



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: December 26, 2025

To: Nick Sugar, City Planner, Community Development

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

**Re: 41 E. Main St. -Village Dental - Modified  
Viewpoint #25-1022**

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](http://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.

The City of Hudson Engineering Department has the following comments:

**General Comments:**

1. The project work limits as shown are less than 1 acre, which means a NOI permit is not required. The City of Hudson will handle the review.
2. A \$2,000 inspection escrow will be needed at the final approval of the plans, prior to a pre-construction meeting.
3. City of Hudson General Notes Added.
4. A Performance Bond in the amount of 110% of the Items outside of the right-of-way and all storm sewer work. That number shall be taken from an engineers estimated construction cost stamped and signed by the engineer.
5. A pre-construction meeting shall be held with the City of Hudson prior to any work beginning.
6. Please provide a disposition of comments with the next submittal.

**Detailed Plan Comments:**

1. The Trip Generation Analysis was submitted and found to be acceptable.
2. No additional utilities will be required except a Storm Sewer.
3. The driveway has been removed and no on-site parking is available.
4. The overall limits of disturbance has been reduced to limit the impact on the existing tree in the curb lawn.
5. Construction shall follow the Engineering Requirements of Section 1419 including:
  - a. All construction materials are to be on site and not staged in the right of way.
  - b. If mud, soil, or other debris is deposited on adjacent streets, roads, or other property, the contractor shall be responsible for the removal of such as directed by the City of Hudson or its Engineer at the end of each workday, or as required during the workday.

- c. Contractor shall be responsible for maintaining and protecting the flow of vehicular and pedestrian traffic around the job site. Traffic control shall be coordinated with the City of Hudson Police Department.
- d. All excess excavated material which has been stockpiled at the work site, and which will not be used for backfill or other fill purposes, shall be removed from the project area within 48 hours of the excavation in accordance with Section 1.20 of the Engineering Standards.

**Stormwater Plan**

- 1. The proposed contours and elevations have minimal grade changes.
- 2. Calculations of the impervious area show a net decrease in stormwater runoff and found to be acceptable. The flow behind the addition will flow through a modified Bio-filter prior to entering the existing storm system.

**Additional Comments:**

- 1. Maintenance of traffic plans shall be included with these plans. Based on the minimum open area, the site construction vehicles will be parked on the road or other parking.
- 2. There shall be no staging of equipment, materials, in the ROW.
- 2. No road closures will be permitted without a written approval from the City Manager.
- 3. Explain how dust, noise and sediment will be kept under control in plan notes.
- 4. 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  
1140 Terex Road, Hudson, OH 44236  
Ph: 330-342-1776