PRESTIGE
BUILDER GROUP

(1) The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).
The proposed single-family development is consistent with the City of Hudson zoning requirements for an Open Space Conservation Subdivision.

(2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:

A. Location on a site of activities that generate potential adverse impacts such as noise and glare;
The proposed development is a single-family residential community. Buffer-yard setbacks have been established to minimize the impact of this development on existing residents.
B. Hours of operation and deliveries; N/A
C. Location of loading and delivery zones; N/A
D. Light intensity and hours of full illumination;
Streetlights will be installed per the requirements of Hudson Engineering and Hudson Power. The design and location of any lighting will be taken into account as to minimize impacts to surrounding neighbors.
E. Placement and illumination of outdoor vending machines; N/A
F. Loitering; N/A
G. Litter control; N/A
H. Placement of trash receptacles; N/A
I. On-site parking configuration and facilities; N/A
J. On-site circulation;
The proposed roadway design provides adequate traffic circulation, including access for emergency vehicles, within the development.
K. Privacy concerns of adjacent uses.
Bufferyards have been established to protect the privacy of the surrounding residents.

(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, and in conformance with all dimensional, site development, grading/drainage, performance, and other standards for the district in which it will be located.
The proposed development will be in conformance with the design standards set forth by the City of Hudson design standards including the items listed above.

(4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.
The proposed roadway intersections have been designed as far away as possible from existing intersections and private residences. The initial roadway entrance exiting out onto Stow Road has been eliminated due to traffic concerns and concerns from the residents.

(5) On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
A traffic impact study was performed and is included as part of this submittal. No adverse impacts or hazardous conditions were identified.

(6) The use will be adequately served by public facilities and services. Public facilities and services that may be considered in light of this standard include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, public transit, and public parks/trails. See also Section 1207.11, Adequate Public Facilities.
The proposed development will be serviced by municipal water, county sewer, municipal utilities, local fire and police, improved drainage features installed, and provide additional sidewalk/trails for the community.

(7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section 1207.12.
On-street parking on the side of the street opposite the fire hydrants will be permitted. Parking requirements will be in compliance with Section 1207.12 of Hudson LDC.

(8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.
Appropriate screening of landscaping and/or mounding will be installed to buffer the proposed homes from the existing homes surrounding the development. Buffer-yard C is required to be installed per plan, but additional landscaping or mounding may be installed in areas where more buffering/screening may be needed.

(9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.
The proposed density of this development is consistent with the surrounding residential communities. The proposed lot sizes far exceed the minimum lot size and structure setback requirements of an Open Space Conservation Development. Open space and perimeter setbacks will establish an even greater setback from existing residents.

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DGB 4776

CANTERBURY MEADOWS – RESIDNETIAL SUBDIVISION
PRELIMINARY STORM WATER MANAGEMENT FACILITY SIZING

The intent of this report is to establish preliminary sizing of the storm water management facility located within the development. Final pond sizing will be substantiated as a component of the final storm water management report and detailed improvement plans. Preliminary sizing was based on 0.17 ac-ft/acre volume requirement versus the storm water pond volume.

STORM WATER FACILITY NO. 1

Drainage Area	=	14.7 ac.
Preliminary Sizing Requirement	=	0.17 ac.-ft./ac.
Preliminary Volume Requirement	=	14.7 x 0.17 ac.-ft./ac.
	=	2.499 ac.-ft.
	=	108,856 c.f.

PRELIMINARY VOLUME PROVIDED

N.W.E.	=	65,750 s.f.
H.W.E.	=	92,250 s.f.
Volume	=	$\frac{65,750 + 92,250}{2}$ x 4' high = 316,000 c.f.
Available Volume for SWM =		316,000 c.f. avbl > 108,856 c.f. required

STORM WATER FACILITY NO. 2

Drainage Area	=	11.9 ac.
Preliminary Sizing Requirement	=	0.17 ac.-ft./ac.
Preliminary Volume Requirement	=	11.9 x 0.17 ac.-ft./ac.
	=	2.023 ac.-ft.
	=	88,122 c.f.

PRELIMINARY VOLUME PROVIDED

N.W.E.	=	20,050 s.f.
H.W.E.	=	33,350 s.f.
Volume	=	$\frac{20,050 + 33,350}{2}$ x 4' high = 106,800 c.f.
Available Volume for SWM =		106,800 c.f. avbl > 88,122 c.f. required

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STORM WATER FACILITY NO. 3

Drainage Area	=	25.7 ac.
Preliminary Sizing Requirement	=	0.17 ac.-ft./ac.
Preliminary Volume Requirement	=	25.7 x 0.17 ac.-ft./ac.
	=	4.369 ac.-ft.
	=	190,314 c.f.

PRELIMINARY VOLUME PROVIDED

N.W.E.	=	90,325 s.f.
H.W.E.	=	108,500 s.f.
Volume	=	$\frac{90,325 + 108,500}{2}$ x 3' high = 298,238 c.f.
Available Volume for SWM =		298,238 c.f. avbl > 190,314, c.f. required

STORM WATER FACILITY NO. 4

Drainage Area	=	14.9 ac.
Preliminary Sizing Requirement	=	0.17 ac.-ft./ac.
Preliminary Volume Requirement	=	14.9 x 0.17 ac.-ft./ac.
	=	2.533 ac.-ft.
	=	110,338 c.f.

PRELIMINARY VOLUME PROVIDED

N.W.E.	=	118,250 s.f.
H.W.E.	=	136,335 s.f.
Volume	=	$\frac{118,250+136,335}{2}$ x 3' high = 381,875 c.f.
Available Volume for SWM =		381,875 c.f. avbl > 110,338 c.f. required

The ponds as depicted in the plan meets or exceeds this preliminary volume estimate and are suffice to service the site.