

REPORT

DATE: March 10, 2017

TO: Board of Zoning and Building Appeals for
Meeting Date March 16, 2017

FROM: Kris A. McMaster, Associate Planner
Mark Richardson, Community Development Director

SUBJECT: **Appeals Docket 2017-06**

Application

Variance to allow construction of a house.

Site

Address: 6867 Windsor Road
District: 3-Outer Village Residential Neighborhood
Applicant: Lewis Land Professionals, Joseph Burgoon
Don and Ann Michele Tharp
Owner: Ann Michele Tharp

Adjacent

<u>Location</u>	<u>District</u>	<u>Use</u>
North	3	Hudson Springs Park
South	3	Single Family Residential
East	3	Hudson Springs Park
West	3	Single Family Residential

Comments

The subject of this hearing is a request for a variance from the requirement to utilize public water and sewer in order to have a water well and septic system on the property to construct a new house pursuant the City of Hudson Land Development Code, Section 1207.11(b)(1), "Adequate Public Facilities-General Standards-Water/Wastewater".

Docket No. 2017-06

March 10, 2017

Page 2

The subject property is approximately on 2.1 acres located in District 3. The property is surrounded by single family homes to the south and west and city park land to the north and east. The property owner purchased the property June 5, 2000. The owners are proposing to construct a house having access to the property by an easement through their existing property at 6879 Windsor Road. They currently have a proposed contract with Peninsula Architects to construct their home. Code requires all new development to use public utilities at the time of occupancy. This property is not located on a public street and public water and sewer is not available to this property or the neighboring properties. The closest availability is located at East Streetsboro Street as shown in red on the attached map. The applicant has submitted a complete review from Summit County Public Health and the City of Akron Engineering Department that has estimated the cost of extending the water main at \$200,000 and extending the sewer line to E. Streetsboro St. at \$200,000 to \$250,000, a cost that they indicate is not reasonable. A review of the city fire access requirements are also attached from the applicant indicating what is needed for compliance as Exhibit D.

The following documents regarding the property are attached for your review:

1. **February 14, 2017**-Application for BZBA and supplemental information of applicant's request including exhibits.
2. **Aerial of site.**
3. **Aerial of site showing the closest location of the water and sanitary lines.**

Approval of the design of the house from the Architectural and Historic Board of Review will be required prior to the issuance of a zoning certificate.

cc: BZBA 2017-06
Aimee W. Lane, Assistant City Solicitor
Matthew Vazzana, Assistant City Solicitor
Ann Michele Tharp
Lewis Land Professionals, Joseph Burgoon
Beth Bigham, Council Liaison

Attachments

OHIO
HUDSON

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

BOARD OF ZONING AND BUILDING APPEALS APPLICATION

Please make check amount payable to "City of Hudson" for the amount of \$250.00.

Pursuant to the City of Hudson Land Development Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning and Building Appeals for the following purposes(s):

(Please Circle Request)

"VARIANCE"

"NONCONFORMING USE" "APPEAL"

Property Address: 6867 Windsor Road

Zoning District: 3-Outer Village Res.

Explanation of Requests and Justification:

Variations being requested are for an on-site septic system and water well due to the availability and prohibitive cost of extending existing sanitary sewer and water mains.

For a variance: Code requires _____ setback/sq. ft./height. Request is for _____ setback/sq. ft. height, therefore requesting a _____ setback/sq. ft./height.

Year Property Purchased: 2000

Sections(s) of the Land Development Code applicable to this application:

1207.11(b)(1)

*Applicant Joseph Burgoon
Lewis Land Professionals
8691 Wadsworth Rd, Ste 100
Wadsworth, OH 44281*

The undersigned certify that the information provided to the Board in and with this application is true and accurate and consent to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if the application is approved, to verify conformance to requirements and conditions of such approval.

Applicant: Don & Ann Michele Tharp

Property Owner: Ann Michele Tharp

Address: 6879 Windsor Road

Address: _____

Telephone 330-780-7016

Telephone: jburgoon@landprosinc.com

E-Mail: dtharp@hudsonfinancial.com

E-Mail: _____

Applicant: state relationship (agent, attorney, contractor, other):

Property owner & husband

Applicant Signature: [Signature]

Date: 2/8/17

Property Owner Signature: [Signature]

Date: 2/8/17

(Staff use only)

Application No./Docket No. 2017-06

Hearing Date: 3-16-2017

Date Received: 2/14/17

Fee Paid: 250.00

FEMA Floodplain

Y

N

(Initials)

BOARD OF ZONING AND BUILDING APPEALS (BZBA)
Application Supplemental Information

Application for property located at: 6867 Windsor Road

Variances from the terms of this Code shall not be granted by the BZBA unless the application for variance demonstrates the following: *“Exceptional or unusual conditions exist that are not common to other areas similarly situated and practical difficulty may result from strict compliance with any of the zoning standards, provided that such relief will not have the effect of nullifying or impairing the intent and purpose of these standards”.*

In determining “practical difficulty”, **the BZBA will consider the following factors:**

- 1) The property in question (will/will not) yield a reasonable return and there (can/cannot) be a beneficial use of the property without the variance because: it could not be used for residential use as intended per the residential zoning district it is located in.

- 2) The variance is (substantial/insubstantial) because: the proposed house needs water and septic & all of the homes surrounding this property also use on-site water and septic.
 - a) Is the request the minimum amount necessary to make reasonable use of the property or structure(s)?
Yes

- 3) Would the essential character of the neighborhood be substantially altered? Explain: No, the proposed house fits the character of the residential development it is in.
 - a) Would adjoining properties be negatively impacted: 6859 Windsor Road could consider this a negative impact due to the location of the proposed driveway coming off Windsor Road. An easement for utilities and access is being granted by the owner of 6867 Windsor Road.
 - b) Describe how the adjacent properties will not be affected: The parcels to the North and East are park owned and would have no negative impact. The parcel to the West is currently owned by the applicant.

- 4) Will this request adversely affect public services (mail, water, sewer, safety services, etc.)? No

- 5) Did the owner of the property purchase the property with the knowledge of the zoning restrictions? Yes

- 6) This situation cannot be feasibly solved by means other than a variance. Explain: Extension of sanitary sewer and water main is not practical or economical for the proposed house.

- 7) The spirit and intent behind the zoning requirement (would/would not) be observed and substantial justice (done/not done) by granting the variance because: an otherwise unusable lot would be buildable.
 - a) The circumstance leading to this request was not caused by current owner. It was caused by: availability of sanitary sewer and water mains.
 - b) List any special circumstances peculiar to the property/lot (i.e. exceptional irregularity, narrowness, shallowness or steepness) these circumstances are: that it has no frontage to a public street.

Signature: Am M. Thompson Date: 2/8/17



Application Supplemental Information for 6867 Windsor Road

Sanitary Sewer Variance

A review of the nearest sanitary sewer manholes to the subject parcel was done using the Summit County Sanitary Sewer Viewer on the County of Summit GIS website. Three manholes were found for possible connections to analyze. The locations are to the West along Stow Road across from the Seton Catholic School, South along E. Streetsboro Rd. where Harland Dr. intersects, and East under the existing wetlands and stream to St. George Dr. See the attached sanitary sewer map, or Exhibit A, for reference.

A connection to the West would be longer than 2,900 feet and is the longest route of the three options. For this reason it would be the most expensive and least feasible. A connection to the South would be approximately 2,000 feet, but the flowline of the existing sanitary sewer along E. Streetsboro Road is at an elevation of 1085.40'. The elevation of the road in front of our subject property is 1090.00'. This means that a gravity sewer would not have adequate slope to drain to the South, and a pump station would have to be installed in order to convey effluent to the South. A pump station would be prohibitively costly for a single residential home, and would require a greater scope of planning. A connection to the East would require not only a pump station, but disturbance of wetlands and streams which would be prohibited. The estimated cost of the cheapest option (a connection to E. Streetsboro Road) is \$200,000 to \$250,000 in order to service other houses along the street.

For the above reasons, an investigation was done for the suitability of an on-site septic treatment system. A soil test was performed by a Certified Professional Soil Scientist, and based upon the soil test information Nate King with Summit County Public Health has approved the lot for an on-site septic treatment system. The Site & Soil Evaluation is attached as Exhibit C for reference.

Water Connection Variance

The City of Akron Engineering Department was contacted for information about the nearest water main to the subject property. A 12" water main runs along the South side of E. Streetsboro Road. A map of this water main is attached for reference as Exhibit B. Approximately 2,000 feet of water main would need to be extended along Harland Drive and Windsor Road to reach the subject property for a connection to be made. The estimated cost of extending the water main is approximately \$200,000. In this case, a water well is a more reasonable choice to service a single residential home.

Hudson Fire Department Review

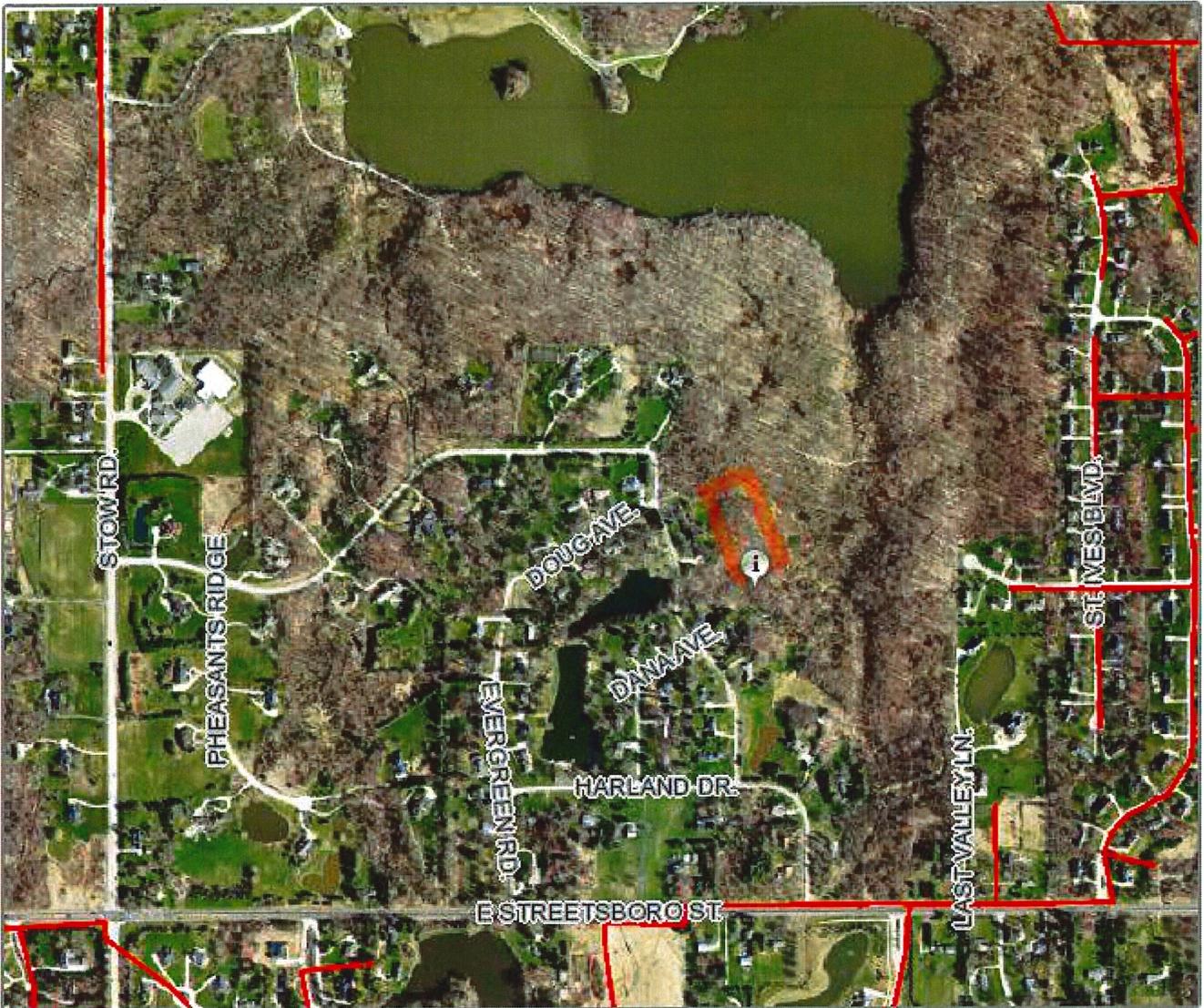
The proposed site plan was sent to Mr. Shawn Kasson, the Fire Marshal of Hudson Fire Department, for his review of compliance with all applicable residential fire access driveway requirements. A copy of the Hudson Fire Department Residential Fire Access Driveway Requirements is attached as Exhibit D.

In complying with these requirements, the following things were done. Mr. Lewis wrote a letter certifying the bearing capacity of the proposed driveway to meet the weight requirements of fire department vehicles. The driveway certification letter is attached as Exhibit E. Another requirement is that the proposed 12" diameter driveway culvert near Windsor Road as shown on the Lot Improvement Plan (see Exhibit G) shall have a minimum weight bearing capacity of 50,000 pounds. The attached Exhibit F is the brochure from ADS who manufactures the culvert pipe. The last feature on the brochure is circled in red, and reads that a 12" diameter pipe will support fire department vehicles so long as the pipe is buried with at least 1' of cover from the top of the pipe to the surface of the driveway above.

A program called AutoTurn was used to analyze the ability of a fire truck to turn around in the driveway provided for the proposed house. The turnaround area was designed to allow a 42' long fire truck to drive in, back up, and drive out. A turnout is also provided along the length of the driveway. The AutoTurn Plan is attached as Exhibit H.

The above exhibits were submitted to Mr. Kasson and he approved the proposed driveway pending approval and recording of a proposed access easement as shown on Exhibit G. See the attached email granting approval (Exhibit I).

City of Hudson, OH



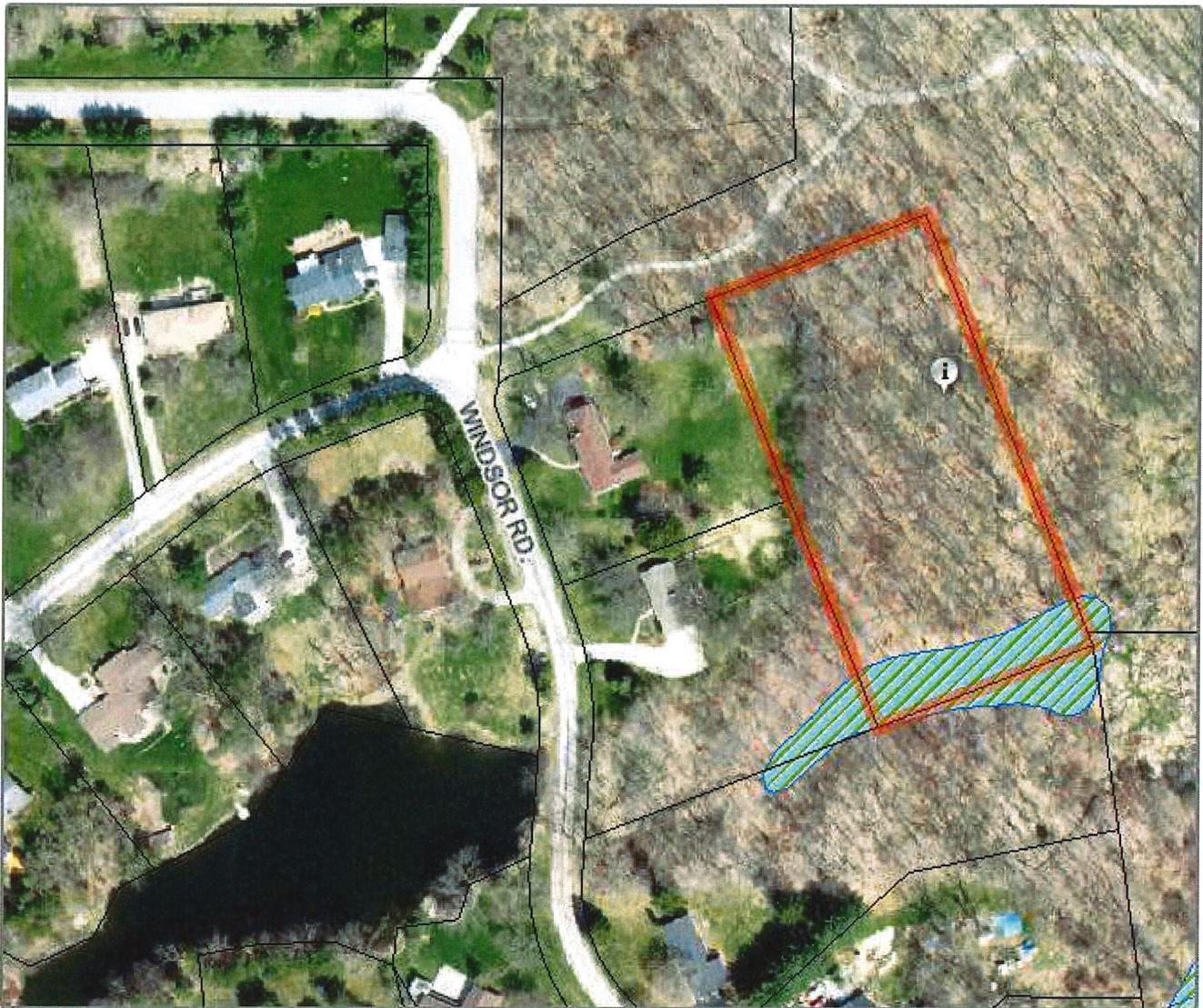
Owner Name	Tharp Ann Michele	Legal Description	LOT 60 S OF DOUG AVE 2.100A
Site Address	6867 WINDSOR RD	Area	2.07
Parcel ID	3001975	Council Ward	Ward 3
Owner Address	6879 WINDSOR RD	Water Provider	Well Water
Owner City	HUDSON	Sewer Provider	Septic System
Owner State	OH	Electric Provider	City of Hudson
Owner ZIP	44236	Water Rate	Akron Water District
Phone		Water Tap	Akron Water District

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 804 feet
 2/21/2017

Water lines in Red.

City of Hudson, OH

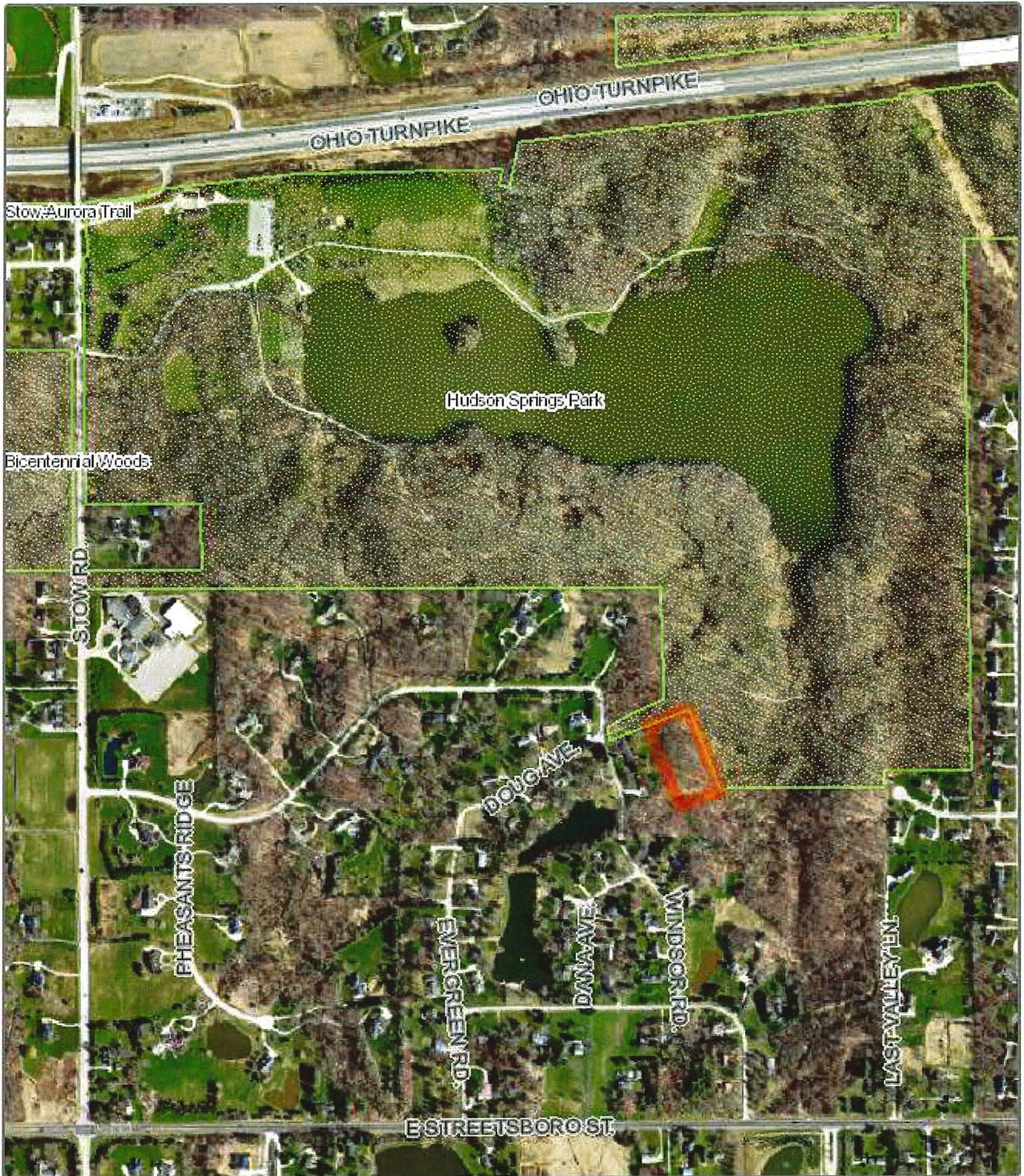


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Phone		Water Tap	Akron Water District

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 160 feet
 2/16/2017

City of Hudson, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 718 feet
2/21/2017

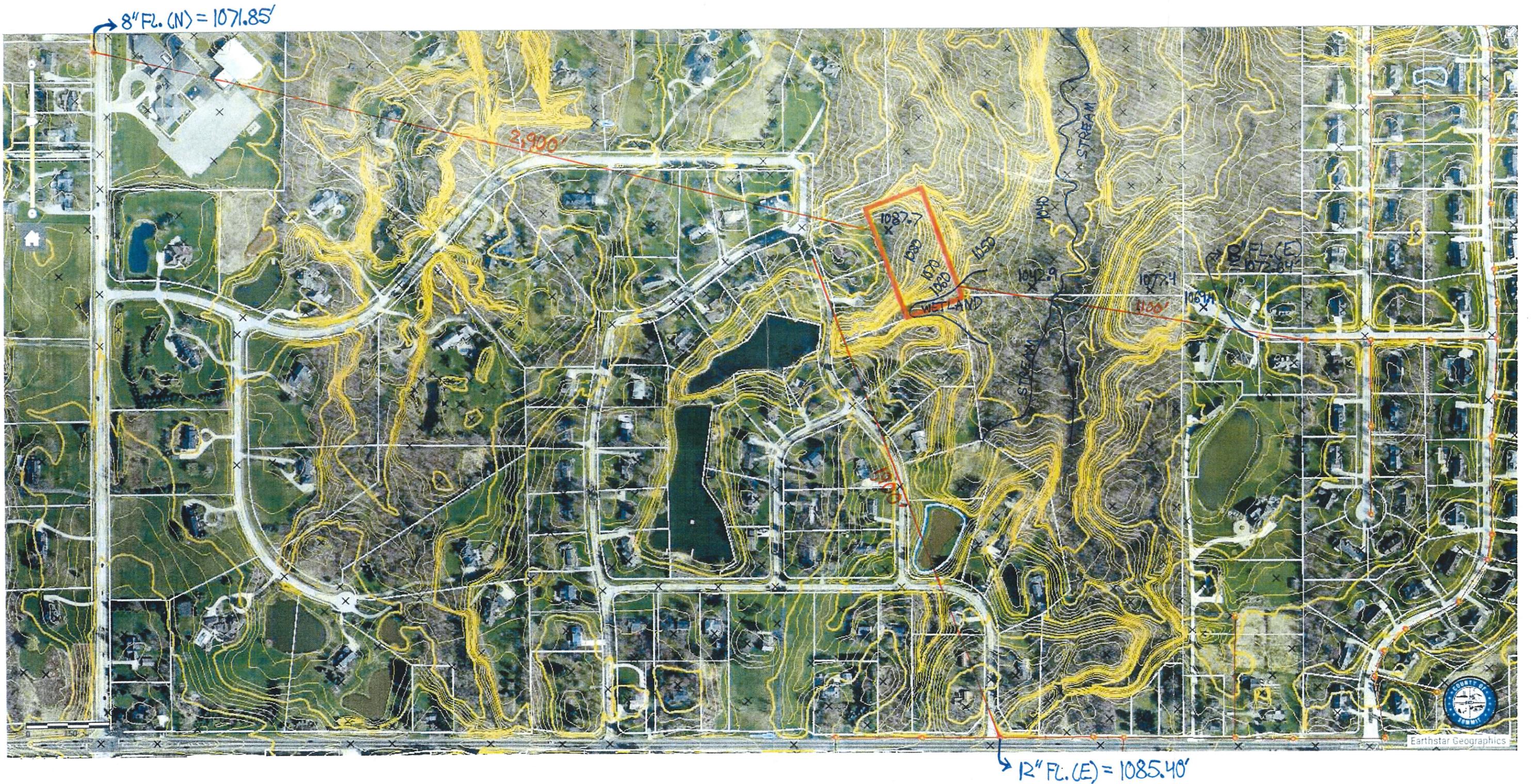


Exhibit A - Sanitary Sewer Map

SEE SHEET: 2705576

Legend

- Air Release
- ⊙ Access Hatch
- | Bend
- Hydrant
- | Offset
- † Bypass Valve
- ▲ Check Valve
- ◆ Corporation Valve
- Normal Valves
- ⊖ Offset Valves
- ◆ Pressure Valve
- Tapping Valves

Fittings

- ⊙ Blind Flange
- | Cap
- | Coupling
- CMP
- | Expansion Joint
- Flange
- | Lead Joint
- | Lock Joint
- Manhole
- Meter
- Meter Vault
- | Plug
- | Reducer
- Saddle
- | Solid Sleeve
- Vault
- Weld

Storage Facilities

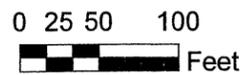
- ⊙ Distribution Reservoir
- ⊙ Elevated Tank
- ⊙ Ground Storage
- ⊙ Production Well
- ⊙ Standpipe
- ⊙ Pump Station

Water Main

- Service Level**
- Boosted High
 - High
 - Normal
 - Seasonal

Right of Way

- Type**
- Dedicated
 - Dedicated Utility Right Of Way
 - Vacated
 - Easements



SCALE: 1"=50'
Plotted on 24"x36" paper
SCALE: 1"=100'
Plotted on 12"x18" paper

SEE SHEET: 2690575



HORIZONTAL CONTROL INFORMATION IS REFERENCED TO NAD 83 COORDINATE INFORMATION

SEE SHEET: 2705574

SCALE: 1"=50'
Plotted on 24"x36" paper
SCALE: 1"=100'
Plotted on 12"x18" paper

WATER UNDERGROUNDS

SEE SHEET: 2720575

THE CITY OF AKRON DOES NOT GUARANTEE
THE COMPLETENESS, ACCURACY OR VALIDITY
OF THIS INFORMATION.

Exhibit B



SHEET NUMBER
2705575

REVISION DATE: 8/12/2009



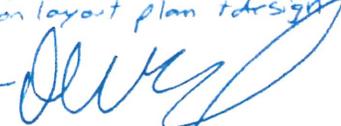
Exhibit C

ck#565 #670.00 9-23-16

SUMMIT COUNTY PUBLIC HEALTH

1867 West Market Street • Akron, Ohio 44313 • 330-926-5600 • Fax 330-923-6436

SITE & SOIL EVALUATION APPLICATION

Job Site Address: 6867 Windsor Road		Zip Code: 44236	Parcel I.D.: 3001975
Parcel acreage: 2.10 acres	Parcel dimensions: 425'x215.02'		Township/Village/City: Hudson
Applicant: Don Tharp		Phone: 330-780-7016	
Mailing Address: 6879 Windsor Road, Hudson, OH 44236			
Site Review:			FEE:
<input type="checkbox"/> Update for expired approval/Transfer of approval/Project or plan changes			\$180
<input checked="" type="checkbox"/> Lot Evaluation: Review of an existing parcel and completed soil evaluation paperwork to determine the ability to support the installation of a STS in compliance with OAC 3701-29			\$430
<input type="checkbox"/> Minor lot split: Review of completed soil evaluation paperwork and proposal to subdivide an existing parcel into five or less building lots using a STS in compliance with code. I certify that citing a STS on the proposed lot(s) will not violate the prohibitions in the Environmental Health Code, SCHD.			\$430 per lot
<input type="checkbox"/> Major Subdivision Review: Review of a proposal to develop more than five building lots using STS in compliance with code. An individual lot evaluation will also be necessary prior to individual lot approval.			See Staff
<input type="checkbox"/> Replacement Evaluation: Review of completed soil evaluation for the replacement of a STS or major STS components.			\$120
<input type="checkbox"/> Type 2,3, or 4 GWRS: Review of proposed system siting and completed soil evaluation			
<input type="checkbox"/> Type 1 GWRS: Review of completed soil evaluation and citing of system			\$60
Soil Evaluation:			FEE:
<input checked="" type="checkbox"/> Lot Evaluation			\$240
<input type="checkbox"/> Replacement HSTS or SFOSTS			\$60
<input type="checkbox"/> Type 3 or 4 GWRS			\$180
Proposed Project Information:			
<input checked="" type="checkbox"/> One-Family Total number of bedrooms: <u>5</u> . The design of the HSTS for the proposed project is based in part on the potential occupancy of the dwelling. A bedroom is any room that can practically be used as a bedroom including a home office, den, library, etc. Square footage of the dwelling unit _____. <input type="checkbox"/> Two-Family <input type="checkbox"/> Three-Family <input type="checkbox"/> SFOSTS For Small Flow Onsite STS (SFOSTS) include detail project information. <input checked="" type="checkbox"/> Size & type of dwelling has not yet been determined, evaluation request is only for general suitability of the parcel.			
Water Source: <input type="checkbox"/> "City" water <input checked="" type="checkbox"/> Private Water System (<input checked="" type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Hauled Water Storage Tank <input type="checkbox"/> Spring)			
I understand that any approval or disapproval issued by the Health District is based on the information I have provided. I further understand that <i>any change in this information may result in voiding approval made by this Department.</i> Transfer of application and/or review of project changes are subject to a fee. See additional instruction on the reverse side of this form. Application fee is non-refundable!			
Signature of Applicant: _____		Date: _____	
Health District Use Below This Line:			
(valid for 1 year): <input type="checkbox"/> See approved stamped site plan. <input checked="" type="checkbox"/> Soils data attached <input type="checkbox"/> The parcel is approved for the proposed project submitted with this application and meets the minimum requirements. <input checked="" type="checkbox"/> A specific project has not been proposed, but the parcel appears to be capable of supporting a project with a design flow of <u>600</u> gallons of wastewater flow per day. While this approval may be adequate for lot split requirements, it is not suitable for zoning & building permits . A final project approval requires an update application and fee. <input type="checkbox"/> A soil absorption system is not feasible for this lot due to unsuitable soils and/or inadequate area, see attached letter and NPDES application for details on obtaining a authorization from Ohio EPA to discharge and then a SCHD permit. <input type="checkbox"/> DISAPPROVED: <input type="checkbox"/> Application is incomplete or inaccurate, see notes and reapply. <input type="checkbox"/> Proposed project does not meet code requirements			
NOTES: <i>general approval for 5 bedroom home. -waiting on layout plan to design</i> 		Approval means that the proposed project appears to be <i>feasible</i> for the siting of a STS or GWRS. A design plan must be submitted for review prior to project approval or issuance of a permit to install or alter. THIS DOCUMENT IS NOT A PERMIT	
Inspector's Signature: _____	Date: <u>9/16/16</u>		
Site visit date(s): _____	<input type="checkbox"/> Cash <input type="checkbox"/> Check #: Date received: _____		

Matt [Signature] 11-30-16

Rie



Site Location: 6867 Windsor Test Hole(s) # 4,5

PARAMETER	VALUE	UNITS	NOTES
Estimated Flow	600	GPD	Flow estimated at 120 gallons/bedroom/day. Additional flows may be added when needed. SFOSTS estimated from Ohio EPA manual
Infiltrative Dist.	10	INCHES	HLLR increases as infiltrative distance decreases. HLLR also based on slope, soil texture, structure, and consistence.
HLLR	3.3	GPD/FT.	May be adjusted when infiltrative distance <8", or is greater than 24" - see OAC 3701-29-15 (N)(2)(d) and (e).
ILR-Septic Tank	0.6	GPD/SQ.FT	Lower ILR value is for septic tank effluent. Higher ILR is for pretreated effluent <25mg/L BOD.
ILR-Pretreated	0.8	GPD/SQ.FT	
Minimum Length	181.818	FEET	<u>New Construction</u> - May reduce by 10% for Existing Lots <u>Replacement</u> - May reduce up to 30%. Must use LPP if reduced above 20%.
Width-Septic Tank	5.5	FEET	
Width-Pretreated	4.125	FEET	
Minimum Area-Septic Tank	1000	SQ.FT.	RESTING REQUIRED: Must add 25% to the total minimum area for resting of leaching trenches, except when using timed dosed LPP. The full required area must be available for use at all times. More than 25% may need to be added when the number of trenches and/or trench length is not conducive to resting 25%.
Minimum Area-Pretreated	750	SQ.FT.	

LIMITING CONDITIONS	RULE 3701-29-15	Min VSD	Minimum Unsaturated In-situ Soil	Present At Site
Limiting Condition Not Specified <i>Platy structure</i>	D	18"	8"	Depth <u>31"</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Fractured and/or Karst Bedrock or Ground Water or Aquifer	E1	36"	12"	Depth ___ Yes ___ No ___
Other High Risk Limiting Conditions Identified	E2	36"	12"	Depth ___ Yes ___ No ___
Highly Weathered Soils	E3	36"	12"	Depth ___ Yes ___ No ___
Perched Seasonal Water (Septic Tank Effluent)*	F	24"	8"	Depth ___ Yes ___ No ___
	G	12"	8"	Depth <u>10"</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

* 1' SDC Pretreatment Device- Minimum of 8" Unsaturated In-Situ Soil To Perched Water

Site Location: 6867 Windsor

Perimeter Drains / Swales Required: *Design Dependent*

- Interceptor Drain
- Curtain Drain _____ Inches Deep
- Diversion Swale
- None

Low Pressure Distribution Required: *Yes*

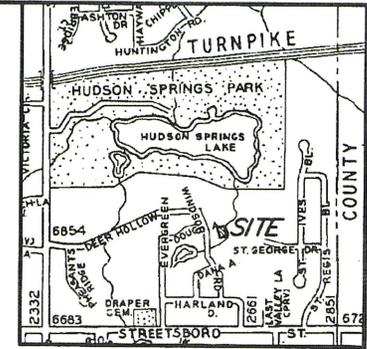
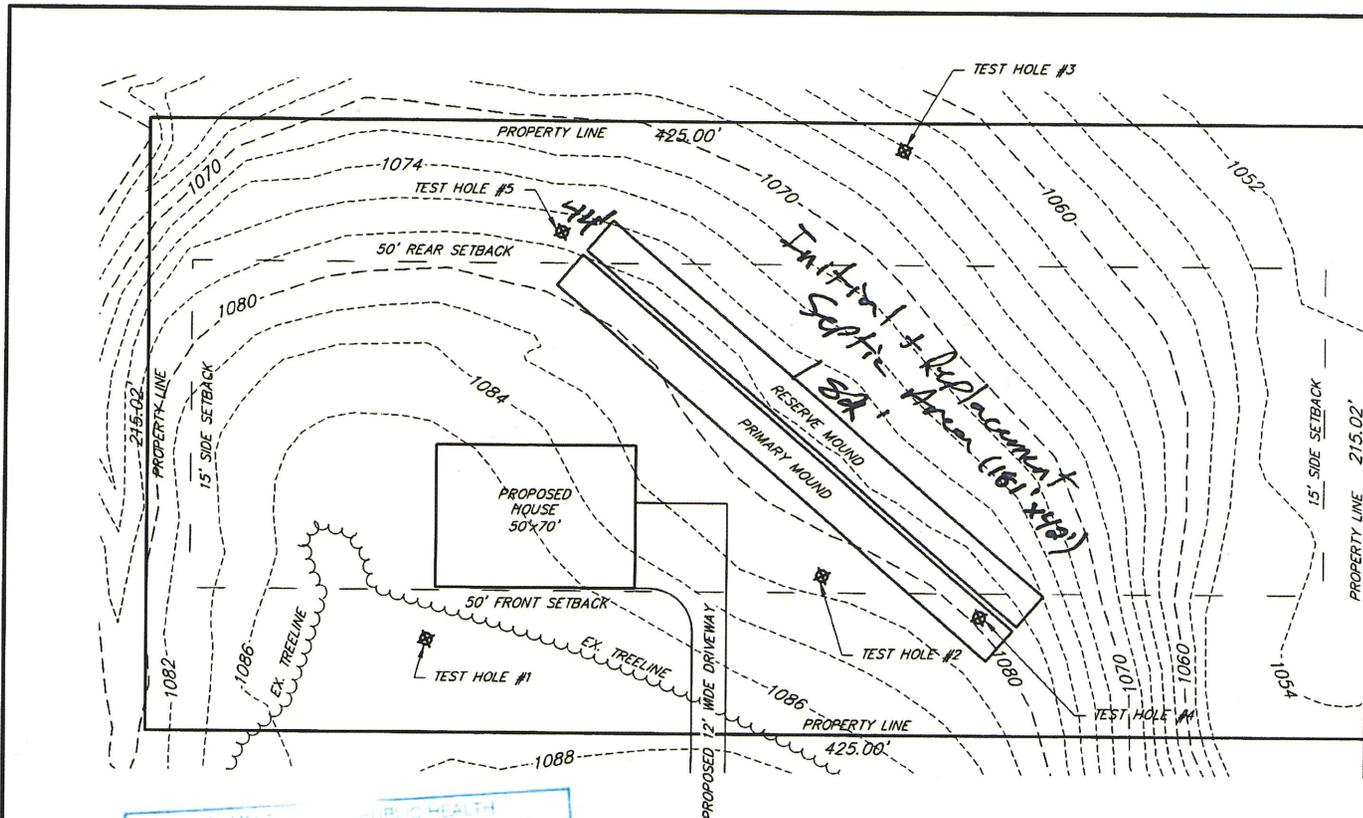
- Reason
- Highly permeable materials connected to water table
 - Shallow limiting condition
 - Slow and very slow permeability soils
 - Length reduction 20% to 30%

Adequate length/width is available along the contour for initial and replacement STS.
 Based on information submitted, it cannot be determined if the parcel is suitable for an STS.
 DISAPPROVED: Based on site/soil characteristics. The property is unsuitable for an STS.
 Existing Structures Only: Off-lot discharge is necessary. NPDES permit is required.

COMMENTS *Aeration is required. Options include mound, spray, drip distribution, or shallow leaching trenches w/LIP. Max depth is 2".*

Reviewed BY: *Nate King*
Date: *11-30-16*



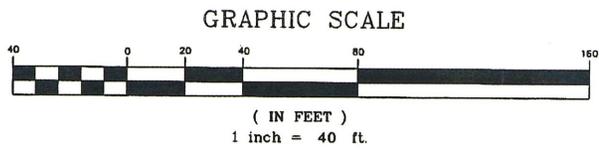


SUMMIT COUNTY PUBLIC HEALTH
 11/30/16
 APPROVAL
 330-926-5690
 PH. NUMBER

- PLANS PREPARED BY -
LEWIS LAND PROFESSIONALS INC.



CIVIL ENGINEERING LAND SURVEYING
 8691 WADSWORTH ROAD SUITE 100
 WADSWORTH, OH 44281 (330) 335-8232



SEPTIC SYSTEM PLAN
 6867 Windsor Road
 Situated in the City of Hudson
 County of Summit, and State of Ohio
 PPN: 3001975

SCALES: HORIZONTAL 1"=40' DRAWING FILE: 16-313.DWG REVISION DATE:	DATE: 11/29/2016 PROJECT NUMBER: 16-313 SHEET NUMBER: 1 OF 4
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HUDSON FIRE DEPARTMENT

40 South Oviatt Street – Hudson, Ohio 44236
Phone (330) 342-1860 Fax (330) 342-1866

Exhibit D

Residential Fire Access Driveway Requirements

1. **Surface Material:** 1207.13(c)(9)(J)(viii)
 - Any all weather surface that is designed and engineered to support a minimum weight of 50,000 pounds.
 - This includes, but is not limited to, concrete, asphalt, paving bricks or gravel.
 - The entire driveway must be kept clear of snow and ice build up during the winter season.

Identify compliant surface material for driveway.
2. **Driveway Width:** 1207.13(c)(9)(J)(iv)
 - Twelve feet is the minimum acceptable width. An additional three foot strip on each side of the driveway is to be kept clear of trees and bushes. (This would permit easier deployment of fire hoses and equipment).

Identify 3 foot working clearance on each side of 12 foot driveway.
3. **Vertical Clearance:** 1207.13(c)(9)(J)(xii)
 - A minimum unobstructed clearance of 13 feet 6 inches is needed, and must be maintained year round.

Identify 13' 6" overhead clearance along driveway
4. **Driveway Length:** 1207.13(c)(9)(J)(ix)
 - All new residential driveways shall not exceed 600 feet in length unless connected to a second approved public access point.
5. **Grade:** 1207.13(c)(9)(J)(xiii)
 - The maximum grade of any residential driveway that also acts as a fire access drive shall be 4%.
6. **Load Capacity:** 1207.13(c)(9)(J)(viii)
 - 50,000 pounds is the minimum acceptable weight bearing capacity needed for these driveways.
(This is determined by the weight of the fire apparatus typically used for residential structural firefighting)

Provide design professional statement of weight bearing capacity.
7. **Bridges and Culverts:** HFD Requirement
 - All bridges and culverts must meet the minimum weight bearing capacity of 50,000 pounds.
 - All bridges shall be clearly posted with the weight bearing capacity.
 - All bridges and culverts must meet the minimum width requirement of 12 feet.

Confirm no bridges or culverts or provide design professional statement of weight bearing capacity.
8. **Driveway Turnouts:** (1207.13(c)(9)(J)(iv))
 - All new driveways exceeding 300 feet in length shall have a vehicle turnout located every 200 feet.
 - The vehicle turnout shall be a minimum of 35 feet long and 10 feet wide with 45 degree approaches.
9. **Turnarounds:** 1207.13(c)(9)(J)(v) & 1207.13(c)(9)(J)(vi)
 - Any dead-end residential fire access driveway that is in excess of 300 feet in length shall be provided with a minimum 80 foot diameter turnaround located within 150 feet of all portions of the structure.
 - The turnaround shall have a minimum turning radius of 20 feet inside and 40 feet outside.
 - Alternative types of turnarounds (hammerhead, box or Y configuration) must be approved by Hudson Fire.
10. **Easements:** 1207.13(c)(9)(J)(xi)
 - Any private fire access driveway that serves multiple properties or crosses property lines shall have proper emergency access easements

Confirm compliance with access easement requirement.

Exhibit E


LEWIS LAND PROFESSIONALS
INC.
Civil Engineering & Land Surveying

January 23, 2017

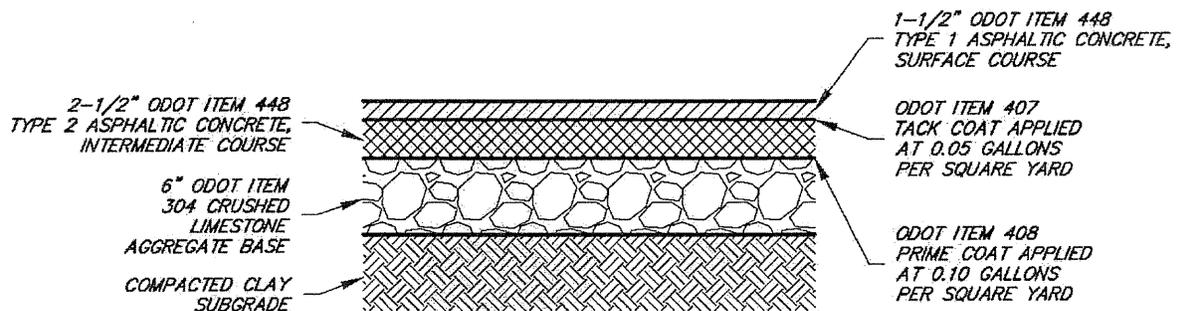
Mr. Don Tharp
6879 Windsor Road
Hudson, OH 44236

RE: Private Driveway Bearing Capacity
6867 Windsor Road
City of Hudson, Summit County

Dear Mr. Tharp:

I have evaluated your proposed residential driveway at the above referenced site. The onsite soils consist of EIC2 (Ellsworth silt loam, 6 to 12 percent slopes, eroded). The main limitations for the soil include seasonal wet soil conditions and slow permeability. Below the topsoil layer the soil consists of yellowish brown silty clay loam.

The proposed driveway shall consist of the following sections which are 12 feet wide with a 3 foot strip on each side of the driveway to be kept clear of trees and bushes. The driveway will consist of a minimum of the following:



The above pavement section has a bearing capacity of greater than 50,000 pounds to support emergency vehicles. Please do not hesitate to call if you have any questions.

Sincerely,



David H. Lewis, P.E.
President

8691 Wadsworth Road Suite 100 Wadsworth, Ohio 44281
(330) 335-8232 Fax (330) 335-0242

N-12® WT IB PIPE (PER AASHTO)

Exhibit F

It's a revolution that began nearly 15 years ago when ADS pioneered the watertight joint for corrugated polyethylene pipe. The ADS N-12 WT IB pipe (per AASHTO) – our third generation of watertight joint technology – has set the standard in watertight performance.

Today's N-12 WT IB pipe (per AASHTO) incorporates patented technology to provide a superior watertight joint. An exterior bell wrap provides a quick visual indicator to customers and inspectors that a watertight product is being used. A patented gasket, that meets all requirements of ASTM F477, increases its sealing forces as intermittent internal or external hydrostatic pressure occurs. The flared bell and spigot significantly improve ease of installation. N-12 WT IB pipe (per AASHTO) is so advanced in its design that it is easy to put your confidence in for long-term reliability.

APPLICATIONS:

Storm Sewers	Culverts & Cross Drains
Retention/Detention	Slope/Edge Drains
Ditch Enclosures	Mining/Forestry/Industrial
Roof Drainage	

FEATURES:

- 4" – 60" (100 - 1500 mm) diameters available
- Nominal 20 ft. (6m) and 13 ft. (4m) lengths available
- Integral bell and factory-installed gasket
- Joint meets or exceeds ASTM D3212 lab test as well as ASTM F2487 and ASTM F1417 watertight field test
- Exceptional joint strength
- Excellent abrasion and corrosion resistance
- Light weight
- Structural strength that will support H-25 or HL-93 live loads with 1' (0.3 m) minimum cover; 60" (1500 mm) pipe requires 2' (0.6 m) cover for H-25 or HL-93 loads



BENEFITS:

- Variety of diameters and lengths fit any project
- Pipe requires no extra couplers, grout or other sealants for installation due to built-in bell and factory-installed gasket. This means fewer components to risk performance
- Installation cost savings from lower shipping costs, fewer people, and less heavy equipment required.
- Hydraulic efficiency from smooth interior
- Long-term durability of HDPE

ADS Service: ADS representatives are committed to providing you with the answers to all your questions, including specifications, and installation and more.



LOT IMPROVEMENT PLAN

6867 Windsor Road

Situated in the City of Hudson
County of Summit, and State of Ohio
PPN: 3001975

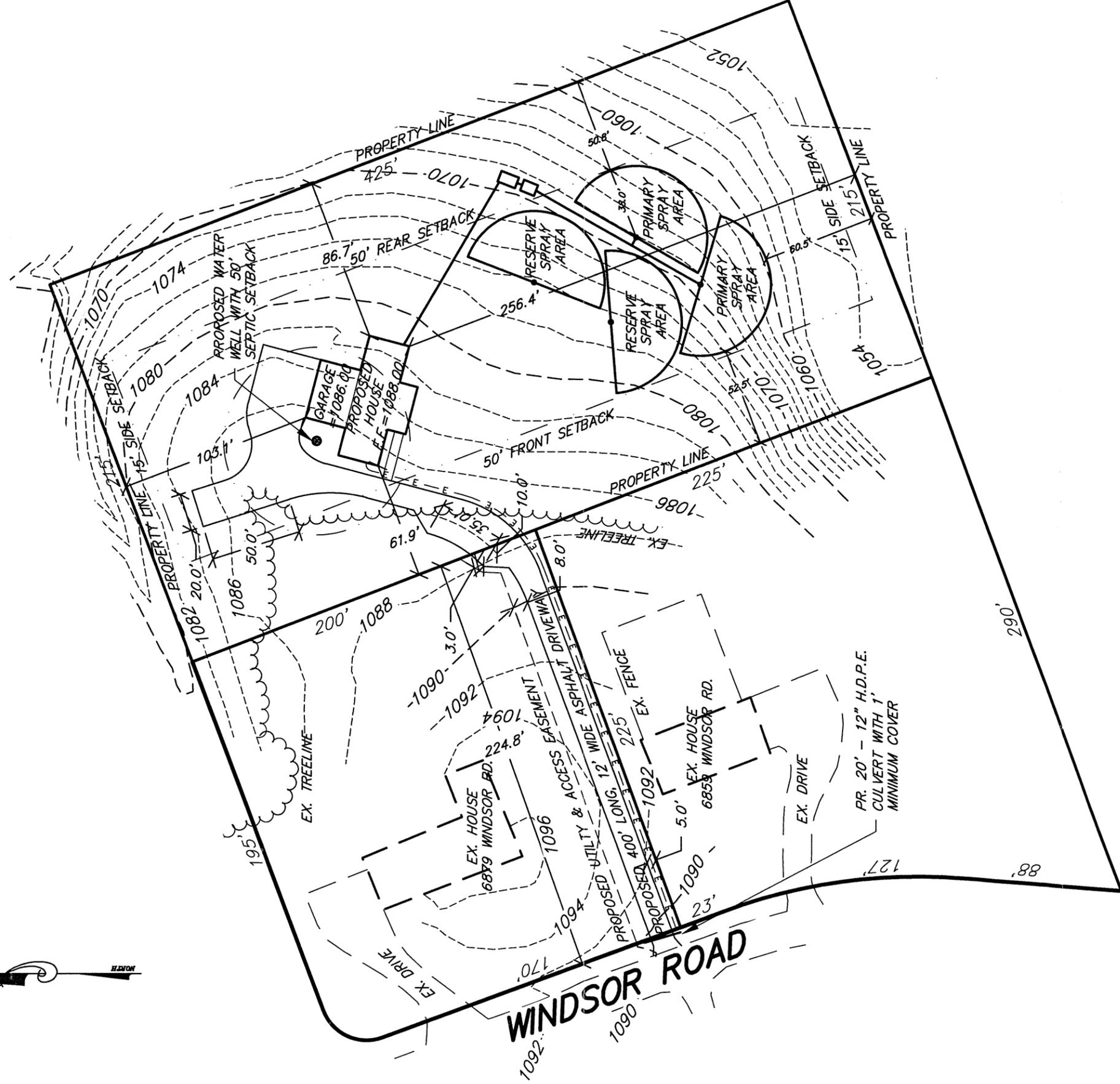
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



Exhibit G



- DRIVEWAY NOTES:
1. DRIVEWAY HAS BEEN DESIGNED TO SUPPORT MORE THAN 50,000 POUNDS OF BEARING CAPACITY. SEE DRIVEWAY CERTIFICATION LETTER FOR THIS PROPERTY.
 2. AN ADDITIONAL 3" STRIP ON EACH SIDE OF THE DRIVEWAY IS TO BE KEPT CLEAR OF TREES AND BUSHES.
 3. A MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OF 13'6" FOR THE DRIVEWAY IS REQUIRED TO BE MAINTAINED YEAR ROUND.
 4. THE ENTIRE DRIVEWAY MUST BE KEPT CLEAR OF SNOW AND ICE BUILD-UP DURING THE WINTER SEASON.
 5. MAXIMUM SLOPE OF THE DRIVEWAY SHALL BE 4%.
 6. IT IS THE RESPONSIBILITY OF THE GRANTEE OF THE UTILITY & ACCESS EASEMENT TO MAINTAIN THE CONDITION OF VEGETATION, PAVEMENT, & OTHER IMPROVEMENTS INSIDE OF THE EASEMENT.



TWO WORKING DAYS
BEFORE YOU DIG
Call 1-800-362-2764

TOLL FREE
Outside Ohio 216-744-5191
OHIO UTILITIES PROTECTION SERVICE



Lewis Land Professionals, Inc.

Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232 Fax: (330) 335-0242
www.landprosinc.com

DATE:	DESCRIPTION:	BY:
9/14/16	PRELIMINARY LOT FIT SKETCH	KAS
9/16/16	ADD ADDRESS & FRONT SETBACK	KAS
1/10/17	SKETCH FOR HOUSE LOCATION	KAS
1/24/17	REVISED PER HUDSON FIRE DEPT.	KAS

SHEET 1 OF 1

PROJ. No. 16-313 DRAWING NAME 16-313.dwg

GRAPHIC SCALE



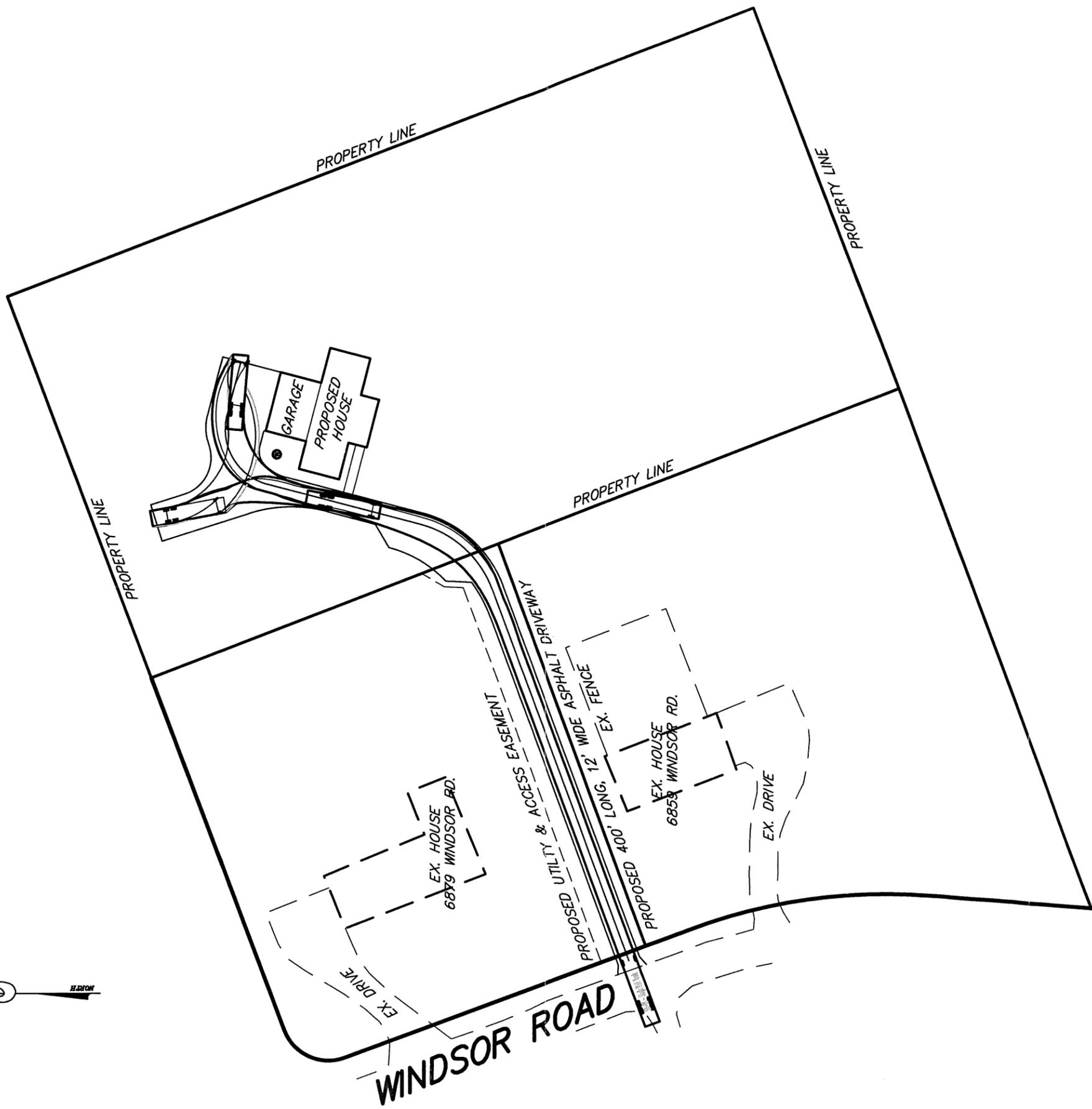
(IN FEET)
1 inch = 60 ft.

AUTOTURN PLAN

6867 Windsor Road
Situating in the City of Hudson
County of Summit, and State of Ohio
PPN: 3001975



Exhibit H



TWO WORKING DAYS
BEFORE YOU DIG
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SHEET 1 OF 1

PROJ. No. 16-313 DRAWING NAME 16-313.dwg

Exhibit I

Kyle Salisbury

From: Kasson, Shawn [<mailto:SKasson@hudson.oh.us>]
Sent: Tuesday, January 24, 2017 2:40 PM
To: Kyle Salisbury
Cc: Matava, Joe; 'dtharp@hudsonfinancial.com'; Joe Burgoon; McMaster, Kris
Subject: RE: 6867 Windsor Road House Sketch

Kyle –

I have reviewed the revised submittal for the proposed residence at 6867 Windsor Road. Upon review I find that all previous comments have been addressed. I also understand that you are working with Kris McMaster to address the easement.

Please contact me with any further questions.

Regards,

Shawn

Shawn Kasson
Fire Marshal
Hudson Fire Department
40 South Oviatt Street
Hudson, Ohio 44236
Phone: 330.342.1869
Email: skasson@hudson.oh.us

From: Kyle Salisbury [<mailto:ksalisbury@landprosinc.com>]
Sent: Tuesday, January 24, 2017 1:52 PM
To: Kasson, Shawn <SKasson@hudson.oh.us>
Cc: Matava, Joe <jmatava@pa-architects.com>; 'dtharp@hudsonfinancial.com' <dtharp@hudsonfinancial.com>; Joe Burgoon <jburgoon@landprosinc.com>; McMaster, Kris <kmcmaster@hudson.oh.us>
Subject: RE: 6867 Windsor Road House Sketch

Hi Shawn,

Thank you for putting together this letter. I have revised the plan for the proposed driveway and easement to incorporate the access requirements. Notes have been added to the plan to call out some of the requirements which are not depicted on the plan view.

I have attached a driveway certification letter which describes the thickness of the proposed asphalt pavement for the driveway, and a plan showing the maneuverability of the driveway for a fire truck to go in, turn around, and exit. We use a program called AutoTurn to model the turning radius of fire trucks as shown on the plan.

For the culvert pipe, I've attached the brochure for ADS N-12 H.D.P.E. pipe. Note that toward the bottom on Page 1 in the brochure it states that "Structural strength that will support H-25 or HL-93 live loads with 1' minimum cover." A 12" diameter pipe will be able to withstand the load of a fire truck so long as it has at least 1' of cover over top of it based upon this rating.

Please let me know if this plan now complies with all of the requirements for Hudson Fire Department. Based on #9 of the requirements, it says that our alternative turnaround requires specific approval.

Thank you,

Kyle A. Salisbury

Engineer Technician
Lewis Land Professionals, Inc.
8691 Wadsworth Road, Suite 100
Wadsworth, Ohio 44281
330-335-8232 - office
330-335-0242 - fax
ksalisbury@landprosinc.com
www.landprosinc.com

From: Kasson, Shawn [<mailto:SKasson@hudson.oh.us>]
Sent: Monday, January 23, 2017 12:23 PM
To: Kyle Salisbury
Cc: Matava, Joe; 'dtharp@hudsonfinancial.com'; Joe Burgoon; McMaster, Kris
Subject: RE: 6867 Windsor Road House Sketch

Kyle –

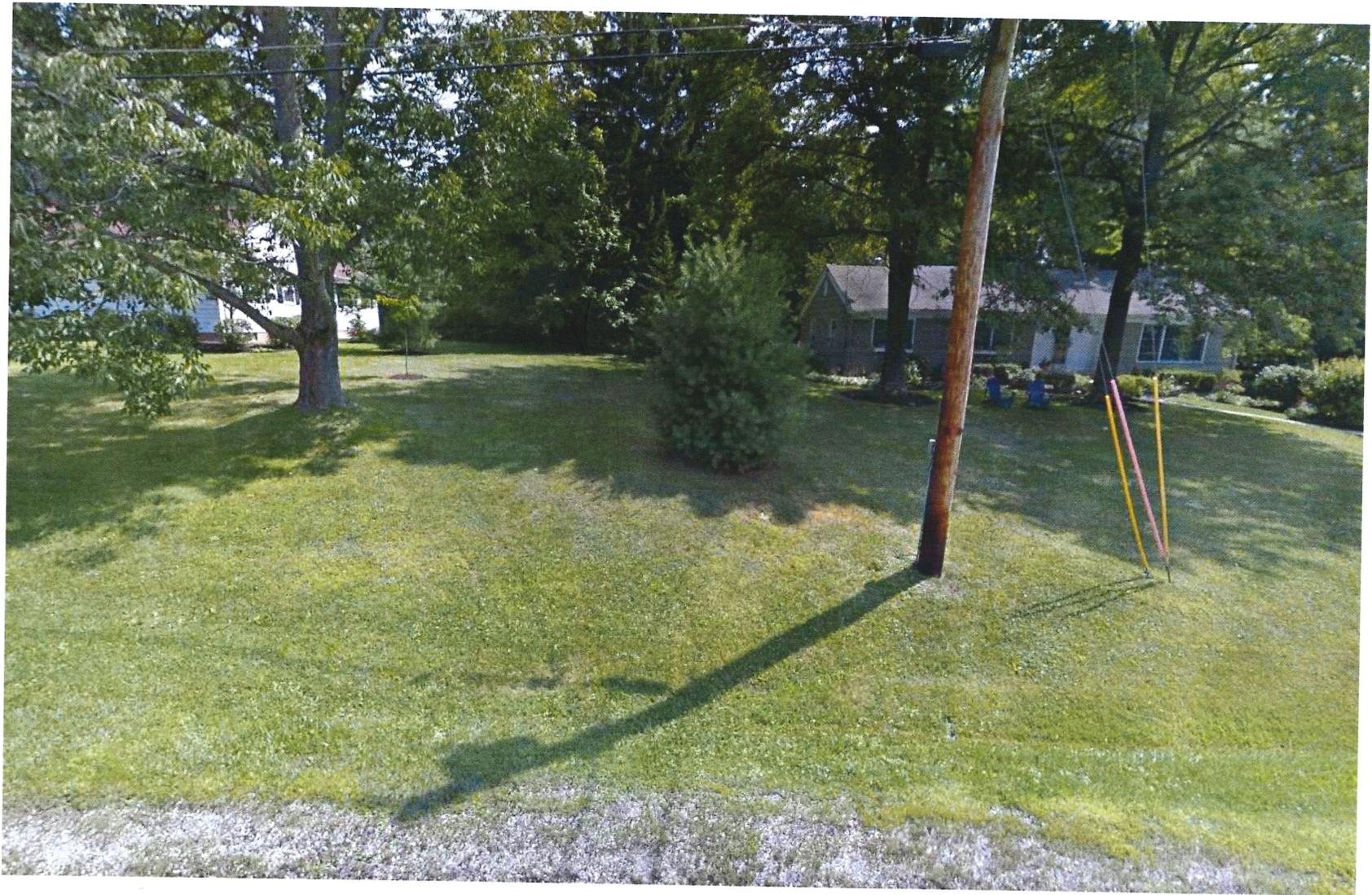
Per your request I have reviewed 01/10/17 revision of the "Lot Fit Sketch" for the proposed residence at 6867 Windsor Road. I have made my comments on the attached *Residential Fire Access Driveway Requirements* document. Typically we provide this document to applicants as a design resource prior to submittal for review. The intent of this resource is to facilitate an efficient design, approval and construction process. Because we were unable to connect after several telephone messages, I made my comments on the attachment.

I would be happy to review these comments with you or meet with you to expedite the approval process. Please contact me with any questions.

Regards,

Shawn

Shawn Kasson
Fire Marshal
Hudson Fire Department
40 South Oviatt Street
Hudson, Ohio 44236
Phone: 330.342.1869
Email: skasson@hudson.oh.us



A street view of the proposed location of the driveway back to the house. The Driveway will be just left of the existing utility pole.