



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

DATE: December 7, 2016

TO: City of Hudson Planning Commission for December 12, 2016 Meeting

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

SUBJECT: Conditional Use and Site Plan Review for Assurance Health Hospital facility at Hudson Crossing Parkway

ZONING: District 6 – Western Hudson Gateway

PC Case No: 2016-29

Project Introduction

Application has been received for proposed construction of a 13,000 sq ft facility to be located on the west side of Hudson Crossing Parkway, within the Hudson Crossing Business Park. The proposed project includes a 13,000 sf building and 60 parking stalls and would be occupied by an acute care hospital.

The subject property and adjacent areas to the north, south, and east are located within District 6 Western Hudson Gateway with adjacent land to the west located within Boston Heights, occupied by Skyzone Trampoline Park. The site is adjacent to vacant industrially zoned land to the north and south, the 6279 Hudson Crossing Parkway development site to the east.

The following information is attached to this report.

1. Preliminary comment letter from Greg Hannan, City Planner, dated November 29, 2016.
2. Letter from Morris Long, Phd Assurance Health, describing the proposed hospital use.
3. Site architectural renderings submitted by Davidson Smith Certo Architects, Inc. received December 5, 2016.
4. Site improvement plans submitted by Polaris Engineering, received December 5, 2016.

Applicable Zoning District Standards, Section 1205

Use: The proposed use consists of an acute stay hospital for senior mental health patients containing 23 beds with 24 hour medical care for short stays of 12-14 days as patients transition to nursing care or other treatment centers. The use is subject to a public hearing and conformance with the general use standards of Section 1206.02(b) and the use specific standards applicable to hospitals.

Dimensional Standards

The dimensional standards for lot width, lot frontage, and setbacks are acceptable based on the proposed parcel lines depicted. The plans depict splitting the existing 32.86 acre parcel to establish an approximately 5.5 acre parcel accommodating the development. An administrative lot split application must be submitted to establish the proposed parcel.

Pedestrian Amenities: Sidewalks are required abutting a public street, along the building façade featuring a customer entrance, and along a building façade abutting a parking area. A widened sidewalk is being installed along the east side of Hudson Crossing Parkway as parcels are developed. Sidewalks have been appropriately proposed along the full frontage of the building façade and abutting the parking area.

Applicable Use Regulations, Section 1206

The proposed hospital facility is permitted as a conditional use within District 6. The application is subject to compliance with the general conditional use standards of Section 1206.02:

- (1) The use is consistent with the policies and intent of the Comprehensive Plan.
- (2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses.
- (3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code.
- (4) Access points are located as far as possible from intersections and adequate sight distances are maintained.
- (5) On-site and off-site traffic circulation patterns shall not adversely impact adjacent uses.
- (6) The use will be adequately served by public facilities and services.
- (7) The use provides adequate off-street parking on the same property as the use.
- (8) The use will be screened with fencing and/or landscaping in excess of what is required in of this Code if the use may otherwise result in an adverse impact.
- (9) The use is proposed at a density consistent with that of the existing neighborhood.

Hospitals are also subject to use specific standards related to licensing, storage of flammable liquids, adequate drop off/pick up areas, and facility setbacks from residential areas.

The proposed use is in general compliance with the above general standards and use specific standards.

Applicable Zoning Development and Site Plan Standards, Section 1207

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

Tree and Vegetation Protection: Limits of disturbance need to be depicted on the plans.

Wetland/Stream Corridor Protection: Wetlands are located to the west of the development,

outside of the project limits. The submitted plan maintains a 100 foot setback to the delineated edge of the wetland. An updated wetland delineation must be forwarded to confirm the current wetland limits.

Landscaping: Because all the parking is proposed in front of the building and is more than one bay deep, the parking must be screened with trees and/or mounding in addition to perimeter landscaping. The concept site plan indicates appropriate areas to accommodate the necessary front yard, street trees, perimeter parking lot, and interior island landscaping. A final landscaping plan will need to be submitted and accepted prior to authorization to proceed.

Parking and Exterior Lighting: The multi-tenant facility is proposed with 60 parking stalls. The hospital use is required to provide one space per two beds. Adequate stalls have been proposed for this use. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).

Engineering: City Engineer Thom Sheridan is reviewing the site improvement plans submitted December 5, 2016. The project will be subject to compliance with applicable stormwater management standards. Additionally a trip generation report will be submitted to confirm traffic generation is within the limits projected for the development during the establishment of the subdivision. Mr. Sheridan notes the need to obtain a Notice of Intent from Ohio EPA, approval of a SWPPP Plan from Summit County Soil and Water, and execution of a long term maintenance agreement for the stormwater management basin.

Industrial Design: The architectural design will be reviewed by the subcommittee for compliance with Section 1207.18(h) with a recommendation forwarded to the Planning Commission. The design consists of a patterned split face block with accent banding, smooth face block accent features at the building entrances, and a regular pattern of windows along the front and side elevations.

Staff recommends Planning Commission make separate motions for the Conditional Use and Site Plan as recommended below.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, the general conditional use criteria of Section 1206.02, and the use specific standards applicable to hospitals.

Required PC Action, Section 1203.02(d)

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

Conditional Use Recommendation

Approve the conditional use for Case No 2106-29 for an acute care short term hospital facility to be located at Permanent Parcel #3009749 according to the plans and information received November 18, 2016.

Site Plan Findings and Action:

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

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

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

Recommendation

Approve the site plan in Case 2016-29 for Parcel #3009749, Hudson Crossing Business Park according to plans received December 5, 2016 with the following conditions:

1. Depict the limits of disturbance need on the plans.
2. A final landscaping plan must be submitted and accepted to comply with applicable front yard, street tree, perimeter parking lot, and interior island landscaping requirements.
3. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
4. The proposal is subject to the review and approve of City Engineer Thom Sheridan for compliance with the City of Hudson Engineering Standards.
5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
6. 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.
7. 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.



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

November 29, 2016

Linda Sherman
Premier Development Partners
5301 Grant Ave
Cleveland, Ohio 44125

RE: PC 2016-29-Site Plan Review for Hudson Crossing – 13,000 square foot building

Ms. Sherman-

Thank you for your submission of the site plan application for the proposed 13,000 square foot building at Hudson Crossing Business Park and the conditional use request for the short term care hospital. The application has been scheduled for the Planning Commission (PC) agenda for the December 12, 2016 meeting. In preparation for such, I am forwarding preliminary comments related to compliance with the Land Development Code (LDC). Our goal is to provide you an opportunity to respond to the below comments by December 5, 2016. We will revise the comments accordingly for the staff report scheduled to be issued on December 7, 2016. Additionally I am available to meet and review the comments at your convenience.

Chapter 1205 – District Regulations

1205.09 District 6:

1. Use: Proposed short term care hospital use is a permitted as a conditional use.
2. Setbacks: The proposed building and parking setbacks are acceptable.
3. Vehicular access: The proposed two curb cuts on the industrial cul-de-sac are acceptable.
4. Pedestrian Amenities: Sidewalks are required along a building façade that contains a public entrance or abuts parking. Extend the sidewalk north to the three additional parking stalls.

Section 1206: Use Regulations

Staff understands the proposed use consists of an acute stay hospital for senior mental health patients containing 23 beds with 24 hour medical care for short stays of 12-14 days as patients transition to nursing care or other treatment centers. The proposed use is subject to a public hearing and conformance with the general use standards of Section 1206.02(b) and the use specific standards applicable to hospitals. Staff finds the proposed use to be in general compliance with the applicable standards.

Section 1207: Development and Site Plan Standards

1. Wetland Protection: A current delineation will need to be submitted to confirm the location of the wetlands and applicable setbacks.
2. Landscaping: Below are preliminary comments based on the concept plan.
 - i. Front yard landscaping: acceptable depth.
 - ii. Street trees shall be incorporated in consultation with the City Arborist.
 - iii. Perimeter landscaping at parking lot –acceptable area proposed.
 - iv. Interior island landscaping: acceptable area proposed.
3. Parking
 - i. Count: Hospital facilities are required to provide one space for each two beds. The proposed 60 spaces is acceptable.
 - ii. Stall dimensions: Proposed dimensions are acceptable.
 - iii. Exterior lighting: a lighting plan including photometrics is required prior to the issuance of a zoning certificate.
4. Traffic Analysis: A trip generation report must be submitted for review by the City Engineer.
5. Design Review Committee for District 6 and 8: The architectural design for the facility will be reviewed by the subcommittee for compliance with Section 1207.18(h) with a recommendation forwarded to the Planning Commission.
6. Storm water management will be reviewed and determined by the City Engineer.

Additional Comment:

1. Administrative lot split: The plans indicate a parcel being subdivided from the current parcel. An administrative lot split application must be submitted.

Please contact me for any assistance I can provide.

Sincerely,

Gregory P. Hannan, AICP
City Planner

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



Assurance Health System

Senior Inpatient Psychiatric Care

November 18, 2016

City of Hudson, Ohio
Jim Stifler, Economic Development Director
115 Executive Parkway Suite 400
Hudson, OH 44236
Re: Conditional Use Standards

Dear Mr. Stifler:

Assurance Health System, LLC, (AHS) has reviewed the City of Hudson's Conditional Use Standards and will meet all requirements with full compliance with the regulations as presented in the City of Hudson Land Development Code Chapter 1206, Use Regulations, (Section 1206.02 Conditional Use Standards).

HOSPITAL:

Where applicable, certification or licensing by the sponsoring state or federal governmental agency shall be a prerequisite to issuance of a zoning certificate by the City. AHS will submit a copy of an annual report with evidence of continuing certification shall be submitted to the Community Development Director in January of each year.

Bulk storage in excess of 1,000 gallons of flammable liquids or in excess of 125 cubic feet of flammable gases shall be underground. The only flammable liquids will be contained within the emergency generator. AHS will complete and submit a WA disaster/spill plan shall be completed and shall remain on file with the Fire and Police Departments.

Points of ingress and egress for police, fire, and other emergency services shall be located to maximize sight distances along adjacent public streets. Acceptable

The parking area for the use shall be a minimum of 50 feet from adjacent properties used for residential purposes. Acceptable. AHS will require 45 parking spaces.

*8465 Keystone Crossing, Suite 210
Indianapolis IN 46240-4354*

*Telephone: 317-870-1396
Fax: 317-757-8491*

Adequate provisions shall be made for access by emergency medical and fire vehicles on two sides of the building. Acceptable

The use or building housing such use shall be located a minimum of 500 feet away from the lot line of any residential use, except for a transfer station or any building housing a transfer station, shall be located a minimum of 1000 feet away from the lot line of any residential use. Acceptable

All property lines that adjoin a residential use or district shall be screened with a bufferyard that is equivalent or exceeds screening provided by Bufferyard E as defined in Section 1207.04 of this Code. N/A

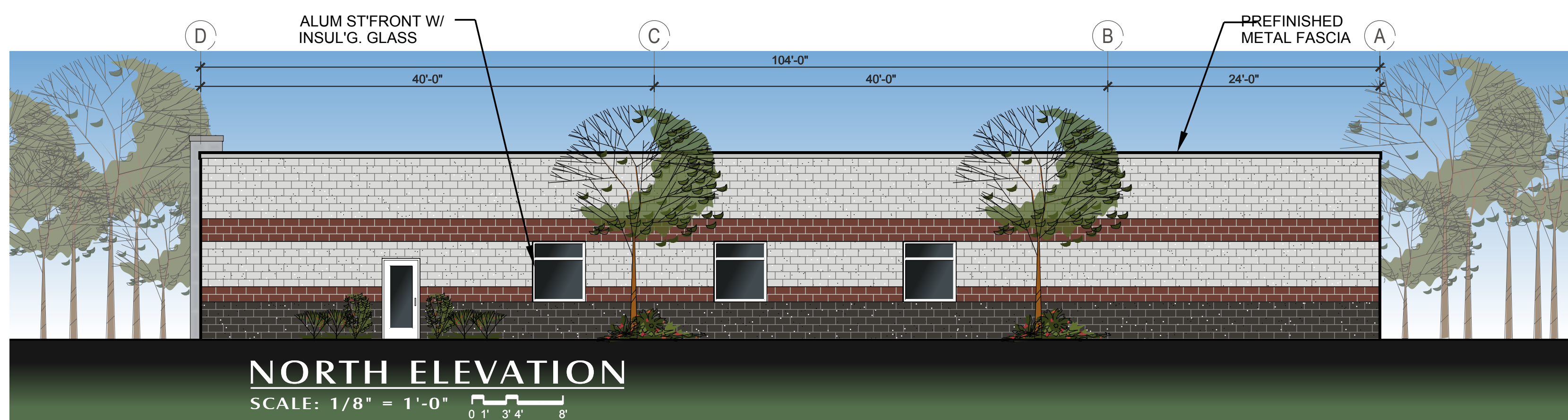
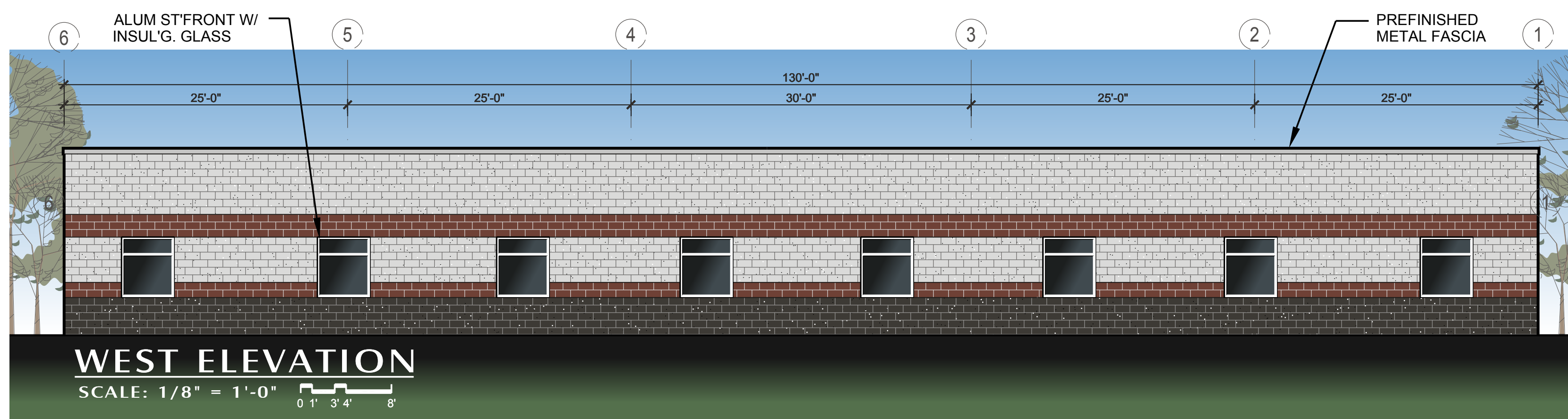
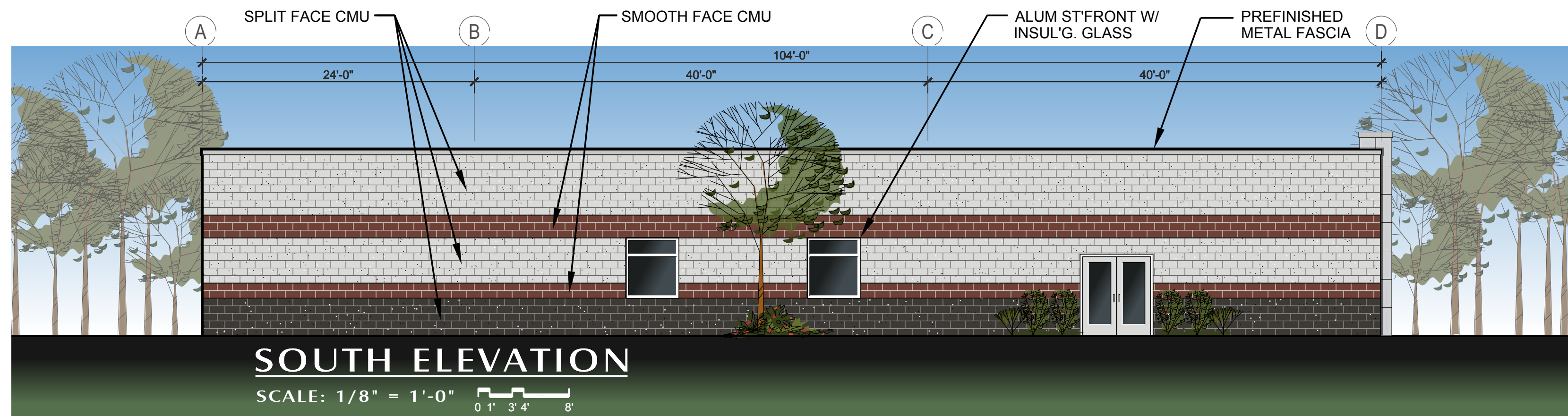
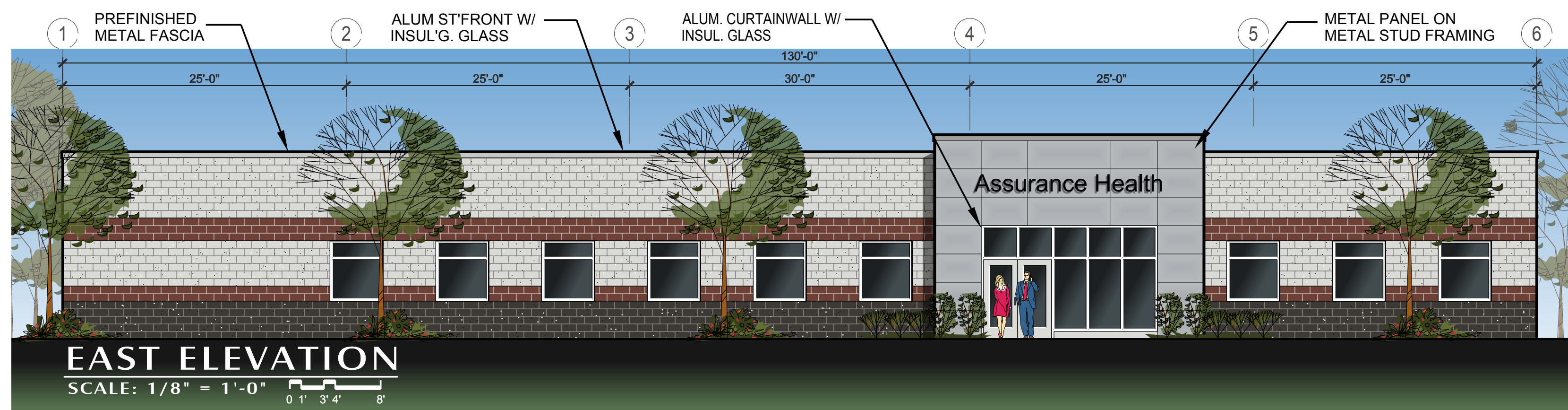
This facility will be a 23 bed acute stay psychiatric hospital specifically designed, physically and programmatically, for senior mental health needs with an average 12-14 day length of stay. On a daily basis at any given time throughout the day, AHS expects there will be 23 patients, approximately 20 employed staff and 6-10 visitors on site. Furthermore, over our last 20 months of operations on three separate locations, we have had the need to utilize "911"-emergency response on five separate occasions.

If you have any questions or need additional information, please feel free to give me a call at 574-339-3021.

Sincerely,

A handwritten signature in black ink, appearing to read 'Morris Long', followed by a long, sweeping horizontal line that extends to the right.

Morris Long, PhD
Chairman/CEO Assurance Health System, LLC



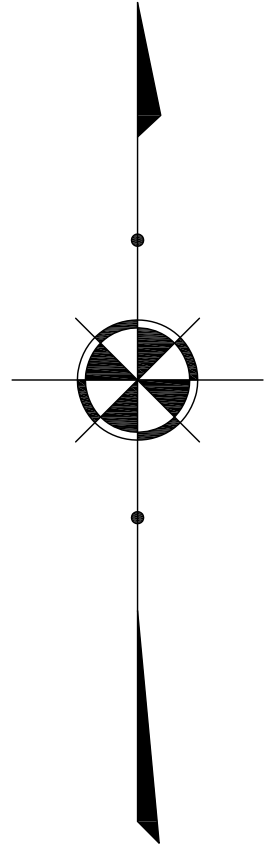
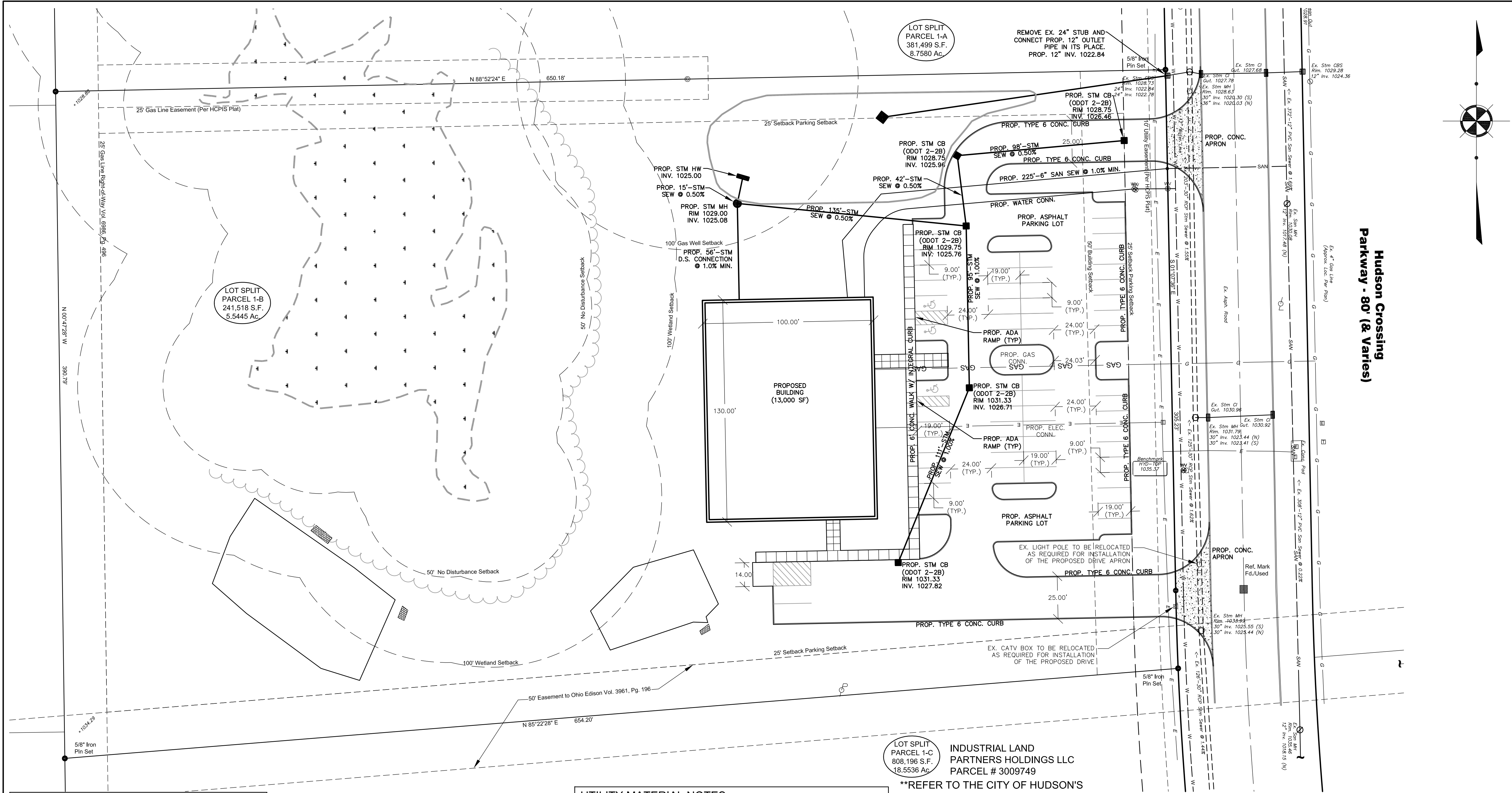
SITE PLAN

SCALE: 1" = 40'-0"



PROJECT SUMMARY

ZONING:	Western Gateway Corridor
LOT AREA:	5.5 acres
BUILDING AREA:	13,520 sf
IMPERVIOUS COVERAGE:	21%
PARKING REQUIRED:	
@ 1/6 beds: 23/6=	4 spaces
@ 1/2 employees: 30/2=	15 spaces
Total Required:	19 spaces
PARKING PROVIDED:	60 spaces



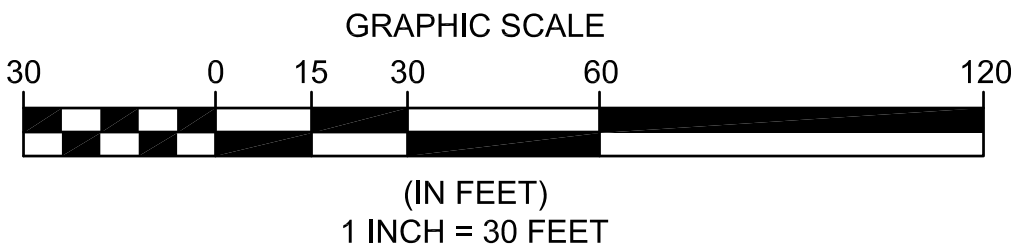
Hudson Crossing
Parkway - 80' (& Varies)

O.U.P.S. REFERENCE
A-612-603-881

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE
UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY
A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF
UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY,
AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD
OBSERVATION HAS BEEN CONDUCTED. WHERE PRACTICAL,
HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT
GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY
ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.



- UTILITY MATERIAL NOTES:
- ALL WATER PIPING TO BE DUCTILE IRON PER AWWA C150/C151
 - ALL 6" SANITARY TO BE PVC SDR 35 PER ASTM D3034
 - ALL STORM PIPE LOCATED IN PUBLIC R/W AND STORM DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:
 - 15" AND SMALLER SHALL BE PVC SDR35. STORM GREATER THAN 15" SHALL BE CONCRETE MEETING ASTM C76 CL. IV
 - ALL PRIVATE STORM PIPE (OUTSIDE PUBLIC R/W AND STORM DRAINAGE EASEMENTS) SHALL BE HDPE (HANCOR HI-Q POLYETHYLENE PIPE OR ADS N-12 POLYETHYLENE PIPE OR EQUAL PER ASTM D3350)
 - ALL CATCH BASINS LOCATED IN PAVEMENT TO HAVE CONCRETE COLLARS AND FINGER DRAINS

LOT SPLIT
PARCEL 1-C
808,196 S.F.
18.5536 Ac

INDUSTRIAL LAND
PARTNERS HOLDINGS LLC
PARCEL # 3009749

**REFER TO THE CITY OF HUDSON'S
"ENGINEERING STANDARDS", LATEST EDITION
FOR DETAILED INFORMATION.

- FIRE DEPARTMENT NOTES:
- The fire hydrants must be furnished with nozzle threads complying with City of Hudson specifications.
 - A Knox Box must be furnished and installed in an approved location.

TOPOGRAPHIC CERTIFICATION:

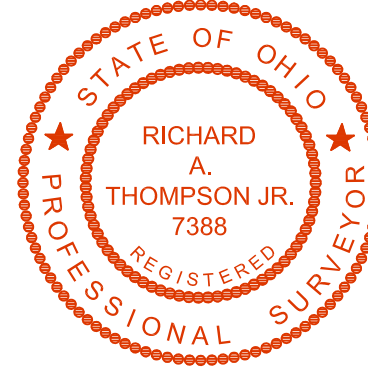
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF NOVEMBER, 2016, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR., P.S. #7388

REV. No.	DATE	BY	DATE
			12/5/16
			SCALE: HOR. 1"=30'
			VERT. N/A
			FOLDER: DWG/Site Plan
			FILENAME: Site Plan
			TAB: Utility
			DRAWN: JCK



	Ex. Clean Out		Ex. Sanitary Manhole		Ex. Water Valve		Ex. Electrical Box		Ex. Tree		Ex. Monument Box
	Ex. Catch Basin		Prop. Sanitary Manhole		Ex. Water Meter		Ex. Guy Wire		Ex. Pine Tree		Power Transformer
	Prop. Catch Basin		Prop. Curb Inlet		Ex. Fire Hydrant		Ex. Power Pole		Ex. Bush		Sprinkler Control Box
	Ex. Yard Drain		Prop. Hydrant		Prop. WL Valve		Ex. Light Power Pole		Ex. Mailbox		Sprinkler Head
	Ex. Manhole		Ex. Gas Marker		Well		Ex. Sign		Ex. Telephone Box		Traffic Signal Pole
	Ex. Storm Manhole		Ex. Gas Meter		Test Bore		Guard Post		Traffic Signal Box		
	Prop. Storm Manhole		Ex. Gas Valve								



PREMIER
DEVELOPMENT PARTNERS
HUDSON 13
CITY OF HUDSON - SUMMIT COUNTY - OHIO

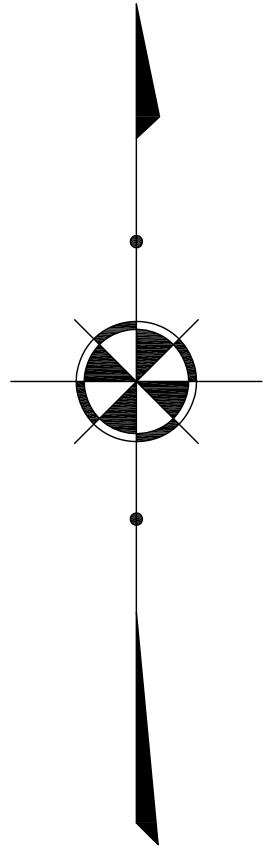
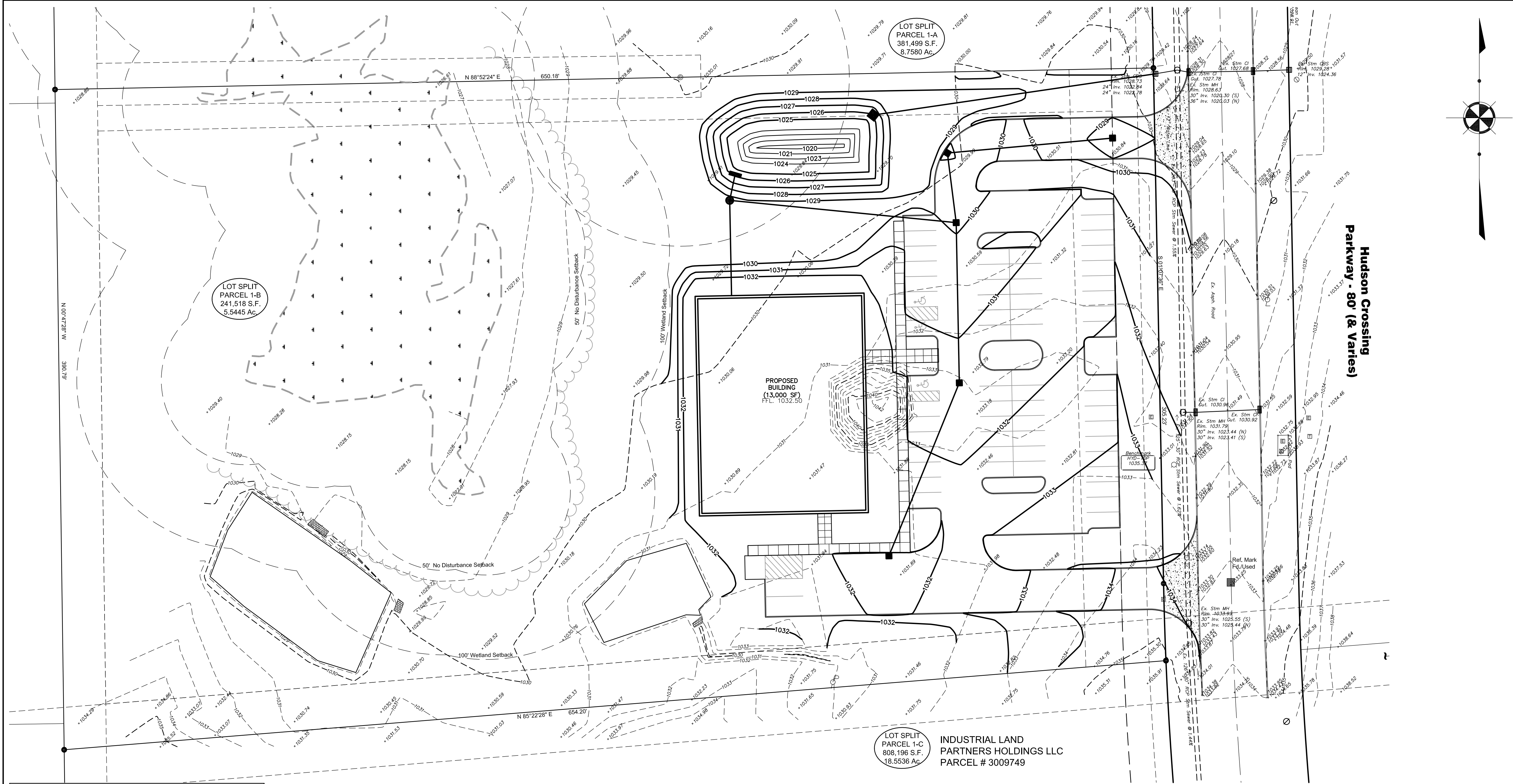
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

LAYOUT & UTILITY
PLAN


CONTRACT No.

16305

SHEET	OF
03	09



Hudson Crossing
Parkway - 80' (& Varies)

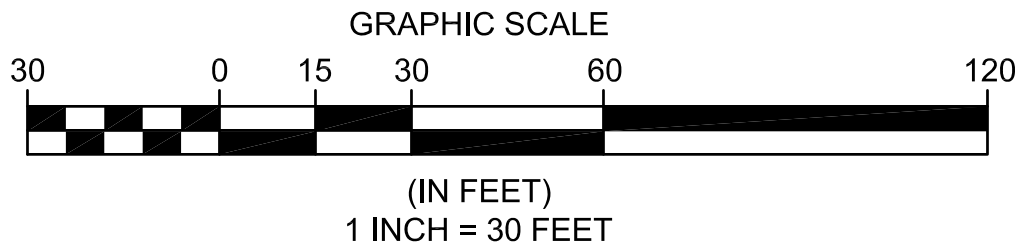


O.U.P.S. REFERENCE
A-612-603-881

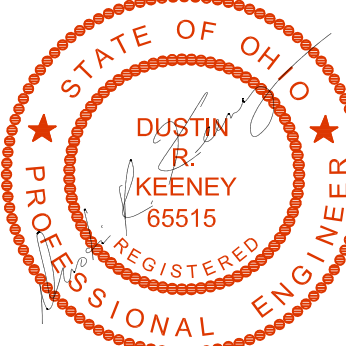
2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
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NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY
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REV. No.	DATE	BY



DATE: 12/5/16

SCALE: HOR. 1"=30'









































VERT. N/A

FOLDER: DWG/Site Plan

FILENAME: Site Plan

TAB: Grading

DRAWN: JCK

<div> Ex. Clean Out</div> <div> Ex. Catch Basin</div> <div> Prop. Catch Basin</div> <div> Ex. Yard Drain</div> <div> Ex. Manhole</div> <div> Ex. Storm Manhole</div> <div> Prop. Storm Manhole</div>	<div> Ex. Sanitary Manhole</div> <div> Prop. Sanitary Manhole</div> <div> Prop. Curb Inlet</div> <div> Ex. Curb Inlet</div> <div> Ex. Gas Marker</div> <div> Ex. Gas Meter</div> <div> Ex. Gas Valve</div>	<div> Ex. Water Valve</div> <div> Ex. Water Meter</div> <div> Ex. Fire Hydrant</div> <div> Prop. Hydrant</div> <div> Prop. WL Valve</div> <div> Well</div> <div> Test Bore</div>	<div> Ex. Electrical Box</div> <div> Ex. Guy Wire</div> <div> Ex. Power Pole</div> <div> Ex. Light Power Pole</div> <div> Ex. Light Pole</div> <div> Prop. Light Pole</div>	<div> Ex. Tree</div> <div> Ex. Pine Tree</div> <div> Ex. Bush</div> <div> Ex. Mailbox</div> <div> Ex. Sign</div> <div> Ex. Telephone Box</div> <div> Guard Post</div>	<div> Ex. Monument Box</div> <div> Power Transformer</div> <div> Sprinkler Control Box</div> <div> Sprinkler Head</div> <div> Traffic Signal Pole</div> <div> Traffic Signal Box</div>
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34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



GRADING PLAN

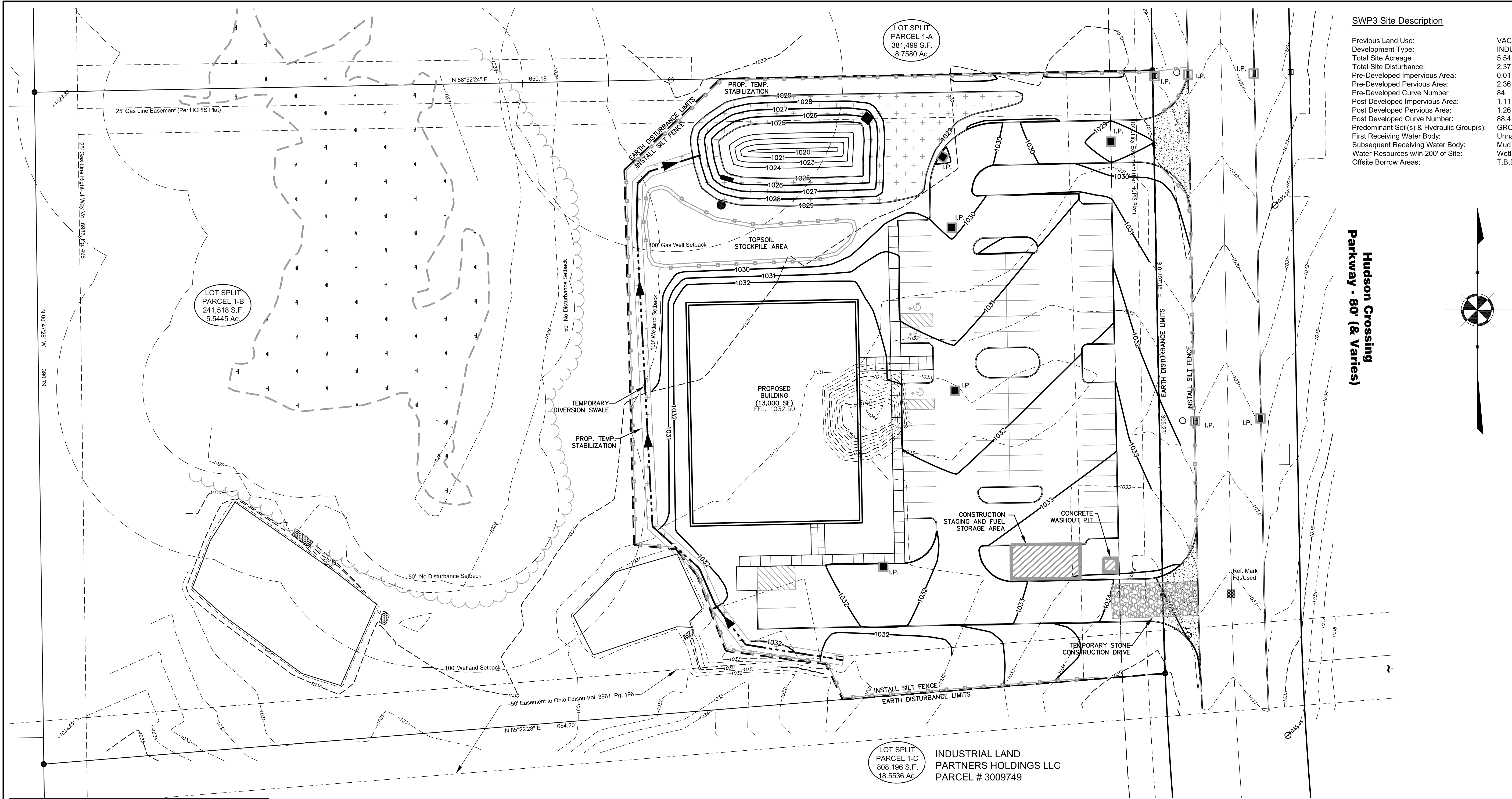
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SHEET

OF

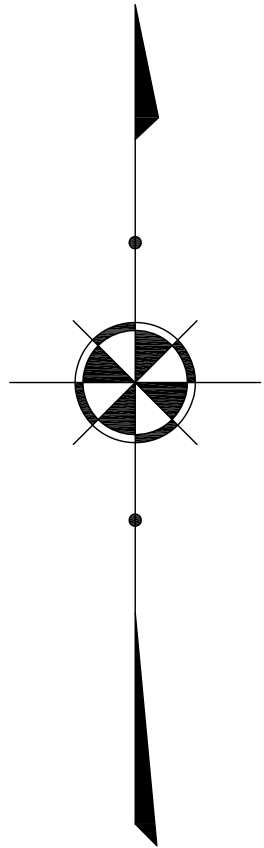
0409



SWP3 Site Description

Previous Land Use:
Development Type:
Total Site Acreage:
Total Site Disturbance:
Pre-Developed Impervious Area:
Pre-Developed Pervious Area:
Pre-Developed Curve Number:
Post Developed Impervious Area:
Post Developed Pervious Area:
Post Developed Curve Number:
Predominant Soil(s) & Hydraulic Group(s):
First Receiving Water Body:
Subsequent Receiving Water Body:
Water Resources w/in 200' of Site:
Offsite Borrow Areas:

VACANT INDUSTRIAL
5.54 Ac.
2.37 Ac.
0.01 Ac. (0.4%)
2.36 Ac. (99.6%)
84
1.11 Ac. (46.8%)
1.26 Ac. (53.2%)
88.4
GROUP D
Unnamed Tributary
Mud Brook
Wetlands as shown on Map
T.B.D.



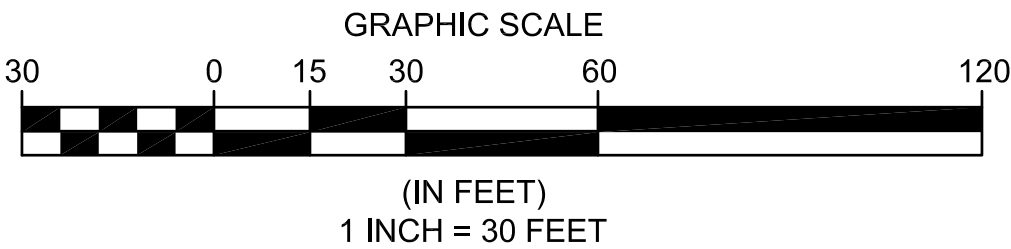
Hudson Crossing
Parkway - 80' (& Varies)

811 O.U.P.S. REFERENCE
A-612-603-881

2 WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS
MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE
UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY
A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF
UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY,
AND RELIABLY DEPICTED HEREON. VERIFICATION BY FIELD
OBSERVATION HAS BEEN CONDUCTED. WHERE PRACTICAL,
HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT
GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY
ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.



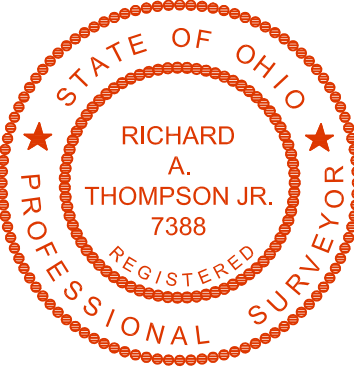
SWP3 LEGEND

— 987 —	Proposed Contour	— Silt Fence	Stone Construction Entrance	— Rip Rap Over Non-Woven Filter Fabric
- - - 987 - - -	Existing Contour	— Diversion Swale	— Areas Requiring Stabilization Measures (Temporary/Permanent)	— Rock Check Dam
- - - - -	Disturbance Limits	— B.M.P. Drainage Areas	— Miscellaneous Bmps/Staging Areas (Waste Disposal/Dumpster/Conc. Washout/Fuel Tanks)	— Erosion Control Matting
~~~~~	Clearing Limits	— I.P.		
- - - - -	Soil Delineation Line			

REV. No.	DATE	BY	DATE:	12/5/16
			SCALE: HOR.	1"=30'
			VERT.	N/A
			FOLDER: DWG/Site Plan	
			FILENAME: Site Plan	
			TAB: SWP3	
			DRAWN: JCK	

STATE OF OHIO  
REGISTERED PROFESSIONAL ENGINEER  
DUSTIN R. KEENEY  
65515

Ex. Clean Out	Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Tree	Ex. Monument Box
Ex. Catch Basin	Prop. Sanitary Manhole	Ex. Water Meter	Ex. Guy Wire	Ex. Pine Tree	Power Transformer
Prop. Catch Basin	Prop. Curb Inlet	Ex. Fire Hydrant	Ex. Power Pole	Ex. Bush	SCB Sprinkler Control Box
Ex. Yard Drain	Ex. Curb Inlet	Prop. Hydrant	Ex. Light Power Pole	Ex. Mailbox	SH Sprinkler Head
Ex. Manhole	Ex. Gas Marker	Prop. WL Valve	Ex. Light Pole	Ex. Sign	TS Traffic Signal Pole
Ex. Storm Manhole	Ex. Gas Meter	Well	Prop. Light Pole	Ex. Telephone Box	TSB Traffic Signal Box
Prop. Storm Manhole	Ex. Gas Valve	Test Bore		Guard Post	



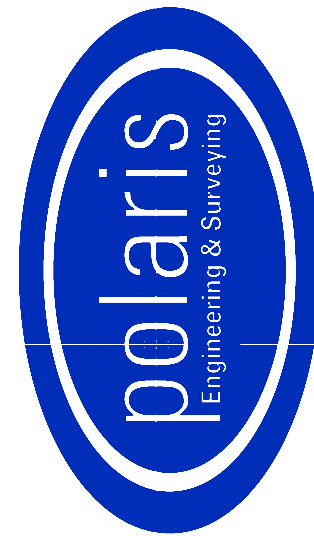
TOPOGRAPHIC CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 1' CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF NOVEMBER, 2016, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON. VERTICAL DATUM IS BASED ON NAVD88.

Richard A. Thompson Jr.  
RICHARD A. THOMPSON, JR., P.S. #7388

PREMIER  
DEVELOPMENT PARTNERS  
HUDSON 13  
CITY OF HUDSON - SUMMIT COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



SWP3 PLAN

CONTRACT No.

16305

SHEET	OF
05	09