

OHIO
HUDSON

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

DATE: February 3, 2016

TO: City of Hudson Planning Commission for February 8, 2016 Meeting

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

SUBJECT: Preliminary Subdivision Plan: Lake Christine Subdivision
Single Family Residential Subdivision– Parcel #3004050

ZONING: District 1: Suburban Residential Neighborhood

PC Case No: 2016-03

Project Introduction

LDA Builders has applied for Preliminary Plan approval for the proposed Lake Christine single family residential subdivision. The existing 11.25 acre parcel is proposed to be subdivided into eleven (11) sublots accessed via a single cul-de-sac street, three open space parcels totaling 2.75 acres, and a one acre residual lot containing the existing single family residential structure at 7738 Darrow Road. The project was presented to the Planning Commission for Compatibility Review at the May 12, 2014 meeting.

A summary of the applicable board reviews for the subdivision are listed below:

Step	Board	Date
Compatibility Review	Planning Commission	Completed May 12, 2014
Variance: Street separation, lot width, and cul-de-sac length	BZBA	Approved July 17, 2014
Variance: Wetland Setbacks	BZBA	Approved March 19, 2015
Preliminary Subdivision and tree clearing	Planning Commission	February 8, 2016
Final Plat and Improvement Plans	Planning Commission	TBD

Surrounding Development:

East: To the east of the subject parcel is single family residential development across from Darrow Road within the Aviary Hill Estates subdivision, along Darrow Road and Partridge Meadows Drive. Further to the east is the Fairways of Hudson condominium development.

North: Immediately north of the subject parcel is a residential lot on Berks Way within the Chadds Ford Subdivision that contains a 150 foot deep undeveloped corridor containing utility and natural gas pipeline easements. Further north is land within Twinsburg Township containing the former Marcelitia's Restaurant and residentially zoned land developed with single family dwellings fronting Darrow Road and larger undeveloped back acreage.

South and West: To the south and west of the subject parcel is the Chadds Ford single family residential subdivision.

The following information is attached to this report.

1. Preliminary subdivision plans received January 29, 2016, prepared by Spagnuolo and Associates, LLC.
2. Tree survey, received January 5, 2016.
3. Preliminary landscape plans received January 14, 2016.
4. Preliminary review comments of the January 5, 2016 plan submittal, prepared by City Planner Greg Hannan, dated January 19, 2016.
5. Engineering review comments, prepared by Asst City Engineer Brad Kosco, P.E., dated January 8, 2016.
6. Staff report with attachments for Planning Commission Case 2014-11 – Compatibility Review for the subject property dated May 14, 2014.
7. Board of Zoning and Building Appeals Decisions per case Nos. 2014-11 (including three decisions) and 2015-09 dated July 17, 2014 and July 16, 2015 respectively.
8. U.S. Army Corp of Engineers approval letter for wetland disturbance dated May 7, 2015 per Permit no. 2014-01190.
9. Letters received from four adjacent property owners regarding the proposed development.

Past Variance Approvals: The project has received variances from the Board of Zoning and Building Appeals (BZBA) on July 17, 2014 per case 2014-11 related to the following:

- 1) 1205.04(d)(4)(A): Lot width of residual residential lot at 7738 Darrow Road
- 2) 1207.13(c)(2)(B): Cul-de-sac length
- 3) 1207.13(c)(5)(B): Separation of 400 ft for intersections along an arterial street.

The project has received a variance from the (BZBA) on March 19, 2015 related to wetland setback requirements of Section 1207.03(c) for six areas per case 2015-09. The variances approved expire within a year of approval unless substantial construction or activity has commenced. Staff has determined approval of the preliminary subdivision plan is substantial action.

Standards for Review for a Preliminary Subdivision Plan, Section 1204.05(b)

A. Compliance with the purpose and intent of the Code and community plans

The district regulations and zoning development and site plan standards were written to implement the purpose and intent of the Land Development Code (LDC) listed at Section 1201.03. The preliminary subdivision plan is in substantial compliance with the district regulations and zoning development and site plan standards and therefore staff believes the purpose and intent of the LDC. The preliminary subdivision plan has also been found to be in general compliance with the findings of the 2015 Comprehensive Plan.

B. Compliance with Subdivision Design and Improvements/Dedication Standards, Section 1208

1. Establishment of Limits of Disturbance: The submitted preliminary grading plan depicts the proposed grading for the street infrastructure and the stormwater management system. A site specific grading plan will be prepared for each subplot as part of the house construction review.
2. Standards for lots
 - a. The lots conform to zoning district regulations including those related to lot size, width, depth and shape. Side lot lines appear to be at right angles to streets or within reasonable tolerances to meet building orientation requirements.
 - b. Building setbacks conform to district regulations. The applicant has proposed a front setback of 50 feet throughout the subdivision. A side yard setback of 15 feet (25 feet for sideyard facing garage facades) and a rear yard setback of 50 feet will be applicable.
4. Improvements: The subdivider must design and build improvements. Improvement plans will be reviewed with the final plat submission; their installation will be guaranteed with a Final Subdivision Improvement Agreement.

C. The site layout is to minimize land disturbance and protect natural features by considering applicable sections of the Zoning Development and Site Plan Standards, Section 1207

The applicable Zoning Development and Site Plan Standards are as follows:

1. Tree/vegetation protection and limits of disturbance: The applicant has submitted an existing conditions tree and vegetation plan. Staff notes the City of Hudson GIS aerial photographs depict the area as cleared in 1959, lightly tree covered in 1985, with more mature tree cover occurring by 2000. A large open area of approximately one acre exists along the western portion of the property, adjacent to the gas well installation. A subplot specific tree plan and proposed clearing limits will be reviewed administratively as each residential structure is proposed.

The applicant has requested authorization to clear trees only within the proposed clearing limits as part of the preliminary plan approval so this can be accomplished before applicable federal restrictions on tree clearing become effective related to the Indiana Bat

when it is present in the region from approximately March-October. The proposed clearing limits incorporate the proposed roadway/right-of-way, the stormwater management basin at the southwest portion of the site, drainage swales along the south and west portions of the site, and a construction staging area at sublots 9, 10, and 11. The applicant must submit a written statement regarding the need to clear the site at this time and document why the clearing activities can not be completed after the final improvement plans have been accepted.

The submitted tree survey, proposed clearing limits, and preliminary landscape plan have been submitted to the City of Hudson Tree Commission. The Tree Commission reviewed the proposal at their meeting of January 28, 2016 and provided a recommendation of approval for the proposed clearing.

Staff requests the applicant submit a revised tree clearing plan to incorporate the following:

- a. Stormwater Pollution Prevention Plan for review and approval by the City of Hudson and the Summit County Soil and Water Conservation District.
- b. Revised clearing limits per the following:
 - i. Reduce the amount of disturbed area at subplot 11 to preserve the existing vegetation abutting adjacent development.
 - ii. Depict clearing of the drainage swales as these are requested for installation as part of the base infrastructure. Additionally the western swale must be extended further north along the rear lot line of subplot 4.
 - iii. Establish the limits of disturbance to be outside of the Open Space Parcel #1 except where disturbance is needed for installation of the stormwater management system.
2. Wetland Setbacks: The preliminary plan depicts multiple wetland areas. A variance was granted by the BZBA (2015-09) for wetland setbacks at six locations within the proposed development. The applicant has also submitted a copy of a permit to fill 0.48 acres of wetland per US Army Corp of Engineers (ACOE) Permit #2014-01190. The submitted plan is in compliance with the ACOE permit and the BZBA variance approval.
3. Landscaping/Buffering: As the adjacent uses are single family residential, no bufferyard is applicable. The applicant has submitted a preliminary landscape plan depicting the street trees, entrance features, and a gazebo to be located within Open Space Parcel #2.
4. Open Space: The site is required to have a total of 0.64 acres of improved public park space or applicable funds in lieu of dedication may be received at the discretion of the Planning Commission. Parks Director Trent Wash has stated a request from the Parks Department to receive cash in lieu rather than dedication of land. The applicant should formally state how the applicable public open space requirement will be met.

The site is additionally required to provide 25% of the gross land area as private open space. Staff recommends the limits of disturbance adjacent to the stormwater management basin within open space parcel #1 be revised to preserve the existing

vegetation along the south and west boundaries of the subdivision to the maximum extent possible. Some grading work will be required within the open space parcel along an approximately 200 foot long section west of subplot 5 where an emergency overflow and twelve inch stormline will be installed. At this location a minimum 25 foot natural buffer must be preserved or Bufferyard C (25 ft, moderate) must be installed.

5. Engineering Requirements: City Engineer Thom Sheridan P.E. and Asst City Engineer Brad Kosco P.E. have reviewed the preliminary storm water management, drainage, and utility plans and presented comments in a letter dated January 8, 2016. Mr. Sheridan has stated that due to the downstream storm water concerns raised by adjacent property owners, the proposed storm water management system will be designed to an increased standard requiring a 25 year post developed peak discharge to be a 1 year pre-developed peak discharge. A trip generation report is requested for submittal as part of the final plan application to confirm no impacts occur to the surrounding street network.

Utilities: In addition to the engineering comments noted within the January 8, 2016 letter, the following utility coordination items must be addressed within the final plan application:

- a. The location of applicable gas well and tank battery service lines and associated easements must be shown on the plan and authorization to conduct work in the easement must be provided from the easement holder as utilities are proposed within the vicinity of the gas well.
 - b. City of Cleveland water service is proposed to be extended from Twinsburg Township to the north. This water line will run within or adjacent to the jurisdictional wetlands along Darrow Road. The applicant's environmental consultant must confirm if such disturbance is acceptable or if the line must be bored.
6. Building Siting and Orientation: The house designs and site plans will be finalized with each individual house application; however, the final plan application must depict concept garage orientation, driveway placement, and entry door locations to demonstrate it is possible to comply with the applicable standards.
 7. Transportation/Circulation/Pedestrian Linkage:

Cul de Sacs - The proposed 650 foot length cul de sac exceeds the 600 foot maximum length. A variance was granted for the proposed length per BZBA Docket #2014-11.

Stub Streets - Stub streets are not appropriate to connect the subdivision to adjacent development due to the adjacent developed areas and the municipal boundary.

Pedestrian and Bicycle Paths - Sidewalks have been appropriately depicted on both sides of the new street. The plan proposes the sidewalk along Darrow Road from the proposed street south to Haymarket Way rather than along the full parcel frontage due to the presence of wetlands north of the proposed street and the desirability to provide a

connection between the two streets. Any extension of the sidewalk north of the proposed street would not be the developer's responsibility.

8. Oil/Gas Exploration: The development contains an existing gas well and tank battery located along the western portion of the site. No structure suitable for occupancy shall be erected within 100 feet of any unplugged oil and gas well head. If the well has been plugged or abandoned a 25 ft setback shall apply. Tank batteries require a 200 ft setback. The plans have labeled the appropriate installations and their applicable setbacks.

D. Subdivision shall comply with all applicable development regulations, standards, and requirements

The subdivision is in substantial conformance with applicable development regulations, standards, and requirements except as noted above.

Findings: Section 1204.05(b) Preliminary Subdivision Plans

The staff finds that the application complies with the purposes and intent of the code and community plans, subdivision development and design standards, regulations that minimize land disturbance and protect environmental features, and other applicable development regulations as specified in Section 1204.05(b) except as discussed above and recommended below.

Required PC Action, Chapter 1203.10(d)(1)(B)

The PC shall take final action on a preliminary subdivision application by reviewing the application and all submitted plans and reports, and then either approving, approving with conditions, or denying the application based on its compliance with the standards summarized in this report.

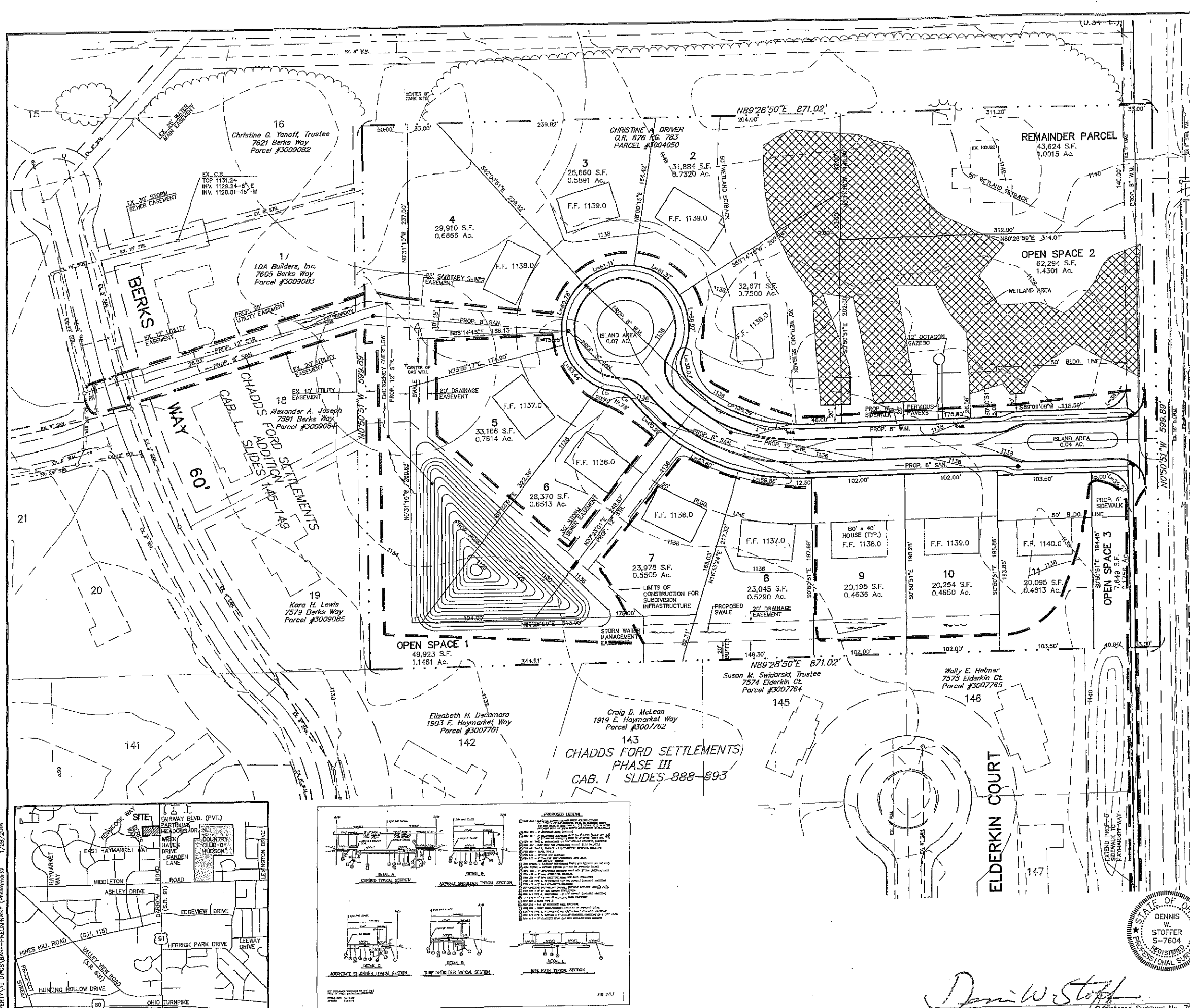
All decisions of the Commission shall be based on written findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for Preliminary Subdivision Plan and Tree Clearing approval for Case No. 2016-03 for the Lake Christine Subdivision according to plans dated as received January 29, 2016 with the condition that the applicant must address the following:

2. Submit a revised tree clearing plan to include the following:
 - a. Submit a written statement regarding the need to clear the site at this time and document why the clearing activities can not be completed after the final improvement plans have been accepted.
 - b. Stormwater Pollution Prevention Plan shall be approved by the City of Hudson and the Summit County Soil and Water Conservation District.
 - c. Revise the clearing limits per the following :
 - i. Reduce the amount of disturbed area at subplot 11 to preserve the existing vegetation abutting adjacent development.
 - ii. Depict clearing of the drainage swales as these are requested for installation as part of the base infrastructure. Additionally the western swale must be

- extended further north along the rear lot line of subplot 4.
 - iii. Establish the limits of disturbance to be outside of the Open Space Parcel #1 except where disturbance is needed for installation of the stormwater management system.
 - d. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.
 - e. Before scheduling a preconstruction meeting, the applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
3. The following must be incorporated as part of the final plan application:
- a. Address the following regarding the Open Space requirements of Section 1207.05:
 - i. The applicant should formally state how the applicable public open space requirement will be met.
 - ii. Preserve existing vegetation within Open Space Parcel #1 to the maximum extent possible. Along the approximately 200 foot length of open space to the west of subplot 5 where the emergency overflow and storm line are proposed, preserve a 25 foot natural buffer or install Bufferyard C (25 ft, moderate).
 - b. Depict concept garage orientation, driveway placement, and entry door locations to demonstrate it is possible to comply with the applicable standards.
 - c. Plans must address the preliminary engineering comments of Asst City Engineer Brad Kosco from his letter dated January 8, 2016. In addition to the engineering comments noted within the January 8, 2016 letter, the following utility coordination items must be addressed:
 - i. The location of applicable gas well and tank battery service lines and easements must be shown on the plan with authorization from the easement holder provided as the proposed utilities are proposed within the vicinity of the gas well.
 - ii. Submit written documentation from an environmental consultant regarding potential impacts to jurisdictional wetlands from the waterline extension along Darrow Road.



PARTRIDGE MEADOWS

DRIVE N.

DARROW ROAD 66' (S.R. 91)

ELDERKIN COURT



SITE DATA

TOTAL PROJECT AREA	10.8957 ACRES
PRIVATE OPEN SPACE (25%)	2.7518 ACRES

NOTES

1. PERTINENT DOCUMENTS USED ARE AS SHOWN ON THIS PLAT.
2. THERE IS NOT A 100 YEAR FLOOD PLAN ON THE PROPERTY PER FLOOD INSURANCE RATE MAP #39153C0130E DATED JULY 20, 2009.
3. LOTS 1 THRU 11 TO BE USED FOR SINGLE FAMILY RESIDENCE.
4. THIS PROJECT AND SURROUNDING PROPERTY IS IN A ZONING DISTRICT 1-SUBURBAN RESIDENTIAL NEIGHBORHOOD.
5. CONSTRUCTION OF THIS PROJECT IS ANTICIPATED TO START AS SOON AS PRACTICAL IN 2016.
6. THE SITE CONSISTS OF MAHONG SILT LOAM SOIL (MgA).

Owner

CHRISTINE A. DRIVER
7738 DARROW ROAD
HUDSON, OHIO 44236
(330) 656-3631

Developer

LDA LAND GROUP, LLC
6683 OLDE EIGHT ROAD
PENINSULA, OHIO 44264
(330) 342-4240
REPRESENTATIVE: TONY LUNARDI

Prepared By

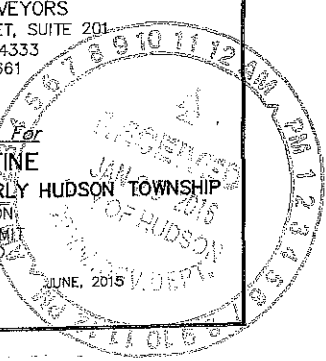
SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836 - 6661

Preliminary Plan For

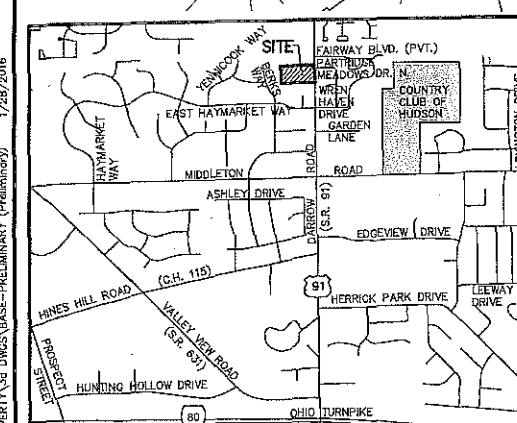
LAKE CHRISTINE
PART OF ORIGINAL LOT 6-FORMERLY HUDSON TOWNSHIP
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 50'

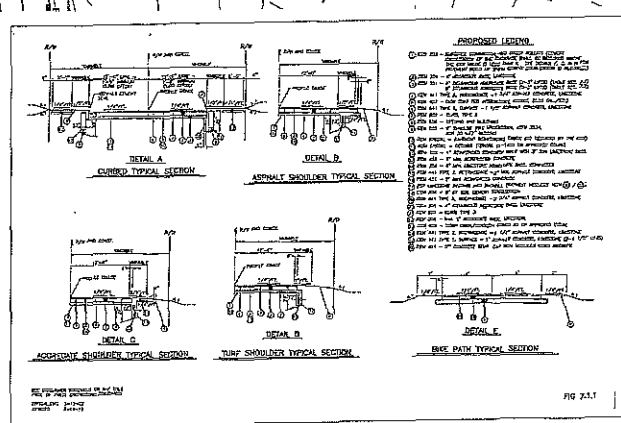
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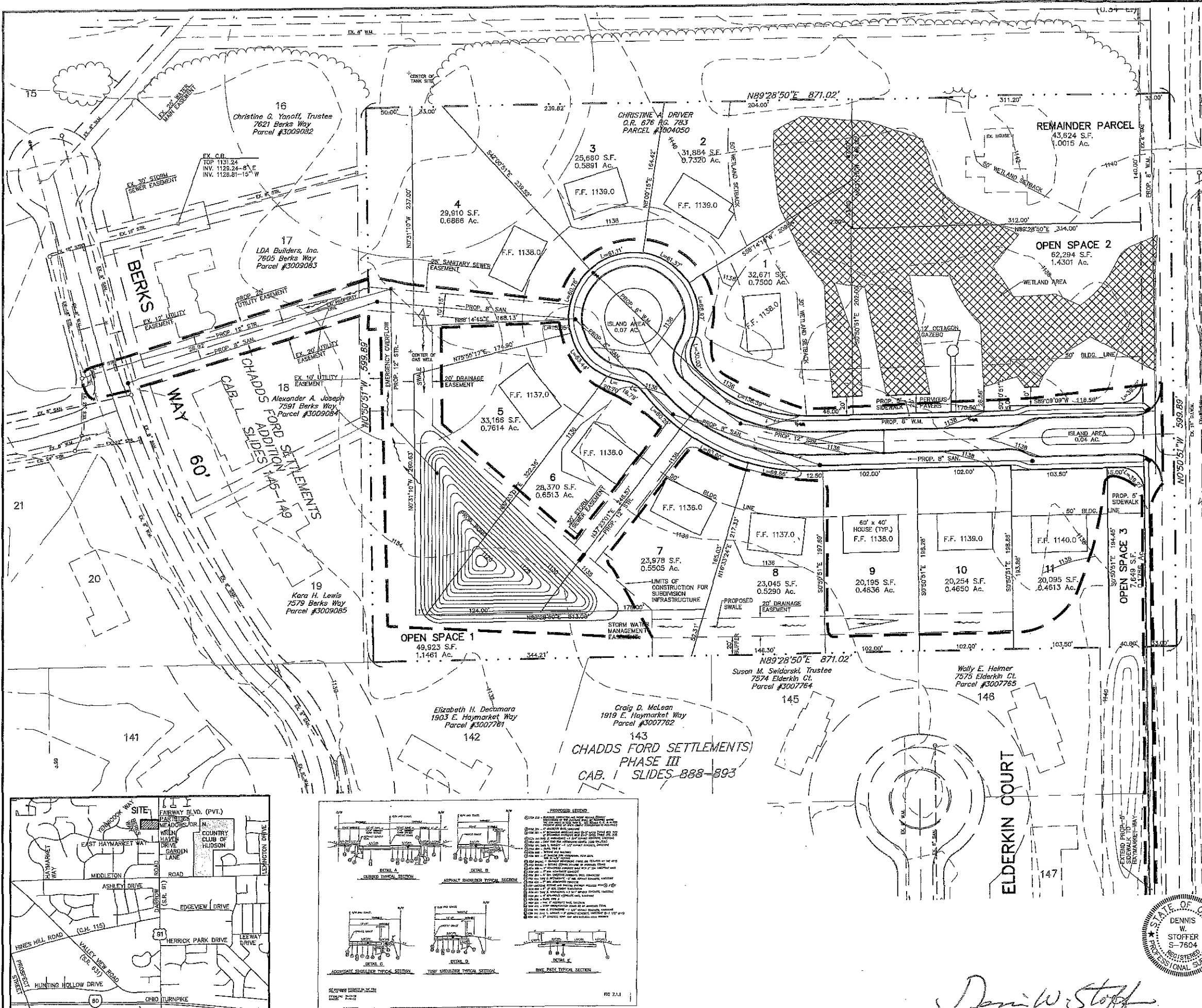
Dennis W. Stoffer
Dennis W. Stoffer
Registered Surveyor No. 7604



VICINITY MAP
NO SCALE

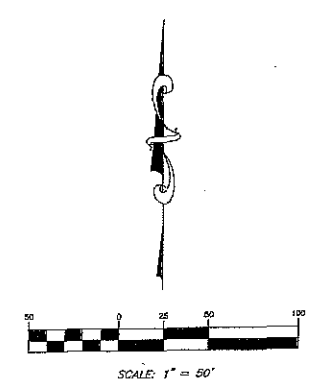


TYPICAL SECTION
No Scale



PARTRIDGE MEADOWS
DRIVE N.

DARROW ROAD 66' (S.R. 91)



SITE DATA
TOTAL PROJECT AREA 10.9957 ACRES
PRIVATE OPEN SPACE (25%) 2.7518 ACRES

- NOTES**
1. PERTINENT DOCUMENTS USED ARE AS SHOWN ON THIS PLAN.
 2. THERE IS NOT A 100 YEAR FLOOD PLAIN ON THE PROPERTY PER FLOOD INSURANCE RATE MAP #9153001/SEE DATED JULY 20, 2009.
 3. LOTS 1 THRU 11 TO BE USED FOR SINGLE FAMILY RESIDENCE.
 4. THIS PROJECT AND SURROUNDING PROPERTY IS IN A ZONING DISTRICT 1-SUBURBAN RESIDENTIAL NEIGHBORHOOD.
 5. CONSTRUCTION OF THIS PROJECT IS ANTICIPATED TO START AS SOON AS PRACTICAL IN 2016.
 6. THE SITE CONSISTS OF MAHONING SILT LOAM SOIL (Mga).

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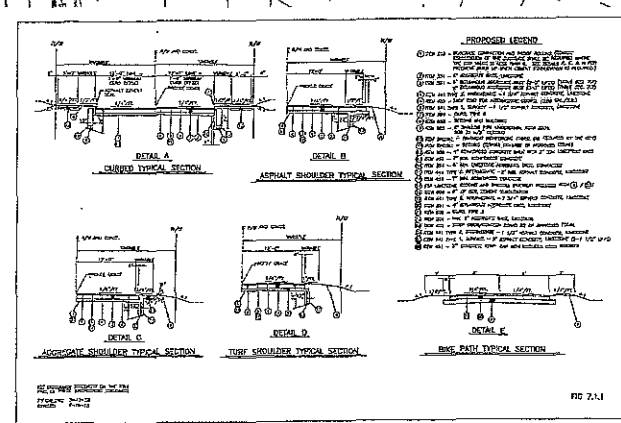
Developer
LDA LAND GROUP, LLC
6683 OLDE EIGHT ROAD
PENINSULA, OHIO 44264
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REPRESENTATIVE: TONY LUNARDI

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SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
(330) 836 - 6661

Preliminary Plan For
LAKE CHRISTINE
PART OF ORIGINAL LOT 6-FORMERLY HUDSON TOWNSHIP
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

SCALE: 1" = 50'

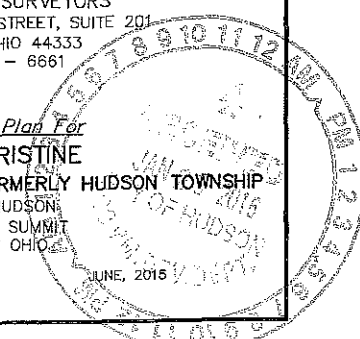
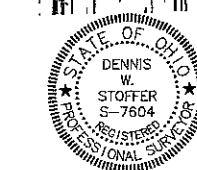
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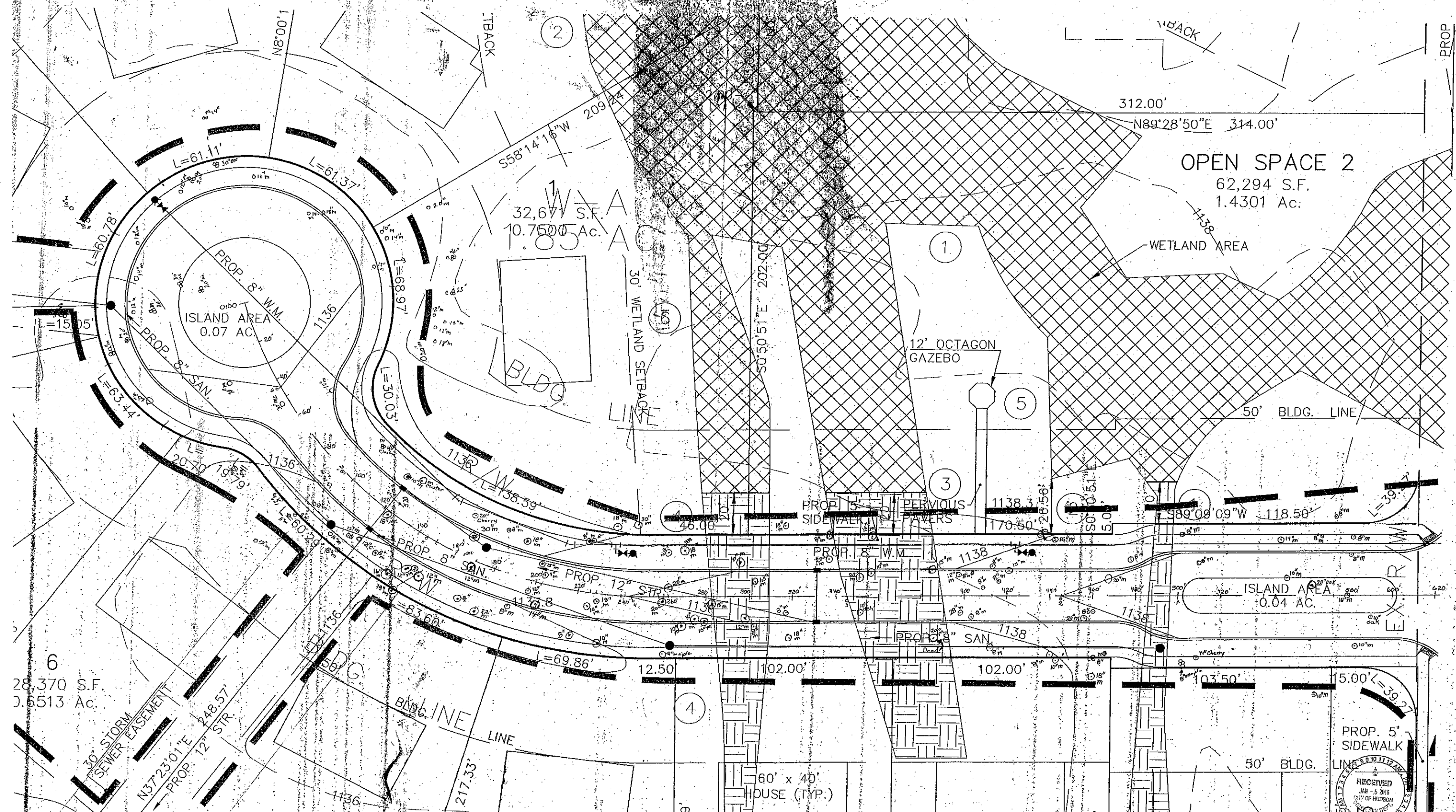


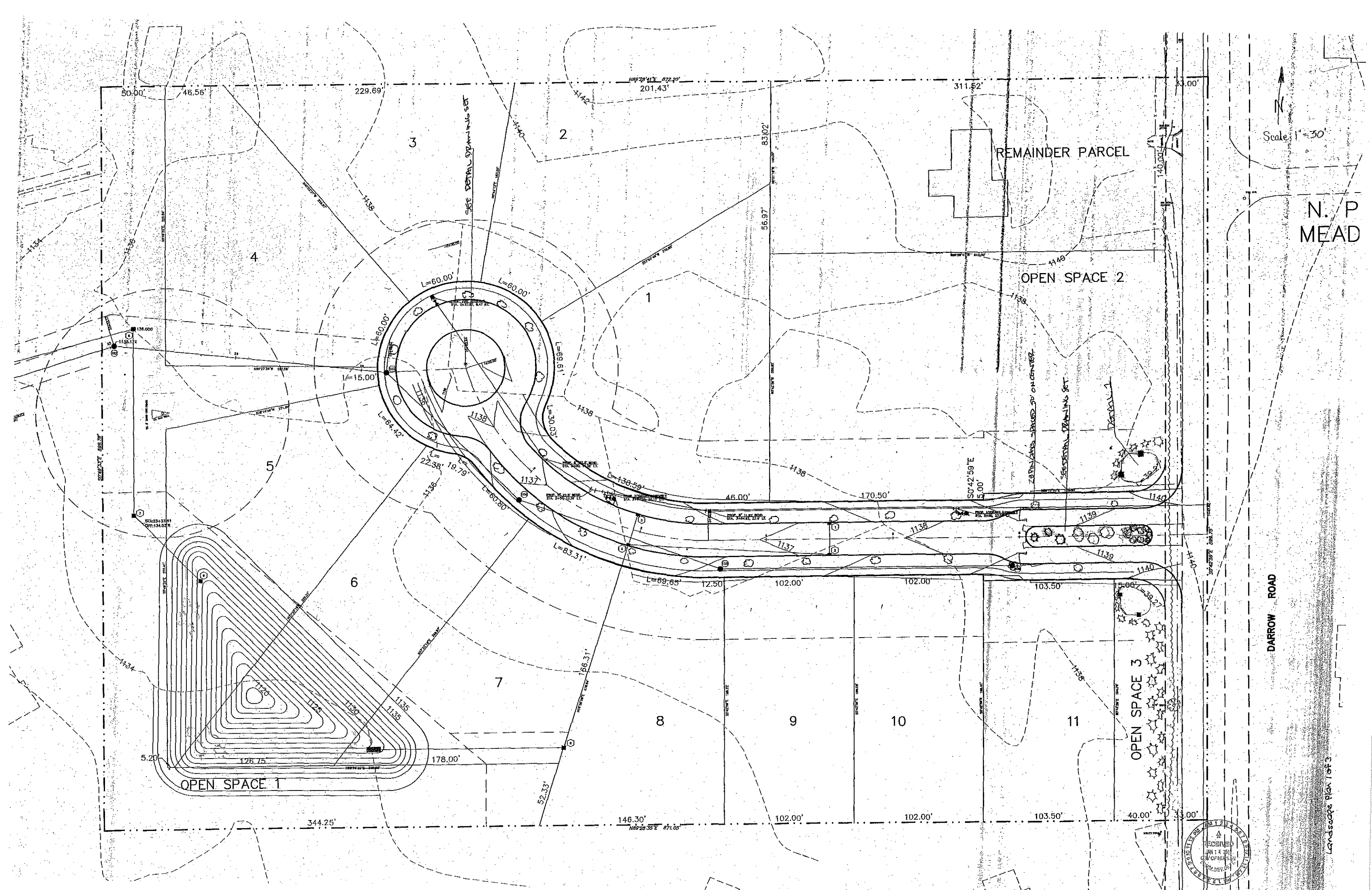
TYPICAL SECTION

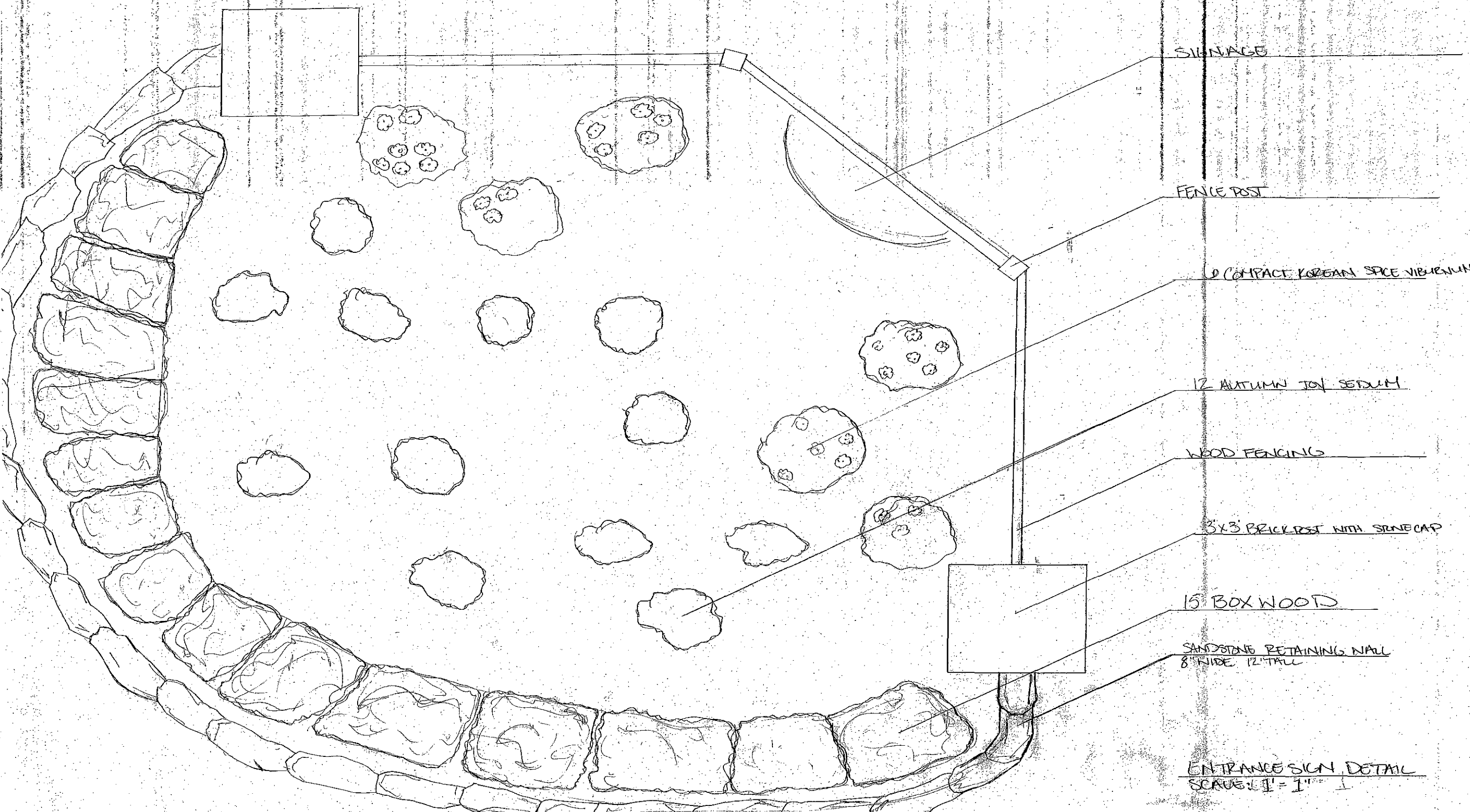
No Scale

Dennis W. Stoffer
Dennis W. Stoffer
Registered Surveyor No. 7604



$$I' = 20$$






SIGNAGE

FENCE POST

10 COMPACT KOREAN SPICE VIBURNUM

12 AUTUMN JOY SEDUM

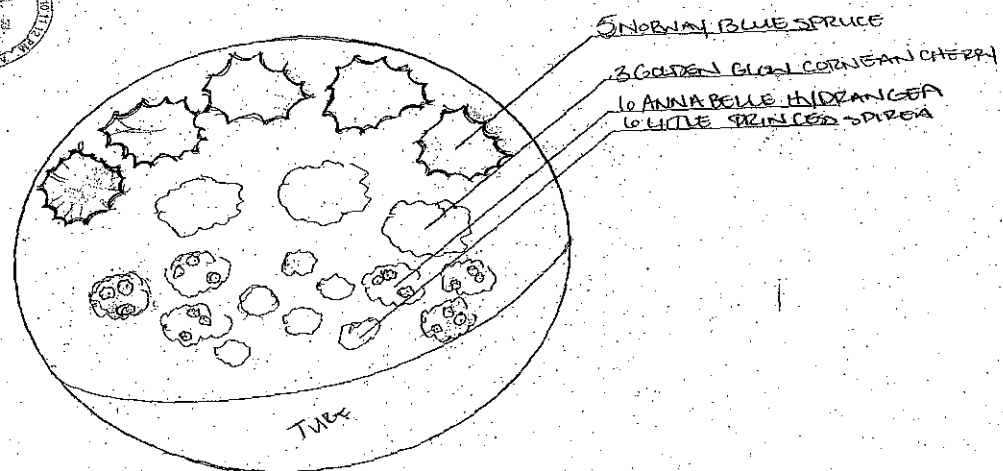
WOOD FENCING

3'x3' BRICK PIST WITH STONE CAP

15 BOX WOOD

SANDSTONE RETAINING WALL
8" WIDE 12" TALL

ENTRANCE SIGN DETAIL
SCALE: 1" = 1'

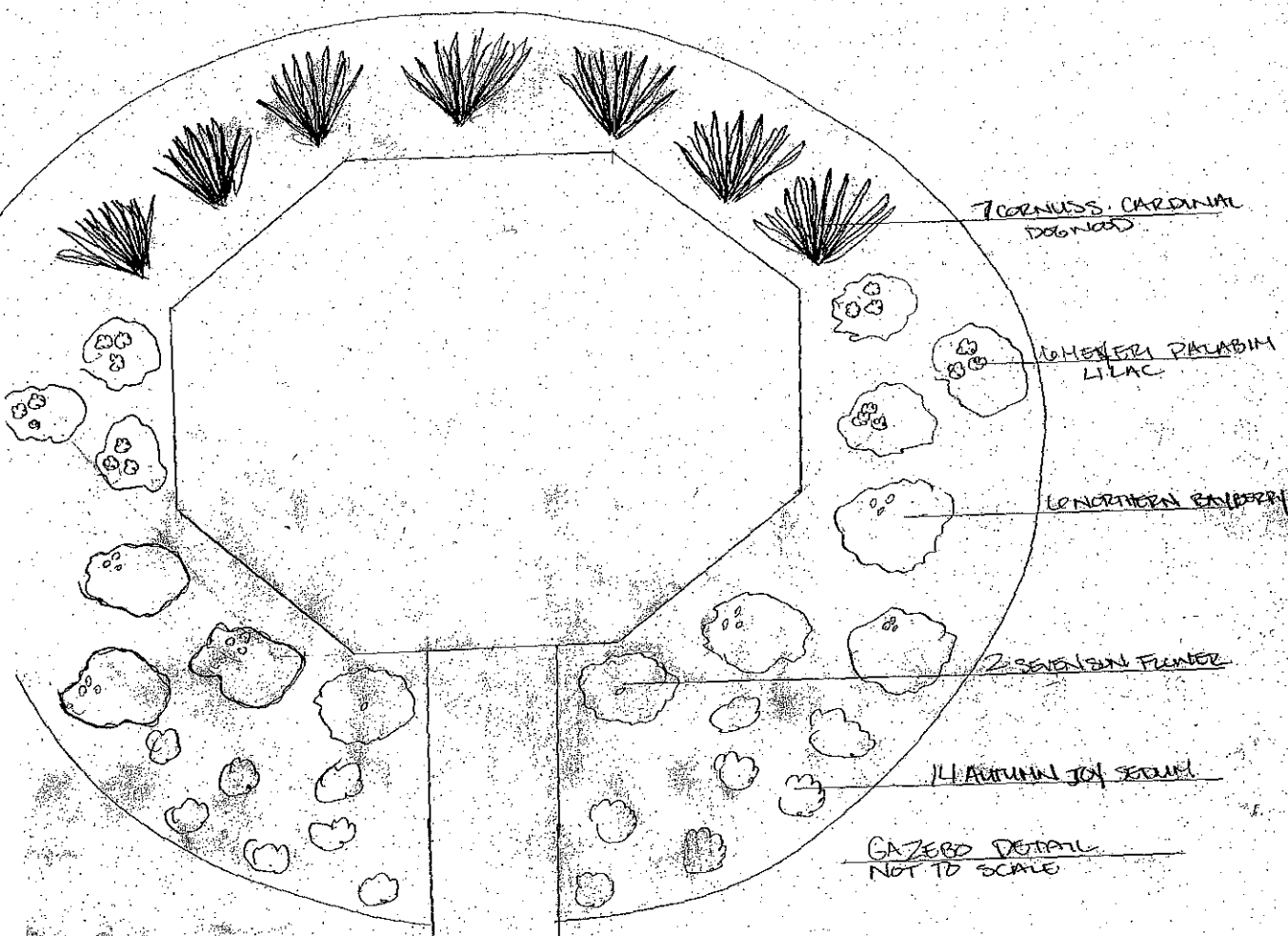


Hand-drawn diagram of a garden bed layout. The diagram is divided into two main sections by a horizontal line. The top section contains three star-shaped plants, each labeled "TURF". The bottom section contains a large oval area filled with many small, irregular shapes representing plants. To the right of the diagram, there are several labels with lines pointing to specific areas:

- 3 SINGLE PLANTED NORWAY SPRUCE
- 3 SINGLE PLANTED SARGENT TINA CRABAPPLE
- 5 SEA GREEN JUNIPER
- 10 RED SPRITE WINTER BERRY
- 9 LITTLE PRINCESS SPIRDEA

At the bottom right, there is a label "6 LITTLE RED DETAIL" with a line pointing to a small area in the bottom right corner of the diagram.

CENTRAL BED DETAIL
SCALE: $1/4" = 1'$



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

DATE: January 19, 2016

TO: John Carse, Tony Lunardi

FROM: Greg Hannan, City Planner, Community Development

SUBJECT: Subdivision Review for Lake Christine
Proposed 11 sublot subdivision at 7738 Darrow Road
Preliminary Plan and Tree Clearing Request

Based on review of the plans received January 5, 2016 staff offers the following preliminary comments.

Assumptions/Observations:

1. The subject parcel contains a single family residential structure at Parcel #3004050.
2. A one acre parcel would be split off to the north of and separate from the proposed subdivision and would contain the existing residence at 7738 Darrow Road.
3. A gas well and tank battery are existing at the northwestern portion of the property.
4. The proposed scope of work will include the construction of 650 feet of roadway and the establishment of 11 sublots.
5. The project has received variances from the Board of Zoning and Building Appeals (BZBA) on July 17, 2014 per case 2014-11 related to the following:
 - 1) 1205.04(d)(4)(A): Lot width of residual residential lot at 7738 Darrow Road
 - 2) 1207.13(c)(2)(B): Cul-de-sac length
 - 3) 1207.13(c)(5)(B): Separation of 400 ft for intersections along an arterial street.
6. The project has received a variance from the (BZBA) on March 19, 2015 related to wetland setback requirements of Section 1207.03(c) for six areas per case 2015-09.

Site Plan Conformance with LDC Standards:

Chapter 1205-- District Regulations

Density:

Gross Land Area (sf)	Wetland/ Floodplain (acres)	Proposed Outlot	Proposed R/W (sf)	Net Land Area (sf)	Density	
					Allowable	Proposed
502,720	48,000 (estimated)	43,624	44,052	367,044 (8.46 acre)	16	11

*Calculations assume cash in lieu of public open space dedication

Open Space: 25% of the development shall be set aside as private open space

Minimum Lot Size

Required: 20,000 sf

Proposed: 20,095 sf to 33,166 sf

Lots fronting an arterial Required: One acre

Proposed: One acre (remainder parcel)

Minimum Frontage

Required: 60 ft

Proposed: Acceptable

Minimum Lot Width

Required: 100 ft

Proposed: The lot width of subplot 6 must be labeled and revised if needed to comply with the 100 foot minimum width requirement.

Fronting an arterial – 200 ft, proposed 140 ft for the remainder parcel approved by BZBA per 2014-11

Setbacks

Recommended Minimums: 50 ft front, 15ft side, 50 ft rear

Building Siting and Orientation

1. A garage that accommodates at least two cars shall be provided.
2. Doors of an attached garage shall not face the street.
3. The front wall of the principal structure shall be parallel to the street or perpendicular to the radius of the curve.
4. The main entrance shall face the street.

Pedestrian pathways and linkages

1. Provisions shall be made for sidewalks, pathways, and bikeways.
2. Sidewalks shall be provided on both sides of the proposed street and along the west side of Darrow Road. The plan proposes the sidewalk along Darrow Road from the proposed street south to Haymarket Way rather than along the full parcel frontage due to the presence of wetlands north of the proposed street. This alignment will be reviewed as part of the Planning Commission review. Staff acknowledges this proposal provides an appropriate connection and avoids wetland disturbances along Darrow Road. Any extension of the sidewalk north of the proposed street would not be the developer's responsibility.

Chapter 1207 Zoning Development and Site Plan Standards

Tree Protection: The applicant has submitted an existing conditions tree and vegetation plan. Staff notes the City of Hudson GIS aerial photographs depict the area as cleared in 1959, lightly tree covered in 1985, with more mature tree cover occurring by 2000. A large open area of

approximately one acre exists along the western portion of the property, adjacent to the gas well installation. The submitted tree survey indicates maple as the predominant tree species within the clearing limits for the proposed street infrastructure. The trees are largely moderate in size with the majority of the trees containing a diameter at breast height (dbh) of 8-16 inches. A few specimen trees with a dbh of 30 inches are present.

The applicant has requested authorization to clear the trees within the proposed clearing limits as part of the preliminary plan approval to meet the applicable regulations related to the Indiana Bat. The proposed clearing limits incorporate the proposed roadway/right-of-way and the stormwater management basins. The existing parcel is relatively flat with a gentle slope from the northeast to the southwest. The applicant has proposed the base infrastructure without significant regrading of the property. A subplot specific tree plan and proposed clearing will be reviewed administratively as each residential structure is proposed.

The submitted tree survey, proposed clearing limits, and preliminary landscape plan have been submitted to the City of Hudson Tree Commission. The Tree Commission will provide formal comment and recommendation to the Planning Commission at their regular meeting of January 28, 2016.

Staff notes the wetland fill permit approves disturbance of wetland areas south of the proposed roadway; however, these areas are not incorporated within the proposed clearing limits. Indicate if any clearing activities are needed in this area as part of the base infrastructure activities.

Section 1207.03 Wetland/Stream Corridor Protection

Preliminary plan depicts multiple wetland areas. A variance was granted by the BZBA (2015-09) for wetland setbacks at six locations within the proposed development. The applicant has also submitted a copy of a permit to fill 0.48 acres of wetland per US Army Corp of Engineers (ACOE) Permit #2014-01190. The submitted preliminary plan is in compliance with the ACOE permit and the BZBA variance approval.

The variances approved July 17, 2014 and March 19, 2015 expire within a year of approval unless substantial construction or activity has commenced. Staff has determined approval of the preliminary subdivision plan is substantial action.

Section 1207.04 Landscaping/Buffering

As the adjacent uses are single family residential no bufferyard is applicable.

Section 1207.05 Open Space

	Ratio Required	Area Required
Community Parks	10 acres per 1,000 residents	0.34 ac.
Passive Open Space	6 acres per 1,000 residents	0.20ac.
Neighborhood parks	3 acres per 1,000 residents	0.10ac.

The site is required to have a total of 0.64 acres of improved park space or applicable funds in lieu of dedication may be received at the discretion of the Planning Commission. Parks Director Trent Wash has stated a request from the Parks Department to receive cash in lieu rather than

dedication of land. The applicant should formally state the desired intent to meet the applicable requirement.

Private Open Space – 25% of the gross land area is required and provided. Staff recommends the stormwater management basin grading design be revised to allow the limits of disturbance to be set at the open space parcel boundary.

1207.19 Special Development Standards

Oil/Gas Exploration and Drilling Uses: No structure suitable for occupancy shall be erected within 100 feet of any unplugged oil and gas well head. If the well has been plugged or abandoned a 25 ft setback shall apply. Tank batteries require a 200 ft setback. The plans have labeled the appropriate installations and their applicable setbacks.

Chapter 1208 Subdivision Design And Improvements

The submitted preliminary plan is in compliance with applicable standards of Section 1208.

Summary:

1. Revise the proposed clearing limits, as needed, to depict the required tree clearing for the street infrastructure as well as any clearing anticipated as part of the ACOE permit to fill wetland areas.
2. Open Space: Submit a written statement indicating the intent to accommodate public open space within the development or a request to Planning Commission for a donation of cash in lieu.

Additional Items

Tentative Schedule

Compatibility Review	Planning Commission Compatibility review	Completed May 12, 2014
Street separation, lot width, and cul-de-sac length variances	BZBA	Approved July 17, 2014
Wetland variance	BZBA	Approved March 19, 2015
Preliminary Subdivision	Planning Commission	February 8, 2016
Final Plat and Improvement Plans	Planning Commission	February 29, 2016 Deadline April 11, 2016 Mtg
Growth Management	Deadline – May 15, 2016 Award – August 1, 2016	Subdivision plat must be recorded prior to application



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

MEMORANDUM

Date: January 8, 2016
To: Greg Hannan, Hudson Community Development
From: Bradley S. Kosco, P.E., P.S., Hudson Assistant City Engineer
Re: Lake Christine Preliminary Plan Review

The City of Hudson Engineering Department has reviewed the above preliminary residential site plan received January 6, 2016. (Please contact our office if you would like to meet to discuss the comments in detail.)

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

1. The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) shall be followed for plan development. They 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 (330-342-1770) if you would like a cost for the printed version.
2. Show owner name, address and parcel numbers for all adjacent parcels.
3. Improvement Plans shall be submitted to:
 - a. Cleveland Water for water main review and approval.
 - b. Summit County Dept. of Environmental Services for sanitary sewer review and approval.
 - c. Summit Soil and Water Conservation District for sediment & erosion control review and water quality approval.
4. The site distance at the intersection of the proposed roadway and Darrow Road shall be evaluated.
5. The roadway appears to be planned as a public Right-of-Way. If so, the typical section shall follow the City of Hudson Engineering Standard Drawing for the roadway (Fig. 7.1.1 attached).
6. Please verify what the circled numbers on the plan indicate.
7. Collect rear lot runoff from lots 4-11 via a swale or other approved system and send to proposed storm water pond.
8. Where is the emergency overflow and 100-year flood path from the proposed storm water pond? Plans shall show applicable details and calculations will be required to carry the design flows.
9. The City of Hudson Fire Department shall evaluate the proposed boulevard entrance and island within the cul-de-sac. These areas need dimensioned for turn movement evaluation.

If you have any questions, please contact our office.

Respectfully,

Bradley S. Kosco, P.E., P.S.
Hudson Assistant City Engineer

Attachments: Redlined plan
Hudson Engineering Standard Figure 7.1.1 – Roadway Typical Section
C: File: Private Development/2014/Lake Christine



CITY OF HUDSON

115 Executive Parkway . Suite 400 . Hudson, OH . 44236 . (330) 650-1799 . www.hudson.oh.us

DATE: May 7, 2014

TO: City of Hudson Planning Commission for May 12, 2014 Meeting

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

SUBJECT: Compatibility Review for Lake Christine single family residential subdivision
Darrow Road, Permanent Parcel #3004050

ZONING: District 1: Suburban Residential Neighborhood

CASE: 2014-12

Project Introduction

LDA Builders has applied for Compatibility Review for the proposed Lake Christine single family residential subdivision. The existing 11.25 acre parcel is proposed to be subdivided into fourteen sublots accessed via a single cul-de-sac street, associated open space areas, and a one acre residual lot for the existing single family residential structure at 7738 Darrow Road.

Please find attached to this staff report the following:

1. The Lake Christine concept plan, received May 5, 2014, prepared by John Carse.
2. Aerial photograph of the project area and surrounding development, prepared by staff, with applicable data from the City of Hudson GIS database.

The Land Development Code calls for a three step process for subdivisions as follows:

1. Compatibility review at a public meeting
2. Preliminary subdivision plan approval at a public hearing
3. Final plat approval at a public hearing

Compatibility

For the compatibility review the Planning Commission is to review the compatibility of a subdivision generally and specifically must determine if the subdivision is compatible with residential development within 1,000 feet of the subdivision boundaries or can be made compatible.

Surrounding Development:

East: To the east of the subject parcel is single family residential development within the Aviary Hill Estates subdivision, along Darrow Road and Partridge Meadows Drive, containing lot sizes

of approximately 0.6 to 0.8 acres. Further to the east is the Fairways of Hudson condominium development.

North: Immediately north of the subject parcel is a residential lot on Berks Way in Chads Ford that contains a 150 foot deep undeveloped corridor containing utility and natural gas pipeline easements. Further north is land within Twinsburg Township containing Marcelitia's Restaurant and residentially zoned land developed with single family dwellings fronting Darrow Road and larger undeveloped back acreage.

South and West: To the south and west of the subject parcel is the Chadds Ford single family residential subdivision with lot sizes of approximately 0.75 to 1.0 acre.

Density: The subject and surrounding properties are in District 1. The maximum density in District 1 is two dwelling units per acre. Note that maximum density is actually "net density" which is the number of units permitted on the developable land in the subdivision.

Gross Land Area	Wetland/ Floodplain	Proposed Outlot	Proposed R/W	Net Land Area*	Density	
					Allowable	Proposed
11.54ac.	0.0ac. (assumed)	1.00ac.	1.01ac.	9.53ac.	19	14

*Calculations assume cash in lieu of public open space dedication

Additional Comments

1. The following items within the concept plan were noted as non-compliant with the applicable Land Development Code requirements. Staff understands the applicant intends to apply to the Board of Zoning and Building Appeals for a variance to each:
 - a) Lot Frontage 1205.04(d)(4)(A): The residual residential lot at 7738 Darrow Road is proposed with a frontage of 140 feet; however, a minimum lot width of 200 feet is required for residential lots fronting an arterial street.
 - b) Cul-de-sac length 1207.13(c)(2)(B): 600 foot max length permitted; 649 feet proposed.
 - c) Separation of Intersections 1207.13(c)(5)(B): A 400 foot separation between intersections is required along an arterial or collector street. The proposed intersection is 286 feet south of Partridge Meadows Drive.
2. Development along arterial streets (Darrow Road): The proposed open space parcels along Darrow Road are not residential uses thus the one acre minimum lot size required per Section 1205.04(d)(5)(A)(ii) is not applicable. The district regulations do require all uses to incorporate a 50 foot landscaping buffer along the arterial street comprised of four small trees and two medium or large trees per 100 feet of frontage. Staff believes the applicant can reasonably comply with these landscaping standards within the proposed 40 foot lot depth when measured from Darrow Road.
3. The proposed lot sizes, ranging from 20,000 to 23,000 square feet, comply with the minimum zoning district standards.
4. A wetland delineation will be required as part of a formal Preliminary Subdivision

- submittal to confirm the presence or absence of any jurisdictional wetlands.
5. As the adjacent uses are single family residential, no bufferyard requirement is applicable.
 6. An existing gas well is located within the western portion of the site and a tank battery is located to the north of the subject property. The applicant has depicted the installation and the associated setbacks on the concept plan.
 7. Open Space – 25% of the gross land area, as required by the LDC, is proposed as private open space in the vicinity of the detention pond. A walking trail has been proposed to meet the requirement that detention ponds may be used as private open space only if they are accessible and usable to the residents. Staff understands the applicant is considering multiple options to meet the public open space requirements including possible cash donation or possible trail development.

Staff anticipates the following schedule for upcoming reviews of the proposed subdivision:

Step	Meeting Date
Compatibility Review	Planning Commission May 12, 2014
Variance Request	BZBA June 19, 2014
Preliminary Subdivision	Planning Commission July 14, 2014
Final Plat and Plans	Planning Commission Sept 8 or Oct 13, 2014

Findings:

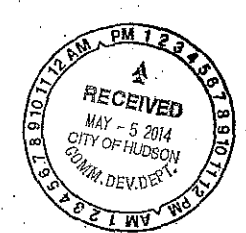
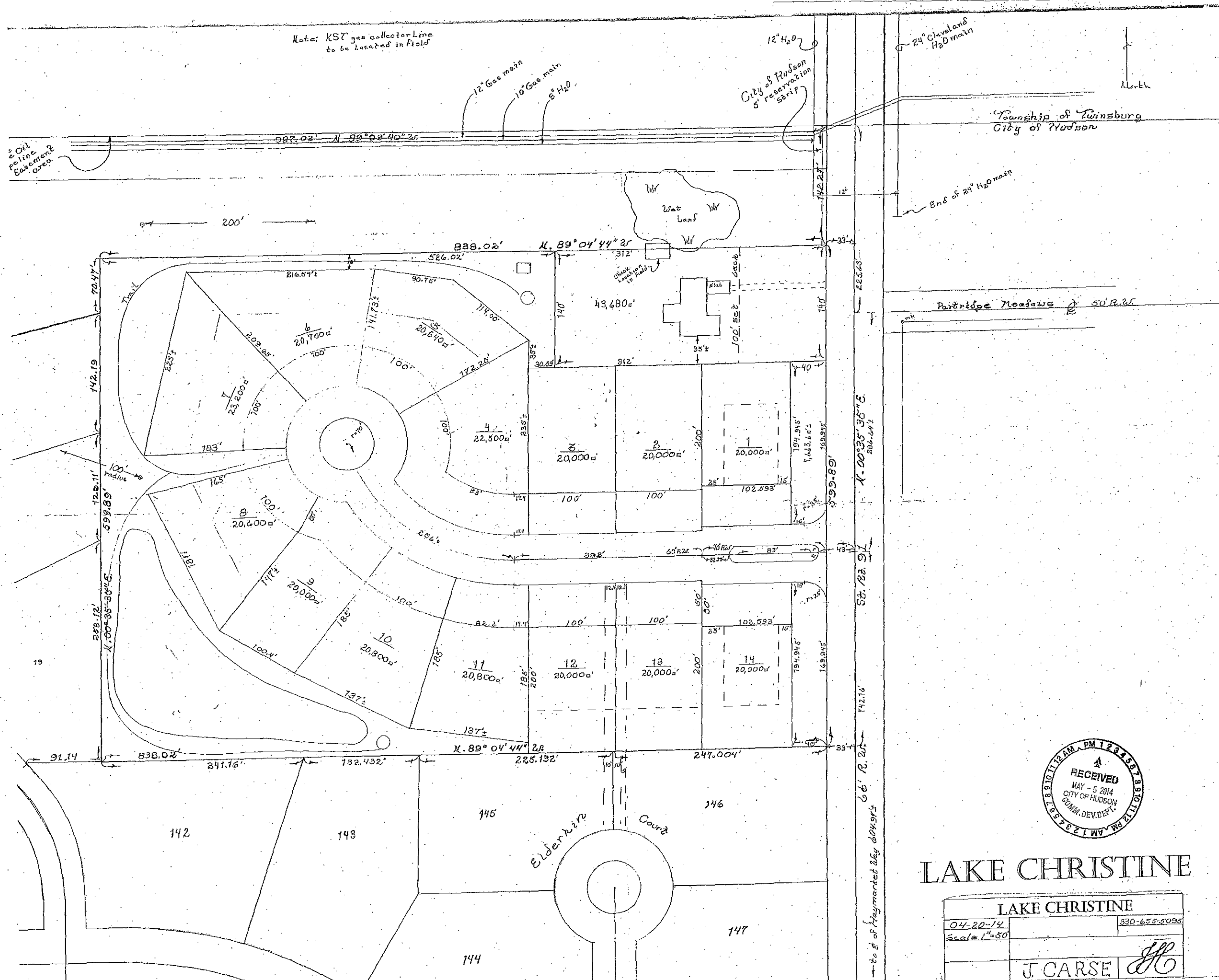
Staff finds the concept plan to be compatible with the surrounding development within 1,000 feet or can be made so based on the above comments. The proposed use and zoning district are the same as the adjacent development. The proposed lot sizes are smaller than adjacent residential developments; however, the proposed development would not connect to adjacent subdivision street networks, the dimensional standards are in compliance with the district standards, and the proposed open space parcels provide expanded buffering and setback to the adjacent developments.

Required PC Action, Section 1203.10(d)(1)(A)

The PC shall review the conceptual plan of the proposed subdivision and comment on it and its compatibility with existing adjacent development prior to the scheduling of a public hearing on a preliminary subdivision plan application. The applicant shall address comments received on the conceptual plan to supplement the application for preliminary subdivision approval.

Recommendation

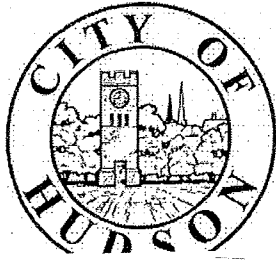
Planning Commission finds the Compatibility Review Plan for the Lake Christine single family residential subdivision dated May 6, 2014 compatible with existing adjacent development.



LAKE CHRISTINE

LAKE CHRISTINE	
04-20-14	330-656-5095
Scale 1"=50'	
J. CARSE	<i>[Signature]</i>





City of Hudson, Ohio

Board of Zoning and Building Appeals

BZBA APPEALS DOCKET NO. 2014-11
7738 DARROW ROAD
DISTRICT 1
VARIANCE 1 OF 3

DECISION IS PERMANENT
REMOVE BACKUP PAPERWORK
TO RETENTION FILE ON THE
DECISION DATE OF 2019

VIA CERTIFIED MAIL
DECISION

Based on the evidence presented to the Board by John Carse, 7339 Darrow Road, Hudson, Ohio 44236, for the applicant, L.D.A. Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264, and the property owner, Christine A. Driver, 7738 Darrow Road, Hudson, Ohio 44236 at a public hearing held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio 7:30 p.m., on Thursday, July 17, 2014. The Board hereby approves:

A variance of sixty (60) feet from the minimum lot width requirement of two hundred (200) feet for the residual parcel resulting in a lot width of one hundred and forty (140) feet pursuant to Section 1205.04(d)(4)(A), "Minimum Lot Width";

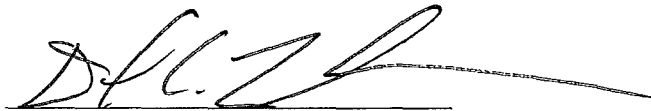
The Board finds and concludes that the variance is granted:

- a) the property in question will yield a reasonable return and there can be a beneficial use of the property without the variance because this is an existing residence that will not be changed by the variance;
- b) the variance is insubstantial due the fact that the majority of the lots on State Route 91 have similar or less street frontage than the proposed remainder parcel;
- c) the essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of the variance because the neighboring properties along State Route 91 have similar parcel widths;
- d) the variance would not adversely affect the delivery of governmental services;
- e) the owner purchased the property without knowledge of the zoning restrictions;
- f) the applicant's predicament feasibly cannot be resolved through some method other than the variance; and

g) the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance because the Board takes note that the forty (40) foot buffer immediately south of the remainder parcel lends itself to make the parcel appear wider.

Dated: July 17, 2014

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS

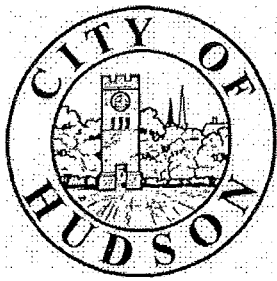
A handwritten signature in black ink, appearing to read 'D. W. Lehman', written over a horizontal line.

David W. Lehman, Chairman

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the July 17, 2014 meeting.

A handwritten signature in black ink, appearing to read 'Denise Soloman', written over a horizontal line.
Denise Soloman, Board Clerk

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.07 (e), "Variances - Lapse".



City of Hudson, Ohio

Board of Zoning and Building Appeals

BZBA APPEALS DOCKET NO. 2014-11
7738 DARROW ROAD
DISTRICT 1
VARIANCE 2 OF 3

VIA CERTIFIED MAIL D E C I S I O N

Based on the evidence presented to the Board by John Carse, 7339 Darrow Road, Hudson, Ohio 44236, for the applicant, L.D.A. Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264, and the property owner, Christine A. Driver, 7738 Darrow Road, Hudson, Ohio 44236 at a public hearing held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio 7:30 p.m., on Thursday, July 17, 2014. The Board hereby approves:

A variance of forty-nine (49) feet to the requirement that cul-de-sacs shall not exceed a maximum length of six hundred (600) feet resulting in a cul-de-sac length of six hundred and forty-nine (649) feet pursuant to Section 1207.13(c)(2)(B), "Cul-de-sacs";

The Board finds and concludes that the variance is granted:

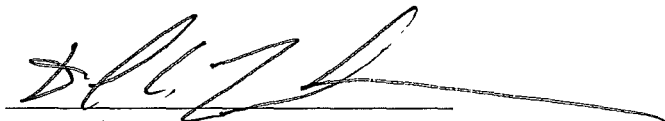
- a) the property in question will yield a reasonable return and there can be a beneficial use of the property without the variance because without the variance a forty-nine (49) foot shorter cul-de-sac could still produce viable, buildable lots that could be developed in an economical way;
- b) the variance is insubstantial because the percentage of greater distance is only eight (8) percent;
- c) the essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of the variance because the distance and magnitude of the variance was small and would not have an impact on the adjoining properties to the north, south or west;
- d) the variance would not adversely affect the delivery of governmental services because the plans have been reviewed by Fire Safety personnel for the ability to maintain emergency services and found acceptable per the email from Shawn Kasson, Fire Inspector, dated July 7, 2014 ;
- e) the owner purchased the property without knowledge of the zoning restrictions;

f) the applicant's predicament feasibly cannot be resolved through some method other than the variance; and

g) the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Dated: July 17, 2014

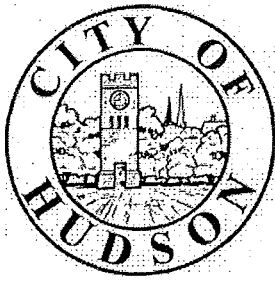
CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS


David W. Lehman, Chairman

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the July 17, 2014 meeting.


Denise Soloman, Board Clerk

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.07 (e), "Variances - Lapse".



City of Hudson, Ohio

Board of Zoning and Building Appeals

BZBA APPEALS DOCKET NO. 2014-11
7738 DARROW ROAD
DISTRICT 1
VARIANCE 3 OF 3

VIA CERTIFIED MAIL D E C I S I O N

Based on the evidence presented to the Board by John Carse, 7339 Darrow Road, Hudson, Ohio 44236, for the applicant, L.D.A. Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264, and the property owner, Christine A. Driver, 7738 Darrow Road, Hudson, Ohio 44236 at a public hearing held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio 7:30 p.m., on Thursday, July 17, 2014. The Board hereby approves:

A variance of one hundred and fourteen (114) lineal feet from the requirement that intersections for development along arterial and collector streets should be at least 400 lineal feet from any intersection to allow the Lake Christine Subdivision entrance drive to be located two hundred and eighty six (286) lineal feet south from the intersection of Partridge Meadows Drive and Darrow Road pursuant to Section 1207.13(c)(5)(B), "Curb Cuts and Intersections".

The Board finds and concludes that the variance is granted:

- a) the property in question will yield a reasonable return and there can be a beneficial use of the property without the variance because the entrance to the subdivision could feasibly be moved, but the proposed layout of the subdivision would benefit by granting the variance;
- b) the variance is insubstantial because while the impact in terms of traffic issues that the variance would create is not currently known, the evidence shows that the area is unique, there is a forty foot buffer on either side of the entrance to the subdivision, and there are two means of ingress and egress for the residential development across the street. Furthermore, any development of the property will require a street off of Darrow Road and traffic accessing that street;
- c) the essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of the variance because the impact of the one hundred fourteen (114) foot variance is not known at this time, but a traffic study will be completed and the applicant has indicated that they would comply with all requirements;

- d) the variance would not adversely affect the delivery of governmental services;
- e) the owner purchased the property without knowledge of the zoning restrictions;
- f) the applicant's predicament feasibly cannot be resolved through some method other than the variance; and
- g) the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Dated: July 17, 2014

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS


David W. Lehman, Chairman

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the July 17, 2014 meeting.


Denise Soloman, Board Clerk

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.07 (e), "Variances - Lapse".

BOARD OF ZONING AND BUILDING APPEALS

**APPEALS DOCKET NO. 2015-09
7738 DARROW ROAD
VARIANCES**

**VIA CERTIFIED MAIL
DECISION**

Based on the evidence presented to the Board by John Carse and Anthony Lunardi, representing the applicant, LDA Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264, and the property owner, Christine Driver, 7738 Darrow Road, Hudson, Ohio 44236, in District 1 [Suburban Residential Neighborhood] at a public hearing held in the 2nd Floor Meeting Room at Town Hall, 27 East Main Street, Hudson, Ohio 44236 at 7:30 p.m., on Thursday, July 16, 2015, the Board hereby approves:

[1] A variance to the requirement, for each listed "Area", which prohibits the disturbance, filling, draining, dredging or altering of any areas, including vegetation within stream corridors, wetlands and their setbacks pursuant to Section 1207.03(c), "Prohibited Activities"; and [2] A variance to the requirement that all buildings, accessory structures, and parking areas or lots shall be set back at least fifty (50) feet horizontally (map distance), from the delineated edge of a wetland pursuant to Section 1207.03(e)(2), "Setback-Wetlands":

[a] Area "1" - A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[b] Area "2" - A variance of 25 ft from the required 50 ft wetland setback to install the road way and required utilities;

[c] Area "3" - A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[d] Area "4" - A variance of 30 ft from the required 50 ft wetland setback to install the required roadway, utilities and landscaping;

[e] Area "5" - A variance of 50 ft from the required 50 ft wetland setback resulting in a zero setback for construction of a gazebo within the Open Space Area for the use of the Homeowners of the development; and

[f] Area "6" - A variance of 20 ft from the required 50 ft wetland setback for construction of a home and grading on subplot #1.

After reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties, viewing the video presentation and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals finds and concludes that the variances are granted with the **condition** that:

- the United States Army Corps of Engineers recommendations be followed.

a) the property in question will not yield a reasonable return and there cannot be a beneficial use of the property without the variance. The property is going to be developed. It is impractical to further reduce the number of lots as the applicant has pointed out to take into account the avoidance of any of the requested variances.

b) the variances are substantial. They range from 40% to 100% of the requested wetland, but it is a unique property.

c) the essential character of the neighborhood would not be substantially altered or adjoining properties would not suffer a substantial detriment as a result of the variances. The City Engineer must review and approve the engineering plan. There is a prohibition about redirecting water from this property onto adjoining properties.

d) the variance would not adversely affect the delivery of governmental services, (e.g. water, sewer, garbage).

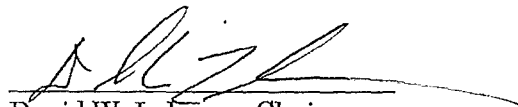
e) the applicant purchased the property without knowledge of the zoning restriction.

f) the applicant's predicament feasibly cannot be resolved through some method other than a variance.

g) the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variances.

Dated: July 16, 2015

CITY OF HUDSON
BOARD OF ZONING AND BUILDING APPEALS


David W. Lehman, Chairman

I certify that this is a true and accurate copy of the Decision reached by the Board of Zoning and Building Appeals at the March 19, 2015 meeting.


Judy Westfall, Clerk

Failure of an applicant to commence substantial construction or action with regard to the variance approval within one (1) year of receiving approval of the variance and to complete such construction within two (2) years of receiving approval of the variance shall automatically render the decision of the BZBA null and void, pursuant to Section 1203.07 (e), "Variances – Lapse".



DEPARTMENT OF THE ARMY
BUFFALO DISTRICT, CORPS OF ENGINEERS
1776 NIAGARA STREET
BUFFALO, NEW YORK 14207-3199

Rec'd in Mail

REPLY TO
ATTENTION OF:

May 7, 2015

Regulatory Branch

SUBJECT: Department of the Army Permit No. 2014-01190, Nationwide Permit No. 29, as Published in the Federal Register, Volume 77, No. 34, on Tuesday, February 21, 2012.

Mr. Anthony Lunardi
L.D.A. Land Group, LLC
6683 Olde Eight Road
Peninsula, Ohio 44264

Dear Mr. Lunardi:

This pertains to L.D.A. Land Group, LLC's application for a Department of the Army permit to permanently place fill material into 0.48 acres of federally jurisdictional forested wetlands in order to construct a residential subdivision. The project is located west of Darrow Road (State Route 91) in Hudson, Summit County, Ohio (Sheets 1-2 of 2). All remaining on-site wetlands will be preserved by deed restriction.

I have evaluated the impacts associated with your proposal, and have concluded that they are authorized by the enclosed Nationwide Permit (NWP) provided that the attached conditions are satisfied.


Verification of the applicability of this NWP is valid until March 19, 2017 unless the NWP is modified, suspended, revoked, or the activity complies with any subsequent permit modification. Please note in accordance with 33 CFR part 330.6(b), that if you commence or are under contract to commence an activity in reliance of the permit prior to the date this Nationwide permit expires, is suspended or revoked, or is modified such that the activity no longer complies with the terms and conditions, you have twelve months from the date of permit modification, expiration, or revocation to complete the activity under the present terms and conditions of the permit, unless the permit has been subject to the provisions of discretionary authority.

It is your responsibility to remain informed of changes to the NWP program. A public notice announcing any changes will be issued when they occur and will be available for viewing at our website: <http://www.lrb.usace.army.mil/Missions/Regulatory.aspx>. Finally, note that if your activity is not undertaken within the defined period or the project specifications have changed, you must immediately notify this office to determine the need for further approval or reverification.

Regulatory Branch

SUBJECT: Department of the Army Permit No. 2014-01190, Nationwide Permit No. 29, as Published in the Federal Register, Volume 77, No. 34, on Tuesday, February 21, 2012.

In addition to the general conditions attached to the NWP, your attention is directed to the following Special Conditions which are also appended at the end of the NWP General Conditions:

1. You are responsible for ensuring that the contractor and/or workers executing the activities authorized by this permit have knowledge of the terms and conditions of the authorization and that a copy of the permit document is at the project site throughout the period the work is underway.
2. At the request of an authorized representative of the Buffalo District, U.S. Army Corps of Engineers, the permittee must allow access to the project site to determine compliance with the conditions of this permit.
3. To reduce any potential adverse effects on the federally endangered Indiana bat (*Myotis sodalis*), trees (woody stems greater than 5 inches Diameter at Breast Height and greater than 10 feet tall) must not be cut between March 15 and November 15, of any year.
4. To reduce any potential adverse effects on the federally threatened Northern long-eared myotis (*Myotis septentrionalis*), trees (woody stems greater than 3 inches Diameter at Breast Height) must not be cut between March 15 and November 15, of any year.
5. That as mitigation for the permanent and unavoidable loss of 0.48 acres of Federal jurisdictional wetlands, the permittee must purchase 1.2 credits from the Granger Wetland Mitigation Bank. Prior to commencing the work authorized by this permit, the permittee must supply this office with a copy of the Granger Wetland Mitigation Bank executed mitigation agreement and verification of the transfer of funds to the Granger Wetland Mitigation Bank. The executed agreement and verification of funds must be sent to the attention of Mr. Harold Keppner, Chief, Monitoring & Enforcement Section, U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199.
6.  Prior to conducting any work authorized by this permit, the permittee is required to place perpetual deed restrictions on all remaining wetlands and streams and their immediate upland buffers as identified on Sheet 2 of 2 to guarantee their preservation for wetland and wildlife resources. The deed restriction shall specifically state: (1) the Department of the Army Permit number; 2) the date the project was permitted; 3) the restricted uses as identified in Special Condition 7 of this permit, 4) the contact information for the Buffalo District U.S. Army Corps of Engineers Regulatory Branch, 5) that the remaining wetlands and streams and their immediate upland buffers are to be preserved and are not to be adversely impacted, 6) that the deed restriction runs with the land and burdens the property in perpetuity; and (7) that the deed restriction shall be transferred to subsequent property owners upon the sale, transfer, or reversion of the property. A map that is drafted by a professional surveyor and a legal description that defines the metes and bounds of the deed restricted area shall be attached to and referenced in the deed restriction. The permittee shall identify the location of federal jurisdictional boundaries

Regulatory Branch

SUBJECT: Department of the Army Permit No. 2014-01190, Nationwide Permit No. 29, as Published in the Federal Register, Volume 77, No. 34, on Tuesday, February 21, 2012.

on all documents recorded by the Summit County Recorder to include subdivision plats, deeds, and other legal real estate documents. The deed restrictions shall not be removed without written approval with the U.S. Army Corps of Engineers, Buffalo District. A draft copy of the deed restriction language must be submitted to Keith C. Sendziak of this office and approved, in writing, prior to recordation. An approved, certified copy of the recorded deed restriction is required to be provided to Mr. Harold T. Keppner, Chief, Monitoring & Enforcement Section, U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, prior to conducting work authorized by this permit, or by an extension authorized in writing from this office.

7. The permittee must ensure none of the following activities occur within the deed restricted areas (as described in Special Condition No. 6): filling, excavating, dredging, mining or drilling, use of ATVs or other recreational motorized vehicles, removal of topsoil, sand, gravel, rock, minerals, or other materials, nor any building of roads or change in topography of the land in any manner (with the exception of the maintenance of small foot trails), construction or placement of buildings, camping accommodations or mobile homes, fences, signs, billboards or other advertising material, or other structures. There shall be no removal, destruction, or cutting of vegetation, spraying with herbicides, grazing of domestic animals, or disturbance or manipulation of the mitigation area without first obtaining Department of the Army authorization. Control of nuisance vegetation, or any other manipulation within the mitigation areas, shall only occur after Corps of Engineers concurrence that such management practices are necessary to ensure the long-term success of the mitigation program.
8. Should human remains be encountered during any phase of the proposed project, such person or persons encountering the human remains shall immediately cease work and will make a reasonable effort to refrain from disturbing or removing the human remains, protect the exposed portions of the human remains from inclement weather and vandalism, and immediately notify the applicant. The applicant will immediately notify the U.S. Army Corps of Engineers and the Ohio State Historic Preservation Office. If the human remains are not subject to a criminal investigation by local, state, or Federal authorities, the Ohio SHPO's Policy Statement on Treatment of Human Remains (1977) will be used as guidance.
9. That the mechanical equipment used to execute the work authorized herein shall be operated in such a way as to minimize turbidity that could degrade water quality and adversely affect aquatic plant and animal life.
- * 10. All erosion and sediment control practices shall be in place prior to any grading or filling operations and installation of proposed structures or utilities. They shall remain in place until construction is completed and the area is stabilized.
11. That the fill material shall be free of fines, oil and grease, debris, wood, general refuse, plaster, and other pollutants, and shall contain no broken asphalt.

Regulatory Branch

SUBJECT: Department of the Army Permit No. 2014-01190, Nationwide Permit No. 29, as Published in the Federal Register, Volume 77, No. 34, on Tuesday, February 21, 2012.

12. The permittee must install orange safety fencing around the perimeter of the development area to prevent any inadvertent disturbance to the adjacent wetlands or their wetland buffers by construction operations and equipment. The fencing must be placed in uplands, be maintained throughout the duration of the project, and must be removed immediately after construction has been completed.

This affirmation is limited to the attached NWP and associated Water Quality Certification, and does not obviate the need to obtain any other project specific Federal, state, or local authorization.

A copy of this letter has been sent to Mr. John Carse (Carse Real Estate Corp.), Mr. Erik Flickinger (Flickinger Wetland Company, LLC) and to the Ohio Environmental Protection Agency.

★ Questions pertaining to this matter should be directed to me at 716-879-4339, by writing to the following address: U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, or by e-mail at: keith.c.sendziak@usace.army.mil

Sincerely,



Keith C. Sendziak
Biologist

Enclosures

COMPLETION FORM / COMPLIANCE CERTIFICATION

*Submit
when done*

Each permittee who receives a Nationwide Permit (NWP) verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and any compensatory mitigation.

APPLICANT:
L.D.A. Land Group, LLC
6683 Olde Eight Road
Peninsula, Ohio 44264

POINT OF CONTACT:
Mr. Anthony Lunardi
(same)

File No.: 2014-01190
File Closed: 5/7/2015
NWP No.: 29

Upon completion of the activity authorized by this permit and any required compensatory mitigation sign this certification and return it to the address listed below within 30 days of project completion.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, revocation, and/or assessment of administrative penalties.

The permittee shall certify the completion of the authorized work and mitigation:

- a. The authorized work was done in accordance with the NWP authorization, including any general, regional, or activity specific conditions.
- b. The implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, this certification must include the documentation required by 33 CFR 332.3(1)(3) to confirm that the permittee secured the appropriate number and resource type of credits.

Mr. Anthony Lunardi

Date

Permittee Telephone Number: _____

Project location: west of Darrow Road (State Route 91) in Hudson, Summit County, Ohio

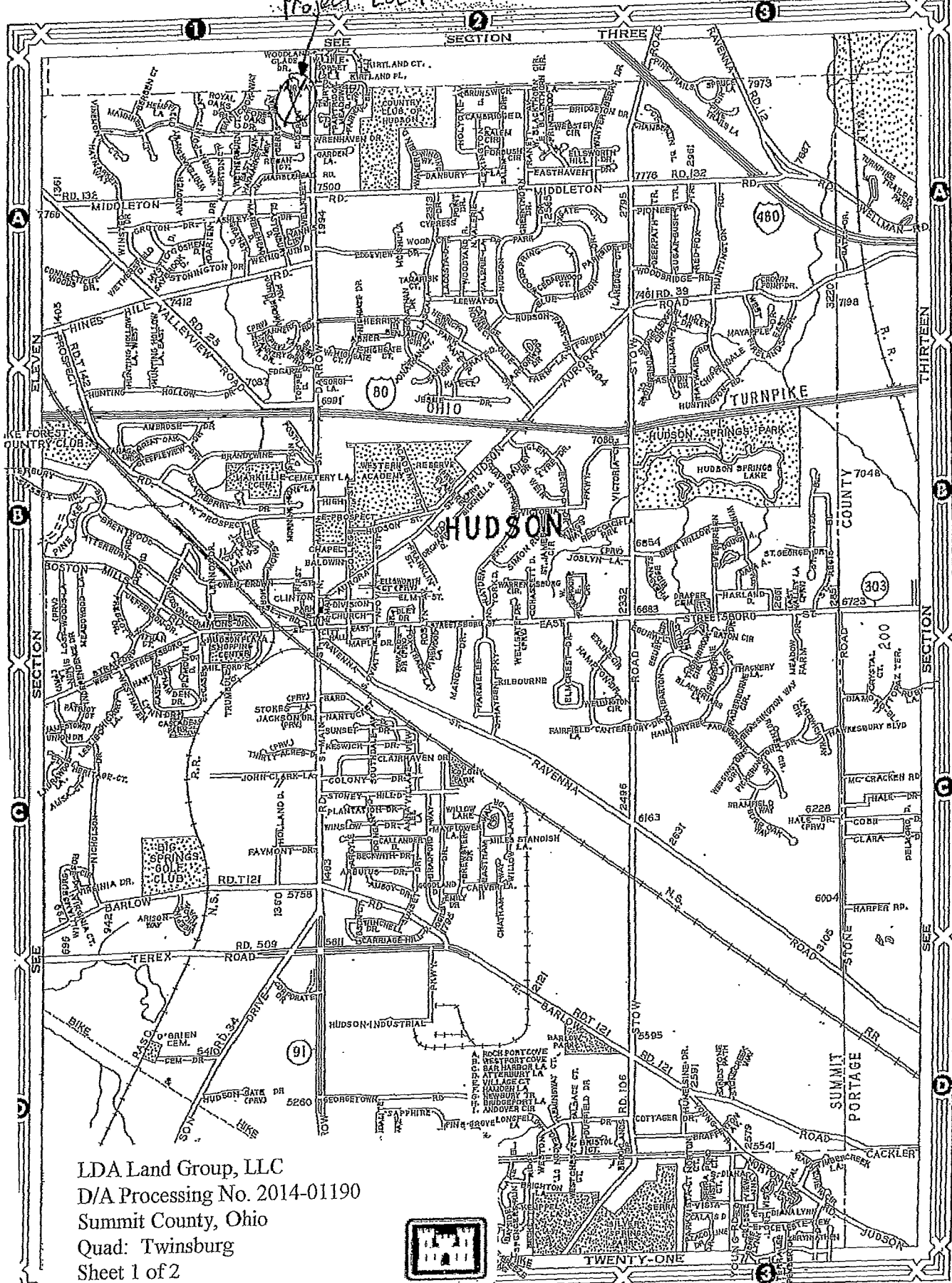
Project Description: place fill material to construct a residential subdivision

Authorized Impacts (Waters of the U.S. Impacted by Project): 0.48 acres federally jurisdictional forested wetland

Waterway and/or Project Setting: Federal jurisdictional wetland

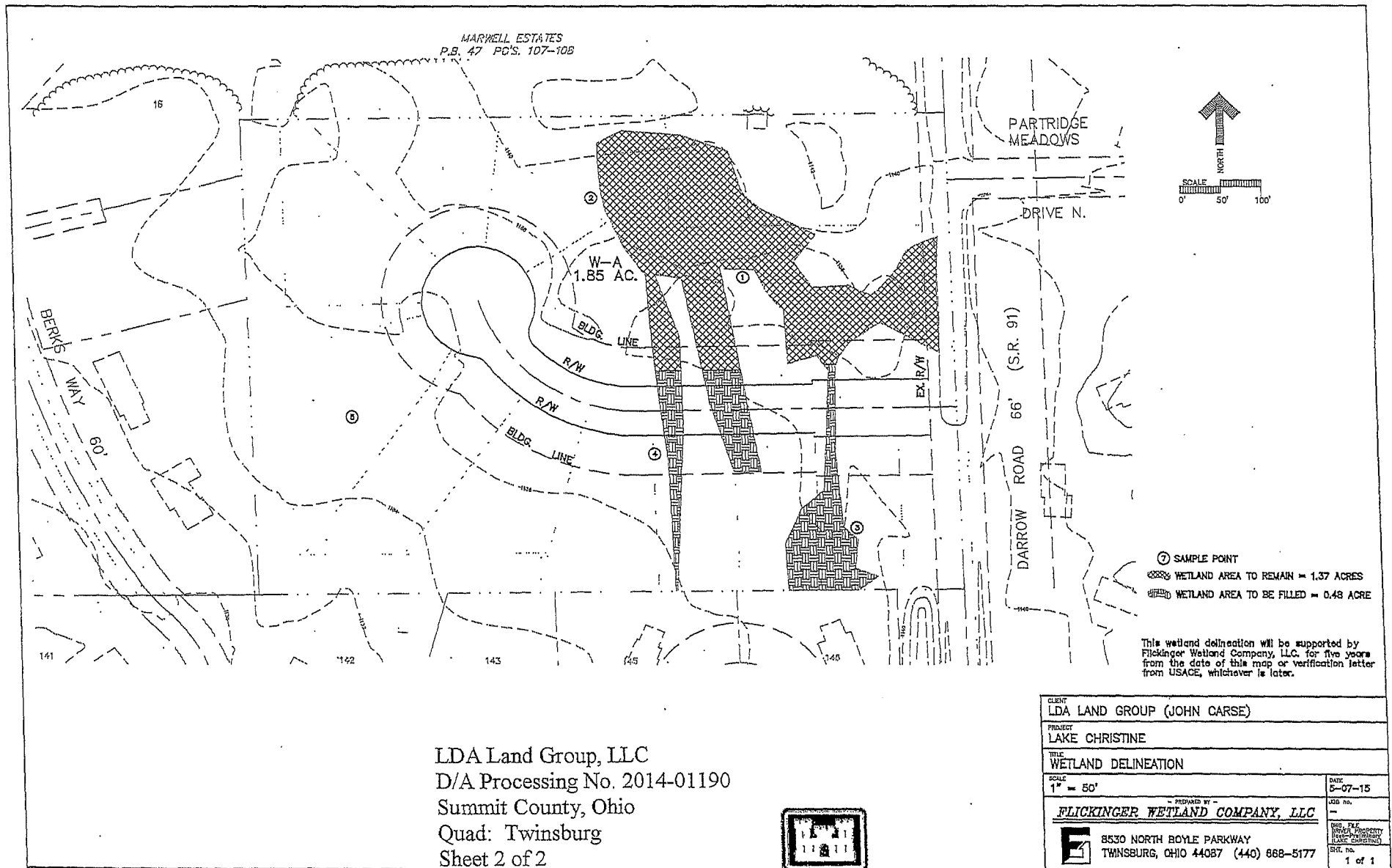
Return completed form to:
Mr. David Leput
Regulatory Branch
U.S. Army Corps of Engineers
1776 Niagara Street
Buffalo, NY 14207

Project Location



LDA Land Group, LLC
D/A Processing No. 2014-01190
Summit County, Ohio
Quad: Twinsburg
Sheet 1 of 2





LDA Land Group, LLC
D/A Processing No. 2014-01190
Summit County, Ohio
Quad: Twinsburg
Sheet 2 of 2



-----Original Message-----

From: Charles Yanoff <cyanoff@aol.com>

To: tsheridan <tsheridan@hudson.oh.us>

Cc: bkosco <bkosco@hudson.oh.us>

Sent: Fri, Jan 29, 2016 7:12 am

Subject: February 8 Planning Commission Meeting.

Tom. Sue Swiedarski was told that we should put our concerns in writing so that the planning commission can have everything in order by February 3rd. Hopefully the following can be considered putting my concerns in writing and that you can present them to the commission prior to that date.

A. As shown to Tom Sheridan and Brad Kosco, the overflow from the lake is proposed to empty into a catch basin on my lot that is already over taxed from the existing lines and cannot handle current runoff during heavy rains and I do not feel safe having even more running into the basin via an overflow drain or additional ground water.

B. There is nothing on the plans showing that a swale will be north or west of proposed lots 3 and 4 thereby exposing my lot and home to storm runoff from that area of the development, runoff that cannot be handled by my existing catch basin. In addition, my southern property line running from the tank battery east to Darrow Road shows no protection in the form of a swale behind the proposed northern lots that would be south of this property line and I feel that my property in that area will become an extension of the existing wetland area on the far east end making it totally unusable and killing the existing trees.

C. My understanding from literature we picked up at the commission's office that the 2014 approved variances expired after 12 months of little or no activity, there has been no activity at the site since then and my assumption is that these will have to be brought up at a future meeting.

D. There is an existing easement that runs from the tank battery to the existing gas well and beyond toward Haymarket that is not showing on the plans but the proposed sanitary line is going across the gas line running from the well to the tanks and the proposed pond is on top of the easement area.

E. I am against the developer removing any trees prior to plan approval and/or prior to excavating swales to protect our property from increased runoff due to the removal of the trees. LDA is a for profit corporation with a very minimal investment to date as the property still belongs to Mrs. Driver so there should be no hardship involved in their waiting for due process before beginning a project that has not been approved. I am fearful that if the trees are removed prior to the coming spring rains that my home will in fact be subjected to an increase in runoff that the existing catch basin cannot handle and therefore flooding my basement.

F. The variance committee noted that sidewalks were not to be installed along Darrow Road on the North end of the proposed development as to not disturb wetlands. On the latest plan revision the developer shows the main water line running from the Twinsburg Township border south to the project in the exact area that sidewalks should be installed. Either the water line should not be allowed due to disturbing the wetlands as decided by the variance committee or the sidewalks should be installed if water lines are allowed.

Thank you for considering my position on this. I am not against developing the property but I must do all that i can to protect my investment from what I feel would be catastrophic damage if this project is not fully thought out and tightly regulated.

Charles N. and Christine G. Yanoff
7621 Berks Way
Hudson, Ohio 44236

From: Craig McLean [<mailto:cxmclean@gmail.com>]

Sent: Sunday, January 31, 2016 3:54 PM

To: Sheridan, Thomas

Subject: Lake Christine development concerns - February 8th Planning commission meeting

Tom,

I was told that I should put any concerns in writing about the Lake Christine project and submit them to the city offices as soon as possible. Please let me know if I need to craft a formal letter and submit it to the city offices or whether this will suffice.

First off, I want to say I'm not opposed to the project. I understand the desire for this property to be developed for the City of Hudson and for Christine Driver. I just want to make sure the residents of Chadds Ford are not negatively impacted because of poor or incomplete planning. My major concerns are follows:

1.) For lots 9 and 10 of the Lake Christine development will involve filling roughly a 1/2 acre of wetlands. These wetlands lie directly North of the Elderkin Court and Haymarket Way residencies that boarder Lake Christine. Based on the topological map (as well as experience), it is clear that the displaced water, unless diverted, will flow directly into the back yards of those properties. There is nothing in the current play showing how that water is to be routed into the retaining pond - gravity alone will not make it happen. John Carse has assured us that he will take care of the problem, but after the fact there is little to nothing we will be able to do. I would like to see something in the plans that addresses this issue. If nothing is done our backyards will be underwater.

2.) Springtime is problematic. As is a large amount of water flows from the Christine Driver property and settles in our back yard; it usually takes until June before it dies out enough to even cut the grass. The removal of trees and clearing of the property this winter will only serve to exasperate the problem this spring unless some prior action is taken. I would like to a commitment to solve the water flow issue before the trees are cleared. Not doing so puts our properties at risk.

Thanks,
Craig and Marissa McLean
1919 E. Haymarket Way
Hudson Ohio 44236

To: Messrs. Sheridan, Munn, Hannan and Kosco

From: Alex & Dawn Joseph, 7591 Berks Way, Hudson

Date: February 1, 2016

Subject: Major flooding concern related to the contemplated Lake Christine development

We have had the opportunity to review a draft of the Preliminary Plan by Spagnuolo & Associates dated June 15, 2015 for the contemplated Lake Christine development.

After reviewing the plan, we have major concerns related primarily to flooding in our home and our property. Among other things, the drawing shows that the overflow from the lake as well as utilities is going between our home (lot 18) and the property adjacent to us (lot 17) which was recently purchased by the developer. It appears that the overflow is planned to go into an underground pipe that will tie into the storm drains.

- Our current lot is barely able to handle current runoff when it rains heavily. To have additional water come through our lot would cause a significant problem. We have expended an enormous amount of money to mitigate the impact of the water accumulation including the acquisition of an expensive generator to ensure that the sump pump is working in the event of power outage. In addition, we have installed a backup sump pump in our home to guard against the possibility of a potential sump pump mechanical failure. When it rains, our sump pump is working very hard on a continuous basis to keep up with the water flow. The solution that we implemented has worked. The overflow resulting from the contemplated development will undoubtedly over tax an already over taxed system that will be unable to handle the additional overflow.
- We are very concerned that the inevitable increase in the size of the wetland area will kill existing trees with all the ramifications thereof. On a related matter, we ask that prior to providing the developer with permission to remove any trees that all the concerns raised by us in this letter and in previous correspondence and communication, along with similar concerns raised by our existing neighbors (all of which essentially address the same runoff and flooding issues) be addressed. We also ask that should the city provide the developer with the necessary authorization to proceed either with the existing plans or an amended version thereof that all such approvals be granted prior to the removal of any trees.
- We believe that as existing residents in good standing of the city of Hudson, we are owed assurances by the City of Hudson that the proposed development will not, in any way, (i) adversely impact our properties, (ii) increase the probability of flooding or (iii) subject our homes to risk. We clearly wish to avoid potential problems in the future. We appeal to the city planners and engineers to not allow financial gains by one party resulting the development of a parcel of land that is marginally suitable for building to come at the expense of another party, and outweigh the good judgement of the city engineers and planners.
- The number of variances related to this project that have been sought thus far (some of which have been granted) to allow this project to proceed raises a major concern about the feasibility of this project and its marginal nature. This is particularly troubling when exceptions to long standing city ordinances, rules, guidelines and regulations related to the number of permitted lots, size of the lots, easements, sidewalks, etc. have been sought (and some have been granted).

Page 2

February 1, 2016

It is far easier and less costly for all (the city, the developer and the property owners) to address these issues early in a process prior to permanent damage being done. The damages resulting from a marginal decision can be substantial. The city of Hudson has usually exhibited good judgement in its decisions. We ask that a thorough and exhaustive assessment be completed by the city engineers. We further ask that these assessments and resulting assurances from the city of Hudson be provided to us in writing prior to proceeding.

Finally, it is worth noting that we are trying to be as reasonable as possible within practical constraints and considerations. To that end, if permitting the building of a smaller number of homes could be the answer to our concerns, we would support such a solution if the city can demonstrate the feasibility of such an approach.

Thank you,

Respectfully,

Alex and Dawn Joseph
7591 Berks Way, Hudson, Ohio 44236
Alexjoseph1500@gmail.com
Dawnjoseph1500@gmail.com

January 31, 2016

**Letter from Tom and Sue Swidarski to Tom Sheridan and Greg Hannan
Lake Christine Project**

Tom and Greg- Thanks for allowing me to communicate serious issues and concerns with the Lake Christine project. I have concerns about the impact on our property as do other neighbors. And as we explained to the BZBA and Mr. Carse, we want to support a well thought out and clearly articulated plan that enhances Hudson.

Unfortunately, every step along this path has been fraught with misleading information or mistakes and plan revisions that run counter and are factually different than what was used to approve all the variances.

1. According to Chapter 1207 Zoning Development and Site Plan Standards states that "The variances approved July 17, 2014 expire within a year of approval unless substantial construction or activity has commenced." There has been no construction in over 18 months since those variances were granted thus the variances should not be allowed.
See attachment #1- Letter to John Carse from the city planner.
2. We request that LDA wait to remove trees and begin altering this property until the Lake Christine project has received final approval. I am very fearful that they will use clearing the property as leverage to gain approval. LDA can make it very unsightly and create storm water management issues for existing homeowners and be in a position to walk away without a major financial penalty. This current strategy provides LDA with all the leverage in gaining final approval on this project and leaves existing homeowners dealing with increased water issues that we have to pay to remedy.
3. There was a traffic study that was promised over 18 months ago and we still have not seen any results. The number of accidents on 91 near the entry of Chaddsford has been documented. There is a concern that the Lake Christine subdivision makes a very dangerous situation worse. While the BZBA indicated it was not there concern, I hope that it is a Planning commission concern. Amazingly, one member of the BZBA indicated that there were 12 accidents over a one year period of time, but no one was seriously injured. I guess we need to have a fatality for this to be a serious concern. **See attachment #2 – BZBA minutes from July 2014**
4. My address is 7574 Elderkin Ct. and two new houses are proposed to butt up against my property. We have been dealing with storm water management issues for the past 18 years and have invested heavily in improving our property's ability to handle rain and runoff. Despite discussing this with the BZBA, who were granting variances that would exacerbate my issue, I still see no reasonable solution provided in the drawings. No buffering and no swale just creates more issues for my lot and for other existing Chaddsford homeowners.

5. In a document from Greg Hannan to Bruce Bee, Electric Dept, dated July 13, 2015 it is stated that "for clarity, Hudson Public Power would like a notation on the plan that identifies a proposed utility easement located between the Lake Christine lots 4 & 5 (if one exists)". I do not see this on the current drawings.
See attachment #3 – Letter from city planner to Mr. Bee in July, 2015.
6. The BZBA indicated that sidewalks were not part of this proposed plan because they would disturb existing wetlands. LDA's latest revised plan shows the Twinsburg main water line running in the exact location that sidewalks are not being installed due to disturbing the wet lands. How can these plan revisions alter prior BZBA decisions? To be consistent the water line can not be installed due to the BZBA's decision. Or, if they are reversing the original decision, than sidewalks need to be installed. It seems deceitful for this type of change to show up on a revised drawing and the existing homeowners have no knowledge
7. While I have other concerns, maybe my largest is the accuracy on drawing and the constant changes in the drawings. I have noted a few above, but even the square footage of the proposed houses are not accurate. According to the dimensions on the drawings Lots #9, #10 and #11 are actually 20,164; 20,224 and 20,064 square feet. The square footage shown on the latest drawings are different and appear to be inaccurate. It raises concerns about what other information is also inaccurate on these drawings. Either there is lack of attention or incompetence - either way, neither inspires confidence. The presentations to the BZBA also had factual inaccuracies that I believe increased the likelihood of receiving variances.

I appreciate being able to reach out and voice my concerns, that I know are shared by my neighbors who also attended every BZBA meeting. My goal is to formally assist the committee and board in fully vetting this project and understand its impact on my situation and that of many Chaddsford homeowners whose property is impacted. And it is not just those bordering Lake Christine, but the property value and associated taxes paid by many other homeowners in Chaddsford are impacted if this project is not done properly and with appropriate supervision.

We are constantly put in a position of responding to changes, revisions and inaccuracies of LDA and Mr. Carse. Whether they are intentional or not, does not absolve them from these on-going mistakes. Also, promises made to the BZBA are not reflected on drawings or disregarded.

Your over sight and management of this situation is greatly appreciated by all the Chaddsford neighbors impacted by this project.

Tom and Sue Swidarski (330-671-3118 Sue cell) (440-880-8062 Tom cell)
7574 Elderkin Ct.
Hudson, OH 44236

Minimum Lot Size

Required: 20,000 sf
Proposed: 20,095 sf to 37,518sf
Lots fronting an arterial Required: One acre
Proposed: One acre

Minimum Frontage

Required: 60 ft
Proposed: Sublot 5 is not in compliance

Minimum Lot Width

Required: 100 ft
Proposed: acceptable
Fronting an arterial – 200 ft, proposed 140 ft approved by BZBA per 2014-11

Setbacks

Recommended Minimums: 50 ft front, 15ft side, 50 ft rear

Building Siting and Orientation

1. A garage that accommodates at least two cars shall be provided.
2. Doors of an attached garage shall not face the street.
3. The front wall of the principal structure shall be parallel to the street or perpendicular to the radius of the curve.
4. The main entrance shall face the street.

Pedestrian pathways and linkages

1. Provisions shall be made for sidewalks, pathways, and bikeways.
2. Sidewalks shall be provided on both sides of the proposed street and along the west side of Darrow Road. The plan proposes the sidewalk along Darrow Road from the proposed street south to Haymarket Way rather than along the full parcel frontage due to the presence of wetlands north of the proposed street. This alignment will be reviewed as part of the Planning Commission review. Staff acknowledges this proposal provides an appropriate connection and avoids wetland disturbances along Darrow Road.

Chapter 1207 Zoning Development and Site Plan Standards

Section 1207.03 Wetland/Stream Corridor Protection

Preliminary plan depicts multiple wetland areas. A variance must be granted by the BZBA for any proposed disturbances to the jurisdictional wetlands or their applicable setbacks.

The variances approved July 17, 2014 expire within a year of approval unless substantial construction or activity has commenced. Staff will review to determine if any additional coordination or approvals would be required.

Section 1207.04 Landscaping/Buffering

As the adjacent uses are single family residential no bufferyard is applicable.



- (3) A motion was made by Mr. Jahn, seconded by Mr. Dohner, that based on the evidence presented to the Board by John Carse, 7339 Darrow Road, Hudson, Ohio 44236, for the applicant, L.D.A. Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 44264, and the property owner, Christine A. Driver, 7738 Darrow Road, Hudson, Ohio 44236, the Board hereby approves:

A variance of one hundred and fourteen (114) lineal feet from the requirement that intersections for development along arterial and collector streets should be at least 400 lineal feet from any intersection to allow the Lake Christine Subdivision entrance drive to be located two hundred and eighty six (286) lineal feet south from the intersection of Partridge Meadows Drive and Darrow Road pursuant to Section 1207.13(c)(5)(B), "Curb Cuts and Intersections":

a) the property in question will yield a reasonable return and there can be a beneficial use of the property without the variance because the entrance to the subdivision could feasibly be moved, but the proposed layout of the subdivision would benefit by granting the variance;

b) the variance is insubstantial because while the impact in terms of traffic issues that the variance would create is not currently known, the evidence shows that the area is unique, there is a forty foot buffer on either side of the entrance to the subdivision, and there are two means of ingress and egress for the residential development across the street. Furthermore, any development of the property will require a street off of Darrow Road and traffic accessing that street;

c) the essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of the variance because the impact of the one hundred fourteen (114) foot variance is not known at this time, but a traffic study will be completed and the applicant has indicated that they would comply with all requirements;

d) the variance would not adversely affect the delivery of governmental services;

e) the owner purchased the property without knowledge of the zoning restrictions;

f) the applicant's predicament feasibly cannot be resolved through some method other than the variance; and

g) the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

③

ATTACHMENT #3

Submitted
1-31-16



TO: Bruce Bee, Electric Department

FROM: Greg Hannan, City Planner

DATE: July 13, 2015

SUBJECT: 7738 Darrow Road
Preliminary Site Plan Review

CASE NO. 2015-18, August 10, 2015 PC Agenda

Use: Single Family Residential

Address: 7738 Darrow Road

Applicant: Christine A. Driver

District: 1

The applicant, LDA Land Development Group, LLC, has submitted a preliminary plan for an eleven (11) subplot subdivision proposed for Parcel #3004050 on Darrow Road. The project will be discussed at the BZBA meeting on July 16, 2015, as BZBA Case No. 2015-09, for requested variances regarding the wetland impacts on the property.

PLEASE RETURN COMMENTS BY FRIDAY, JULY 31, 2015. THANKS.

☐ No comments
☒ Recommend attached comments

Date: 7-22-14

Bruce S. Bee
Signature of Reviewing Officer

Hudson Public Power is considering energizing the Lake Christine Development by accessing into the existing Chadds Ford underground electric system (located just to the west of the new development).

There is a **prop. 25' utility easement** clearly labeled on the plan (located between Berks Way lots 17 & 18 in the existing Chadds Ford development). It is not clear on the plan whether or not this 25' prop. Utility easement (or other width) continues thru the adjacent lots 4 & 5 of the new Lake Christine development.

For clarity, Hudson Public Power would like a notation on the plan that identifies a proposed utility easement located between the Lake Christine lots 4 & 5 (if one exists).

EX. 25' WATER
MAIN EASEMENT

16

CENTER OF
TANK SITE

50.00'

33.00'

239.82'

EX. 30' STORM
SEWER EASEMENT

EX. C.B.
TOP 1131.24
INV. 1129.24-8" E
INV. 1128.81-15" W

EX. 8" STR.

PROP. 12" STR.

EX. 15" STR.

PROP. 30' STORM
SEWER EASEMENT

17

BERKS

EX. 12' UTILITY
EASEMENT

PROP. 25'
UTILITY EASEMENT

PROP. 8" W.M.

PROP. 8" SAN.

EX. 20' UTILITY
EASEMENT

EX. 10' UTILITY
EASEMENT

NO 50' 51" W 599.89'

PROP. 12" STR.

CENTER OF
GAS WELL

N75°55'17"E 174.90'

N88°14'15"E 168.13'

PROP. 8" W.M.

PROP. 8" SAN.

40' WATER & SANITARY
SEWER EASEMENT

29,910 S.F.
0.6866 Ac.

DOES 25' WIDE
PROP. UTILITY
EASEMENT EXIST HERE?
IF SO, PLEASE NOTE
ON PLAN.

S42°00'51"E 239.53'

3

25,660 S.F.
0.5891 Ac.

L=60.78'

L=15.05'

L=63.44'

5

33,166 S.F.
0.7614 Ac.

CHADDS FOR

WAY