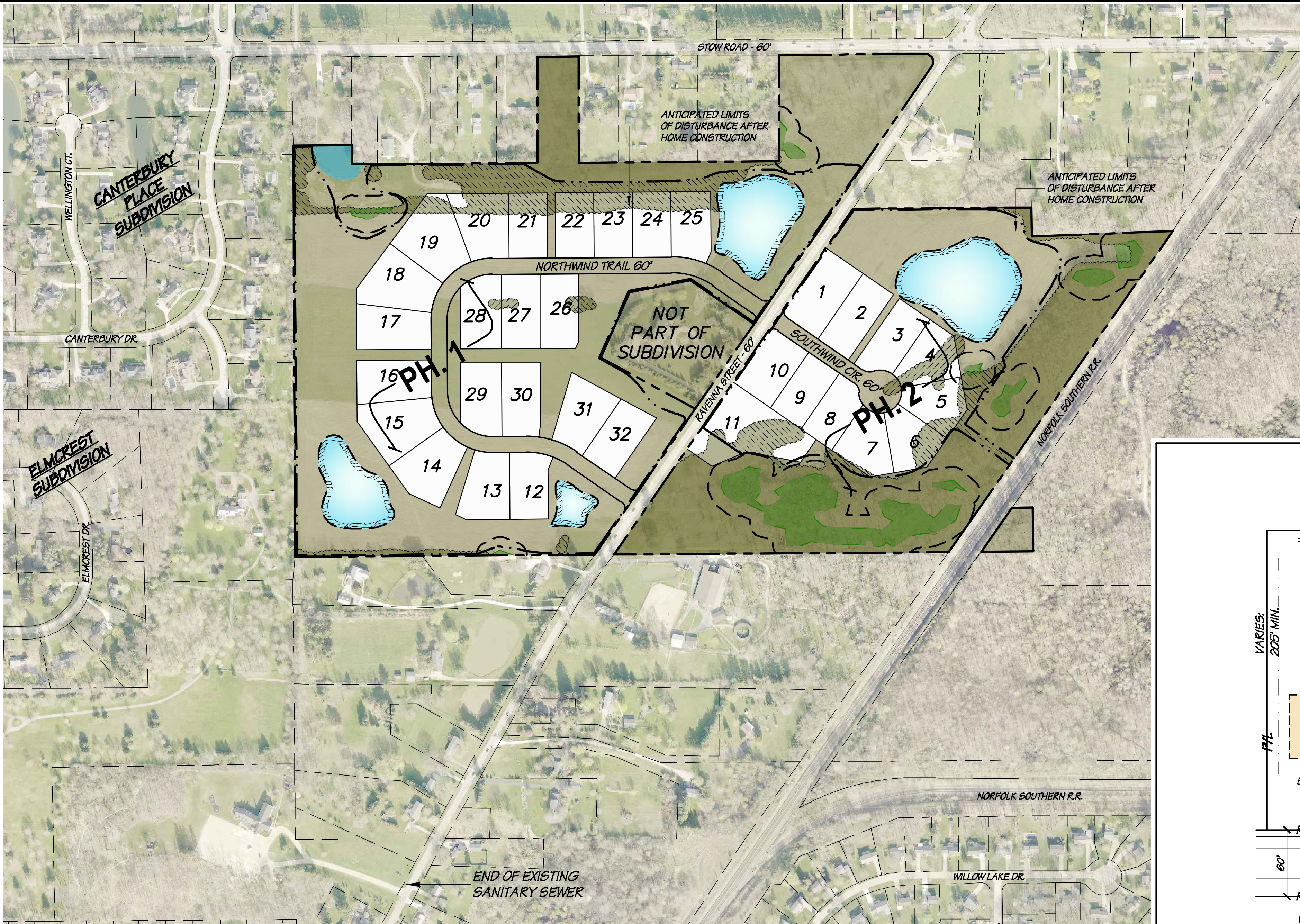


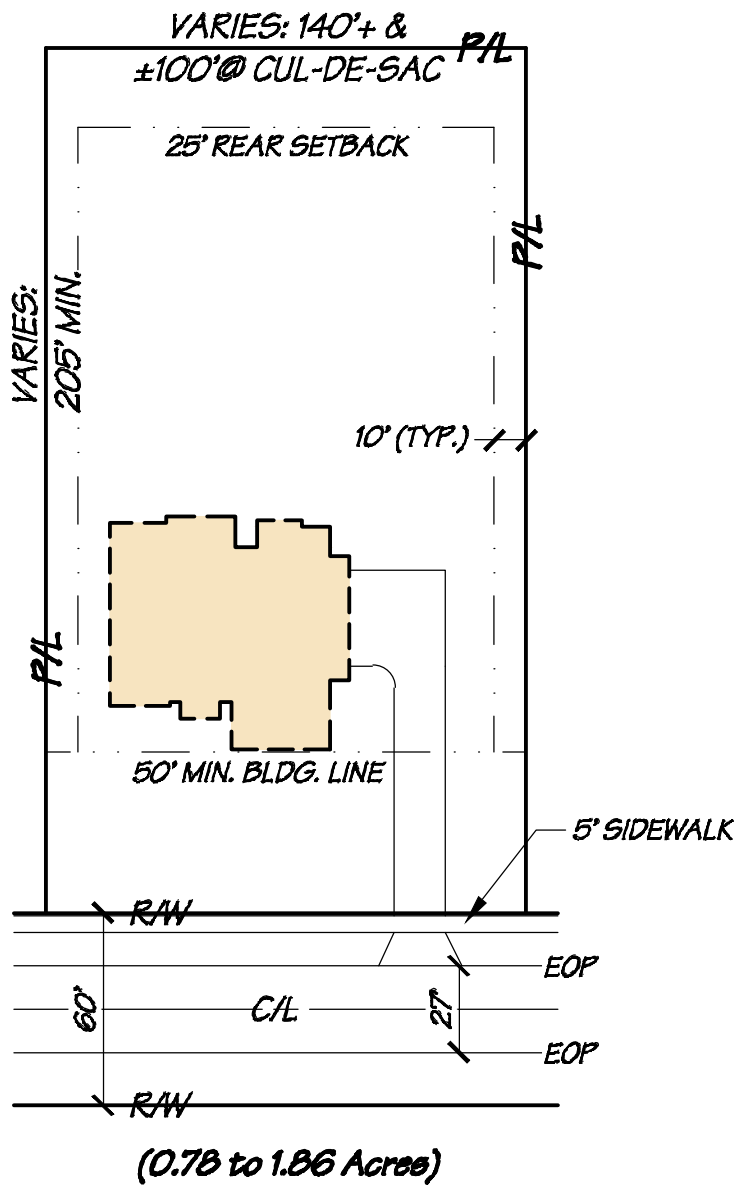
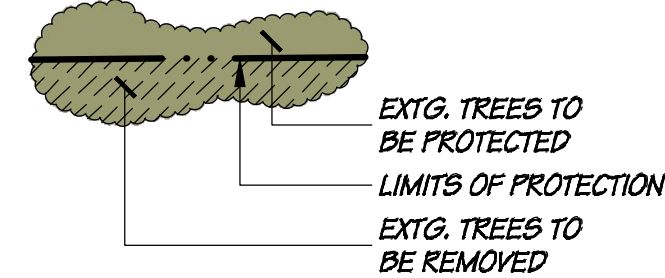


OVERALL AREA MAP (N.T.S.)

NOTES:

1. STORM SEWER TO BE EXTENDED ALONG RAVENNA STREET (EASTERLY FROM 750' EAST).
2. SANITARY SEWER & WATER MAIN TO BE EXTENDED ALONG RAVENNA STREET, EASTERLY, FROM THE EXISTING CHURCH.
3. MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 60% OF THE GROSS AREA FOR EACH LOT. (WITH STORM WATER MANAGEMENT).
4. THE GENERIC HOUSE BOX WITH SIDE LOAD GARAGE DRIVE SHOWN ARE FOR REFERENCE PURPOSES ONLY TO HELP BETTER DEPICT THE PROPOSED IMPROVEMENTS AND ARE NOT MEANT TO REPRESENT THE FOOTPRINT OF THE HOUSES THAT WILL ULTIMATELY BE BUILT.

TREE LEGEND



TYPICAL LOT CONFIGURATION

ZONING INFORMATION:

EXISTING: DISTRICT 2 & DISTRICT 8
PROPOSED: DISTRICT 2:
(OPEN SPACE CONSERVATION SUBDIVISION)

OPEN SPACE CONSERVATION SUBDIVISION

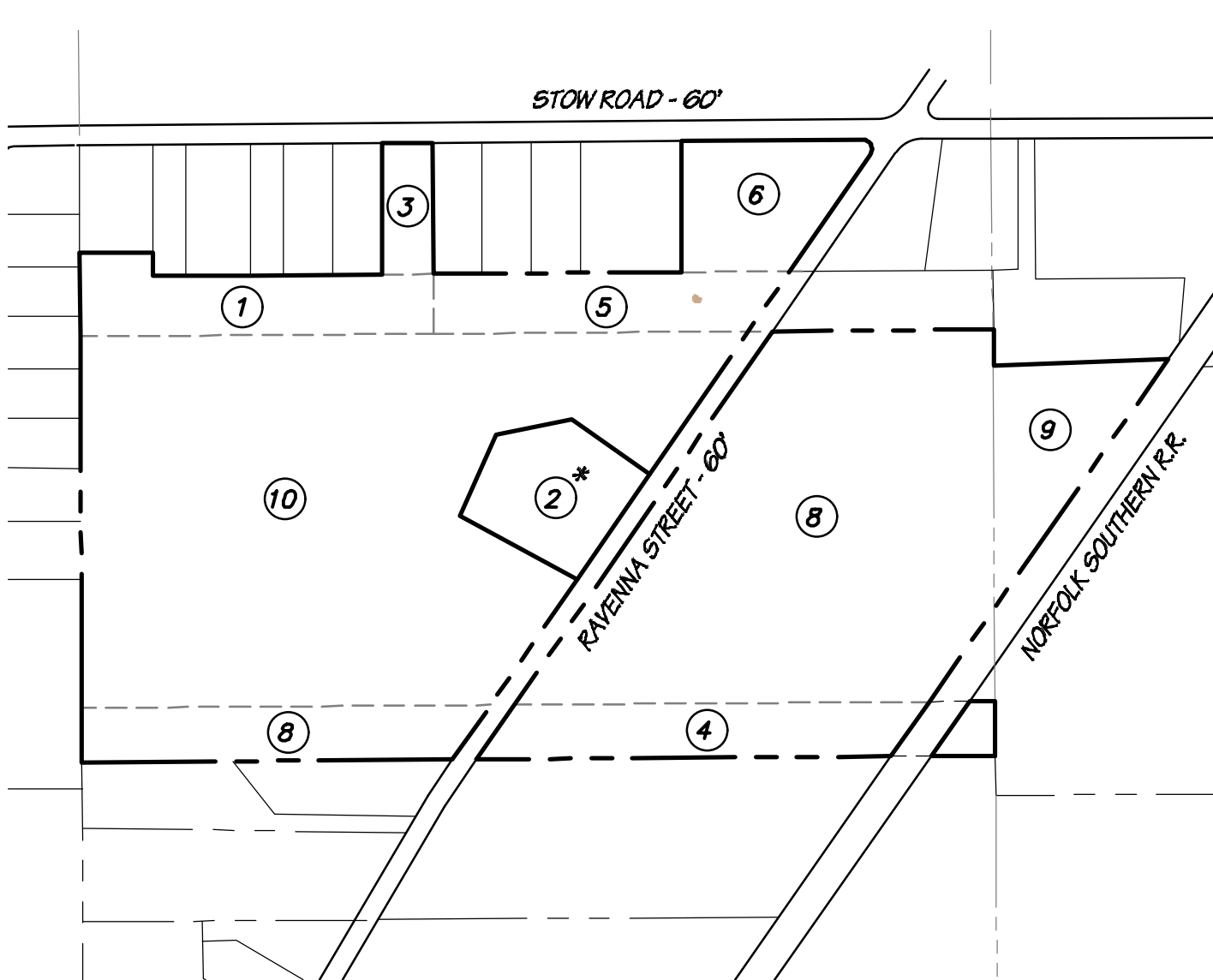
	GROSS LAND AREA TO EXTG. R/W	EXTG. WETLAND & POND AREA	PROPOSED R/W	NET LAND AREA	SUBLOTS		OPEN SPACE	
					ALLOWABLE DENSITY	PROPOSED DENSITY	REQUIRED 50% GROSS LAND	PROVIDED
DISTRICT 2					ONE DWELLING UNIT PER 2.5 ACRES (NET/2.5)			
NORTH:	57.81 Ac.	1.56 Ac.	3.53 Ac.	52.72 Ac.	21	21	20.46 Ac.	28.90 Ac. - 59%
SOUTH:	36.75 Ac.	3.51 Ac.	1.02 Ac.	32.22 Ac.	13	11	10.98 Ac.	18.38 Ac. - 67%
TOTAL:	94.56 Ac.	5.07 Ac.	4.55 Ac.	84.94 Ac.	34	32	31.44 Ac.	47.28 Ac. - 62%

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY
---	---	CENTERLINE OF R/W
---	---	CONTOUR LINE
---	---	WETLANDS
---	---	WETLAND BUFFER

LANDSCAPE/BUFFERING

ADJACENT USE	BUFFERYARD REQUIRED	MINIMUM DISTANCE
LANDS NORTH ~ DISTRICT 3 RESIDENTIAL	C	15 FEET (Moderate)
LANDS EAST & WEST ~ DISTRICT 2 RESIDENTIAL	C	15 FEET (Moderate)
LANDS SOUTH ~ DISTRICT 8 INDUSTRIAL/BUSINESS PARK		EXISTING TREE CANOPY

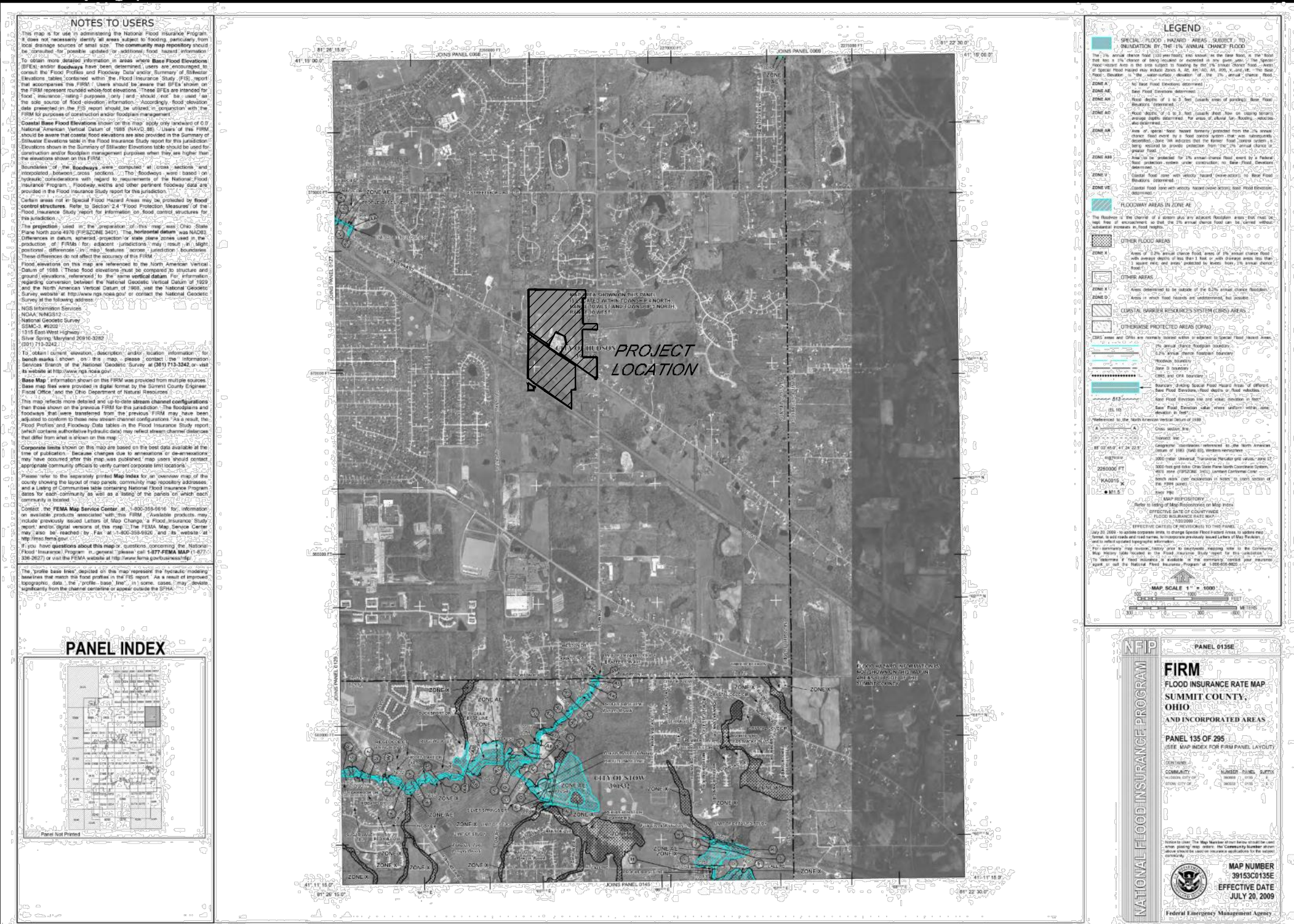


PROJECT LANDS:

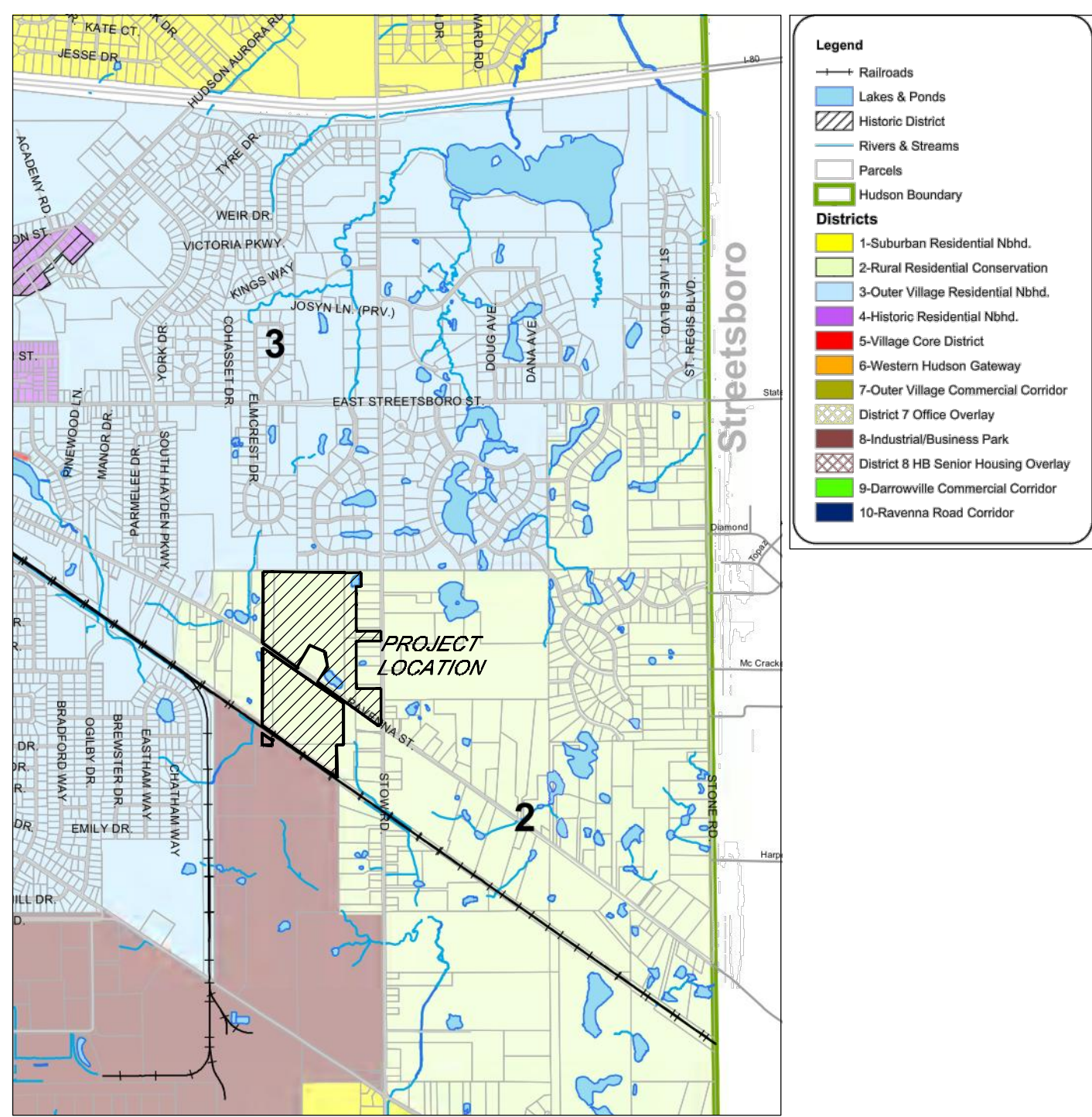
OWNER:	P.P.No.	
ERIC FUDO	30-06324	①
MARY SERGI *	30-10371 *	②
GEORGE VIZMEG	30-06323	③
KUCHAR L.L.C.	30-01397	④
	30-02169	⑤
	30-02375	⑥
KUCHAR L.L.C.	30-03108	⑦
	30-04552	⑧
	30-04555	⑨
	30-10370	⑩

* NO LONGER PART OF PROJECT LANDS

PROJECT LANDS



F.E.M.A. MAP



CITY OF HUDSON ZONING MAP



SOILS MAP

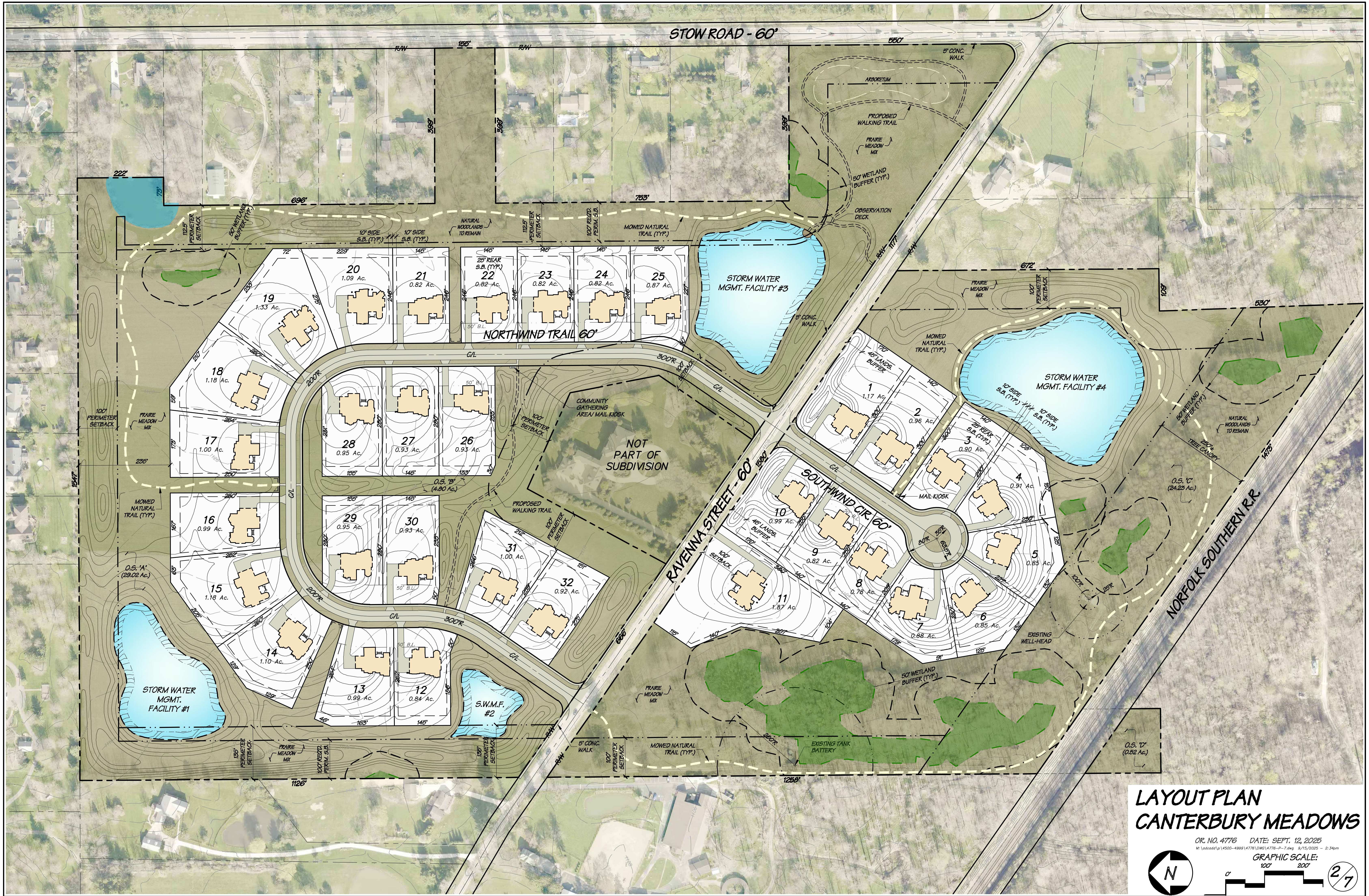
PRELIMINARY PLAN CANTERBURY MEADOWS

RAVENNA STREET & STOW ROAD
NOW IN THE CITY OF HUDSON,
SUMMIT COUNTY, OHIO

Developer:
PRESTIGE BUILDER GROUP
778 McCauley Road
Stow, Ohio 44224

Wetland Information Prepared By:
H2W ENVIRONMENTAL CONSULTANTS, LLC
6105 HEISLEY ROAD
MENTOR, OHIO 44060

Prepared By:
DONALD G. BOHNING & ASSOC., INC.
7979 HUB PARKWAY
VALLEY VIEW, OHIO, 44125
PHONE (216) 642-1130



LAYOUT PLAN
CANTERBURY MEADOWS

OR. NO. 4776 DATE: SEPT. 12, 2025
M:\cadd\p\4500-4999\4776\DWG\4776-P-7.dwg 9/15/2025 - 2:34pm

GRAPHIC SCALE:
100' 200'

2/7



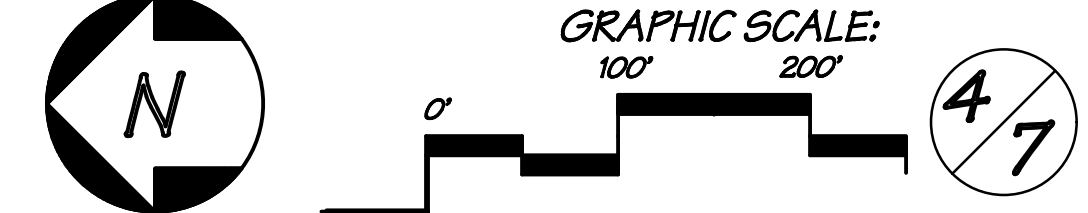


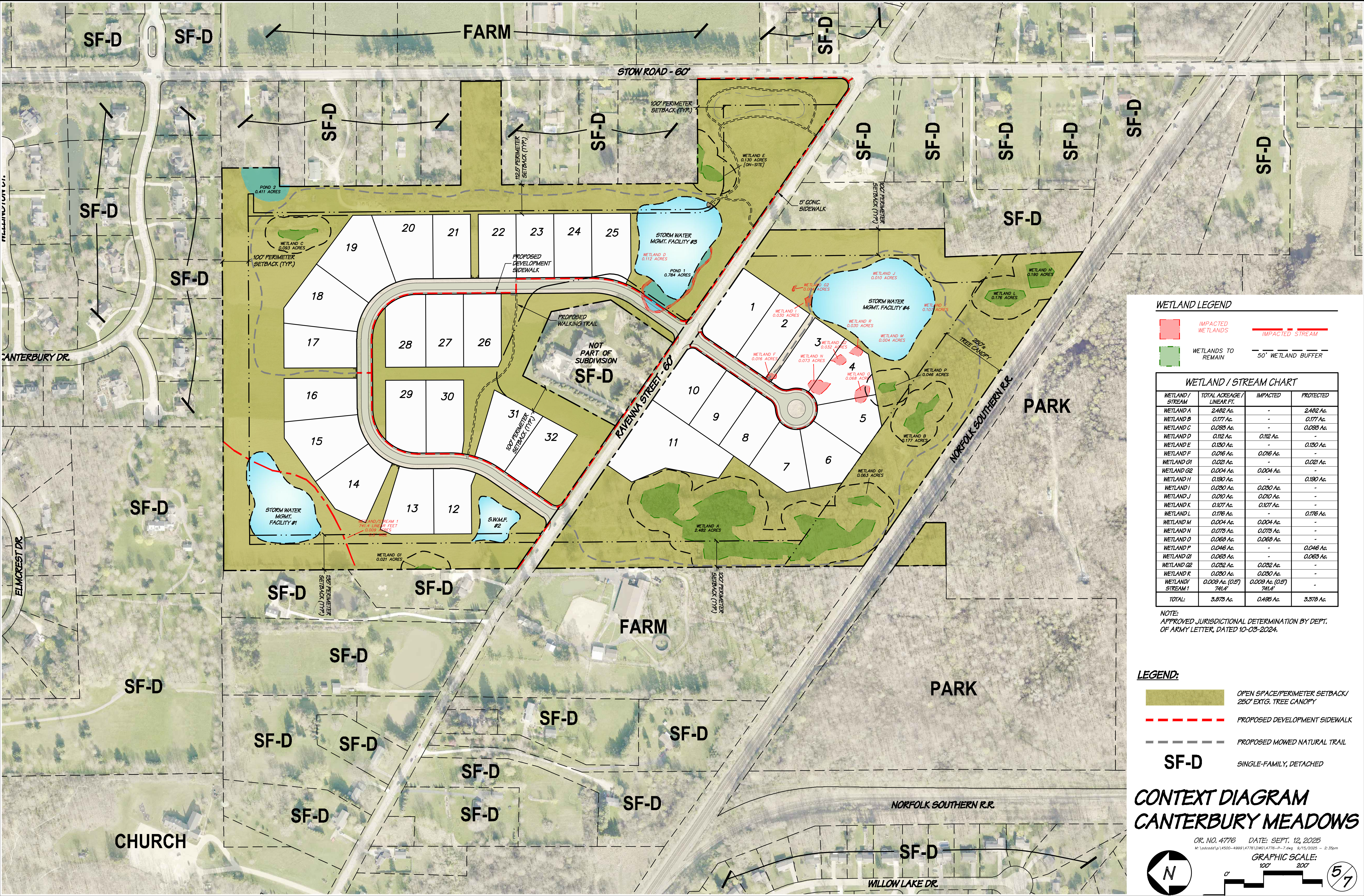
- TOPSOIL AND SEED NOTES**
1. SOIL MIX FOR PLANTING BEDS AND TREE PITS SHALL BE A BLENDED MIX:
33% ON-SITE TOPSOIL
33% SAND
33% COMPOST/ LEAF HUMUS
ROTOTILL TO INCORPORATE
 2. PLANTING BEDS SHALL BE PREPARED AS FOLLOWS:
TILL SUBSOIL TO DEPTH OF (8")
TOPDRESS WITH (6") OF SOIL MIX AND THOROUGHLY
ROTOTILL TO INCORPORATE
 3. ALL AREAS DISTURBED BY EARTHWORK AND GRADING WITHIN THE DISTURBANCE LIMITS
SHALL BE SEEDED. SEE CIVIL PLANS FOR WORK LIMITS AND GRADING.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADE AND SEEDING.
ROUGH GRADING BY OTHERS.
 4. GRASS SEED SHALL BE PRE-MANUFACTURED MIX BY LESCO OR OTHER OWNER
APPROVED SUPPLIER. SEED MIX SHALL MEET THE FOLLOWING:
40% KENTUCKY BLUEGRASS
40% CREEPING RED FESCUE
20% PERENNIAL RYEGRASS
SOW SEED AT A RATE OF 5 LBS. PER 1000 SF.
 5. INDICATED ROADSIDE SEEDING AREA SHALL BE SEEDED WITH ERNM-105 AT A RATE OF
15 LBS. PER ACRE. RESPREAD ON-SITE TOPSOIL PRIOR TO SEEDING.
AVAILABLE FROM ERNST CONSERVATION SEEDS 1-800-973-3321.
 6. SLOPE EXCEEDING 3:1 SHALL HAVE EROSION CONTROL NETTING INSTALLED.
EXCELSION NETTING OR EQUAL.
- LANDSCAPE NOTES**
1. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN
STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERYMAN
ASSOCIATION.
 2. ALL PLANT MATERIAL SHALL BE MULCHED AS PART OF THE INSTALLATION. MULCH
SHALL BE A PREMIUM DOUBLE SHREDDED HARDWOOD FREE OF TRASH, DEBRIS AND
STICKS. MULCH SHALL BE INSTALLED AT A (2") MINIMUM DEPTH.
 3. ALL PLANT MATERIAL SHALL BE PRUNED OF BROKEN AND DEAD BRANCHES
 4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR A PERIOD OF ONE YEAR AFTER
PROJECT ACCEPTANCE.
- STREET TREE NOTES**
1. STREET TREES SHALL BE PLANTED (40') O.C. SITE ADJUSTED PER BELOW
 2. TREE LOCATIONS SHALL BE SITE ADJUSTED FOR THE FOLLOWING CLEARANCES:
(10') CLEARANCE FROM EX. STOP SIGN OR STANDARD LOCATION OF A STOP SIGN
(15') CLEARANCE FROM DRIVEWAY
(10') CLEARANCE FROM FIRE HYDRANT
(10') CLEARANCE FROM UTILITY POLE
(10') CLEARANCE FROM SANITARY SEWER WYE BRANCHES AND MANHOLES

PLANT SCHEDULE			
Qty	Botanical Name	Common Name	Size
11	Acer x 'Red Sunset'	Red Sunset Maple	3"
13	Acer rubrum 'Redpointe'	Redpointe Maple	3"
42	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3"
19	Acer x freemanii 'Celebration'	Celebration Maple	3"
15	Betula nigra 'Heritage'	Heritage River Birch	3"
1	Carpinus caroliniana	American Hornbeam	2"
15	Cornus sericea 'Bailly'	Red Twig Dogwood	#5
20	Euronymus alata 'Compadre'	Burning Bush	#5
35	Forsythia x intermedia 'Lynwood Gold'	Forsythia	#5
61	Gleditsia triacanthos var. inermis 'Street Keeper'	Honeylocust	3"
1	Koeleria paniculata	Golden Rain Tree	2.5"
1	Liquidambar styraciflua 'Rotundifolia'	Round-lobed Sweetgum	3"
1	Liriodendron tulipifera	Tulip Tree	3"
2	Magnolia virginiana	Sweet Bay Magnolia	3"
2	Malus x 'Harvest Gold'	Harvest Gold Crabapple	2"
2	Malus x 'Purple Prince'	Purple Prince Crabapple	2"
33	Myrica pennsylvanica	Northern Bayberry	#5
5	Nyssa sylvatica	Blackgum	2.5"
15	Picea abies	6-7' Norway Spruce	6-7"
178	Picea abies	Norway Spruce	7-8"
90	Pinus strobus	White Pine	7-8"
2	Prunus virginiana 'Canada Red'	Canada Red Cherry	2"
2	Quercus alba	White Oak	3"
2	Quercus bicolor	Swamp White Oak	3"
1	Quercus imbricaria	Shingle Oak	3"
10	Quercus palustris	Pine Oak	3"
10	Taxodium distichum	Bald Cypress	3"
20	Viburnum plicatum tomentosum 'Mariesii'	Viburnum	#5
43	Viburnum x rhytidophyloides 'Alleghany'	Alleghany Viburnum	#5
0			

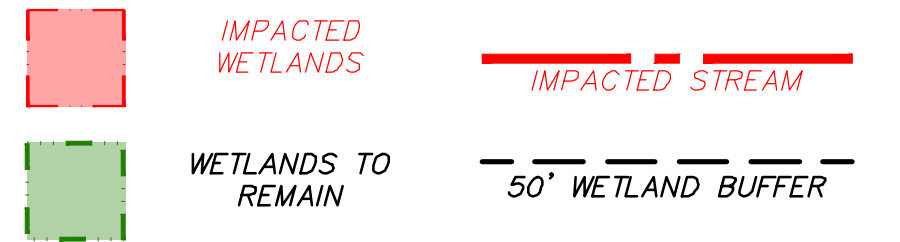
LANDSCAPE PLAN CANTERBURY MEADOWS

OR. NO. 4776 DATE: SEPT. 12, 2025
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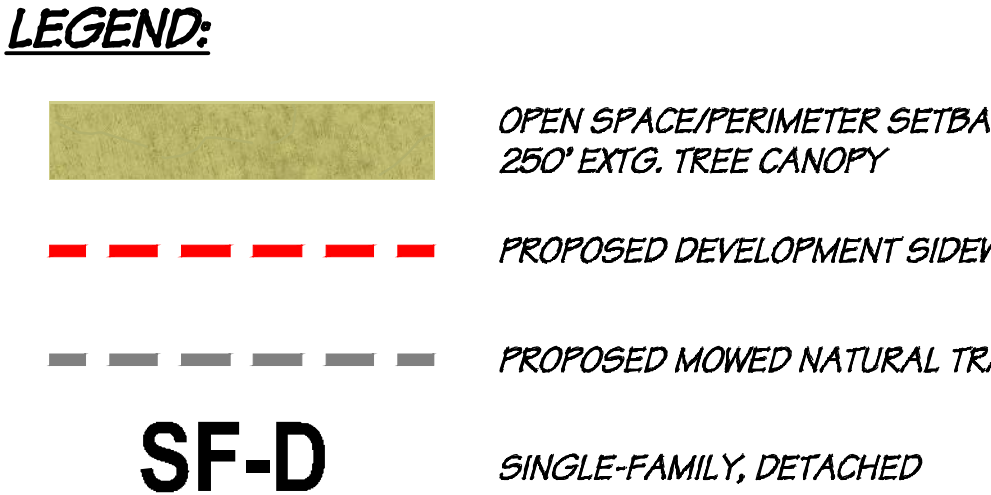


WETLAND LEGEND

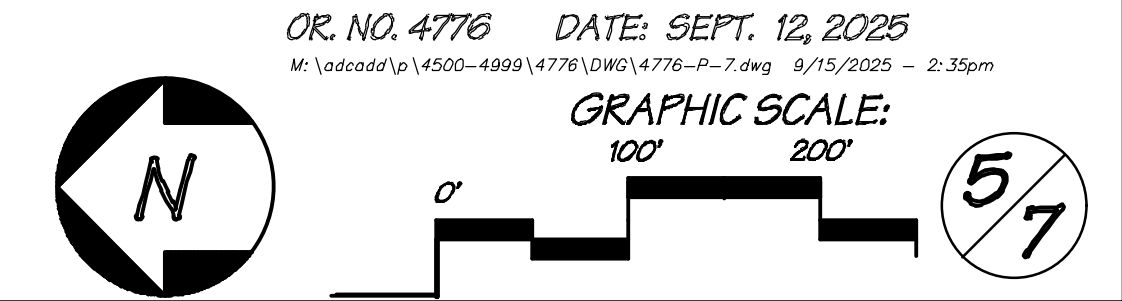


WETLAND / STREAM CHART			
WETLAND / STREAM	TOTAL ACREAGE / LINEAR FT.	IMPACTED	PROTECTED
WETLAND A	2.482 Ac.	-	2.482 Ac.
WETLAND B	0.177 Ac.	-	0.177 Ac.
WETLAND C	0.083 Ac.	-	0.083 Ac.
WETLAND D	0.112 Ac.	0.112 Ac.	-
WETLAND E	0.130 Ac.	-	0.130 Ac.
WETLAND F	0.016 Ac.	0.016 Ac.	-
WETLAND G1	0.021 Ac.	-	0.021 Ac.
WETLAND G2	0.004 Ac.	0.004 Ac.	-
WETLAND H	0.190 Ac.	-	0.190 Ac.
WETLAND I	0.030 Ac.	0.030 Ac.	-
WETLAND J	0.010 Ac.	0.010 Ac.	-
WETLAND K	0.107 Ac.	0.107 Ac.	-
WETLAND L	0.176 Ac.	-	0.176 Ac.
WETLAND M	0.004 Ac.	0.004 Ac.	-
WETLAND N	0.073 Ac.	0.073 Ac.	-
WETLAND O	0.068 Ac.	0.068 Ac.	-
WETLAND P	0.046 Ac.	-	0.046 Ac.
WETLAND Q1	0.063 Ac.	-	0.063 Ac.
WETLAND Q2	0.032 Ac.	0.032 Ac.	-
WETLAND R	0.030 Ac.	0.030 Ac.	-
WETLAND / STREAM 1	0.009 Ac. (0.57) 741.4'	0.009 Ac. (0.57) 741.4'	-
TOTAL:	3.875 Ac.	0.495 Ac.	3.378 Ac.

NOTE:
APPROVED JURISDICTIONAL DETERMINATION BY DEPT.
OF ARMY LETTER, DATED 10-03-2024.

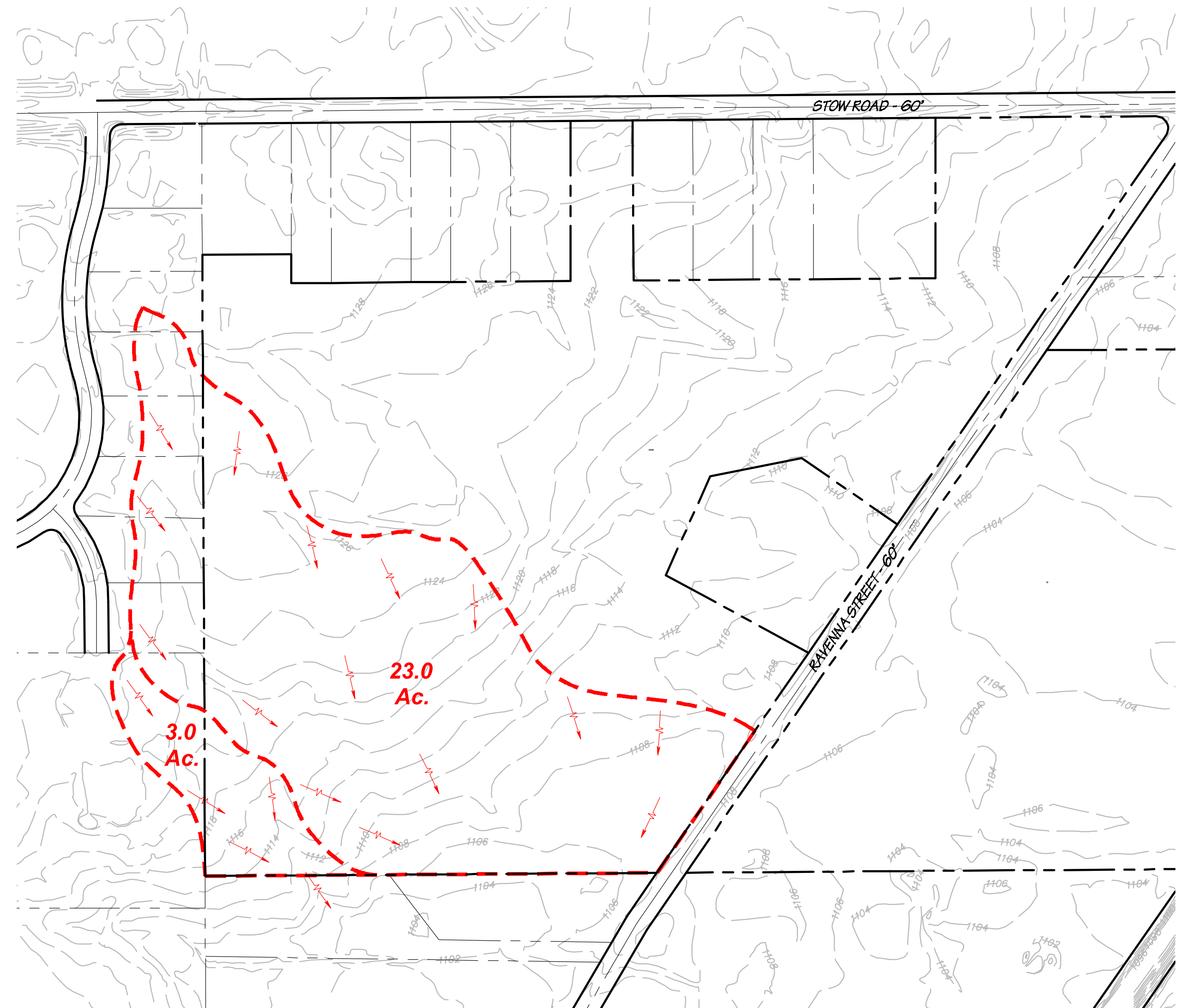


CONTEXT DIAGRAM
CANTERBURY MEADOWS





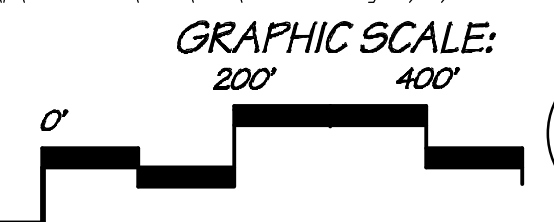
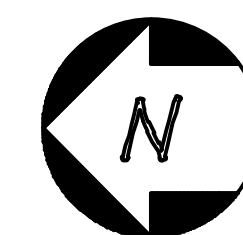
**POST-DEVELOPMENT
DRAINAGE MAP**

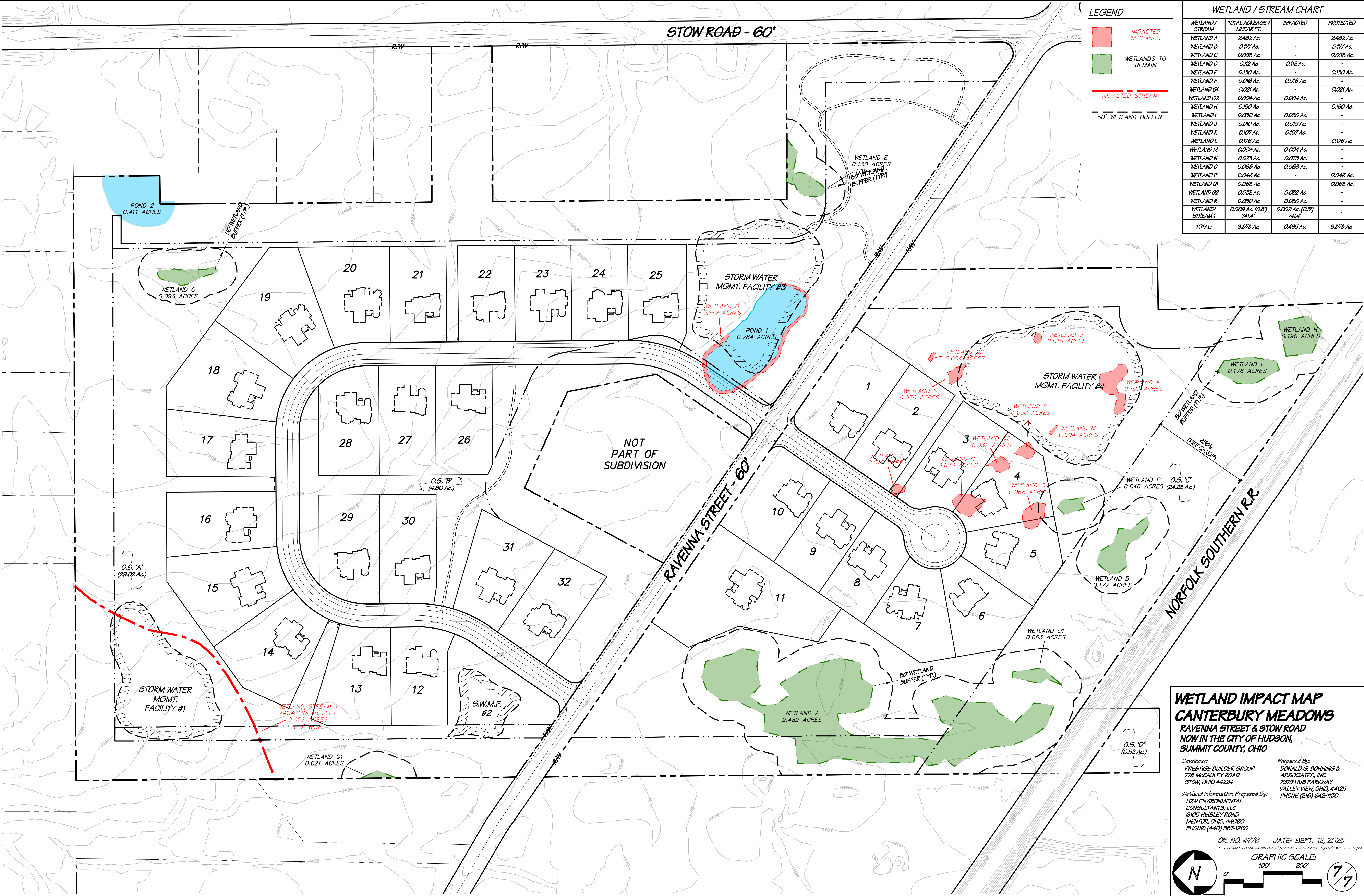


**PRE-DEVELOPMENT
DRAINAGE MAP**

DRAINAGE MAP CANTERBURY MEADOWS

OR. NO. 4776 DATE: SEPT. 12, 2025
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LEGEND

- IMPACTED WETLANDS
- WETLANDS TO REMAIN
- IMPACTED STREAM
- 50' WETLAND BUFFER

WETLAND / STREAM CHART			
WETLAND / STREAM	TOTAL ACREAGE / LINEAR FT.	IMPACTED	PROTECTED
WETLAND A	2.482 Ac.	-	2.482 Ac.
WETLAND B	0.177 Ac.	-	0.177 Ac.
WETLAND C	0.093 Ac.	-	0.093 Ac.
WETLAND D	0.112 Ac.	0.112 Ac.	-
WETLAND E	0.130 Ac.	-	0.130 Ac.
WETLAND F	0.063 Ac.	0.016 Ac.	-
WETLAND G1	0.021 Ac.	-	0.021 Ac.
WETLAND G2	0.004 Ac.	0.004 Ac.	-
WETLAND H	0.190 Ac.	-	0.190 Ac.
WETLAND I	0.030 Ac.	0.030 Ac.	-
WETLAND J	0.010 Ac.	0.010 Ac.	-
WETLAND K	0.107 Ac.	0.107 Ac.	-
WETLAND L	0.176 Ac.	-	0.176 Ac.
WETLAND M	0.004 Ac.	0.004 Ac.	-
WETLAND N	0.073 Ac.	0.073 Ac.	-
WETLAND O	0.068 Ac.	0.068 Ac.	-
WETLAND P	0.046 Ac.	-	0.046 Ac.
WETLAND Q1	0.063 Ac.	-	0.063 Ac.
WETLAND Q2	0.032 Ac.	0.032 Ac.	-
WETLAND R	0.030 Ac.	0.030 Ac.	-
WETLAND / STREAM 1	0.009 Ac. (0.57' 741.4')	0.009 Ac. (0.57' 741.4')	-
TOTAL:	3.873 Ac.	0.495 Ac.	3.378 Ac.

WETLAND IMPACT MAP
CANTERBURY MEADOWS
RAVENNA STREET & STOW ROAD
NOW IN THE CITY OF HUDSON,
SUMMIT COUNTY, OHIO

Developer:
PRESTIGE BUILDER GROUP
778 MCGAULEY ROAD
STOW, OHIO 44224

Prepared By:
DONALD G. BOHNING &
ASSOCIATES, INC.
7979 HUB PARKWAY
VALLEY VIEW, OHIO 44125
PHONE (216) 642-1130

Wetland Information Prepared By:
H2W ENVIRONMENTAL
CONSULTANTS, LLC
6102 HEISLEY ROAD
MENTOR, OHIO 44060
PHONE: (440) 357-1260

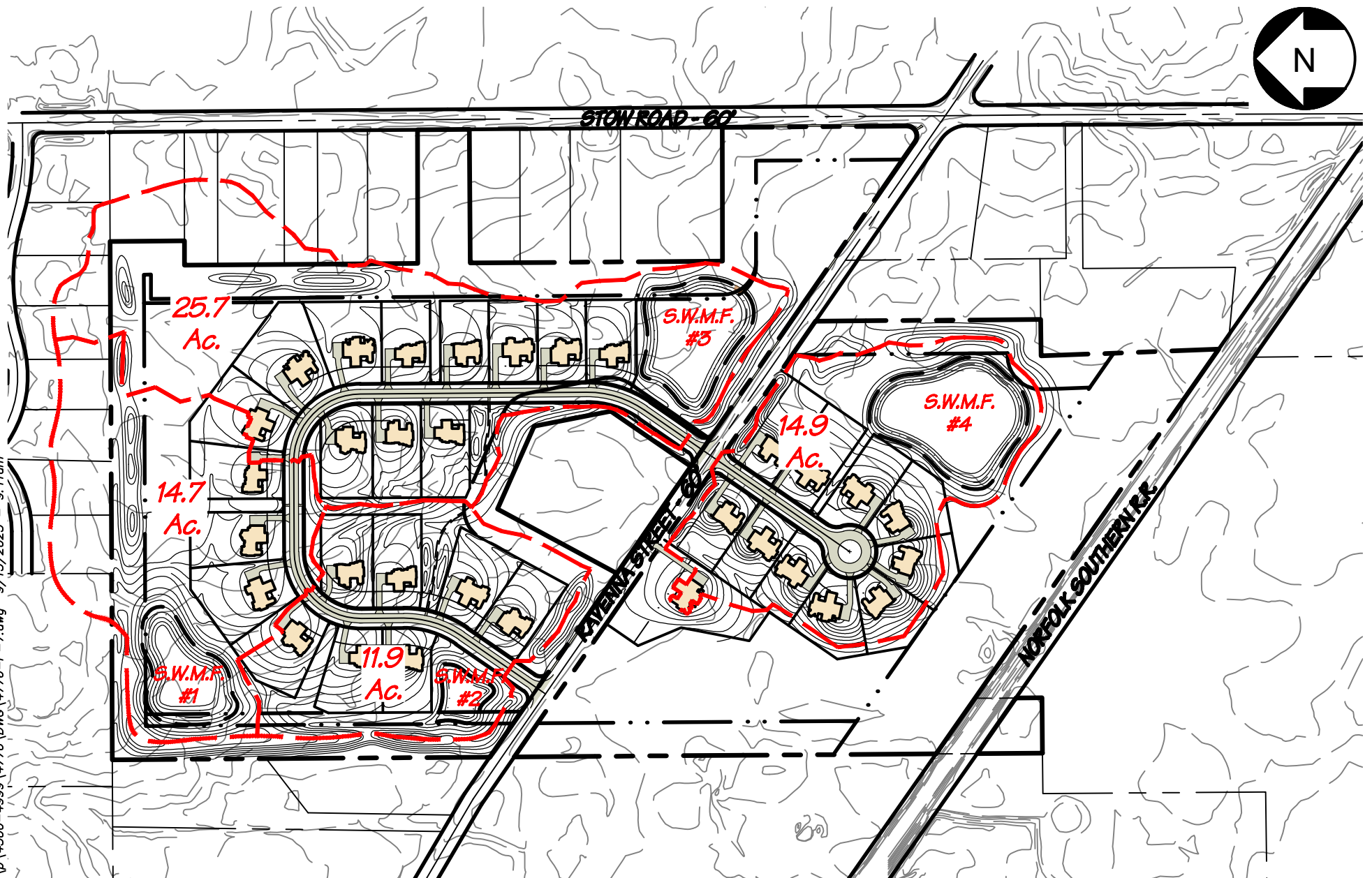
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GRAPHIC SCALE:
100' 200'

N

7/7

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PRELIMINARY DRAINAGE MAP

CANTERBURY MEADOWS

GRAPHIC SCALE

