

May 12, 2025

Mr. Nick Sugar, AICP, City Planner
City of Hudson, Community Development
1140 Terex Road,
Hudson, Ohio 44236

Re: Laurel Lake Development Plan, 200 Laurel Lake Drive – Site Plan Approval

Mr. Sugar

Laurel Lake Retirement Community is asking for Site Plan approval for the proposed construction of 7 duplex units in the existing Laurel Lake Retirement Community in the City of Hudson. Applications to the planning commission require a checklist of required materials.

Core Submittal Requirements

1. Application has been completed online and submitted.
2. The name of the project is included on the plans and application. Project is for the Laurel Lake Retirement Community.
3. The name and address of the current owner is included on the title page for the set of plans.
4. All existing easements, restrictions and setbacks are shown on the plans.
5. The plans were prepared by the Riverstone Company and their information is included on the title block of the plans.
6. Names and Addresses of adjoining property owner's within 500' of the site have been provided to the city.
7. A vicinity map is included on the title page of the set of plans.
8. Improvement plans have been submitted.
9. Locations, dimensions of the proposed improvements are included in the plans.
10. Plans include the construction of 7 duplex units on the existing campus, no additional land is being designated for open space.
11. The proposed parcel is over 140 acres and the location of the 7 duplex site are well within the proposed property. The units closest to Boston Mills Road are shown with dimensions to the R/W.
12. Tree and vegetation and landscape plans have been included in the submittal.
13. Boston Mills Road is shown on the plans.
14. existing detention basin near building 2.
15. Existing utility Infrastructure is shown on the plans.
16. Proposed connections and extensions to the utilities are shown on the plans.
17. Existing gas wells are shown on the plans as well as their associated setbacks.
The construction of the 7 duplex units are outside of the setback areas.
18. Existing topography is shown for each of the construction sites.
19. Zoning is listed on sheet C2.00.



20. Provide a checklist of materials submitted and compliance with the Land Development Code.
21. A traffic study has been performed and has been submitted. Based on the report the construction of the 7 duplexes will not impact the traffic.
22. Construction will begin on units as soon as plans and building permits are obtained.
23. Duplexes to be used as residential senior living. The improvement plans lists the overall impervious area coverage for pre and post development. The overall site plans and schematic plans show the developed area of the property and the existing buildings on site. The private drive Laural Lane navigates through the site, there are no sidewalks outside of the main parking lot in front of the building.
24. Items submitted to the city are in PDF and JPG format.
25. A SWPPP for each lot is included in the improvement plans.
26. Overtime, parcels have been added to the original parcel, there is no deed associated with the entire parcel.
27. Written Authorization has been submitted.
28. Wetland Delineations as well as additional letters noting the status of the lake in front have been submitted.
29. There are no easements or deed restrictions on the parcel. Gas well and the setbacks are shown on the plans.
30. Subject parcel has been staked.
31. Approvals will be provided once obtained. Submittals to outside agencies will not occur until plan is approved by the Planning Commission.

Site Plan Review

32. Improvements plans have been submitted at and scale of no less than 1"=100' and paper size less than 30"x42"
33. Legal Description of the property is provided.
34. Building locations and clearing limits are shown on the plans.
35. The property is one large parcel, smaller lots will not be created as part of the project.
36. Site plans for the proposed duplexes are provided and include the area of each site.
37. Existing topography, and environmental features are included on the plans.
38. Existing gas well and tanks are shown on the plans. Construction will occur outside of the required setback.
39. There are no proposed signs.
40. A statement about the filing of the NOI is included in the submittal. A NOI will be filed as part of the SWPPP review process.
41. There are no disturbance to the wetlands on site, therefore no permits are required from the US Army Corp of Engineers or the Ohio EPA.
42. Improvement plans have been submitted.



43. Sheet C2.00 and C2.01 break down the lot coverage.
44. Where buildings are proposed near existing buildings dimensions are provided.
45. 11x17 plans will be submitted if required prior to the meeting.
46. Proposed transformers are shown on the plans. No screening is proposed.
47. Finish Floor elevations are provided for each duplex.
48. Additional information will be provided as requested by the city.

Tree and Vegetation Plan

7. A survey of the trees within the project limits was completed by Davey Tree and shown on the improvement plans.
8. A survey of the trees within the clearing limits and within 25' of the clearing limits was completed by Davey Tree and shown on the improvement plans.
9. A cost estimate for the landscape plan has been submitted.

Landscaping / Bufferyard Plan

1. Landscape plan shows the north arrow.
2. The name of the owner is listed on the plans.
3. Plans are dated
4. Landscape plans use the improvement plans as the background which shows the existing and proposed improvements.
5. Trees to be removed are shown on the site improvement plans.
6. Landscape plans use the improvement plans as the background which shows the existing and proposed improvements.
7. Contour lines are shown on the improvement plans
8. Elevations and drainage patterns are shown on the improvement plans.
9. Duplex units are not near property lines and therefore property lines are not shown.
10. Limits of disturbance are shown on the improvement plans.
11. A table of vegetation is provided on the plans.
12. Landscape details are included on the plans.
13. A cost estimate has been submitted.
14. Surfaces that are not mulched will be grass.
15. Landscape areas are depicted on the plans.
16. A table of vegetation is provided .
17. Landscape details are included on the plans.
18. Proposed duplexes are shown on the plans.
19. Limits of tree protection are shown on the Improvement Plans.
20. No roof top mechanical equipment is used.
21. Proposed Transformers are shown on the plans.



Exterior Lighting Plan/Landscaping / Bufferyard Plan

1. Exterior lighting plan is provided for the new roadway. There are no building mounted light packs, just light poles. Existing lighting on site is to remain.
2. Footcandles are shown on ES1.1
3. Details for the fixture are on sheet ES1.1 Poles are to match the existing light poles.
4. Glare control devices are not needed.
5. Light poles and fixture are on sheet ES1.1.
6. Light pole height is shown on sheet ES1.1.
7. New light poles are located towards the center of the property and is not effecting adjacent properties.

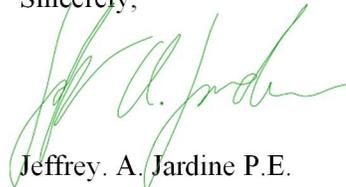
Notice of Intent – Summit Soil and Water Conservation District – SWPPP Review

Prior to construction the improvement plans will be submitted to Summit Soil and Water Conservation district for review and approval of the Storm Water Pollution Prevention Plan (SWPPP). Plan will be submitted after Planning Commission Approval.

The proposed development of Laurel Lake will disturb more than 1 acre of land, and therefore prior to earth disturbing activities the owner will need to file a Notice of Intent (NOI) with the Ohio Environmental Protection Agency (Ohio EPA). The improvement plan includes a similar note on sheet C9.01. The Riverstone Company will work with Laurel Lake to ensure the NOI is submitted to the Ohio EPA, prior to construction.

Should you have any questions pertaining to this letter or any submittals please contact our office at your earliest convenience.

Sincerely,



Jeffrey. A. Jardine P.E.

