

T.B.M. #2
Top Nut of Hydrant
Elevation - 1053.32

MORSE ROAD
(WIDTH VARIES)
(DEDICATED ORDINANCE 65-2)
(A PUBLIC RIGHT-OF-WAY)

T.B.M. #1
Top Nut of Hydrant
Elevation - 1052.44

Clinton Street (Varies)
(A Public Right-of-Way)

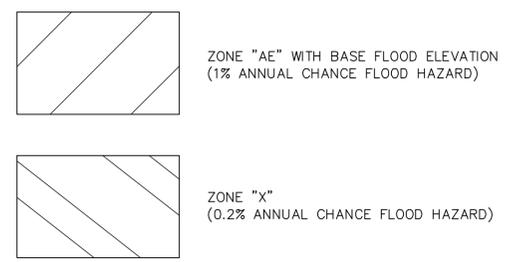
SURVEY NOTE:

EXISTING CONDITIONS SURVEY WAS COMPLETED ON 06/02/2025 BY THE RIVERSTONE COMPANY.

TBM #1 - TOP NUT OF HYDRANT CLINTON STREET - ELEVATION 1052.44
TBM #2 - TOP NUT OF HYDRANT MORSE ROAD - ELEVATION 1053.32

CONTROL POINTS			
POINT #	NORTHING	EASTING	ELEVATION
51	576106.0100'	2258771.9230'	1044.65
52	575865.7830'	2258546.2310'	1050.47
54	575806.1980'	2258650.5460'	1048.67
55	576190.2180'	2258610.8660'	1047.90
59	576159.0350'	2258848.7570'	1043.80

FLOOD ZONE LEGEND



SOILS: THE NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY OF SUMMIT COUNTY IDENTIFIES THE SOILS ON SITE AS MAHONING SILT LOAM (MgA) WHICH ARE CLASSIFIED AS A HYDROLOGICAL GROUP D SOILS, MAHONING URBAN LAND (Mn) WHICH ARE CLASSIFIED AS A HYDROLOGICAL GROUP D SOILS, ORRVILLE SILT LOAM (MgA) WHICH ARE CLASSIFIED AS A HYDROLOGICAL GROUP B/D SOILS.

	PRE-DEVELOPMENT	POST DEVELOPMENT
PARCEL AREA	1.3195 ACRES	1.2801 ACRES
PROJECT LIMITS	1.478 ACRES	
IMPERVIOUS AREA	0.802 ACRES	0.924 ACRES
OPEN SPACE	0.518 ACRES	0.356 ACRES
% IMPERVIOUS	60.8%	72.2%

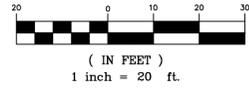
LEGEND

<ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found Gas Meter Gas Valve Utility Pole Light Pole Guy Anchor & Line Telephone Box Electric Box Cable Box Bollard Cleanout / Test Tee 	<ul style="list-style-type: none"> Spot Elevation Tag Hydrant Water Service Valve Water Valve Water Meter Reducer Sanitary Manhole Curb Inlet Catch Basin Property Line Centerline
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<ul style="list-style-type: none"> Ex. Parcel line Original Lot Line Centerline Property Line Right-of-way Line Easement Line Railroad Tracks Electric Line Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail 	<ul style="list-style-type: none"> PROPOSED Existing
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------

<ul style="list-style-type: none"> Ac. Acres Adj. Adjacent A.F.N. Auditor's File Number Asp. Asphalt B.F. Basement Floor BW Bottom of Wall Calc./C. Calculated CB Catch Basin C.C.M.R Cuyahoga County Map Records C.L.F. Chain-link Fence Clr. Clears C.O. Clean Out Comb. Combination Conc. Concrete Conn. Connection D.H. Drill Hole D.I.W.M. Ductile Iron Water Main Elec Electric Elev Elevation Enchr. Encroaches Ex. Existing F.F. Finished Floor GUT Gutter Inv Invert 	<ul style="list-style-type: none"> L.C.A. Limited Common Area L.F. Lineal Feet M.E. Match Existing Meas./M. Measured MH Manhole Obs. Observed Pg. Page P.P.N. Permanent Parcel Number Prop Proposed Rec./R. Record R/W Right-of-way San. Sanitary S.F. Square Feet S/L Sublot Stm. Storm T.B.M. Temporary Bench Mark TBR To Be Removed T/C Top of Curb Tele Telephone T.F. Top of Footer T.T. Test Tee TW Top of Wall Typ. Typical Vol. Volume Wat Water
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

GRAPHIC SCALE



Preliminary
Not for
Construction

riverstone
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-169

Plan Revisions:

Page Revisions:

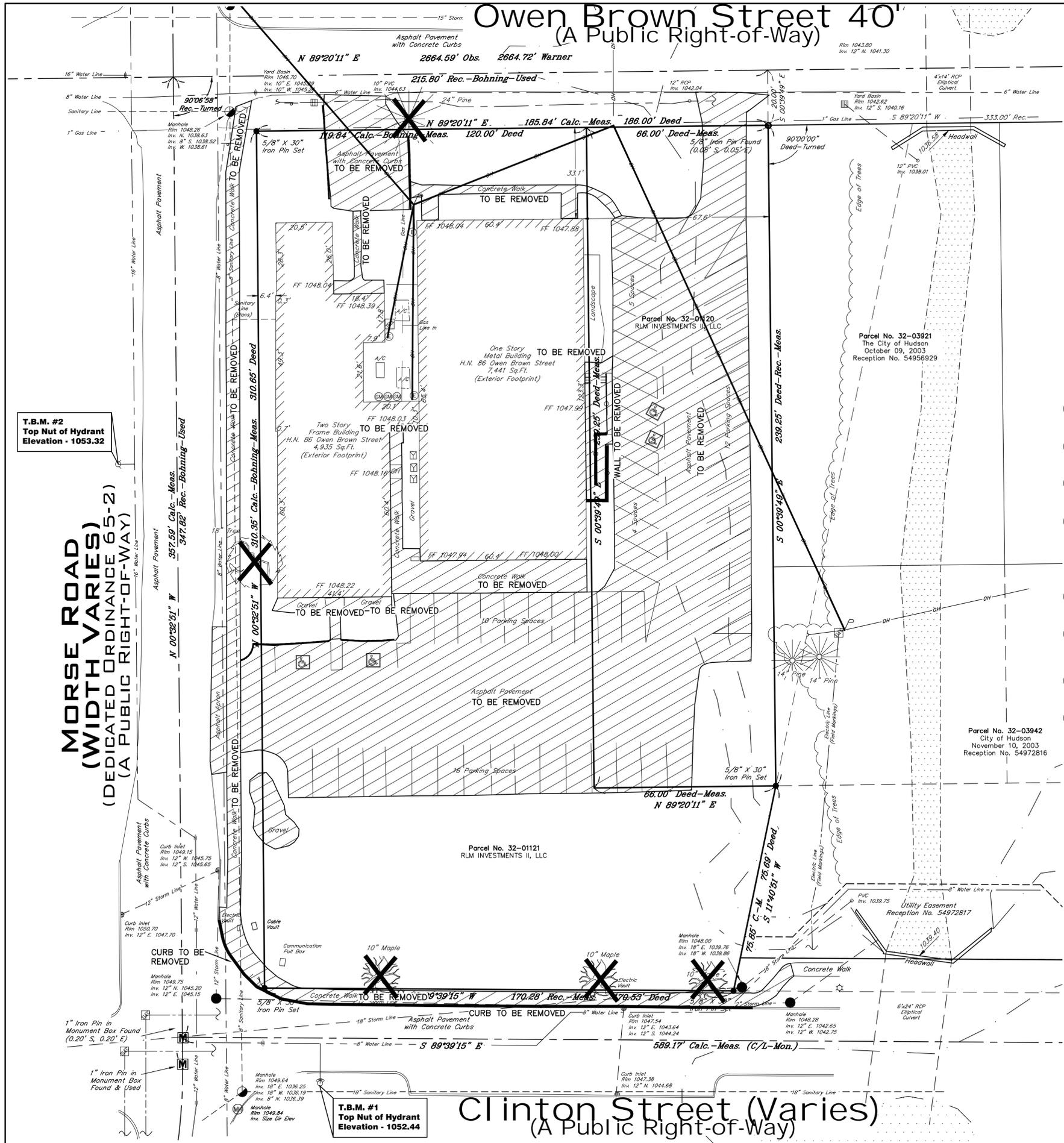
Issued For:
PLANNING COMMISSION
6-16-2025
NOT FOR CONSTRUCTION

Hudson Village Townhomes
Clinton St, Morse Rd, & Owen
Brown St, Hudson, OH 44236
Existing Conditions

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 755-2889 or 811

C2.01



GENERAL SITE DEMOLITION NOTES:

CONTRACTOR SHALL COMPLETELY CLEAR SITE. REMOVAL SHALL INCLUDE BUT NOT LIMITED TO ALL PAVEMENTS, SIDEWALKS, CURBS, BUILDINGS, BASEMENTS, FOOTERS, FOUNDATIONS, PORCHES, STEPS, POLES, UTILITIES, BOLLARDS, WALLS, FENCES, TREES, LANDSCAPING AND ALL APPURTENANCES WITHIN THE SITE.

CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS NECESSARY FOR SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR ALL FEES.

CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) A MINIMUM OF 48 HOURS BEFORE ANY DEMOLITION WORK.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY DEMOLITION WORK WITH THE APPROPRIATE UTILITIES PRIOR TO DEMOLITION. ALL UTILITY CONNECTIONS SHALL BE REMOVED ACCORDING TO UTILITY COMPANY REQUIREMENTS.

SANITARY AND WATER CONNECTIONS TO REMAIN FOR REUSE SHALL BE LOCATED, INSPECTED AND MARKED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF EXACT LOCATIONS AND ELEVATIONS. ALL OTHER CONNECTIONS NOT PROPOSED TO BE REUSED SHALL BE PLUGGED AND ABANDON PER UTILITY REQUIREMENTS.

SITE DEMOLITION LEGEND:



TREE TO BE REMOVED



PAVEMENT (CONCRETE, ASPHALT OR GRAVEL) TO BE REMOVED - SAWCUT ALL PAVEMENTS & SIDEWALKS AT NEAREST CONTROL JOINT WHERE EXISTING PAVEMENT & SIDEWALKS SHALL REMAIN.

SITE DEMOLITION PLAN KEYNOTES:

- 1 SAWCUT AND REMOVE CURB. CONTRACTOR SHALL SAWCUT AND REMOVE CURB PROVIDING A CLEAN SMOOTH EDGE AND ENSURE THE INTEGRITY OF THE PAVEMENT TO REMAIN.
- 2 OVERHEAD LINES TO BE REMOVED OR RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
- 3 UTILITY POLE TO BE REMOVED OR RELOCATED. CONTRACTOR SHALL COORDINATE REMOVAL OF POLE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
- 4 DURING DEMOLITION, THE CONTRACTOR SHALL LOCATE, EXPOSE, MARK, AND INSPECT EXISTING SANITARY AND WATER CONNECTIONS FOR REUSE. CONTRACTOR SHALL TELETYPE SEWER CONNECTION AND NOTIFY ENGINEER OF LOCATION, CONDITION, AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE REUSE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- 5 GAS CONNECTION TO BE PLUGGED AT MAIN AND REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- 6 ASPHALT PAVEMENT TO BE REMOVED. CONTRACTOR SHALL SAWCUT AND REMOVE ASPHALT PAVEMENT. CONTRACTOR SHALL PROVIDE A CLEAN SMOOTH EDGE OF PAVEMENT AND ENSURE THE INTEGRITY OF THE PAVEMENT TO REMAIN.
- 7 SIDEWALK TO BE REMOVED. SAWCUT AT THE NEAREST JOINT AND PROVIDE SMOOTH CLEAN EDGE AND ENSURE INTEGRITY OF PAVEMENT TO REMAIN.
- 8 EXISTING ELECTRIC BOX TO BE REMOVED. COORDINATE WITH THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

T.B.M. #2
Top Nut of Hydrant
Elevation - 1053.32

MORSE ROAD
(WIDTH VARIES)
(DEDICATED ORDINANCE 65-2)
(A PUBLIC RIGHT-OF-WAY)

T.B.M. #1
Top Nut of Hydrant
Elevation - 1052.44

Clinton Street (Varies)
(A Public Right-of-Way)

LEGEND

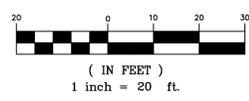
	Monument Box Found		Iron Pin or Pipe Found		Spot Elevation Tag
	5/8" Iron Pin Set and Capped Riverstone Company PS 8740		Hydrant		Water Service Valve
	P.K. Nail		Water Valve		Water Meter
	Gas Meter		Reducer		Sanitary Manhole
	Utility Pole		Sanitary Manhole		Storm Manhole
	Light Pole		Storm Manhole		Curb Inlet
	Guy Anchor & Line		Curb Inlet		Catch Basin
	Telephone Box		Catch Basin		Property Line
	Electric Box		Property Line		Centerline
	Cable Box		Centerline		
	Bollard				
	Cleanout / Test Tee				

	Ex. Parcel line		Proposed
	Original Sublot Line		Proposed
	Original Lot Line		Proposed
	Centerline		Proposed
	Property Line		Proposed
	Right-of-way Line		Proposed
	Easement Line		Proposed
	Railroad Tracks		Proposed

	Electric Line		Proposed
	Gas Line		Proposed
	Sanitary/Combination Sewer		Proposed
	Storm Sewer		Proposed
	Waterline		Proposed
	Fence Line (Wooden)		Proposed
	Fence Line (Chain-Link)		Proposed
	Guardrail		Proposed

Ac.	Acre	L.C.A.	Limited Common Area
Adj.	Adjacent	Lineal Feet	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
B.W.	Bottom of Wall	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel
C.C.M.R.	Cuyahoga County Map	Number	Number
Records	Prop	Proposed	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Clr.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Stm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water	TBR	To Be Removed
Main	Main	T/C	Top of Curb
Encr.	Encroaches	Tele	Telephone
Elev	Elevation	T.F.	Top of Footer
Ex.	Existing	T.T.	Test Tee
F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Invt	Invert	Vol.	Volume
		Wat	Water

GRAPHIC SCALE



Preliminary
Not for
Construction

riverstone
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44130
PHONE: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-169

Plan Revisions:

Page Revisions:

Issued For:
PLANNING COMMISSION
6-16-2025
NOT FOR CONSTRUCTION

Hudson Village Townhomes
Clinton St, Morse Rd, & Owen
Brown St, Hudson, OH 44236
Site Demolition plan

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 752-2880 or 811

C2.02

Owen Brown Street 40'

(A Public Right-of-Way)



T.B.M. #2
Top Nut of Hydrant
Elevation - 1053.32

**MORSE ROAD
(WIDTH VARIES)
(DEDICATED ORDINANCE 65-2)
(A PUBLIC RIGHT-OF-WAY)**

T.B.M. #1
Top Nut of Hydrant
Elevation - 1052.44

Clinton Street (Varies)

(A Public Right-of-Way)

- SITE PLAN KEYNOTES:
- END CURB PER END CURB TAPER DETAIL, SEE DETAIL SHEET C6.01.
 - DETECTABLE WARNINGS, TRUNCATED DOMES, SEE DETAIL SHEET C6.03.
 - SEAL JOINT BETWEEN EXISTING PAVEMENT AND PROPOSED ASPHALT PAVEMENT PER ODOT ITEM 705.04.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- CONCRETE WALKS

FLOOD ZONE LEGEND

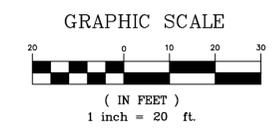
- ZONE "AE" WITH BASE FLOOD ELEVATION (1% ANNUAL CHANCE FLOOD HAZARD)
- ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD)

LEGEND

<ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 5/8" Iron Pin Set and Capped Riverstone Company PS 8740 P.K. Nail Gas Meter Gas Valve Utility Pole Light Pole Guy Anchor & Line Telephone Box Electric Box Cable Box Bollard Cleanout / Test Tee 	<ul style="list-style-type: none"> Spot Elevation Tag Hydrant Water Service Valve Water Valve Water Meter Reducer Storm Manhole Sanitary Manhole Curb Inlet Catch Basin Property Line Centerline
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Line Styles Legend:

- Ex. Parcel line
- Original Sublot Line
- Original Lot Line
- Centerline
- Property Line
- Right-of-way Line
- Easement Line
- Railroad Tracks
- Electric Line
- Gas Line
- Sanitary/Combination Sewer
- Storm Sewer
- Waterline
- Fence Line (Wooden)
- Fence Line (Chain-Link)
- Guardrail



Preliminary
Not for
Construction

riverstone
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
LEVELAND, OHIO 44130
PHONE: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-169

Plan Revisions:

Page Revisions:

Issued For:
PLANNING COMMISSION
6-16-2025
NOT FOR CONSTRUCTION

Hudson Village Townhomes
Clinton St, Morse Rd, & Owen
Brown St, Hudson, OH 44236
Site Plan

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2500 or 811

C3.01

Owen Brown Street 40'

(A Public Right-of-Way)

- UTILITY PLAN KEYNOTES:
- 1" WATER CONNECTION PER CITY OF HUDSON STANDARDS.
 - NEW SANITARY MANHOLE TO CONNECT PROPOSED SANITARY SEWER TO EXISTING 8" SANITARY SEWER. SEE SHEET C6.03 FOR DETAILS.

Preliminary
Not for
Construction

riverstone
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
LEVELAND, OHIO 44130
PHONE: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-169

Plan Revisions:

Page Revisions:

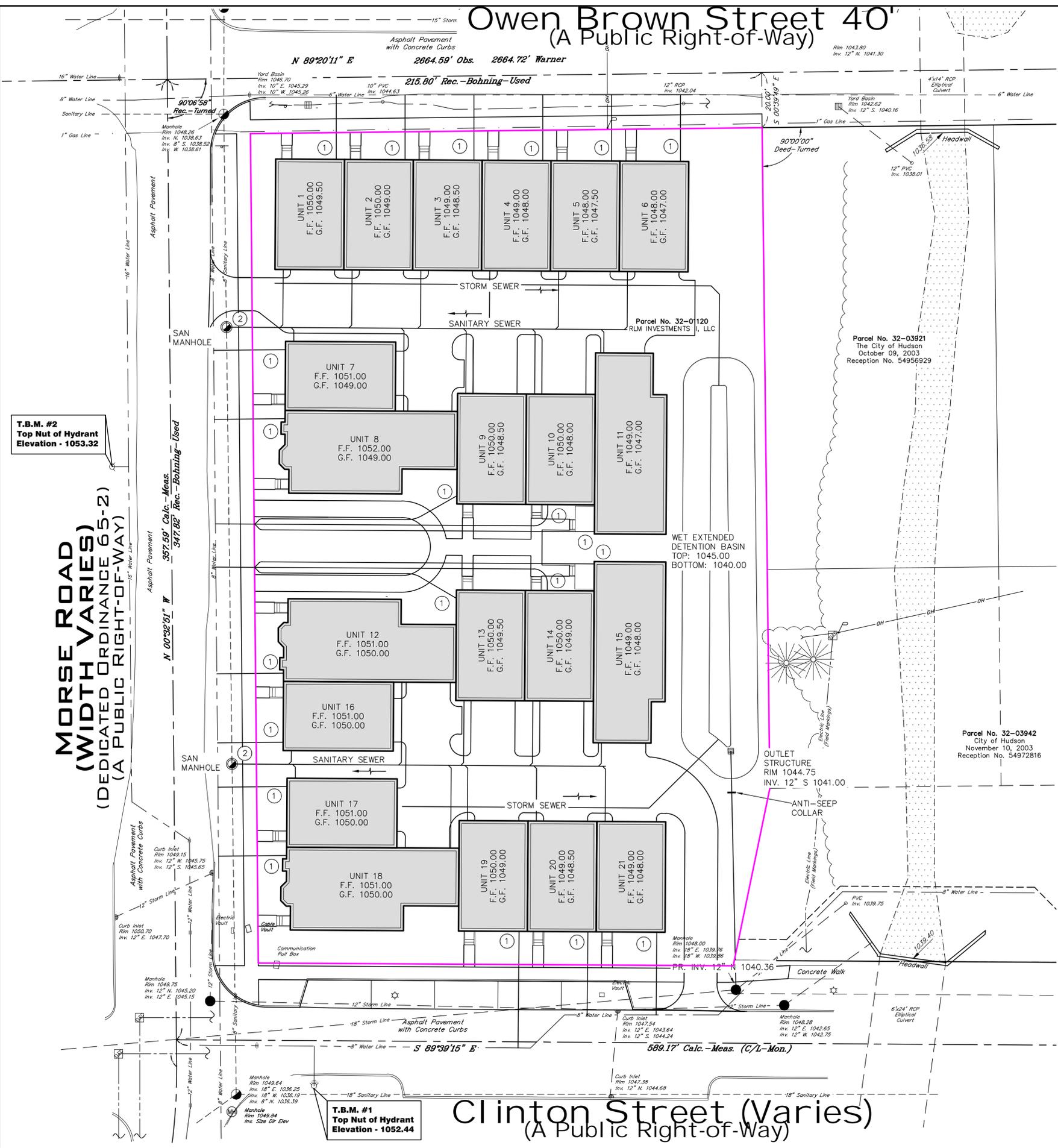
Issued For:
PLANNING COMMISSION
6-16-2025
NOT FOR CONSTRUCTION

Hudson Village Townhomes
Clinton St, Morse Rd, & Owen
Brown St, Hudson, OH 44236
Utility Plan

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 752-2800 or 811

C4.01

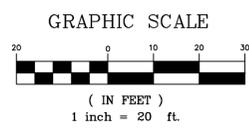


LEGEND

	= Monument Box Found		= Spot Elevation Tag
	= Iron Pin or Pipe Found		= Hydrant
	= 5/8" Iron Pin Set and Capped Riverstone Company PS 8740		= Water Service Valve
	= P.K. Nail		= Water Valve
	= Gas Meter		= Water Meter
	= Gas Valve		= Reducer
	= Utility Pole		= Storm Manhole
	= Light Pole		= Sanitary Manhole
	= Guy Anchor & Line		= Curb Inlet
	= Telephone Box		= Catch Basin
	= Electric Box		= Property Line
	= Cable Box		= Centerline
	= Bollard		
	= Cleanout / Test Tee		

	Ex. Parcel line		PROPOSED
	Original Sublot Line		PROPOSED
	Original Lot Line		PROPOSED
	Centerline		PROPOSED
	Property Line		PROPOSED
	Right-of-way Line		
	Easement Line		
	Railroad Tracks		

	Electric Line		PROPOSED
	Gas Line		PROPOSED
	Sanitary/Combination Sewer		PROPOSED
	Storm Sewer		PROPOSED
	Waterline		PROPOSED
	Fence Line (Wooden)		PROPOSED
	Fence Line (Chain-Link)		PROPOSED
	Guardrail		PROPOSED

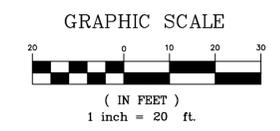
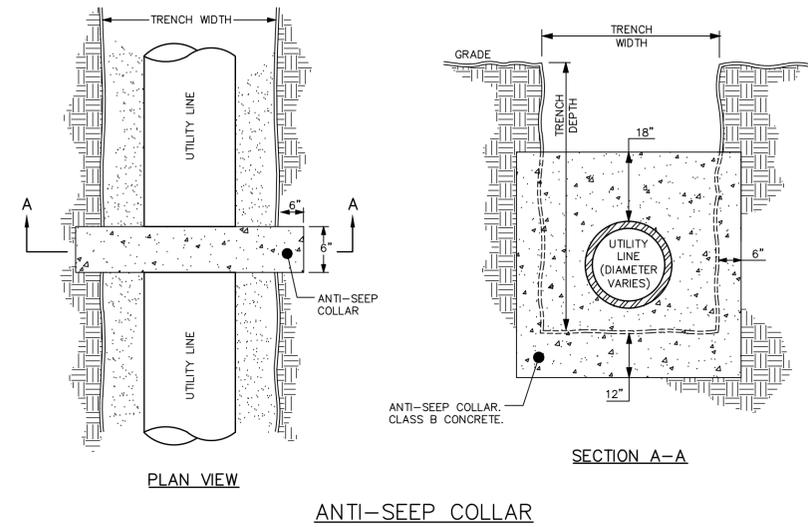
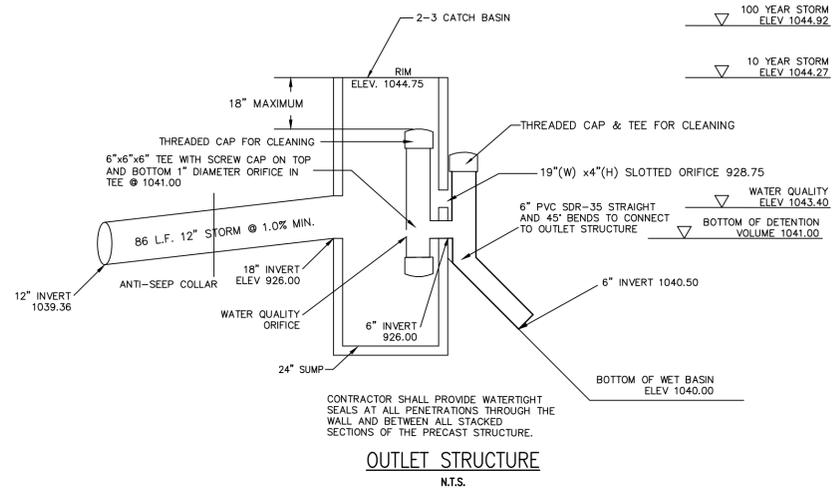
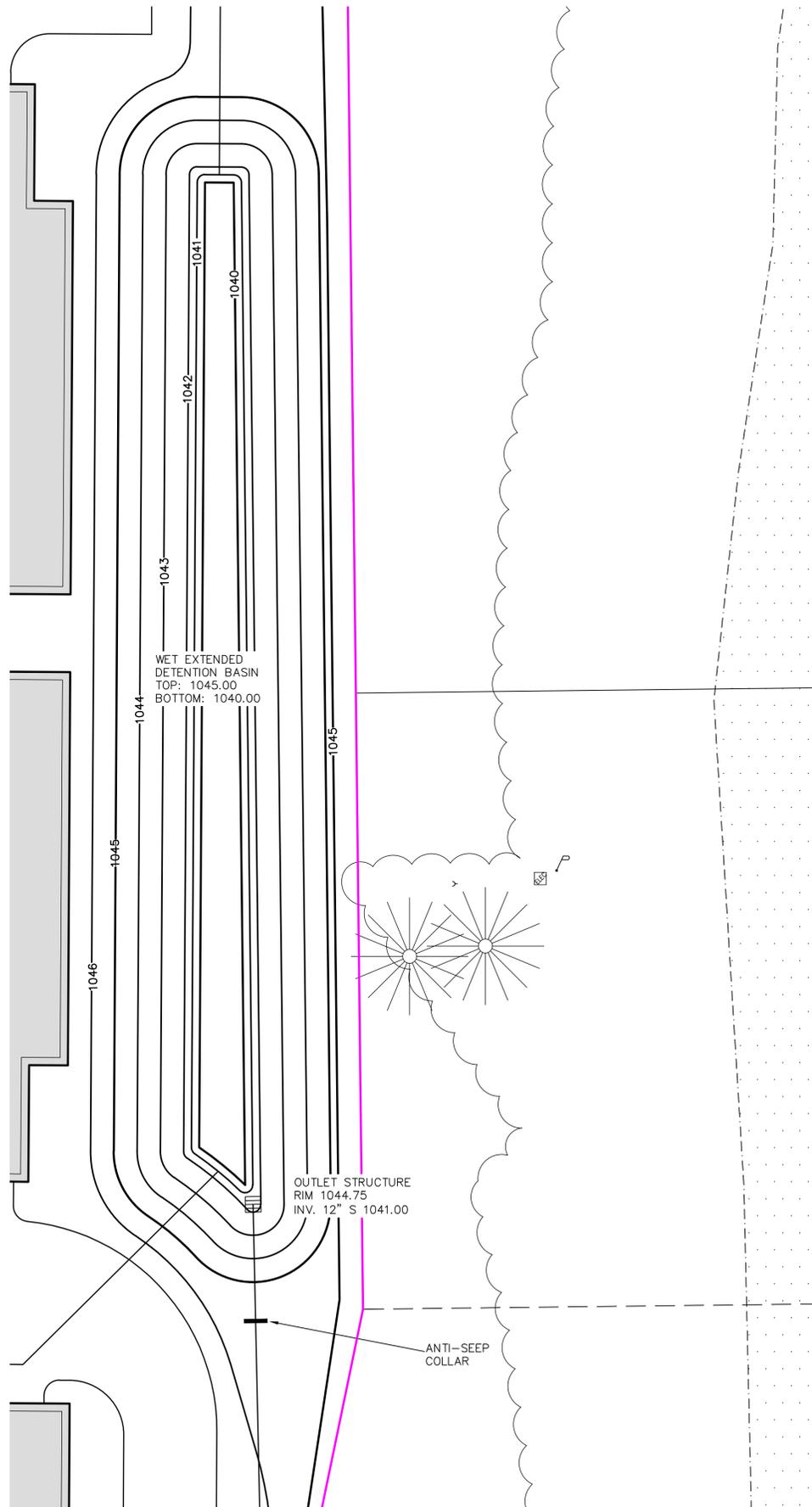


T.B.M. #2
Top Nut of Hydrant
Elevation - 1053.32

T.B.M. #1
Top Nut of Hydrant
Elevation - 1052.44

Clinton Street (Varies)

(A Public Right-of-Way)



Preliminary
Not for
Construction

riverstone
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE - SUITE 100
COLUMBUS, OHIO 43202
PHONE: (614) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-169

Plan Revisions:

Page Revisions:

Issued For:
PLANNING COMMISSION
6-16-2025
NOT FOR CONSTRUCTION

Hudson Village Townhomes
Clinton St, Morse Rd, & Owen
Brown St, Hudson, OH 44236
Utility Plan



C4.02

Owen Brown Street 40'

(A Public Right-of-Way)

Preliminary
Not for
Construction

riverstone
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2025-169

Plan Revisions:

Page Revisions:

Issued For:
PLANNING COMMISSION
6-16-2025
NOT FOR CONSTRUCTION

Hudson Village Townhomes
Clinton St, Morse Rd, & Owen
Brown St, Hudson, OH 44236
Grading Plan

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2500 or 811

C5.01

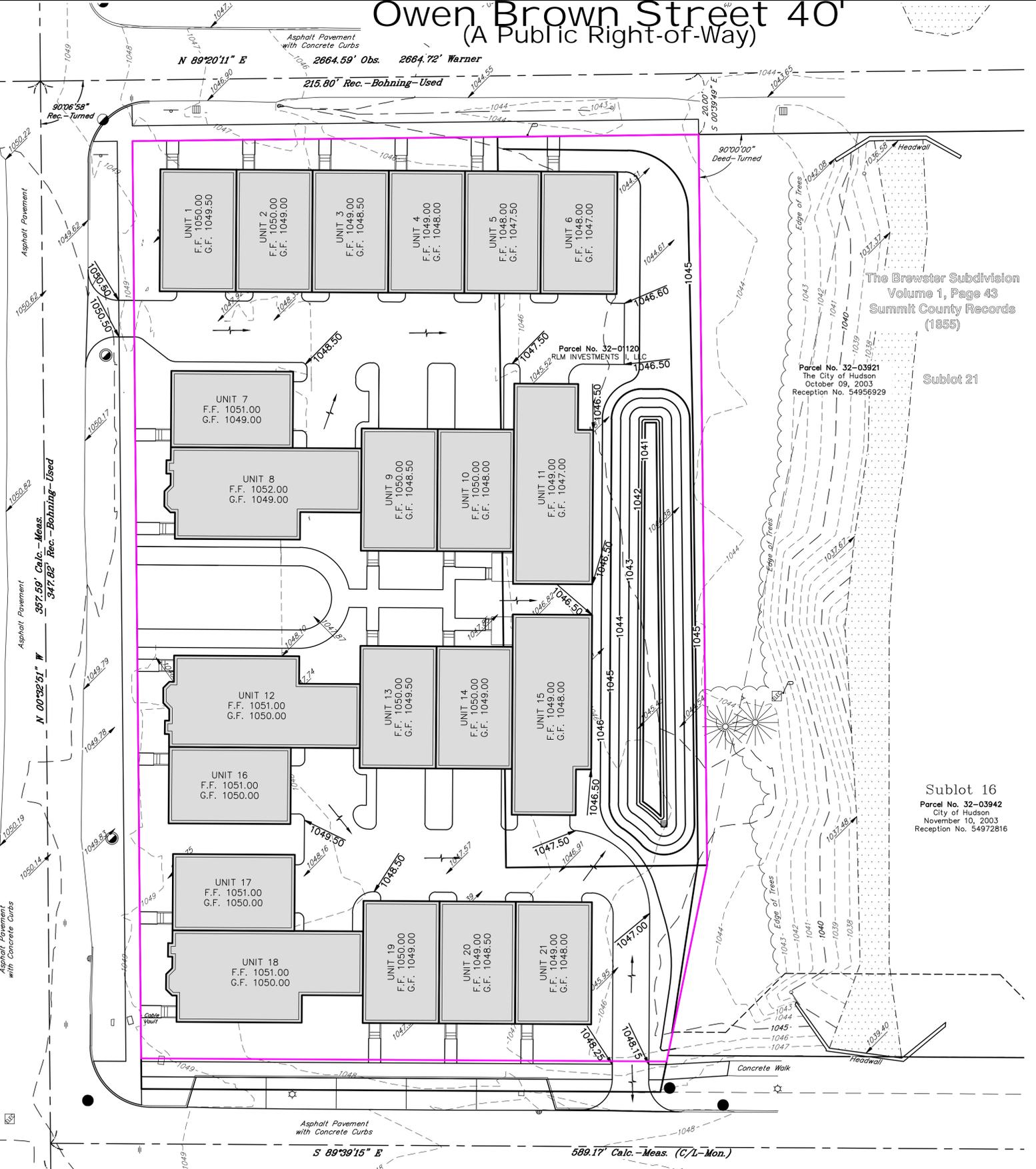
T.B.M. #2
Top Nut of Hydrant
Elevation - 1053.32

**MORSE ROAD
(WIDTH VARIES)
(DEDICATED ORDINANCE 65-2)
(A PUBLIC RIGHT-OF-WAY)**

T.B.M. #1
Top Nut of Hydrant
Elevation - 1052.44

Clinton Street (Varies)

(A Public Right-of-Way)



LEGEND

⊠	Monument Box Found	⊙	Spot Elevation Tag
○	Iron Pin or Pipe Found	⊕	Hydrant
●	5/8" Iron Pin Set and Capped Riverstone Company PS 8740	⊖	Water Service Valve
+	P.K. Nail	⊗	Water Valve
⊙	Gas Meter	⊘	Water Meter
⊕	Gas Valve	⊙	Reducer
⊖	Utility Pole	⊕	Storm Manhole
⊗	Light Pole	⊖	Sanitary Manhole
⊘	Guy Anchor & Line	⊗	Curb Inlet
⊙	Telephone Box	⊘	Catch Basin
⊕	Electric Box	⊖	Property Line
⊖	Cable Box	⊗	Centerline
⊗	Bollard		
⊘	Cleanout / Test Tee		

---	Ex. Parcel line	---	PROPOSED
---	Original Sublot Line	---	
---	Original Lot Line	---	
---	Centerline	---	
---	Property Line	---	
---	Right-of-way Line	---	
---	Easement Line	---	
---	Railroad Tracks	---	

---	Electric Line	---	Existing	---	PROPOSED
---	Gas Line	---		---	
---	Sanitary/Combination Sewer	---		---	
---	Storm Sewer	---		---	
---	Waterline	---		---	
---	Fence Line (Wooden)	---		---	
---	Fence Line (Chain-Link)	---		---	
---	Guardrail	---		---	

GRAPHIC SCALE

