OHIO HUDSON
ENGINEERING ● 1140 Terex Road ● Hudson, Ohio 44236 ● (330) 342-1770

Date: November 13, 2024

To: Nick Sugar, City Planner

CC: Bradley Kosco, P.E., P.S. City Engineer

From: David Rapp, P.E., P.S. Assistant City Engineer

Re: Preserve of Hudson Townhomes (Darrow Road Townhomes)
Concept Plan
Viewpoint #24-1186 (Prior #22-583)

The City of Hudson Engineering Department has reviewed the plans submitted and the comments are below. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) 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 (330-342-1776) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

General Comments:

1. There will be no dedicated right-of-way. The road and all utilities will be private and must be maintained by the Owner.
2. The front portion of the land is Commercial.
3. A Long Term Maintenance Agreement (LTMA) is required for the stormwater pond to ensure long-term maintenance and City Access.
4. A pre-construction meeting shall be held prior to any construction with the City of Hudson. Contact Tony Calabro at 330-342-1778 to setup the pre-construction meeting. All silt fence & other SWPPP items must be installed prior to this meeting.
5. A pre-construction video of the right of way area adjacent to the site and any haul routes within 1000' of the site is required per section 1.11 of the Engineering standards. Submit this video prior to the pre-construction meeting. It can be emailed to Tony Calabro at tcalabro@hudson.oh.us or dropped off to engineering.
6. All wetlands shall be fenced so no disturbance will occur.
7. The project work limits are greater than 1 acre, which means a NOI permit is required. Summit County Soil and Water Conservation Department will review and administer the SWPP Plan.
8. The silt fence or CFS installed to prevent any sediment from running off site must be installed and meet the requirements of Summit SWCD and have their approval.
9. An inspection escrow in the amount *of $6,000.00* shall be submitted prior to or at the pre-construction meeting.
10. Submit a construction estimate for all work in the right-of-way along with all storm work within the site. A performance bond in the amount of $110% of the estimate will be needed prior to the pre-construction meeting. This bond shall cover all work in the right-of-way, ie. Sanitary Sewers, Water Sidewalks and aprons, along with Stormwater structures and ponds.
11. Sensitive areas around the perimeter must be clearly marked prior to any tree removal.
12. Please provide a disposition of comments with the next submittal.
13. An EPA permit for the sanitary mainline and waterline will be required.

14. The sanitary sewers will require a pump station to get flow to the road. All approvals from the Summit County DSSS must be provided. The current letter from the County states that each unit shall have its own grinder unit that pumps into a common line. This plan shows multiple units going into a grinder pump. The drawings need updated or a new letter from the County approving the plans as they are.
15. The Fire Department will need to provide an updated approval.
16. The traffic study indicates that further studies are not required at this time.
17. City of Hudson Engineering details and notes are shown on the plan.

Design Comments:

1. The radius into the site from Darrow Road should be 35' for Commercial.
2. All backfill in the right-of-way shall be #50 LSM or compacted virgin #304 tested in lifts.

C104 – Grading Plan

1. No clearing shall begin until the Sediment Control Plan is approved by Summit Soil and Water and the controls are in place. The clearing ban for the Indiana bat begins April 1st. Please review the guidelines for clearing after that date.
2. Label and size the 100-year flood path per Eng. Stnds. The Path shall not cause loss of life or property. Window and threshold floor elevations shall be 18 in. above 100-yr. flood elevation along path.
3. The 100 year flood path shall be shown on the drawings.
4. Cut-off-swales are shown and shall prevent water from

Additional Comments:

1. Coordination with the City of Hudson for any work within the right-of-way limits of State Route 91. Closing or open cutting of SR 91 will not be permitted without written authorization of the City Manager

2. Show temporary dumpster locations and trash pickup areas.

6. All debris shall be contained on site, if you have any questions, please contact our office.

Please contact me with any questions.
Sincerely,

David Rapp, P.E., P.S.
Assistant City Engineer
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