to-time.

Section 14. “Lot” shall mean any subplot shown on the plat of the Subdivision, and as may be created on the Additional Land.

Section 15. “Majority of Voting Power of the Board” shall mean at least fifty-one percent (51%) of all votes of the Board that could be cast at a duly called Board meeting.

Section 16. “Majority of Voting Power of the Members” shall mean at least fifty-one percent (51%) of all votes of the Board that could be cast at a duly called Board meeting.

Section 17. “Member” shall mean every person or entity who holds membership in the Association.

Section 18. “Mortgage” shall mean a conventional mortgage.

Section 19. “Mortgagee” shall mean a holder of a Mortgage.

Section 20. “Notice and Hearing” shall mean a written notice and a hearing before the Board, at which the Member concerned, shall have an opportunity to be heard in person, or by counsel at the Member’s expense, in the manner further provided in the Bylaws.

Section 21. “Owner” shall mean the record owner, whether one or more persons or entities of a fee-simple interest in any Lot during the period of such ownership, and shall include land contract vendors, but shall exclude anyone with an interest merely as security for performance of an obligation. The term “Owner” shall include Declarant during the period of time that Declarants own at least one Lot.

Section 22. “Plat Restrictions” shall mean the restrictions contained on the plat hereto recorded in _____, of the Summit County, Ohio Record of Plats, and any other plats filed that subdivide the land described on Exhibit A.

Sections 23. “Subdivision” shall mean any subdivisions created on the real estate described on Exhibit A and the Additional Land.

Section 24. “Supplementary Declaration” shall mean and refer to and declaration filed by Declarants and submitting and subjecting any portion of the Additional Land to the rights and obligations imposed by this Declaration.

ARTICLE II PROPERTY SUBJECT TO AND ADDITIONS TO THE DECLARATION

Section 1. Property Subject to the Declaration. The real property, which is and shall be held, transferred, sold, conveyed and occupied subject to the Declaration, is located in the County of Summit, City of Hudson, and is more fully described in Exhibit A attached hereto.

Section 2. Additions to the Declaration. The Declarants shall have the right to amend this Declaration, any part therein, provided not more than fifteen (15) years have elapsed since the filing of this Declaration. The additions authorized hereunder shall be made by filing one or more Supplementary Declarations with respect to that portion of the real estate added.

ARTICLE III ASSOCIATION

Section 1. Formation and Organization. The Association shall be a non-profit, non-stock corporation organized and existing under the laws of this state, and charged with the duties and vested with the powers prescribed by law, and set forth in the Governing Documents, as such may be amended from time to time, providing no other governing Documents, than this Declaration, shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. The Association shall be formed by the Declarants not later than such time as the title to the first Lot shall have been transferred to a bona fide purchaser for value. The association shall be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.

Section 2. Membership.

(a) Basis. Every Lot Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Transfer of a Lot shall automatically transfer membership to the transferee.

(b) Members Rights and Duties: Members shall have all said rights, and be burdened with such obligations as are set forth in this Declaration, the Articles, Bylaws, and Book of Resolutions.

(c) Voting Rights. The voting rights of the Association shall be divided into classes and shall be entitled to the voting rights hereinafter (and in Articles) set forth with respect to

such classifications. The two classes of voting membership shall be, Class A and Class B, and shall possess the following rights:

(1) Class A Members shall all be Lot Owners, with the exception of Declarants. Class A Members shall be entitled to one (1) vote for each Lot owned.

(2) Class B Members shall be the Declarants. Class B Members shall originally be entitled to ten (10) votes for each Lot owned and provided that Class B Membership shall cease and become converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(1) January 1, 2035; or

(2) when, in its sole discretion, the Declarants so determine.

From and after the happening of those events, whichever occurs earlier, the Class B Members shall be deemed to be Class A Members entitled to One (1) vote for each Lot to which they hold title. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

Section 3. Voting. Unless a greater percentage is required by this Declaration or by the Articles or Bylaws, all decisions requiring a vote of the Members shall be determined by a majority of the Voting Power of all Members.

Section 4. Notice of Meeting. Written notice of any meeting calls for the purpose of taking any actions requiring a vote of Members shall be sent to all Members not less than seven (7) days and not more than sixty (60) days in advance of such meeting.

ARTICLE IV COVENANTS FOR ASSESSMENTS

Section 1. Obligation of Assessments. Each Class A Member, by acceptance of a deed for his Lot, is deemed to covenant and agree to pay the Association, such Assessments to be fixed, established and collected from time to time as hereinafter provided. The Assessments shall be a charge on and a continuing lien on each Lot of the Owner responsible for the payment of such Assessment. Each such Assessment shall also be the personal obligation of the person or persons who owned the Lot at the time the Assessment fell due, but such personal obligation shall not pass to the successor in title of such person or persons unless expressly assumed by them.

Section 2. Purpose. The Assessments levied by the Association shall be used exclusively to promote the health, safety, and welfare of the residents and Owners in the Subdivision, and for the improvement, maintenance, repair and replacement of the Common Areas, Landscaping and Facilities, and for purposes incidental or related thereto.

Section 3. Initial Assessment

(a) Unless the Initial Assessment fee is increased or decreased pursuant to paragraph (b)

of this Section 3, the Initial Assessment fee with respect to any Lot owned by a Class A member, shall be (\$_____) per Lot per year. All Assessment fees must be fixed at a uniform rate for all Lots.

(b) The Initial Assessment fee may be increased or decreased only by the affirmative vote of a majority of the Voting Power of the Board.

Section 4. Commencement and Method of Assessment. The Assessment fees shall commence upon transfer of the title to that Lot prorated on the calendar year basis to the date of transfer. The Initial Assessment shall be adjusted according to the number of days remaining in the calendar year, and such Assessments shall thereafter be on a full calendar-year basis. The Board shall fix the amount of subsequent Assessments at least thirty (30) days in advance of each annual Assessment period. The due date of such Assessment shall be established by the Board. Each Member shall pay his Assessment in one annual payment commencing on the date designated by the Board. A separate due date may be established by the Board for partial annual Assessments and special Assessments, as long as made thirty (30) days in advance thereof. Written notice of the Assessments shall be sent to each Member. The Association shall, on demand and for a responsible charge, furnish a certificate signed by an officer of the Association, setting forth whether the Assessments payable with respect to a specific Lot have been paid.

Section 5. Effect of Non-Payment of Assessment. Any Assessment not paid within thirty (30) days after the due date shall be deemed in default. Members may not waive or otherwise escape liability for the Assessments provided for herein by the abandonment of his Lot. A delinquent assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association shall have the right to bring an action at law against the Member, and upon obtaining a judgment shall include interest on the Assessment at the rate of 18% and reasonable attorney's fees to be fixed by the court, together with the cost of the action.

Section 6. Lien for Delinquent Assessment. The lien for Assessment fees provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any lot shall not affect such lien. No sale or transfer shall relieve such lot from liability for any Assessment thereafter becoming due or from the lien thereof.

ARTICLE V

RESTRICTIONS ON USE OF LOTS

Section 1. Single-Family Residence. Each Lot shall be used solely and exclusively for single-family private residence purposes, and not more than one, single-family, detached, private dwelling house shall be erected thereon.

Section 2. Wetland Conservation Areas. The Wetland Areas and their buffers are shown on recorded plat of Canterbury Crossing Subdivision. Except for the construction of the ponds, stormwater courses, and the utility connections needed to complete this development, these areas are not to be cleared of their natural vegetation and shall remain in their natural state. These areas were designed to act as a natural buffer and a conservation area for the unique Woodland plants and animals that inhabit this area.

Section 3. Non-Business Use. No business shall be conducted on any Lot, with the exception of small home-based businesses by residents as referenced in Section 1206.13(e) of the City of Hudson Land Development Code and the business of the Declarants in developing the Lots.

Section 4. Grading, Landscaping, Construction and Plan Submission.

- (a) Grading, Landscaping, and construction. No grading or landscaping shall be performed on any Lot, nor shall any building or structure nor any addition thereto nor any alteration thereof be erected, reconstructed, placed or suffered to remain upon any Lot unless and until two (2) copies (one of which will be permanently retained by the Architectural Review Board) of plans and specifications therefor showing in such detail as the Architectural Review Board may request, the size, location, type, use, the material of construction, the color scheme, the grading plan of the Lot (including the grade elevations of said building), the landscaping plan which shows the type and size of plant material and such other information as the Architectural Review Board shall request. The aforementioned has to be furnished to and approved in writing by the Architectural Review Board. The Architectural Review Board reserves the right to reject all such plans and specifications as aforesaid for any reasonable ground, including, but not limited to aesthetic reasons, and as more fully provided in Article VII. In addition, the applicant must obtain proper approvals and a zoning certificate from the City of Hudson.
- (b) Submission of Plans. All plans submitted shall be drawn to 1/4" or 1/8" scale and included floor plans for all levels and four elevations. Elevations shall call out materials and colors specified. Each set of plans shall include a site plan drawn to scale showing all streets, grades, drives, setbacks, lot number, street number, scale and north arrow. The Architectural Review Board shall act on all plans submitted within fourteen (14) days after submission by the Owner.
- (c) Construction. No construction shall be performed on any Lot except by builders who have first been approved by the Architectural Review Board in writing, it being the intent of the Architectural Review Board to maintain the quality of homes in the Subdivision by permitting construction only by contractors who have, in the Architectural Review Board's judgment, the ability and experience to build fine quality home in accordance with the Architectural Review Board's general plan for the Subdivision.

- (d) Compliance with Plans. All construction grading and landscaping shall be performed in accordance with such approved plans, and no building or structure nor any addition thereto nor alteration thereof shall be created, constructed or permitted to remain unless the same is in accordance with such approved plans and specifications.

Section 5. Noxious or Offensive Activity. No noxious or offensive activity shall be conducted or permitted on any Lot, and no Lot shall be used in any way or purpose which may endanger the health of, or unreasonably disturb, the occupants of an adjoining Lot.

Section 6. Division of Lot. No Lot shall be further divided, nor shall any portion less than the whole Lot be conveyed, either voluntarily or involuntarily. So long as Declarants own a Lot, changes in the boundary between adjoining Lots may be made only with prior written approval of the Declarants. If applicable, proper zoning approvals must be obtained from the City of Hudson.

Section 7. Trailer, Tents, Etc. No trailer, tent, shack, barn or other outbuilding on any Lot is permitted nor shall at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted.

Section 8. Building and Structure Requirements. Any building or structure erected or maintained upon any Lot shall comply with the following requirements:

- (a) Living Area
 - (1) Two Story, Split Level, Story and One Half shall not be less than 3500 square feet of living area not including any finished area in basement.
 - (2) One Story Homes shall be not less than 3000 square feet of living area not including any finished area in basement.
- (b) Computation of Living Area. The living area of any residence buildings shall be computed on the outside foundation of the first floor, and the exterior dimensions of the second floor. In the case of a cape cod, the second-floor area shall be computed from the outside dimensions on the knee walls.

Section 9. Exposed Masonry Materials. Exposed foundation surfaces shall be constructed of brick or stone. Cement, concrete block, or poured concrete are not permissible exposed materials.

Section 10. Clothes Drying. No outdoor clothes drying area shall be allowed.

Section 11. Unsightly Growth or Objects. No unsightly growth shall be permitted to grow or remain upon any Lot and no refuse, pipe, or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. However, the natural wooded and

ground cover conditions of portions of the Lot may remain. In the event that any Owner shall fail or refuse to keep his Lot free from unsightly growths or objects, Declarants and / or the Association shall have the right upon ten (10) days written notice to the offending Owner to remove the same at the expense of the Owner. Entrance onto such Owner's Lot for such purpose shall not be deemed a trespass.

Section 12. Garages. All garages shall be at least a two-car side-load garage. All garages shall be affixed to their respective houses and shall have a minimum dimension of 28 feet by 22 feet. In the case of corner Lots, the garage door can face the side street.

Section 13. Building Location. No building may be erected on any Lot or part thereof closer to the front property line than shown on the record plat by the designated building line. The Architectural Review Board may increase the front setback line if topography or Lot configuration or structures on adjoining Lots or the location of existing trees make it impractical to conform to the building setback line. No building may be erected on any Lot or parts thereof nearer than 10 feet to the side Lot line. If applicable, proper zoning approvals must be obtained from the City of Hudson.

Section 14. Roof Slopes. The pitch of any roof shall not be less than 8/12 unless approved by Declarants.

Section 15. Exposed Chimney Flues. All exposed chimney flues shall be constructed of either brick or stone and shall not be less than 42 inches wide as the chimney emerges from the roof. A gas fireplace flue may be allowed behind a main ridge line of the roof.

Section 16. Exterior Colors and Materials. All exterior materials and colors, including brick, siding, shutters, trim, roofing, etc. must be approved by the Architectural Review Board.

Section 17. Driveways. All driveways are required to be paved with concrete or paver brick within 12 months after construction has started on the residence.

Section 18. Landscaping. Owners shall have their Lot landscaped within six (6) months after the Owner has taken possession of his home except homes occupied between May 1 and October 1, in which case the landscaping shall take place within sixty (60) days after occupancy.

Section 19. Lawns. Lawns shall be kept properly trimmed at all times. No grains of the ordinary garden or field variety shall be grown on any Lot, and no weeds, underbrush or other unsightly growth shall be permitted to grow or remain on any Lot. Any Lot purchased shall be mowed and maintained starting 30 days after the lot has closed.

Section 20. Animals. No cattle, swine, goats, fowl, or other exotic animals shall be kept or harbored on any Lot. Keeping or harboring animals in outside buildings or pens is prohibited. The animals permitted, dogs and cats, shall be confined within the building setback lines upon the Lot of the Owner as not to be offensive to neighboring

homeowners. No more than two dogs and / or two cats shall be kept per house. There shall be no commercial or vocational animal husbandry permitted on any Lot.

Section 21. Fences. No fences, Inanimate or living may be erected, placed or permitted on any Lot or along the front property line extending back to the building set back line. From the building set back line rearward, fences may be erected to a height of five (5) feet except when enclosing a swimming pool area and in that event may be six (6) feet high. Absolutely no barbed wire nor cyclone fences shall be permitted on any Lot. All dog fences shall be located underground. Fences will be permitted only upon review and written approval of the Architectural Review Board. If applicable, proper zoning approvals must be obtained from the City of Hudson.

Section 22. Pools. No above ground swimming pools shall be allowed on any Lot.

Section 23. Recreational Vehicles. No recreational vehicles, boats, busses, unlicensed cars, snowmobiles, trailers of any kind, trucks or any other vehicle not filling in a standard size attached garage (as described in Section 12 of this article) may be parked on any portion of a Lot longer than 48 hours. Commercial vehicles are permitted during the period of time that they are necessary to perform specific duties and under no circumstances can be kept overnight by any owner.

Section 24. Satellite Dishes. No radio towers, television antennas, or earth stations will be permitted on any house or Lot. Satellite dishes 18” in diameter or less may be permitted with approval by Declarants.

Section 25. Underground Utilities. All electrical, television, or telephone cables and facilities which are to extend from the street abutting a Lot to any house, buildings, or other structure located on the Lot shall be placed underground (all the project’s utilities will be underground)

Section 26. Nuisance or Advertising Signs. No nuisance or advertising signs or billboards may be permitted, erected or maintained on any Lot, with the exception of real estate “for sale” signs. Proper sign permits may be required from the City of Hudson.

Section 27. Accessory Buildings. No accessory buildings or structures shall be erected on any Lot unless approved by the Architectural Review Board and no such building or structure will be approved if it obstructs the view or use of adjoining Lots. Any accessory building, if approved, shall be of the same style and materials as the home on the lot. If applicable, proper zoning approvals must be obtained from the City of Hudson.

Section 28. Mailboxes. The development shall have a community mailbox.

Section 29. Post lights. All houses shall be required to install a post light on the house side of the driveway located in the front yard, serviced by underground wiring (photocell for turning the light on and off) and of a type pre-approved by the Architectural Review Board.

Section 30. Fuel Storage. Fuel storage containers must be maintained and stored in an environmentally friendly manner. No underground fuel storage containers are permitted.

Section 31. Storage of Waste Material. No rubbish, trash, garbage, or waste material shall be kept or permitted in any Lot except in approved sanitary containers, which shall be placed within enclosed areas, so they are concealed from public view.

Section 32. Construction Debris. During construction, the Owner shall cause all debris to be placed in large containers and removed from his Lot and shall not allow the burial of such debris on the Lot or it uses as fill material at any location on the Lot.

Section 33. Stormwater Pond/Drainage Easement.

Retention stormwater ponds & drainage easements, the dimensions of which are designated on the record plat. Said easements may be used for the care, maintenance and upkeep of the ponds, drainage facilities and the shoreline thereof, including but not limited to dredging, cleaning, chemical treatment, pollution control, siltation control, erosions control and the control of weeds and other undesirable vegetation. Within such easement area, no buildings, structures, or other improvements shall be constructed, erected, placed or suffered to remain without the express written consent of the Architectural Review Board and the Recreation Committee of the Homeowners Association and the City of Hudson.

Section 34. Docks. No docks along any of the lake's shoreline will be permitted.

Section 35. Roof Drains. All roof drains are to be connected into the storm sewer or drainage system as shown on the improvement plans.

Section 36. Water Pumping. No water shall be drawn or pumped from any Pond and used by any lot owner for his personal use.

Section 37. Lot Maintenance. Each Owner shall keep his Lot and the streets providing access thereto free of accumulations of dirt, mud, and debris occasioned by work on or around the Lot by such Owner, his contractor or their agents, representatives, or employees. If the Owner shall fail to keep his Lot and the streets free from such accumulations, then in addition to all other rights and remedies Declarants and / or the Association may have (including the right to specific performance) Declarants and / or the Association shall have the right to remove such dirt, mud, and debris and the cost of such removal, including the cost of cleaning and flushing sanitary and storm sewers, catch basins, and the inlet basins shall be payable by the Owner to Declarants or to the Association, on demand as the case may be. Lawns shall be kept properly trimmed at all times. Each Owners shall, at his sole cost and expense, maintain and keep his dwelling and any other building or structure on his Lot in a state of good repair. Should the Owner fail to reimburse the Declarants or the Association for any costs incurred pursuant to this section, then such costs shall be deemed an Assessment lien and shall be a continuing lien

on such Lot until paid. The lien for Assessment fee provided herein shall be subordinate to the lien on any first mortgage.

Section 38. Gardens. Vegetables may be grown on a Lot, provided they are not grown for commercial purposes and provided they are restricted to an area which is situated to the rear of the Lot, and which does not exceed any greater area than four hundred (400) square feet nor closer than twenty (20) feet from a Lot line.

Section 39. Rebuilding, Repair, and Reconstruction. If all or any portion of a residence on a Lot is damaged or destroyed by fire or other casualty, then the Owner shall promptly rebuild, repair, or reconstruct such residence to restore it to substantially its appearance prior to the casualty or submit another house plan to the Architectural Review Board for their approval.

Section 40. Open Space, Outlots, and Drainage Easements. All dedicated open space, outlots, drainage easements and the Landscaped berm shown on the plat for this Subdivision shall be maintained by the Homeowner's Association. The Homeowner's Association shall have an easement over the areas of Subdivision as shown on the plat of the Subdivision for purposes of maintenance of any earthen and /or Landscaped berm thereon. Any open space restriction shall be permanent, not for a limited number of years. No structure suitable for occupancy or otherwise shall be constructed within any open space, outlot or drainage easement area. The City of Hudson and its authorized agents shall have the right, but not the obligation, from time to time to enter upon the property for the purpose of inspecting the open space, outlot, drainage easement areas. If the inspection discloses that the Homeowners Association has failed to maintain said areas, the City of Hudson shall give written notice of such conditions to the Homeowners Association, and the Homeowners Association shall have thirty (30) days (or a longer period as may be necessary, provided said longer period is approved by the City of Hudson) after such notice to remedy the conditions. Notwithstanding the foregoing, if the conditions are of an emergency nature, at its sole option and without any obligation to do so, the City of Hudson may promptly take steps to cure such conditions and shall concurrently provide the Homeowner Association notice thereof. If the City of Hudson incurs expenses pursuant to the correction of said conditions, the City of Hudson shall have the right to collect the amount of such expenses from the Homeowners Association. If the Homeowners Association disbands or goes out of existence for any reason, individual lot owners, jointly and severally, shall be responsible for the Homeowners Association obligations herein set forth.

Section 41. Landscape easements and Landscaped open space areas, as per the recorded plat, are designated areas in the Subdivision. Said Landscaping, lighting and signage shall be maintained in good condition in perpetuity by the Homeowners Association. Said Association shall be responsible for the daily maintenance such as mowing, leaf collection, and the disposal of diseased and/or dead trees and vegetation. Any dead or diseased trees or vegetation shall be immediately removed and replaced by equivalent planting material.

ARTICLE VI

ARCHITECTURAL REVIEW BOARD

Section 1. Structure of Board. The Architectural Review Board shall be composed of three (3) persons designated from time-to-time by the Declarants during the period of development of the Subdivision and through the sale and construction of a home on each homesite. The affirmative vote of a majority of the membership of the Architectural Review Board shall be required, in order to adopt or promulgate any rule or regulation, or to issue any permit, authorization or approval pursuant to the Declaration.

Section 2. Approval of Plans. No structure shall be commenced, erected, placed, moved on to or permitted to remain on any of the Lots, nor shall any existing structure upon any of the Lots be altered in any way which materially changes the exterior appearance thereof, unless plans and specifications thereafter shall have been submitted to and approved in writing by the Architectural Review Board. Such plans and specification shall be in such form and shall contain such information, as may be required by the Architectural Review Board but in any event shall include: (i) a site plan, floor plans and four (4) allocations of the structure specifying the exterior color scheme, shape, height, materials and location (including proposed front, rear and side set-backs) landscaping, and (ii) a grading plan. Particular attention will be given to architectural details commensurate with the period of architecture selected for each Lot. (i.e. detail and crown moulds specifically related to period homes – wider overhangs, rough sawn cedar, stone specifically related to rustic or contemporary houses, etc. Two (2) complete sets of plans as set forth above shall be submitted to the Architectural Review Board for their review at least one week prior to the meeting date.

Section 3. Grounds for Disapproval. The Architectural Review Board shall have the right to disapprove any plans and specification submitted hereunder because of any of the following:

- (a) Failure of such plans or specification to comply with any of the Governing Documents.
- (b) Failure to include information in such plans and specifications as may have been reasonably requested.
- (c) Objection to the architectural design of the building or the appearance of any proposed landscaping.
- (d) Objection to the grading plan.
- (e) Objection to the color scheme, finish, proportions, style, architecture or height of any proposed building or a design that is substantially the same as any other within eight lots in either direction of proposed house.
- (f) Any other matter which, in judgment of the Architectural Review Board, would render the proposed building not to be in harmony with the general plan of improvements of the Subdivision.

Section 4. Hardship. If, in the opinion of the Architectural Review Board, by reason of the shape, dimensions and / or topography of any of the Lots or any other reason satisfactory to the Architectural Review Board, the enforcement of the provisions hereof with respect to the location of any home or any other matter set forth herein, would warrant a hardship, the Architectural Review Board may modify these restrictions with respect thereto so as to permit different restrictions on any such Lot, if in the Architectural Review Board's judgment, such modification will not do material damage to abutting or adjacent Lots.

Section 5. Statement of Grounds. In any case where the Architectural Review Board shall disapprove any plans and specifications submitted hereunder or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any case, the Architectural Review Board shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal can be prepared and submitted for approval.

Section 6. Permanent Record of Plans and Specification. Upon approval by the Architectural Review Board of any plans and specifications submitted hereunder, a copy of such plans and specifications will be retained for permanent record with the Architectural Review Board, and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same.

Section 7. Promulgation of Rules by Architectural Review Board. The Architectural Review Board may promulgate rules governing the form and content of plans to be submitted on the Lots, including, without limitation, landscaping, and may issue statements of policy with respect to approval or disapproval of the architectural styles or details, or other matters, which may be presented for approval. Such rules and such statements of policy may be amended or revoked by the Architectural Review Board at any time, and no inclusion in, omission from or amendment of any such rule or statement shall be deemed to bind the Architectural Review Board to approve or disapprove any feature or matter subject to approval, or to disapprove any feature or matter subject to approval, or to waive the exercise of the Architectural Review Board's discretion as to any such matter, but no change of policy shall affect the finality of any approval granted prior to such change.

Section 8. Violation. If any building shall be altered, erected, placed or maintained upon the Lot, otherwise than in accordance with plans and specifications approved by Architectural Review Board pursuant to the provisions of this section, such alteration, erection, maintenance or use shall be deemed to have been undertaken in violation of this section and without approval required herein, and upon written notice from the Architectural Review Board, any such building in violation hereof, shall be removed or realtered, and any such use shall be terminated so as to extinguish such violation. If seven (7) days after notice of such violation the Owner of the Lot upon which such violation exists shall have not taken reasonable steps toward the removal or termination of the same, the Declarants or the Association shall have the right, through its agents and

employees, to enter upon such portion of the Lot and to take steps as may be necessary to extinguish such violation and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as an Assessment lien as provided in Article IV) upon the Lot in question.

ARTICLE VII RESERVATION OF MINERAL, OIL AND GAS RIGHTS

The Declarants reserve and except unto themselves, their successors and assigns, mineral, oil, gas or other hydrocarbons and their constituents, excepting coal, of any nature whatsoever, underlying the Subdivision. The Declarants reserve the right to operate any facilities existing when the Subdivision is completed. The reservation by the Declarants is for the purpose of allowing existing wells, flow lines, and tank batteries to continue to operate pursuant to the existing oil and gas lease.

ARTICLE VIII GENERAL PROVISIONS

Section 1. Enforcement. In addition to any other remedies provided in this Declaration, Declarants, (only with respect to those rights directly benefiting the Declarants), the Association, and each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens and charges set forth herein or in the Bylaws or now or hereafter imposed by or through the Association's rules and regulations. Failure to proceed with such enforcement shall in no event be deemed a waiver of the right to enforce at a later date the original violation or a subsequent violation, nor shall the doctrine of laches nor any statute of limitations bar the enforcement of any such easement, covenant, condition, restriction, reservation, lien or charge. Further, the Association shall have rights of action against each Member for failure to comply with the provisions of the Governing Documents, rules and regulations, and applicable law, and with respect to decisions made pursuant to authority granted thereunder, and the Association shall have the right to assess reasonable charges against a Member who fails to comply with the same, including the right to assess charges for cost of enforcement and arbitration. The City of Hudson shall have the same rights and remedies of enforcement as set forth above for the Association with respect to the enforcement of Section 40 and 41 of this Declaration. The City of Hudson, however, shall have no obligation to exercise such rights of enforcement.

Section 2. Rights of Declarants.

Development by Declarants of the Lots within the Subdivision and the sale of the Lots is essential to the establishment and welfare of the Subdivision as an ongoing residential community. In order that such work may be completed and the Subdivision be established as a fully occupied residential community as soon as possible, nothing in the Declaration shall be understood or construed to prevent Declarants or the employees, contractors, or subcontractors of the Declarants from:

- a Working on any part or parts of the Subdivision owned by Declarants or their representative, as Declarants determine may be reasonably necessary or advisable in connection with the completion of such work.
- b Constructing and maintaining any part or parts of the Subdivision property owned by Declarants, such structures as Declarants may deem reasonably necessary or appropriate for the completion of such work, the establishment of the Subdivision as a residential community, and the disposition of the Lots by sale.
- c Conducting on any part or parts of the Subdivision owned by Declarants, the business of completing such work, of establishing the Subdivision as a residential community, and of disposing of the Lots by sale.
- d Maintaining such entrance signs on any of the Lots owned by Declarants, as Declarants may deem reasonably necessary or appropriate in connection with the development, sale or other disposition of the Lots.

Section 3. Easement Retained.

It is hereby expressly understood that a ten (10) foot wide easement on the side of each Lot and a twelve (12) foot wide easement at the front and rear of each Lot which may be used for installing, operating, maintaining and serving utility lines, cables and conduits for the electrical company, the telephone company, gas company, Summit County Department of Environmental Services, City of Hudson, cable television franchisee and any public utilities, is imposed, excepting, however, the exterior boundaries of the Subdivision in which case the easement shall be ten (10) feet in width. The character of the installation and structures which may be constructed, reconstructed, removed, and maintained in, on and through these easements shall include all incidental appurtenances, such as guys, conduits, anchors, transformers, sanitary sewers, storm inlets, storm sewers, grass-lined swales, manholes, pedestals, etc.

Section 4. Severability.

Invalidation of any one or more provisions hereof by judgment or court order shall in no way affect the remainder of the provisions hereof, which provisions shall remain in full force and effect.

Section 5. Gender.

As used in the Declaration and when required by the context, each number (singular or plural) shall include all numbers, and each gender (masculine, feminine or neuter) shall include all genders.

Section 6. Amendment.

Until the earlier of January 1, 2035, or the date that Owners other than Declarants first own in the aggregate one hundred percent (100%) of the Lots, this Declaration may only be amended by the Declarants, who shall have the right to amend this Declaration at any time and from time to time. Thereafter, except as hereinafter provided, this Declaration may be amended by an instrument in writing signed by Owners owning not less than sixty-six and two-thirds percent (66-2/3%) of the Lots in the Subdivision. No

amendment to this Declaration shall be effective unless it is in recordable form and until it has been filed for record with the Summit County Recorder. The rights of the City of Hudson as set forth in Article V, Section 40, and Article VIII, Section 1, shall not be amended or terminated without the expressed written consent of the City of Hudson.

Section 7. Covenants Running with The Land.

The terms, covenants, conditions, easements, and restriction of this Declaration shall create perpetual, mutual and reciprocal benefits and servitudes upon the property running with the land. The terms, covenants, conditions, easements, and restrictions of this Declaration shall be binding upon anyone having any right, title or interest in a Lot or any part thereof and shall inure to the benefit of Declarants, the Association and each Owner, or the City of Hudson as the case may be.

Section 8. Notices.

Any notice required to be sent to any Member under the provision of this Declaration, shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member on the records of the Association at the time of such mailing.

Section 9. Construction of the Provisions of the Governing Documents.

The Association, where specifically authorized herein to act, shall have the right to construe and interpret the provisions of the Governing Documents, and in the absence of an adjudication by a court of competent jurisdictions to the contrary, its construction of interpretation shall be final and binding as to all persons or property benefits bound by the provision hereof. Any conflict between any construction or interpretations of the Association, and that of any other person or entity entitled to enforce the provisions hereof, shall be resolved in favor of the construction or interpretation of the Association, except for the provisions setting forth the rights of the City of Hudson

Section 10. Rules, Regulations and Policies.

The Association, to the extent specifically provided herein, may adopt, and promulgate reasonable rules and regulations regarding the administration, interpretation and enforcement of the provisions of this Declaration. In so adopting and promulgating such rules and regulations, and in making any findings, determination, ruling or order of in carrying out any directive contained herein relating to the issuance of permits, authorization, approvals, rules or regulations, the Board shall take into consideration the best interest of the Members and the Declarants in the Subdivision, to the end that the Subdivision shall be maintained as a high quality residential development. In granting and permit, authorization, or approval, as herein provided, the Association, may impose any conditions or limitations thereof as it shall deem advisable under the circumstances in each case in light of the considerations set forth in this section.

Section 11. Validity of Mortgages.

No violation of this Declaration shall defect or render invalid the lien of any Mortgages made in good faith and for value upon any portion of the Properties; provided, however, that any Mortgagee in actual possession, or any purchaser at any Mortgagee in actual

possession, or any purchaser at any Mortgagee's foreclosure sale shall be bound by and subject to the Declaration as fully as any other Owner.

Section 12. Assignability.

The Declarants, its successors, and assigns, notwithstanding any other provision herein to the contrary, shall always have the right to fully transfer, convey and assign any or all of its right, title and interest under this Declaration, provided that such transferee, grantee or assignee shall take such rights subject to all obligations also contained herein.

Section 13. No Waiver.

The failure of Declarants or the Association or a Member or the City of Hudson, their respective legal representatives' heirs, successors and assigns, to enforce any covenant and restriction herein contained, shall in no event be considered a waiver of the right to do so thereafter, as to the same violation or breach or as to such a violation or breach occurring prior or subsequent thereto.

Section 14. Injunctive Relief.

Damages shall not be deemed adequate compensation for any breach or violation of any provision hereof, any person or entity entitled to enforce any provision hereof shall be entitled to relief by way of injunction as well as any other available relief either at law or in equity.

Section 15. Non-Liability of Declarants.

Neither Declarants nor Declarants' representatives, successors or assigns, nor any of Declarants' agents, shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to any authorities granted or delegated to it by or pursuant to this Declaration or in Declarants' (or its representative's or agent's) capacity as Declarant, contract, manager, or seller of any portion of the Subdivision or Additional Land, if any, whether or not such claim: (i) shall be asserted by any Member, the Association or by any person or entity claiming through any of them; or (ii) shall be on account of injury to person or damage to or loss of property wherever located and however caused; or (iii) shall arise ex contractu or (except in the case of gross negligence) ex delicto. Without limiting the generality of the foregoing, the foregoing enumerations include all claims for, or arising by reason of, the Common Area and Facilities or any part thereof, being or becoming out of repair, or containing any patent or latent defects, or by reason of any act or neglect of any Member, or the Association and their respective agents, employees, guests, and invitees, or by reason of any neighboring property or personal property located on or about the Common Area and Facilities or by reason of the Failure to function or disrepair of any utility services (heat, air condition, electricity, gas, water, sewage, etc.).

Section 16. Captions.

The captions of the various provisions of this Declaration are not part of the context hereof but are merely labels to assist in locating the various provisions hereof.

EXHIBIT A

Being all of the lands in the name of Kuchar Limited Liability Company and George Vizmeg at the time of recording of this plat, located in the City of Hudson, Lot Nos. 28 and 38 of the Original Hudson Township, Summit County, Ohio and more fully described in Exhibit A of the covenants and restriction for Canterbury Crossing Subdivision as referenced on the title of the plat.

DRAINAGE SWALE NOTE:

All drainage swales constructed outside the road right of way on private property are to be maintained by the property owners and cannot be regarded, covered, or eliminated due to the flatness of the property and the swales being part of the storm water management system. To cross said drainage swales, a culvert must be installed which will not restrict the flow of water in the swales. Whenever possible, roof drains must be connected to the ponds or connected directly into the storm sewers at the road. This restriction is required to maintain positive drainage to the ponds, swales, or storm sewer system.

STORMWATER POLLUTION PLAN:

Buyer, Buyer's builder, and Buyer's sub-contractors acknowledge and agree to comply with all regulations and requirements as set forth in the stormwater pollution plan that has been developed for the site.

WETLANDS NOTE:

The Buyer acknowledges that some lots may contain wetlands and/or wetland buffer areas as designated on the record plat. These wetlands shall remain in a natural state and not be adversely impacted. No filling, building, removal, or destruction of vegetation or spraying of herbicides within this area shall be permitted unless authorized by the U.S. Army Corps. of Engineers, the Ohio EPA, and the City of Hudson. The Buyer understands and agrees that changes to the wetland areas, if any, must be done in accordance with existing local, state and federal laws.

Declarant has executed this Declaration at Hudson, Ohio this _____ day of _____, 202__.

Kuchar Limited Liability Company

State of Ohio) SS:
County of Summit)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Ed Kuchar known to be the President of Kuchar Limited Liability Company and the Declarant who executed the foregoing instrument, and acknowledged to me that he did sign said instrument in the name and on behalf of said corporation, and that the same is his free act and deed and the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Hudson, Ohio this _____ day of _____, 202__.

Notary Public

Declarant has executed this Declaration at Hudson, Ohio this _____ day of _____, 202__.

George Vizmeg

State of Ohio) SS:
County of Summit)

BEFORE ME, a Notary Public in and for said County and State, personally appeared George Vizmeg known to be the owner of a parcel of land to be incorporated into Canterbury Crossing Subdivision and the Declarant who executed the foregoing instrument, and acknowledged to me that he did sign said instrument in the name and on behalf of said corporation, and that the same is his free act and deed and the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Hudson, Ohio this _____ day of _____, 202__.

Notary Public

The City of Hudson, Ohio, executes this Declaration to acknowledge its acceptance of the City's rights established by this Declaration.

CITY OF HUDSON, OHIO

Date: _____ By: _____
City Manager

«CL2:149232_1»

WETLAND DELINEATION

PARCEL NUMBERS

**3001397, 3002169, 3002375, 3003108, 3004552,
3004555, 3006323, 3006324, 3010370, 3010371
CITY OF HUDSON, SUMMIT COUNTY, OHIO**

October 2022

Prepared for:

Prestige Builder Group
778 McCauley Road, Suite 140
Stow, Ohio 44224

Prepared by:



HZW Environmental
Consultants

**6105 Heisley Road ♦ Mentor, Ohio 44060
440-357-1260 ♦ Fax 440-357-1510**

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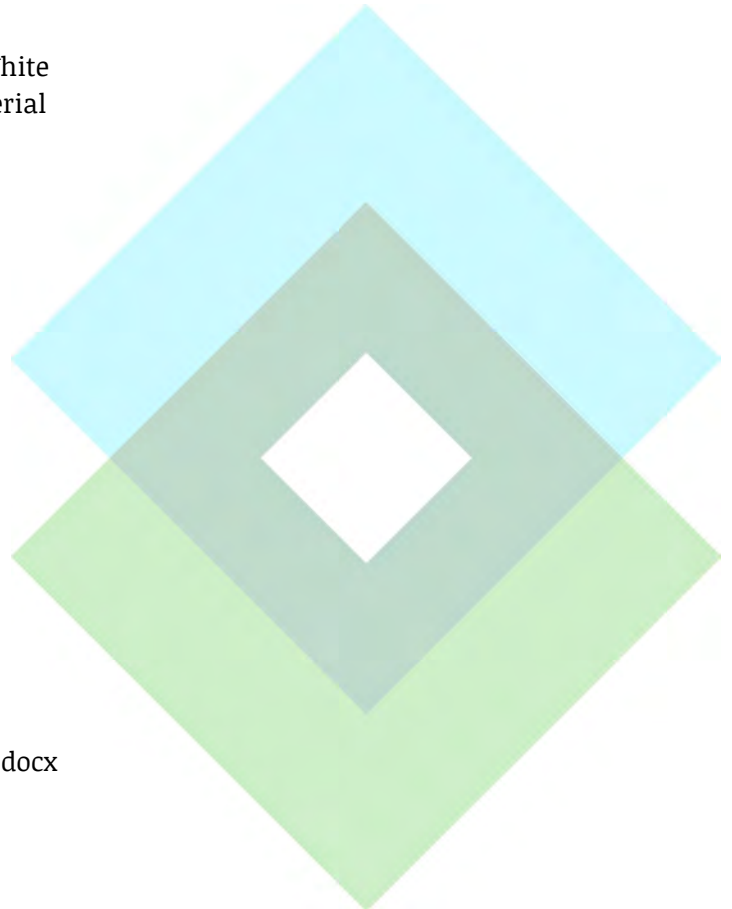
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APPENDICES

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TABLES

- Table 1 – Summary of On-Site Wetlands



WETLAND DELINEATION

Parcel Numbers

3001397, 3002169, 3002375, 3003108, 3004552,
3004555, 3006323, 3006324, 3010370, 3010371
City of Hudson, Summit County, Ohio (H22362)

1.0 INTRODUCTION

On September 15, 2022, HZW Environmental Consultants, LLC (HZW) conducted a wetland delineation of Parcel Numbers 3001397, -2169, -2375, -3108, -4552, -4555, -6323, -6324, 3010370 and -0371 located in the City of Hudson, Summit County, Ohio (herein referred to as the “Study Area”). This study was conducted in accordance with HZW’s agreement with Prestige Builder Group (herein referred to as the “Client”).

1.1 Purpose

The primary purpose of this wetland delineation was to identify areas within the boundaries of the Study Area that meet the three (3) criteria of a wetland: hydrophytic vegetation, hydric soils and wetland hydrology and any other areas (streams, ponds, etc.) that are considered “waters of the United States” and “waters of the State of Ohio.”

1.2 Methods of Investigation

All investigative methods and field procedures were performed in accordance with the guidelines established in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (ERDC/EL TR-12-1; January 2012) and the 1987 Army Corps of Engineers (Corps) Manual, Technical Report Y-87-1, Field Guide for Wetland Delineation (1987 Manual). As required by the 1987 Manual, available reference materials were reviewed for the Study Area. These references included, but were not limited to, the 2022 Hudson, Ohio, National Wetlands Inventory (NWI) map published online by the United States Fish and Wildlife Service; the 2019 Hudson, Ohio, United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle Map; the Web Soil Survey of Summit County, Ohio (Soil Survey) issued in 2021 by the United States Department of Agriculture (USDA); and a list of hydric soils published by the Natural Resource Conservation Service (NRCS) for Summit County.

The site investigation methods followed the “Areas Greater than 5 Acres in Size,” as described in Section D - Subsection 2 of the 1987 Manual. As a new plant community or change in hydrology was observed, a data point was established (designated “DP1” through “DP9”). At each data point, field conditions were evaluated and recorded to determine the presence or absence of hydrophytic vegetation, hydric soil conditions, and wetland hydrology. In addition, a photographic log was prepared for the Study Area during the site investigation activities. At any data point exhibiting all three (3) wetland criteria, the wetland area was assigned a letter designation (e.g., Wetland A) and the delineated boundary of the wetland area was flagged with consecutively numbered, pink and black striped field flagging. The location of each flag was mapped using a Trimble® GeoXH Global Positioning System (GPS) unit. A discussion of the three (3) evaluation criteria of a wetland is presented below.

Hydrophytic Vegetation

Hydrophytic vegetation is the community of macrophytes that occur in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation is present when the plant community is dominated by species that can tolerate prolonged inundation or soil saturation during the growing season. Hydrophytic vegetation is determined by the wetland indicator status (Reed, 1998, or current approved list) of species that make up the plant community. Species in the facultative categories (FACW, FAC, and FACU) are recognized as occurring in both wetlands and non-wetlands to varying degrees. In general, wetlands are dominated mainly by species rated OBL, FACW, and FAC.

The dominant vegetation, representing the major landscape or vegetation units, was determined for each of the four strata (tree, sapling/shrub, herbaceous, and vine) within one or more sampling plots established in representative locations within each unit. Plot size is determined by the type of vegetation present in accordance with the following table.

Trees	30-foot radius	Herb	5-foot radius
Saplings/shrubs	15-foot radius	Woody Vines	30-foot radius

In general, percent cover for all species was estimated to determine abundance (dominance). For species determined to be dominant, the appropriate indicator status was assigned. If all dominant species across all strata were listed as OBL and/or FACW, the plot was determined to exhibit hydrophytic vegetation and a detailed comparison of all dominant species was not necessary to make this determination. If the plot is not dominated solely by OBL and FACW species across all strata, dominant species within all strata were then added to determine the percentage of wetland vegetation for each sample point. The hydrophytic vegetation criterion was determined to be met if greater than 50 percent of the dominant vegetation across all strata was indicative of hydrophytic vegetation.

Hydric Soils

Hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. To determine the extent of hydric soils in the Study Area, soil samples were obtained at each data point or at a point proximal to a data point that best represents the estimated boundary of hydric/non-hydric soils based on other field observations. A standard Munsell soil color chart was used to determine the hue, value, and chroma of each soil sample. Soil samples were taken at a sufficient depth such that soil conditions immediately below the A horizon or at a depth of ten (10) inches, whichever is shallowest, can be observed. Criteria established by the National Technical Committee for Hydric Soils (1991 and 2006) were used to determine hydric soils. Hydric soil indicators including redox depletions (gley), low chroma colors with redox concentrations (mottles), histosols (organic matter accumulation - muck/peat), histic epipedons (organic soil over low chroma mineral soils), sulfidic odor, listing on a local hydric soils list, and listing on a national hydric soil list, are used to determine the presence of hydric soils.

Wetland Hydrology

Wetland hydrology indicators are used in combination with indicators of hydrophytic vegetation and hydric soils to determine whether an area is a wetland. Typically, vegetation and soils provide strong evidence that wetland hydrology is also present. Hydrology indicators provide evidence that the site has a *continuing* wetland hydrologic regime and confirm that an episode of inundation or soil saturation occurred recently. Hydrology indicators may provide little additional information about the timing, duration, or frequency of such events. Each data point was examined for the presence of primary and secondary hydrological indicators that indicate surface water or soil saturation, evidence of recent inundation, evidence of current or recent soil saturation, and other on-site conditions or data.



2.0 SITE DESCRIPTION

On September 15, 2022, Benjamin Latoche and Chris Biro, certified wetland delineators with HZW, conducted a field investigation of the Study Area. The Study Area is approximately 97.8 acres in size and is located northwest of the intersection of Stow Road and Ravenna Street and north of the Norfolk Southern railroad tracks in the City of Hudson, Summit County, Ohio. The Study Area is also located on the north and south sides of Ravenna Street. Currently, the majority of the Study Area consists of active agricultural fields concentrated in the northern half and south-central portion. A stand of undeveloped, second growth forest borders the agricultural fields in the southwestern and southern portions of the Study Area. A large area of maintained, partially treed, grass field spans the area immediately northwest of the intersection of Stow Road and Ravenna Street. The eastern portion of the Study Area consist of a mix of old field with maintained paths and overgrown shrub and treed areas. Lastly, a large residential property is located in the center of the Study Area which consists of manicured lawn, landscaped areas and a human-made pond. The Study Area is surrounded by residential properties to the north, east, and west, and Norfolk Southern railroad tracks to the south. A site map depicting the location of the Study Area is included as **Figure 1** in **Appendix A**.

The Study Area is located within the Cuyahoga Watershed (HUC 8: 04110002) and is situated within the Erie/Ontario Drift and Lake Plain ecoregion.



3.0 FINDINGS

The findings of the background resources reviewed and field investigation conducted as part of the delineation activities are discussed separately.

3.1 Background Research

3.1.1 2022 Hudson, Ohio, National Wetlands Inventory (NWI) map

There are two (2) PUBGx features representing freshwater ponds in the east-central and northeastern portions of the Study Area. No other aquatic features are shown within the boundaries of the Study Area on the NWI map.

3.1.2 2019 Hudson, Ohio, USGS 7.5 Minute Topographic Quadrangle Map

The 2019 Hudson, Ohio, USGS 7.5-minute topographic quadrangle map indicates that the portion of the Study Area north of Ravenna Street gently slopes southwest from the site maximum elevation of approximately 1,120 feet above National Geodetic Vertical Datum (NGVD) to approximately 1,110 feet above NGVD along Ravenna Street. The portion of the Study Area south of Ravenna Street has flat topography and is situated at the site minimum elevation of approximately 1,100 feet above NGVD. Aquatic resources depicted within the boundaries of the Study Area on the topographic map include three (3), isolated ponds – two (2) in the south-central portion and one (1) in the far northeastern corner of the Study Area. The portion of the 2019 Hudson, Ohio, topographic quadrangle map depicting the Study Area is presented as **Figure 2** in **Appendix A**.

3.1.3 2021 Soil Survey of Summit County

The Soil Survey shows that the Study Area is underlain by four (4) soil types:

- BgB Bogart loam, 2 to 6 percent slopes.** This soil is in small areas that are seldom more than 10 acres in size. Included in mapping are a few areas that have a silt loam surface layer, well-drained Chili soils on the steeper slopes, and small areas of Glenford soils. Runoff is medium. This soil is mapped in the central, northwestern, and eastern portions of the Study Area.
- MgA Mahoning silt loam, 0 to 2 percent slopes.** This soil is in areas between drainageways. Included in mapping are a few spots poorly drained Trumbull soils. Runoff is slow to ponded. Permeability is slow. This soil unit is mapped in small areas throughout the Study Area with most of these areas being in the southern portion as well as along the southern boundary.
- MgB Mahoning silt loam, 2 to 6 percent slopes.** This soil is in convex areas on uplands. Included in mapping are a few spots of moderately eroded Mahoning silt loam. Also included, particularly where slopes are 4 to 6 percent, are spots of better drained Ellsworth soils. Runoff is medium

to rapid. Permeability is slow. This soil unit is mapped in the northern portion and throughout the Study Area south of Ravenna Street.

Tr Trumbull silt loam, 0 to 2 percent slopes. This nearly level soil is mainly along small drainageways or in small depressions adjacent to areas of the better drained Mahoning soils. Included in mapping are small spots of very poorly drained Lorain soils in drainageways and depressions and a few areas that have a silty clay loam surface layer. Permeability is very slow. This soil is mapped throughout the portion of the Study Area south of Ravenna Street. and in two (2) areas in the southwestern and northeastern portions of the Study Area north of Ravenna Street.

No aquatic resources are depicted within the boundaries of the Study Area on the Soil Survey.

3.1.4 Hydric Soils List for Summit County

According to the list of hydric soils for Summit County, two (2) of the four (4) soil types depicted on the Soil Survey as underlying the Study Area, MgA and MgB, are considered non-hydric with minor hydric components. BgB is considered non-hydric while the remaining soil type underlying the Study Area, Tr, is considered hydric.

3.2 Field Investigation

3.2.1 Wetland Areas Delineated

Field investigation data gathered on September 15, 2021, identified two (2) areas within the boundaries of the Study Area that are classified as wetlands based on the presence of the three (3) wetland criteria (wetland hydrology, hydric soils, and hydrophytic vegetation). These areas are designated by HZW as “Wetland A” and “Wetland B”. The location of the wetlands and the location of the wetland data points (designated “DP1” and “DP4”) established during delineation activities is indicated on the aquatic resources map presented as **Figure 3A** in **Appendix A**. A map depicting the aquatic resources overlaying an aerial photograph is presented as **Figure 3B** in **Appendix A**. The photographic log prepared for the Study Area during the field investigation activities is included as **Appendix B**. The wetland determination data forms prepared for the Study Area are included as **Appendix C**. A description of the wetland area identified within the boundaries of the Study Area is provided in **Table 1**, below.

Table 1 – Summary of On-Site Wetlands

<u>Wetland</u>	<u>Type</u>	<u>Data Point</u>	<u>Photograph</u>	<u>Acres</u>
A	Forested	DP1	1, 2, 3, 4	2.48
B	Forested	DP4	9, 10	0.18

3.2.2 *Non-Wetland Areas*

The data collected at the remaining data points, “DP2”, “DP3”, “DP5”, “DP6”, “DP7”, “DP8” and “DP9”, did not meet all of the criteria of a wetland; therefore, these areas are considered non-wetland. Refer to the aquatic resources map presented as **Figure 3A** in **Appendix A** for the location of “DP2”, “DP3”, “DP5”, “DP6”, “DP7”, “DP8” and “DP9”, and the wetland determination data forms included as **Appendix C** for more detailed information regarding the hydrology, soils, and vegetation found at the non-wetland data points.

3.2.3 *Other Aquatic Resources*

Other aquatic resources were identified within the Study Area that are not considered “waters of the United States” and/or “waters of the State of Ohio” (i.e., non-jurisdictional). Two (2) human-made ponds located in the east-central and northeastern corner of the Study Area were identified and designated by HZW as Pond 1 and Pond 2. These non-jurisdictional aquatic resources are represented on the aquatic resource maps presented as **Figures 3A** and **3B** in **Appendix A** as well as the photographic log included as **Appendix B**.



4.0 CONCLUSIONS

In summary, two (2) areas within the Study Area were identified as containing hydrophytic vegetation, hydric soil, and wetland hydrology, and, therefore, are considered wetlands. Additional non-jurisdictional aquatic resources including two (2) human-made ponds are also located on-site. Upon completion of the delineation, the location and configuration of the wetlands and ponds located within the Study Area were mapped using a Trimble® GeoXH GPS unit, which has an accuracy of less than one (1) meter.

The Corps will make the final determination regarding jurisdiction of the identified aquatic resources during the affirmation process.



5.0 DISCUSSION OF FUTURE PERMITTING SCENARIOS

Based on the United States Supreme Court ruling (No. 99-1178), issued on January 9, 2001, it is HZW's understanding that those wetlands that are non-navigable, isolated, and intrastate may no longer be included in the Corps' jurisdiction. In order to inform the Client of all available scenarios pertaining to the development of the Study Area, discussions presented in this report are based on the wetland delineation activities being conducted in accordance with the 1987 Manual and the Regional Supplement, which evaluate wetland characteristics irrespective of whether the wetland area is considered to be non-isolated (federally-regulated) or isolated (state-regulated). Currently, the Corps is making jurisdictional determinations.

For most Nationwide Permits (NWP), if the impacts associated with the activity/development do not exceed 0.50 of an acre of non-isolated wetlands, coverage under an NWP is appropriate. (Note: all stream impacts must be converted to an acreage and added to the non-isolated wetland impacts; the total impact to all "waters of the U.S." must be under 0.50 of an acre to qualify for this coverage.) A pre-construction notification (NWP application) is required for coverage under most NWPs and compensatory mitigation is generally required.

If future development would impact greater than 0.50 of an acre of waters of the United States, a Section 404 Individual Permit from the Corps and a Section 401 Water Quality Certification from the Ohio EPA would be required prior to initiating construction activities. The Corps and Ohio EPA will likely require mitigation for all wetland and stream impacts.

For those wetlands that are only within the jurisdiction of the Ohio EPA, regulations have been developed as House Bill 231. Currently, if less than 0.50 of an acre of isolated wetland impacts are proposed, a General Isolated Wetland Permit (Level 1 Review) will be required prior to impacting those wetlands. Isolated wetland impacts over 0.50 of an acre will require a more detailed permitting process with the Ohio EPA. Compensatory mitigation will be required for any amount of isolated wetland impact.

6.0 RECOMMENDATIONS

Based on the findings presented above, HZW presents the following recommendations for consideration at the Study Area:

1. Submit one (1) copy of this wetland delineation report to the Corps for affirmation of the boundary of the wetland and jurisdictional determination of the aquatic resources located within the Study Area. Presently, the Corps is the agency responsible for conducting wetland affirmations and is providing written jurisdictional determinations.
2. Should impacts be anticipated to the wetlands on site following a jurisdictional determination, obtain the appropriate permit from the Corps and/or Ohio EPA prior to impacting these areas.

Note: *Should the Corps desire to conduct a field affirmation, additional regulated waters may be identified within the boundaries of the Study Area based on differing field conditions than present during the time this delineation study was conducted.*



7.0 REFERENCES

A bibliography of references reviewed as part of this delineation is presented below.

7.1 Bibliography

1. Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed [9/14/22]
2. U. S. Fish and Wildlife Service. 2022. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands> [9/14/22]
3. *Topographic Map*, United States Geological Survey; 2019 Hudson, Ohio, USGS 7.5 Minute Topographic Quadrangle.
4. *Field Guide for Wetland Delineation*, United States Army Corps of Engineers, Technical Report Y-87-1, 1987.
5. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)*, United States Army Corps of Engineers, ERDC/EL TR-12-01, 2012.
6. *List of Hydric Soils for Summit County*, Natural Resource Conservation Service.
7. *National List of Plant Species That Occur in Wetlands: Ohio*, Reed, Porter B., Jr., United States Fish and Wildlife Service, Saint Petersburg, 1988.
8. *Hydric Soils of the United States*, National Technical Committee for Hydric Soils, United States Department of Agriculture, Soil Conservation Service, Washington, 1991.

8.0 QUALIFICATIONS

This wetland delineation was conducted on September 15, 2022, by HZW's certified wetland delineators, Benjamin Latoche and Chris Biro. Data collection and report writing was completed by Benjamin Latoche and Chris Biro. The signatures of the environmental professionals responsible for the preparation of this report are provided below.



Benjamin Latoche
Group Leader – Wetlands & Ecology



Christopher Biro
Environmental Scientist



APPENDIX A

FIGURES 1-3

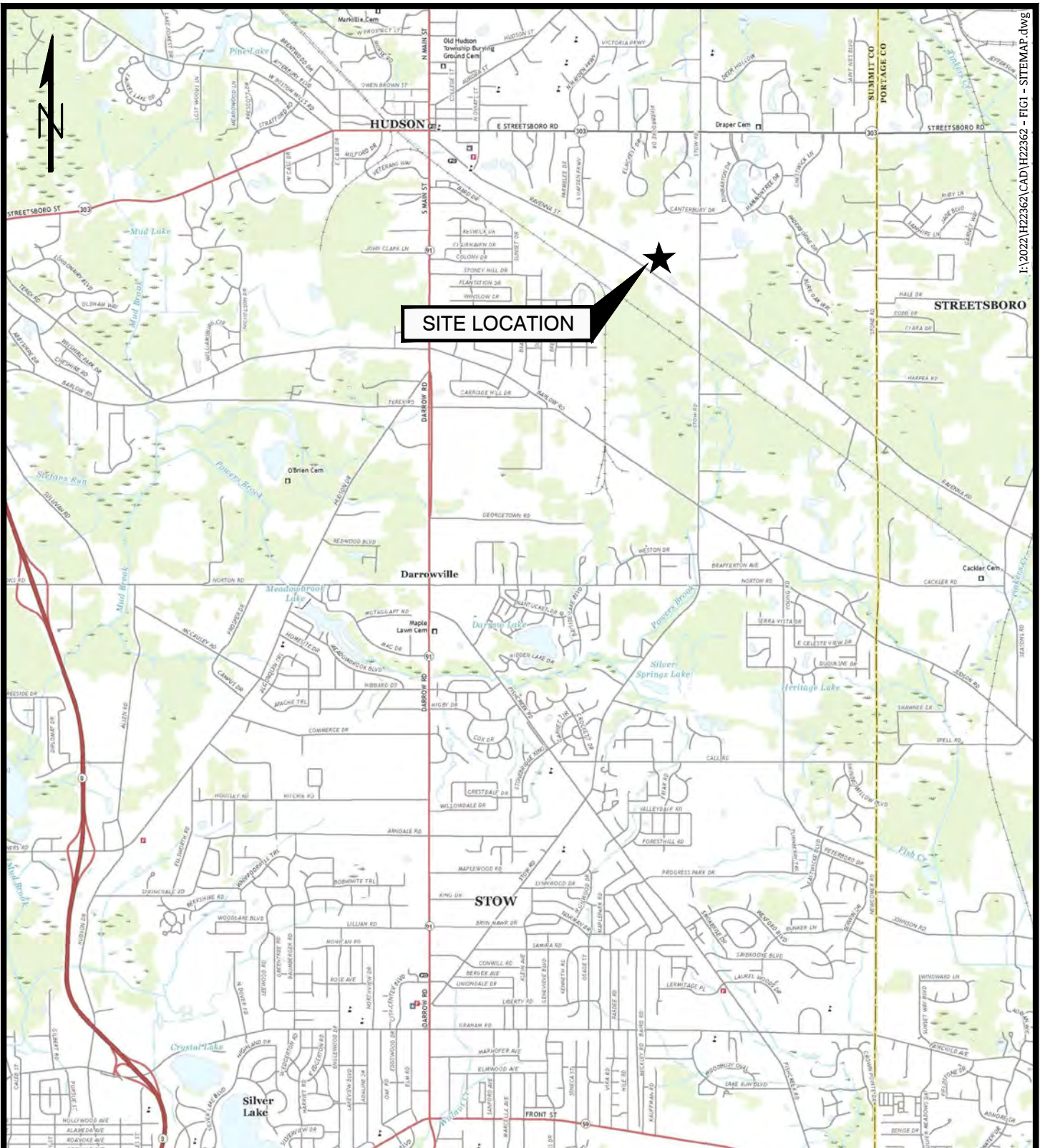
Figure 1 – Site Location Map

Figure 2 – USGS Topographic Map

Figure 3A – Aquatic Resources Map- White

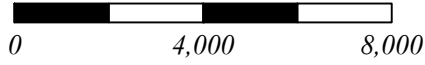
Figure 3B – Aquatic Resources Map- Aerial





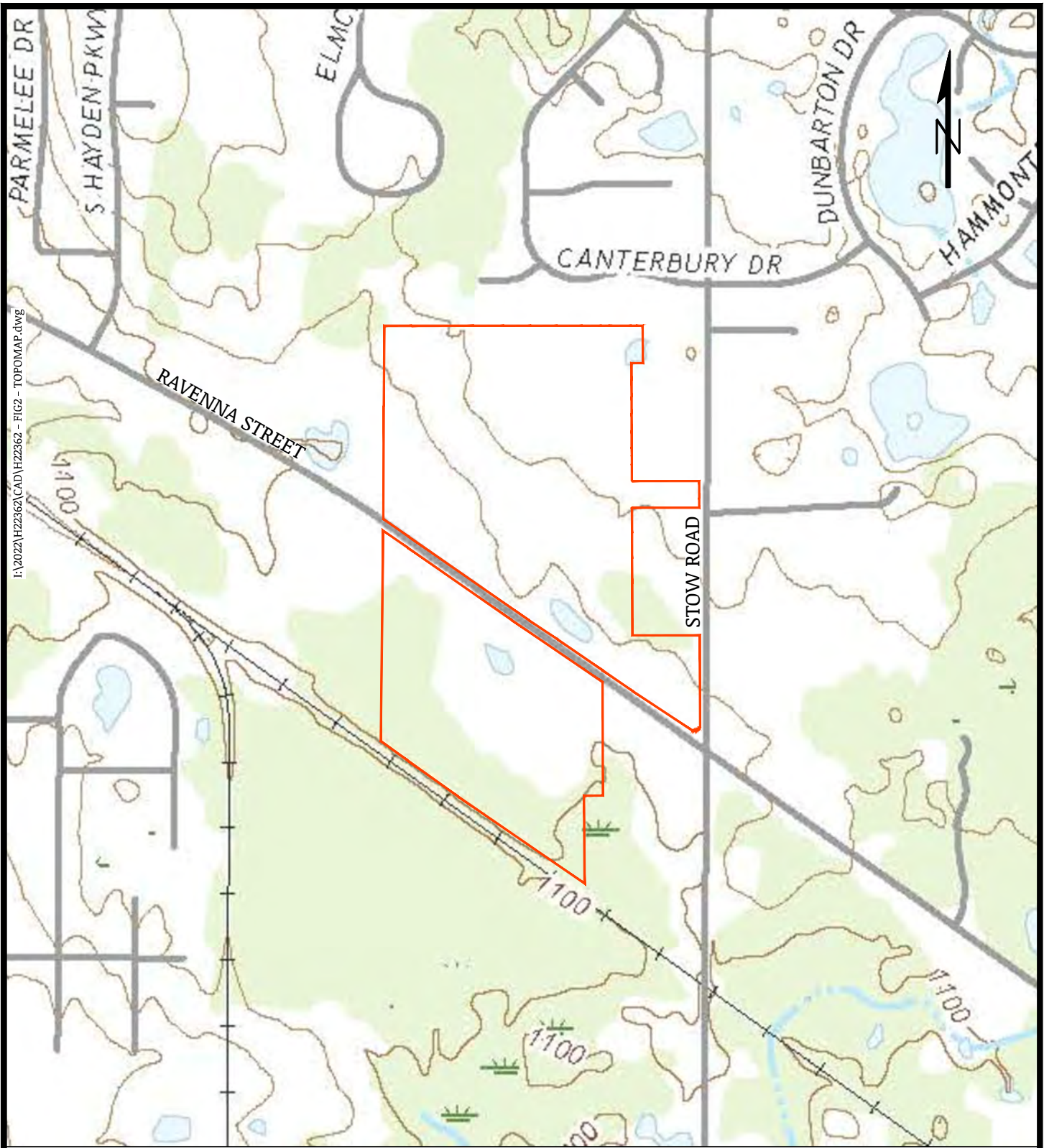
I:\2022\H22362\CAD\H22362 - FIG1 - SITEMAP.dwg

Scale: 1" = 4,000'



HZW Environmental
Consultants

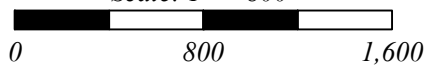
FIGURE 1
SITE LOCATION MAP
PARCEL NUMBERS 3001397, -2169, -2375, -3108,
-4552, -4555, -6323, -6324, 3010370, -0371
CITY OF HUDSON, SUMMIT COUNTY, OHIO



I:\2022\H22362\CAD\H22362 - FIG2 - TOPOMAP.dwg

- STUDY AREA

Scale: 1" = 800'



HZW Environmental
Consultants

FIGURE 2
TOPOGRAPHIC MAP
PARCEL NUMBERS 3001397, -2169, -2375, -3108,
-4552, -4555, -6323, -6324, 3010370, -0371
CITY OF HUDSON, SUMMIT COUNTY, OHIO

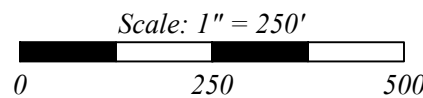
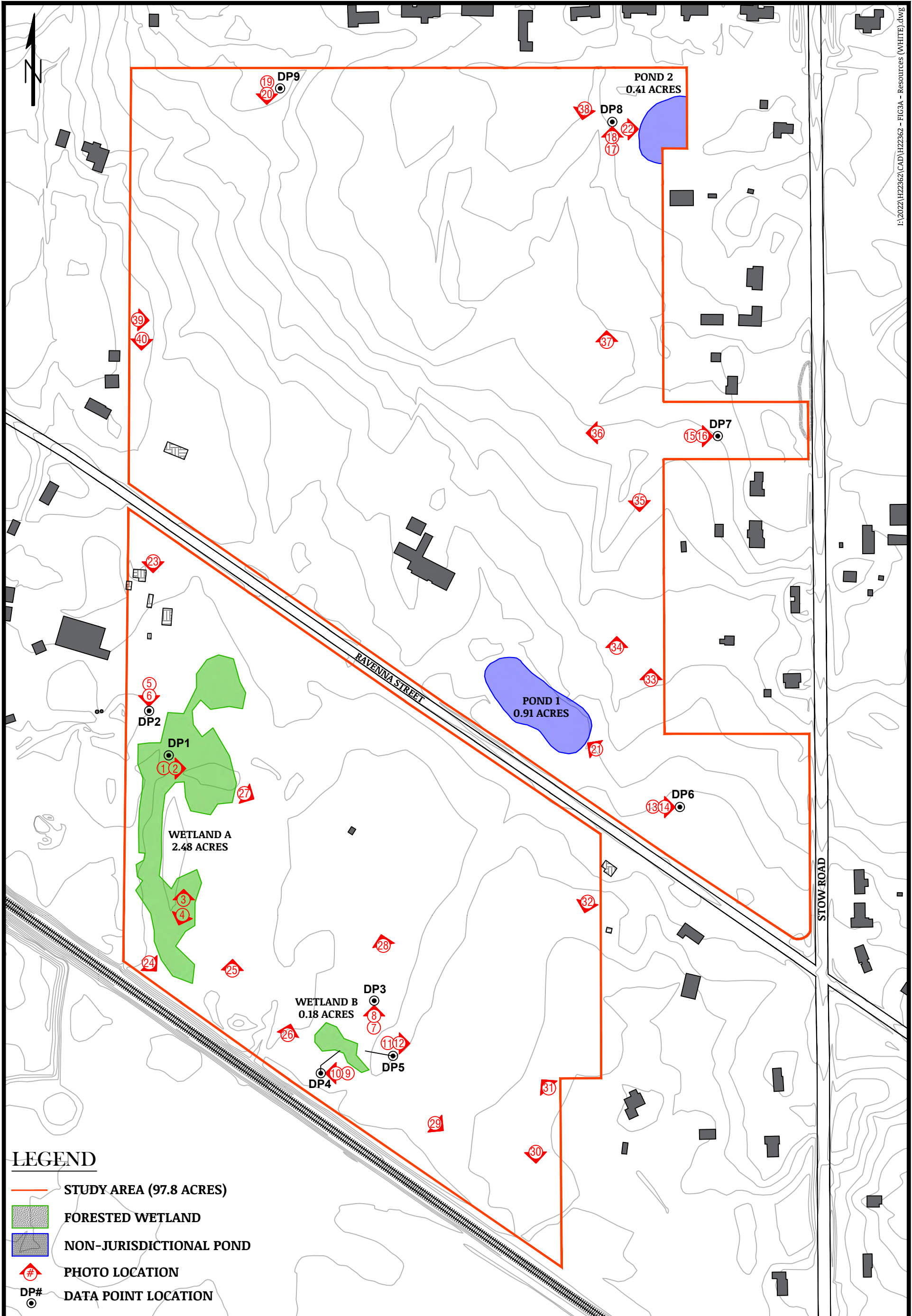


FIGURE 3A
AQUATIC RESOURCES MAP (WHITE)
 PARCEL NUMBERS 3001397, -2169, -2375, -3108,
 -4552, -4555, -6323, -6324, 3010370, -0371
 CITY OF HUDSON, SUMMIT COUNTY, OHIO

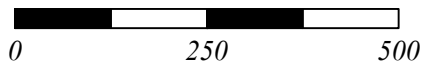


I:\2022\H22362\CAD\H22362 - FIG3B - Resources (AERIAL).dwg

LEGEND

- STUDY AREA (97.8 ACRES)
- FORESTED WETLAND
- NON-JURISDICTIONAL POND

Scale: 1" = 250'



HZW Environmental
Consultants

FIGURE 3B

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

APPENDIX B

PHOTOGRAPHIC LOG





Photograph 1
View of soil profile at Data Point 1 (Wetland A).



Photograph 2
View facing east depicting site conditions at Data Point 1 (Wetland A).



Photograph 3
View of Wetland A facing north.



Photograph 4
View of Wetland A facing southwest.



Photograph 5
View of soil profile at Data Point 2 (non-wetland).



Photograph 6
View facing south depicting site conditions at Data Point 2 (non-wetland).



Photograph 7
View of soil profile at Data Point 3 (non-wetland).



Photograph 8
View facing north depicting site conditions at Data Point 3 (non-wetland)



Photograph 9
View of soil profile at Data Point 4 (Wetland B).



Photograph 10
View facing west depicting site conditions at Data Point 4 (Wetland B).



Photograph 11
View of soil profile at Data Point 5 (non-wetland).



Photograph 12
View facing east depicting site conditions at Data Point 5 (non-wetland).



Photograph 13
View of soil profile at Data Point 6 (non-wetland).



Photograph 14
View facing east depicting site conditions at Data Point 6 (non-wetland).



Photograph 15
View of soil profile at Data Point 7 (non-wetland).



Photograph 16
View facing east depicting site conditions at Data Point 7 (non-wetland).



Photograph 17
View of soil profile at Data Point 8 (non-wetland).



Photograph 18
View facing north depicting site conditions at Data Point 8 (non-wetland).



Photograph 19
View of soil profile at Data Point 9 (non-wetland).



Photograph 20
View facing south depicting site conditions at Data Point 9 (non-wetland).



Photograph 21
View of non-jurisdictional Pond 1 facing northwest.



Photograph 22
View of non-jurisdictional Pond 2 facing east.



Photograph 23
View of the Study Area facing south.



Photograph 24
View of the Study Area facing southeast.



Photograph 25
View of the Study Area facing north.



Photograph 26
View of the Study Area facing northeast.



Photograph 27
View of the Study Area facing southeast.



Photograph 28
View of the Study Area facing northwest.



Photograph 29
View of the Study Area facing southeast.



Photograph 30
View of the Study Area facing south.



Photograph 31
View of the Study Area facing northeast.



Photograph 32
View of the Study Area facing southwest.



Photograph 33
View of the Study Area facing north.



Photograph 34
View of the Study Area facing north.



Photograph 35
View of the Study Area facing south.



Photograph 36
View of the Study Area facing west.



Photograph 37
View of the Study Area facing north.



Photograph 38
View of the Study Area facing southwest.



Photograph 39
View of the Study Area facing east.



Photograph 40
View of the Study Area facing south.

APPENDIX C

WETLAND DETERMINATION DATA FORMS



WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP1
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.227343 Long: -81.417720 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: <u>Wetland A</u>
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) <u>X</u> Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) <u>X</u> Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <u>X</u> Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: DP1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>70</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Acer saccharinum</u>	<u>15</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Quercus bicolor</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>95</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>1</u></td> <td>x 1 = <u>1</u></td> </tr> <tr> <td>FACW species <u>40</u></td> <td>x 2 = <u>80</u></td> </tr> <tr> <td>FAC species <u>70</u></td> <td>x 3 = <u>210</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>111</u></td> <td>(A) <u>291</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.62</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>1</u>	x 1 = <u>1</u>	FACW species <u>40</u>	x 2 = <u>80</u>	FAC species <u>70</u>	x 3 = <u>210</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>111</u>	(A) <u>291</u> (B)	Prevalence Index = B/A = <u>2.62</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>1</u>	x 1 = <u>1</u>																			
FACW species <u>40</u>	x 2 = <u>80</u>																			
FAC species <u>70</u>	x 3 = <u>210</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>111</u>	(A) <u>291</u> (B)																			
Prevalence Index = B/A = <u>2.62</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Lindera benzoin</u>	<u>8</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Fraxinus pennsylvanica</u>	<u>3</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>11</u>	=Total Cover	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>X</u> <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Carex grayi</u>	<u>4</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Glyceria striata</u>	<u>1</u>	<u>Yes</u>	<u>OBL</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover	Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
Remarks: (Include photo numbers here or on a separate sheet.)																				

Sampling Point	DP1
----------------	-----

Northcentral and Northeast Region – Version 2.0

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP2
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Mound Local relief (concave, convex, none): Convex Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.227682 Long: -81.417908 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: DP2

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus alba</u>	<u>65</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Populus deltoides</u>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
4. <u>Carya ovata</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>95</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>25</u></td> <td>x 2 = <u>50</u></td> </tr> <tr> <td>FAC species <u>80</u></td> <td>x 3 = <u>240</u></td> </tr> <tr> <td>FACU species <u>95</u></td> <td>x 4 = <u>380</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>200</u> (A)</td> <td><u>670</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.35</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>25</u>	x 2 = <u>50</u>	FAC species <u>80</u>	x 3 = <u>240</u>	FACU species <u>95</u>	x 4 = <u>380</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>200</u> (A)	<u>670</u> (B)	Prevalence Index = B/A = <u>3.35</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>25</u>	x 2 = <u>50</u>																			
FAC species <u>80</u>	x 3 = <u>240</u>																			
FACU species <u>95</u>	x 4 = <u>380</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>200</u> (A)	<u>670</u> (B)																			
Prevalence Index = B/A = <u>3.35</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Lindera benzoin</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Toxicodendron radicans</u>	<u>55</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Carex sp.</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Solidago canadensis</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Agrimonia parviflora</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
5. <u>Persicaria virginiana</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
6. <u>Symphytotrichum lateriflorum</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
7. <u>Parthenocissus quinquefolia</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
8. <u>Quercus alba</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>100</u>	=Total Cover	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point	DP2
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[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP3
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.225472 Long: -81.415697 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP4
Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.225102 Long: -81.416043 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: <u>Wetland B</u>
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators:		<u>Secondary Indicators (minimum of two required)</u>	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	
Field Observations:		Wetland Hydrology Present? Yes <u>X</u> No _____	
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____			
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____			
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION – Use scientific names of plants.

 Sampling Point: DP4

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Quercus palustris</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Ulmus americana</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>100</u>	=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>2</u></td> <td>x 1 = <u>2</u></td> </tr> <tr> <td>FACW species <u>53</u></td> <td>x 2 = <u>106</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>105</u> (A)</td> <td><u>258</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.46</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>2</u>	x 1 = <u>2</u>	FACW species <u>53</u>	x 2 = <u>106</u>	FAC species <u>50</u>	x 3 = <u>150</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>105</u> (A)	<u>258</u> (B)	Prevalence Index = B/A = <u>2.46</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>2</u>	x 1 = <u>2</u>																			
FACW species <u>53</u>	x 2 = <u>106</u>																			
FAC species <u>50</u>	x 3 = <u>150</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>105</u> (A)	<u>258</u> (B)																			
Prevalence Index = B/A = <u>2.46</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		_____	=Total Cover																	
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Fraxinus pennsylvanica</u>	<u>1</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>X</u> <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Lycopus americanus</u>	<u>2</u>	<u>Yes</u>	<u>OBL</u>																	
3. <u>Carex sp.</u>	<u>2</u>	<u>Yes</u>	<u>FACW</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover																	
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	
Hydrophytic Vegetation Present? Yes <u>X</u> No _____																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point	DP4
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[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP5
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Mound Local relief (concave, convex, none): Convex Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.225096 Long: -81.415793 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		<u>Secondary Indicators (minimum of two required)</u>
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? Yes _____ No X Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: DP5

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>55</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60.0%</u> (A/B)																
2. <u>Prunus serotina</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Quercus rubra</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>100</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>6</u></td> <td>x 2 = <u>12</u></td> </tr> <tr> <td>FAC species <u>55</u></td> <td>x 3 = <u>165</u></td> </tr> <tr> <td>FACU species <u>45</u></td> <td>x 4 = <u>180</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>106</u> (A)</td> <td><u>357</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.37</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>6</u>	x 2 = <u>12</u>	FAC species <u>55</u>	x 3 = <u>165</u>	FACU species <u>45</u>	x 4 = <u>180</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>106</u> (A)	<u>357</u> (B)	Prevalence Index = B/A = <u>3.37</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>6</u>	x 2 = <u>12</u>																			
FAC species <u>55</u>	x 3 = <u>165</u>																			
FACU species <u>45</u>	x 4 = <u>180</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>106</u> (A)	<u>357</u> (B)																			
Prevalence Index = B/A = <u>3.37</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		_____	=Total Cover	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>Problematic Hydrophytic Vegetation¹ (Explain)</u> ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Fraxinus pennsylvanica</u>	<u>2</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Cinna arundinacea</u>	<u>4</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>6</u>	=Total Cover	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point	DP5
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[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP6
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.226905 Long: -81.412621 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		<u>Secondary Indicators (minimum of two required)</u>
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? Yes _____ No X Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: DP6

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
			=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>70</u></td> <td>x 4 = <u>280</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>340</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.40</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>70</u>	x 4 = <u>280</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>340</u> (B)	Prevalence Index = B/A = <u>3.40</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>30</u>	x 2 = <u>60</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>70</u>	x 4 = <u>280</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>100</u> (A)	<u>340</u> (B)																			
Prevalence Index = B/A = <u>3.40</u>																				
			=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
			=Total Cover																	
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Poa pratensis</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Cyperus esculentus</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Trifolium repens</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Trifolium pratense</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
			100 =Total Cover																	
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
			=Total Cover																	
Remarks: (Include photo numbers here or on a separate sheet.)																				

Hydrophytic Vegetation Indicators:
1 - Rapid Test for Hydrophytic Vegetation
2 - Dominance Test is >50%
3 - Prevalence Index is ≤3.0¹
4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No X

SOIL

Sampling Point	DP6
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[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP7
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.229700 Long: -81.412203 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: DP7

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Tilia americana</i></u>	<u>35</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u><i>Acer rubrum</i></u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u><i>Nyssa sylvatica</i></u>	<u>20</u>	<u>No</u>	<u>FAC</u>																	
4. <u><i>Robinia pseudoacacia</i></u>	<u>20</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>115</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>60</u></td> <td>x 1 = <u>60</u></td> </tr> <tr> <td>FACW species <u>15</u></td> <td>x 2 = <u>30</u></td> </tr> <tr> <td>FAC species <u>80</u></td> <td>x 3 = <u>240</u></td> </tr> <tr> <td>FACU species <u>70</u></td> <td>x 4 = <u>280</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>235</u> (A)</td> <td><u>660</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.81</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>60</u>	x 1 = <u>60</u>	FACW species <u>15</u>	x 2 = <u>30</u>	FAC species <u>80</u>	x 3 = <u>240</u>	FACU species <u>70</u>	x 4 = <u>280</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>235</u> (A)	<u>660</u> (B)	Prevalence Index = B/A = <u>2.81</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>60</u>	x 1 = <u>60</u>																			
FACW species <u>15</u>	x 2 = <u>30</u>																			
FAC species <u>80</u>	x 3 = <u>240</u>																			
FACU species <u>70</u>	x 4 = <u>280</u>																			
UPL species <u>10</u>	x 5 = <u>50</u>																			
Column Totals: <u>235</u> (A)	<u>660</u> (B)																			
Prevalence Index = B/A = <u>2.81</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u><i>Frangula alnus</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u><i>Cornus amomum</i></u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u><i>Malus sylvestris</i></u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>																	
4. <u><i>Fraxinus pennsylvanica</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>35</u>	=Total Cover	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>X</u> <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u><i>Glyceria striata</i></u>	<u>60</u>	<u>Yes</u>	<u>OBL</u>																	
2. <u><i>Glechoma hederacea</i></u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
3. <u><i>Geum canadense</i></u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
4. <u><i>Symphyotrichum lateriflorum</i></u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
5. <u><i>Solidago altissima</i></u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>85</u>	=Total Cover	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point DP7

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP8
Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.232077 Long: -81.413209 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators:		<u>Secondary Indicators (minimum of two required)</u>	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes _____ No <u>X</u>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <u>X</u>	
Water Table Present? Yes _____ No <u>X</u>	Depth (inches): _____		
Saturation Present? Yes _____ No <u>X</u>	Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION – Use scientific names of plants.

 Sampling Point: DP8

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Malus sylvestris</u>	<u>8</u>	<u>Yes</u>	<u>UPL</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>8</u>	<u>=Total Cover</u>		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>78</u></td> <td>x 4 = <u>312</u></td> </tr> <tr> <td>UPL species <u>30</u></td> <td>x 5 = <u>150</u></td> </tr> <tr> <td>Column Totals: <u>108</u> (A)</td> <td><u>462</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.28</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>78</u>	x 4 = <u>312</u>	UPL species <u>30</u>	x 5 = <u>150</u>	Column Totals: <u>108</u> (A)	<u>462</u> (B)	Prevalence Index = B/A = <u>4.28</u>	
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Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	_____	<u>=Total Cover</u>																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Cirsium arvense</u>	<u>12</u>	<u>No</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>_____</u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Daucus carota</u>	<u>8</u>	<u>No</u>	<u>UPL</u>																	
3. <u>Solidago altissima</u>	<u>12</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Symphyotrichum patens</u>	<u>7</u>	<u>No</u>	<u>UPL</u>																	
5. <u>Vernonia X illinoensis</u>	<u>7</u>	<u>No</u>	<u>UPL</u>																	
6. <u>Dactylis glomerata</u>	<u>24</u>	<u>Yes</u>	<u>FACU</u>																	
7. <u>Poa pratensis</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
	<u>100</u>	<u>=Total Cover</u>																		
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
	_____	<u>=Total Cover</u>																		

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point DP8

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 10 Parcels North and South of Ravenna Street City/County: Hudson / Summit Sampling Date: 9-15-2022
 Applicant/Owner: Prestige Builder Group State: OH Sampling Point: DP9
 Investigator(s): BDL / CJB Section, Township, Range: _____

Landform (hillside, terrace, etc.): Plain Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R Lat: 41.232362 Long: -81.416524 Datum: NAD83

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? Yes _____ No X Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: DP9

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
			=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>10</u></td> <td>x 4 = <u>40</u></td> </tr> <tr> <td>UPL species <u>75</u></td> <td>x 5 = <u>375</u></td> </tr> <tr> <td>Column Totals: <u>90</u> (A)</td> <td><u>425</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.72</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>75</u>	x 5 = <u>375</u>	Column Totals: <u>90</u> (A)	<u>425</u> (B)	Prevalence Index = B/A = <u>4.72</u>	
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Prevalence Index = B/A = <u>4.72</u>																				
			=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
			=Total Cover																	
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Glycine max</u>	<u>70</u>	<u>Yes</u>	<u>UPL</u>																	
2. <u>Oxalis corniculata</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Setaria viridis</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
5. <u>Dichanthelium clandestinum</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
			90 =Total Cover																	
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
			=Total Cover																	

Remarks: (Include photo numbers here or on a separate sheet.)

Hydrophytic Vegetation Indicators:
1 - Rapid Test for Hydrophytic Vegetation
2 - Dominance Test is >50%
3 - Prevalence Index is ≤3.0¹
4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation
 Present? Yes No X

SOIL

Sampling Point	DP9
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[illegible]

State of Ohio

County of Summit

Personally, came and appeared before me, the undersigned notary, the within named George Vizmeg, who is the owner of a parcel of land, Summit County Permanent Parcel # 3006323, located in The City of Hudson, Summit County, State of Ohio and whereas acknowledges Prestige Builder Group has submitted a revised preliminary plan for the proposed development named Canterbury Crossing to the City of Hudson and makes this his/her statement and general affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge.

Dated this the 8th day of AUGUST, 2023.



Signature of Affiant

IN TESTIMONY WHEREOF, I have set my hand and official seal at Stow, Ohio, this 8 day of August, 2023.



NOTARY PUBLIC

Print Name: Robyn D Jones

My Commission Expires: March 28 2024



ROBYN D. JONES
Notary Public, State of Ohio
Commission No. 2019-RE-769541
My Commission Expires
March 28, 2024

State of Ohio

County of Summit

Personally, came and appeared before me, the undersigned notary, the within named Kuchar Limited Liability Company, Ed Kuchar it's President, who is the owner of lands located in The City of Hudson, Summit County, State of Ohio and whereas acknowledges Prestige Builder Group has submitted a revised preliminary plan for the proposed development named Canterbury Crossing to the City of Hudson and makes this his/her statement and general affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge.

Dated this the 8 day of August, 2023.

[Signature]

Signature of Affiant

Manager

IN TESTIMONY WHEREOF, I have set my hand and official seal at Stow, Ohio, this 8 day of August, 2023.



ROBYN D. JONES
Notary Public, State of Ohio
Commission No. 2019-RE-769541
My Commission Expires
March 28, 2024

[Signature]
NOTARY PUBLIC

Print Name:

Robyn D. Jones

My Commission Expires:

March 28, 2024