



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

Date: October 06, 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  
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. Add the City of Hudson General Notes.
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. The Addition is shown as a slab-on-grade.
3. No additional utilities will be required except a Storm Sewer connection.
4. Can the relocated drive apron be shifted to create more separation from the adjacent driveway?

**Stormwater Plan**

1. The proposed contours and elevations have minimal grade changes creating potential for ponding, review and add yard drains if needed. A yard drain may be added south of the new driveway to capture the water before the driveway.
2. Calculations of the increases in stormwater runoff have been submitted and found to be acceptable. The Bio-Retention area will have capacity to handle the volume with the following concerns:

- a. The retention area must be outside of the right-of-way and any associated improvements.
- b. The Bio-Retention may leach into the footer drains of the addition and cause the storage to fail.
- c. Directional drilling in the historic district is discouraged due to many shallow lines that are shallow and may be unknown.
- d. The Catch Basins on the corner should be verified for depth and if a curb drain exists along the south side of Division Street.
- e. The engineer and contractor will need to work closely with the City for any storm work in this area.

**Additional Comments:**

- 1. Maintenance of traffic plans shall be included with these plans. Based on the minimum the site construction vehicles will be parked on the road of other parking.
- 2. There shall be no staging of equipment, materials, or employee vehicles in the ROW.
- 2. The landscape plan has trees planted in the bio-retention area which is not permitted.
- 3. No road closures will be permitted without a written approval from the City Manager.
- 4. Explain how dust, noise and sediment will be kept under control in plan notes.
- 5. 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.  
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