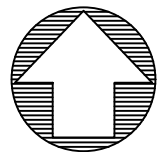
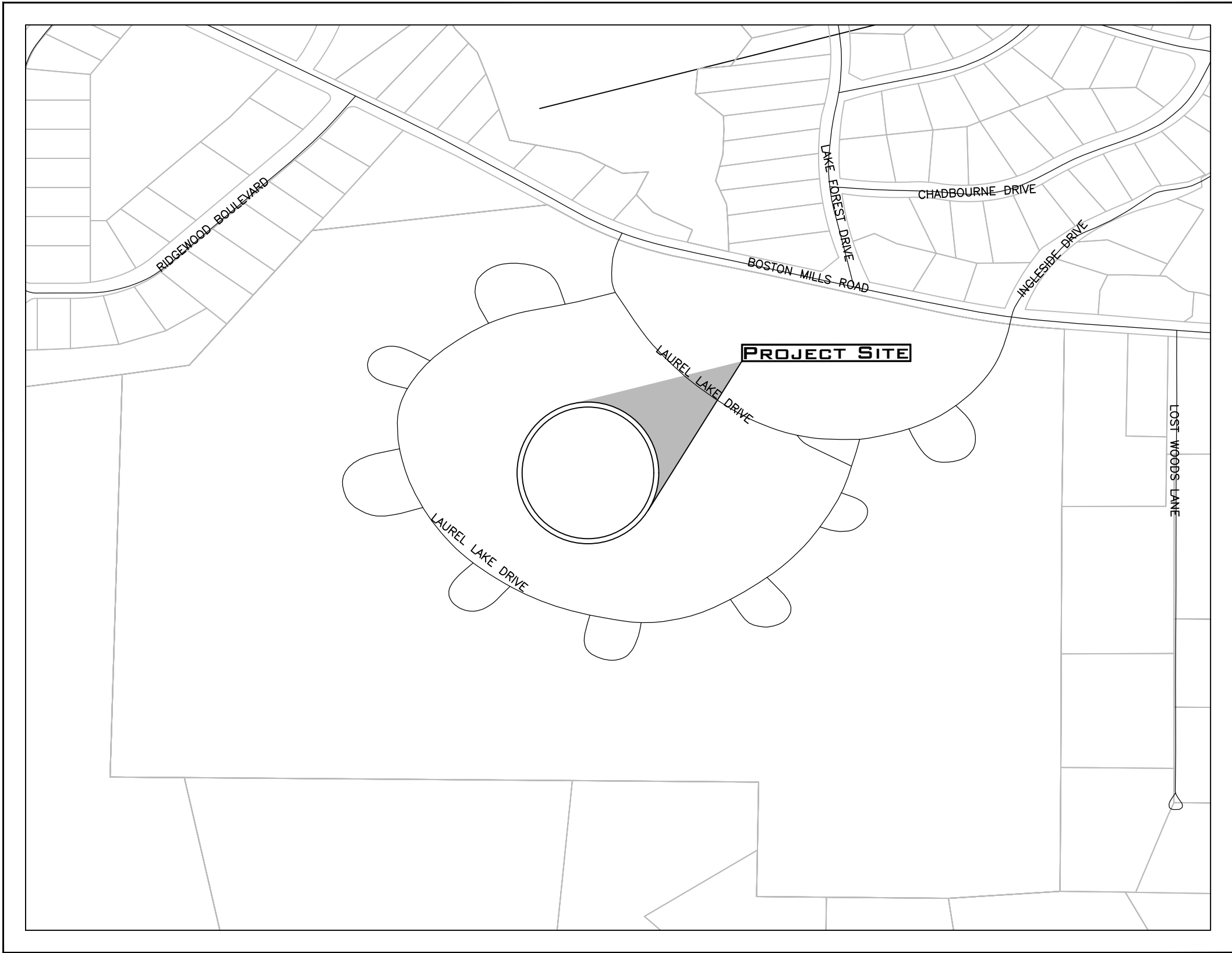


IMPROVEMENT PLANS
FOR
LAUREL LAKE VILLA
ADDITIONAL BUIDINGS 1,2 & 5

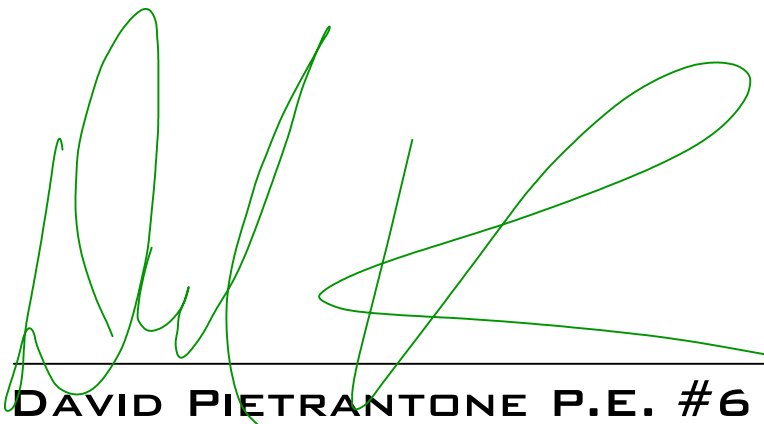
THE CITY OF HUDSON, COUNTY OF
SUMMIT AND STATE OF OHIO

INDEX TO DRAWINGS

TITLE PAGE	C1.01
EXISTING CONDITIONS	C2.01
SCHEMATIC PLAN	C2.02
BUILDINGS 1&2	C3.01,C3.01A-C2.04
BUILDING 5	C6.01-C6.04
SWPPP	C9.01



VICINITY MAP
SCALE: 1" = 400'


DAVID PIETRANTONE P.E. #61756



7/18/25
DATE

PREPARED FOR:

LAUREL LAKE
200 LAUREL LAKE DRIVE
HUDSON, OHIO 44236



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

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:
10/11/2024
FIRE COMMENTS

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

TITLE PAGE



C1.01



GENERAL NOTES:
TOTAL AREA 141.9 ACRES
TOTAL IMPERVIOUS AREA: 23.18 ACRES
IMPERVIOUS COVERAGE: 16.3%

PARCEL NUMBER 3203045
LAUREL LAKE RETIREMENT COMMUNITY INC.
ZONED: OUTER VILLAGE
RESIDENTIAL NEIGHBORHOOD



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 991-9640
WWW.RIVERSTONEENGINEERING.COM

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

EXISTING CONDITIONS



C2.00

LEGEND

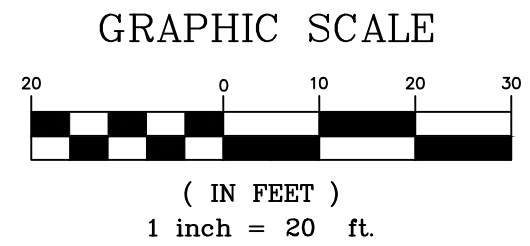
M	= Monument Box Found	Spot Elevation Tag
O	= Iron Pin or Pipe Found	Hydrant
5/8"	= 5/8" Iron Pin Set and Capped Riverstone Company Dudley P56747	Water Service Valve
P.K.	= P.K. Nail	Water Valve
G	= Gas Meter	Water Meter
V	= Gas Valve	Reducer
U	= Utility Pole	Storm Manhole
L	= Light Pole	Sanitary Manhole
G.A.	= Guy Anchor & Line	Curb Inlet
T.B.	= Telephone Box	Catch Basin
E.B.	= Electric Box	Property Line
C.B.	= Cable Box	Centerline
B	= Bollard	
C/T	= Cleanout / Test Tee	

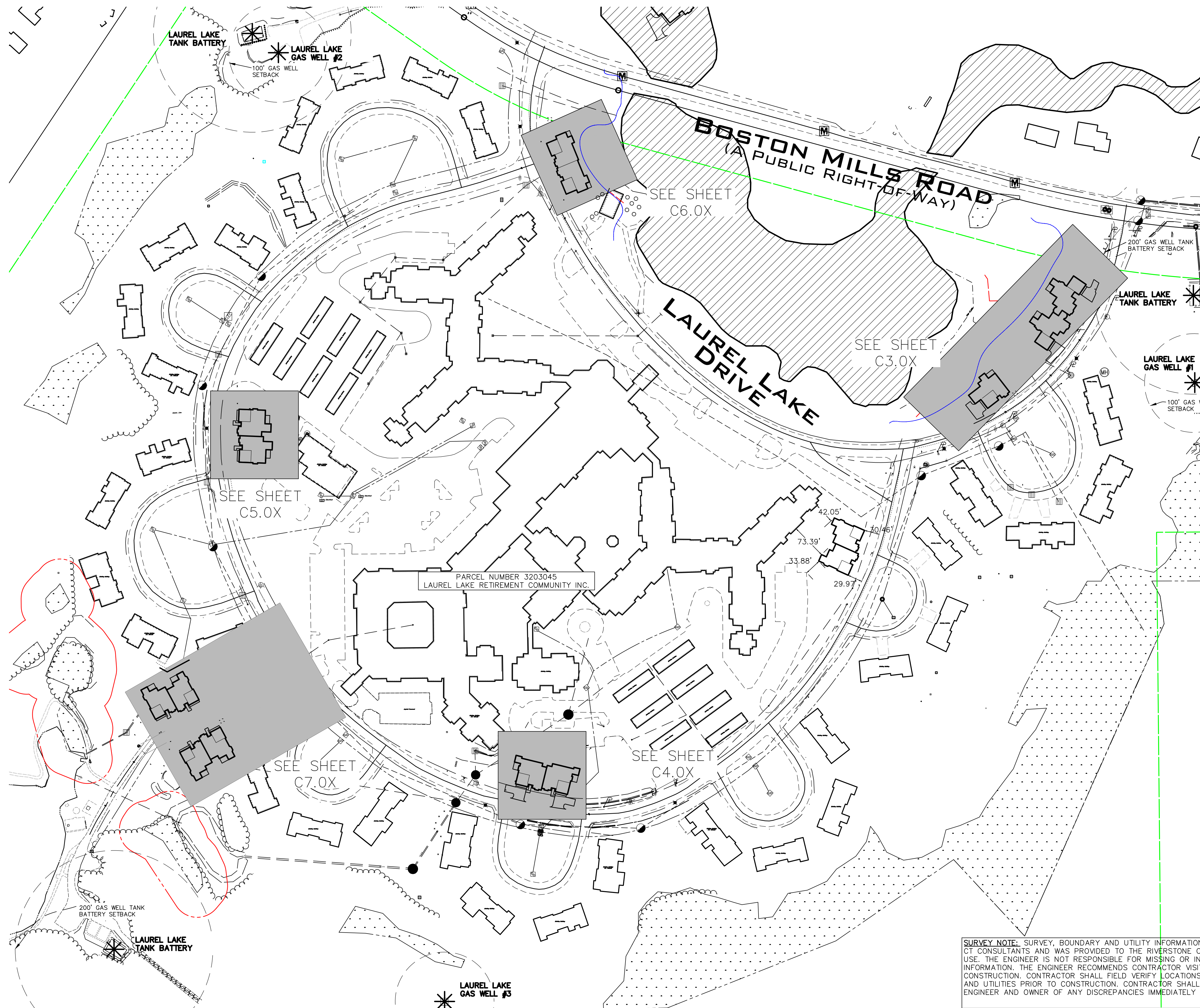
Ex. Parcel line	Centerline
Original Sublot Line	Property Line
Original Lot Line	Right-of-way Line
Centerline	Easement Line
Property Line	Railroad Tracks
Right-of-way Line	
Easement Line	
Railroad Tracks	

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

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

SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY CT CONSULTANTS AND WAS PROVIDED TO THE RIVERSTONE COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.





GENERAL NOTES:

TOTAL AREA 141.9 ACRES
TOTAL IMPERVIOUS AREA: 23.93 ACRES
IMPERVIOUS COVERAGE: 16.9%



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9644
WWW.RIVERSTONESURVEY.COM

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

SCHEMATIC PLAN



Oil & Gas Producers Underground Protection Service
Call (614) 715-2584 or 811

C2.01



= Monument Box Found = Iron Pin or Pipe Found = 5/8" Iron Pin Set and Capped Rivestone Company Dudley #56747 = P.K. Nail = Gas Meter = Gas Valve = Utility Pole = Light Pole = Guy Anchor & Line = Telephone Box = Electric Box = Cable Box = Round Curb Inlet = Bollard	= Spot Elevation Tag = Hydrant = Water Service Valve = Water Valve = Water Meter = Reducer = Storm Manhole = Sanitary Manhole = Curb Inlet = Catch Basin = Round Curb Inlet = Cleanout/Test Tee	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	Ac. Acres Adj. Adjacent Asp. Asphalt B.F. Basement Floor Calc./C. Calculated CB Catch Basin C.C.M.R. Cuyahoga County Map Records C. Centerline C.L.F. Chain-link Fence C. Clear Conc. Concrete Conn. Connection D.H. Drill Hole D.I.W.M. Ductile Iron Water Main Elec. Electric Encl. Encroaches Ex. Existing F.F. Finished Floor	L.C.A. Limited Common Area Meas./M. Measured MH Manhole Obs. Observed Pg. Page P.P.N. Permanent Parcel Number P. Property Line Rec./R. Record R/W Right-of-way S.F. Sanitary Sq. Feet Square Feet S/L Sublot Stm. Storm T.B.M. Temporary Bench Mark TBR To Be Removed Tele. Telephone T.F. Top Footer Vol. Volume Wat. Water
---	--	---	--	---

SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY GT CONSULTANTS AND HAS PROVIDED THE BEST REASONABLE COMPASS FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.

SITE DEMOLITION LEGEND:



—SEE SHEET C3.01A FOR TREE IDENTIFICATION

GENERAL SITE DEMOLITION NOTES:

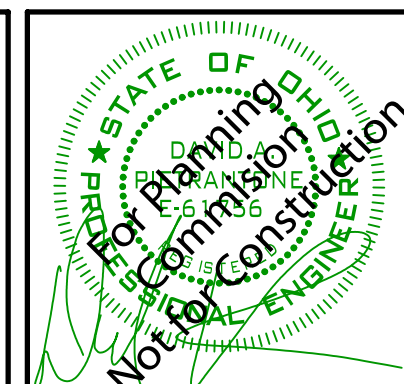
CONTRACTOR SHALL COMPLETELY CLEAR SITE WITH
REGARDS TO PROJECT LIMITS. REMOVAL SHALL
INCLUDE BUT NOT LIMITED TO ALL PAVEMENTS,
SIDEWALKS, CURBS, POLES, SIGNS, UTILITIES, FENCES,
TREES, LANDSCAPING AND ALL APPURTENANCES.

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 OR RELOCATION WORK WITH THE APPROPRIATE UTILITIES PRIOR TO DEMOLITION.

BOSTON PUBLIC RIGHTS MILLS



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9641
WWW.RIVERSTONESURVEY.COM

2023-186

PLAN REVISIONS:

5/12/2025	TREE INVENTORY
7/18/2025	PC RESUBMISSION

PAGE REVISIONS:

ISSUED FOR:

PC APPLICATIONS

3/17/25

NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

SITE DEMOLITION PLAN - BUILDING 1 & 2

Ohio Utilities Protection Service
Call 811
before you dig

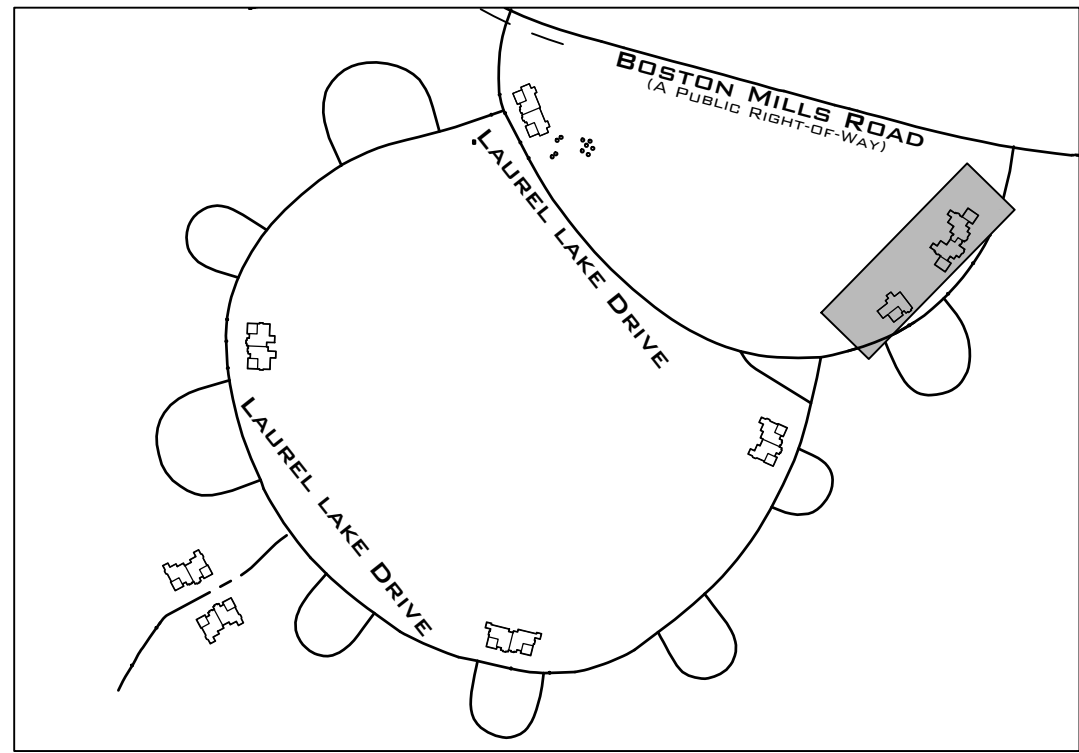
OGPUPS 
Oil & Gas Producers Underground Protection Service
Call (614) 715-1084 or 811

33.0

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

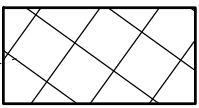


SCHMATIC KEY
N.T.S

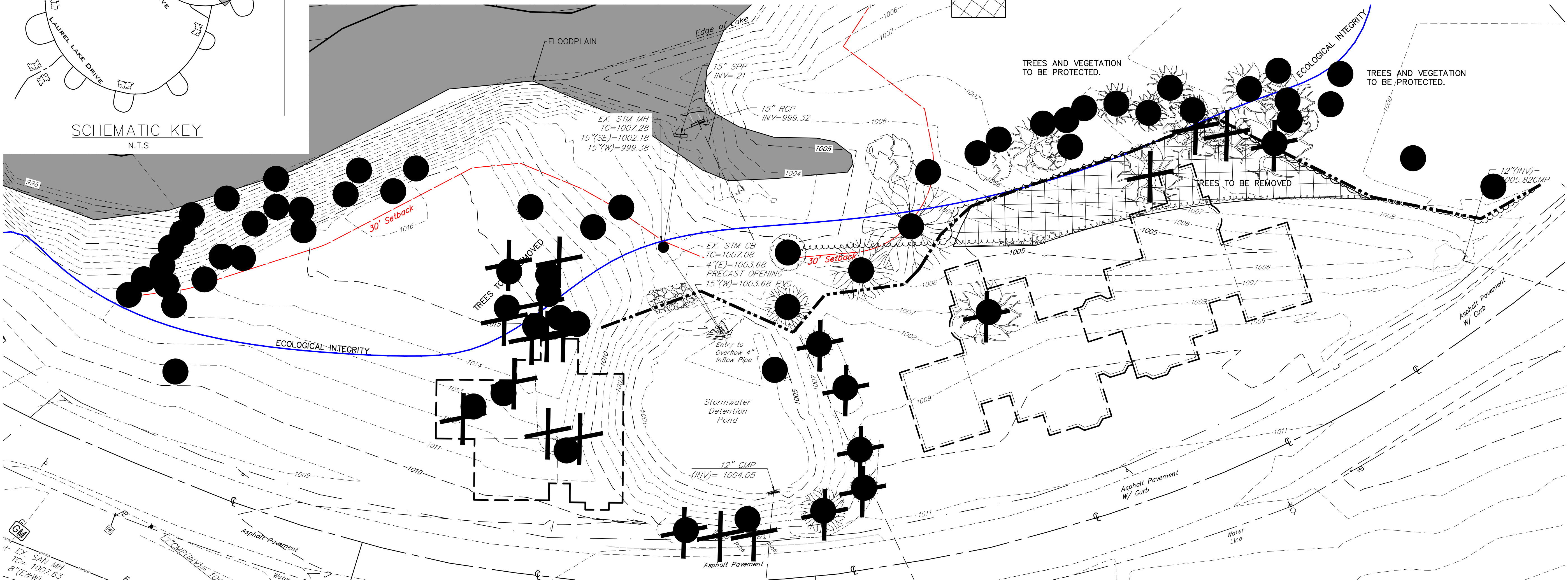
SITE DEMOLITION LEGEND:



TREE TO BE REMOVED



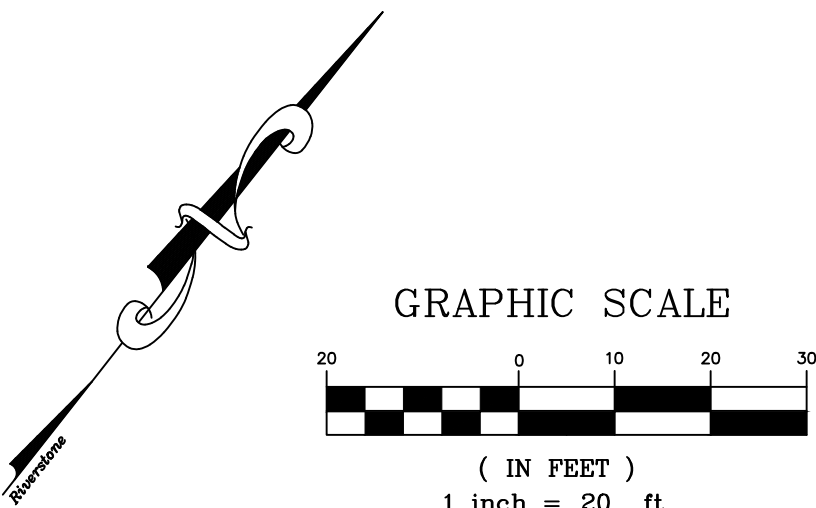
WOODED AREA TO BE REMOVED.



1	red maple	<i>Acer rubrum</i>	6		Good
2	black cherry	<i>Prunus serotina</i>	13	2	Fair
3	silver maple	<i>Acer saccharinum</i>	14		Fair
4	black cherry	<i>Prunus serotina</i>	10		Fair
5	black cherry	<i>Prunus serotina</i>	10		Fair
6	Nonway maple	<i>Acer platanoides</i>	11		Fair
7	black cherry	<i>Prunus serotina</i>	16		Fair
8	red maple	<i>Acer rubrum</i>	11		Fair
9	red maple	<i>Acer rubrum</i>	10		Fair
10	red maple	<i>Acer rubrum</i>	14		Fair
11	bird cherry	<i>Prunus avium</i>	7		Fair
12	red maple	<i>Acer rubrum</i>	12		Fair
13	sugar maple	<i>Acer saccharum</i>	18		Fair
14	red maple	<i>Acer rubrum</i>	18		Fair
15	red maple	<i>Acer rubrum</i>	13		Fair
16	northern red oak	<i>Quercus rubra</i>	11		Poor
17	red maple	<i>Acer rubrum</i>	16,17	2	Fair
18	red maple	<i>Acer rubrum</i>	7,7.6,5	4	Fair
19	bird cherry	<i>Prunus avium</i>	7		Fair
20	red maple	<i>Acer rubrum</i>	8		Fair
21	American elm	<i>Ulmus americana</i>	7		Fair
22	red maple	<i>Acer rubrum</i>	14		Fair
23	red maple	<i>Acer rubrum</i>	11,15,9	3	Fair
24	bigtooth aspen	<i>Populus grandidentata</i>	13		Fair
25	bigtooth aspen	<i>Populus grandidentata</i>	10		Fair
26	sugar maple	<i>Acer saccharum</i>	20		Fair
27	white fir	<i>Abies concolor</i>	7		Good
28	red maple	<i>Acer rubrum</i>	24		Poor
29	bigtooth aspen	<i>Populus grandidentata</i>	11		Fair
30	bird cherry	<i>Prunus avium</i>	10		Fair
31	bigtooth aspen	<i>Populus grandidentata</i>	8		Fair
32	American beech	<i>Fagus grandifolia</i>	11		Fair
33	American beech	<i>Fagus grandifolia</i>	11		Fair

34	American beech	<i>Fagus grandifolia</i>	11		Fair
35	bigtooth aspen	<i>Populus grandidentata</i>	11		Fair
36	bigtooth aspen	<i>Populus grandidentata</i>	7		Fair
37	American basswood	<i>Tilia americana</i>	12		Fair
38	bigtooth aspen	<i>Populus grandidentata</i>	6		Fair
39	American beech	<i>Fagus grandifolia</i>	16		Fair
40	bitternut hickory	<i>Carya cordiformis</i>	13		Fair
41	northern red oak	<i>Quercus rubra</i>	21		Fair
42	bald cypress	<i>Taxodium distichum</i>	7		Good
43	northern red oak	<i>Quercus rubra</i>	11		Good
44	northern red oak	<i>Quercus rubra</i>	21		Fair
45	black cherry	<i>Prunus serotina</i>	17		Fair
46	northern red oak	<i>Quercus rubra</i>	18		Good
47	northern red oak	<i>Quercus rubra</i>	14		Fair
48	northern red oak	<i>Quercus rubra</i>	23		Fair
49	northern red oak	<i>Quercus rubra</i>	10		Good
50	northern red oak	<i>Quercus rubra</i>	15		Fair
51	northern red oak	<i>Quercus rubra</i>	15		Fair
52	northern red oak	<i>Quercus rubra</i>	24		Good
53	northern red oak	<i>Quercus rubra</i>	40		Fair
54	American basswood	<i>Tilia americana</i>	8,15,8	3	Fair
55	northern red oak	<i>Quercus rubra</i>	20		Fair
56	white oak	<i>Quercus alba</i>	18		Good
57	American basswood	<i>Tilia americana</i>	12,11,10	3	Poor
58	northern red oak	<i>Quercus rubra</i>	25		Fair
59	northern red oak	<i>Quercus rubra</i>	33		Good
60	northern red oak	<i>Quercus rubra</i>	21		Fair
61	northern red oak	<i>Quercus rubra</i>	21		Good
62	American beech	<i>Fagus grandifolia</i>	11		Fair
63	American beech	<i>Fagus grandifolia</i>	16		Fair
64	American basswood	<i>Tilia americana</i>	13		Fair
65	black cherry	<i>Prunus serotina</i>	18		Fair
66	flowering crabapple	<i>Malus sylvestris</i>	9		Fair

67	sweetgum	<i>Liquidambar styraciflua</i>	20		Good
68	red maple	<i>Acer rubrum</i>	14		Fair
69	white fir	<i>Abies concolor</i>	7		Good
70	white oak	<i>Quercus alba</i>	11		Fair
71	white oak	<i>Quercus alba</i>	16		Fair
72	white oak	<i>Quercus alba</i>	11		Fair
73	white oak	<i>Quercus alba</i>	16		Fair
74	white oak	<i>Quercus alba</i>	13		Fair
75	white oak	<i>Quercus alba</i>	16		Fair
76	white oak	<i>Quercus alba</i>	27		Fair
77	white oak	<i>Quercus alba</i>	20		Fair
78	white oak	<i>Quercus alba</i>	18		Fair
79	white oak	<i>Quercus alba</i>	17		Fair
80	white oak	<i>Quercus alba</i>	11		Fair
81	white oak	<i>Quercus alba</i>	11		Fair
82	white oak	<i>Quercus alba</i>	19		Fair
83	white oak	<i>Quercus alba</i>	12		Fair
84	white oak	<i>Quercus alba</i>	11		Fair
85	white oak	<i>Quercus alba</i>	15		Fair
86	white oak	<i>Quercus alba</i>	15		Fair
87	white oak	<i>Quercus alba</i>	18		Fair
88	white oak	<i>Quercus alba</i>	23		Good
89	white oak	<i>Quercus alba</i>	12		Fair
90	white oak	<i>Quercus alba</i>	16		Fair
91	white oak	<i>Quercus alba</i>	10		Fair
92	white oak	<i>Quercus alba</i>	6,23	2	Fair
93	white oak	<i>Quercus alba</i>	13		Fair
94	black cherry	<i>Prunus serotina</i>	8,12	2	Fair
95	northern red oak	<i>Quercus rubra</i>	15		Fair



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

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

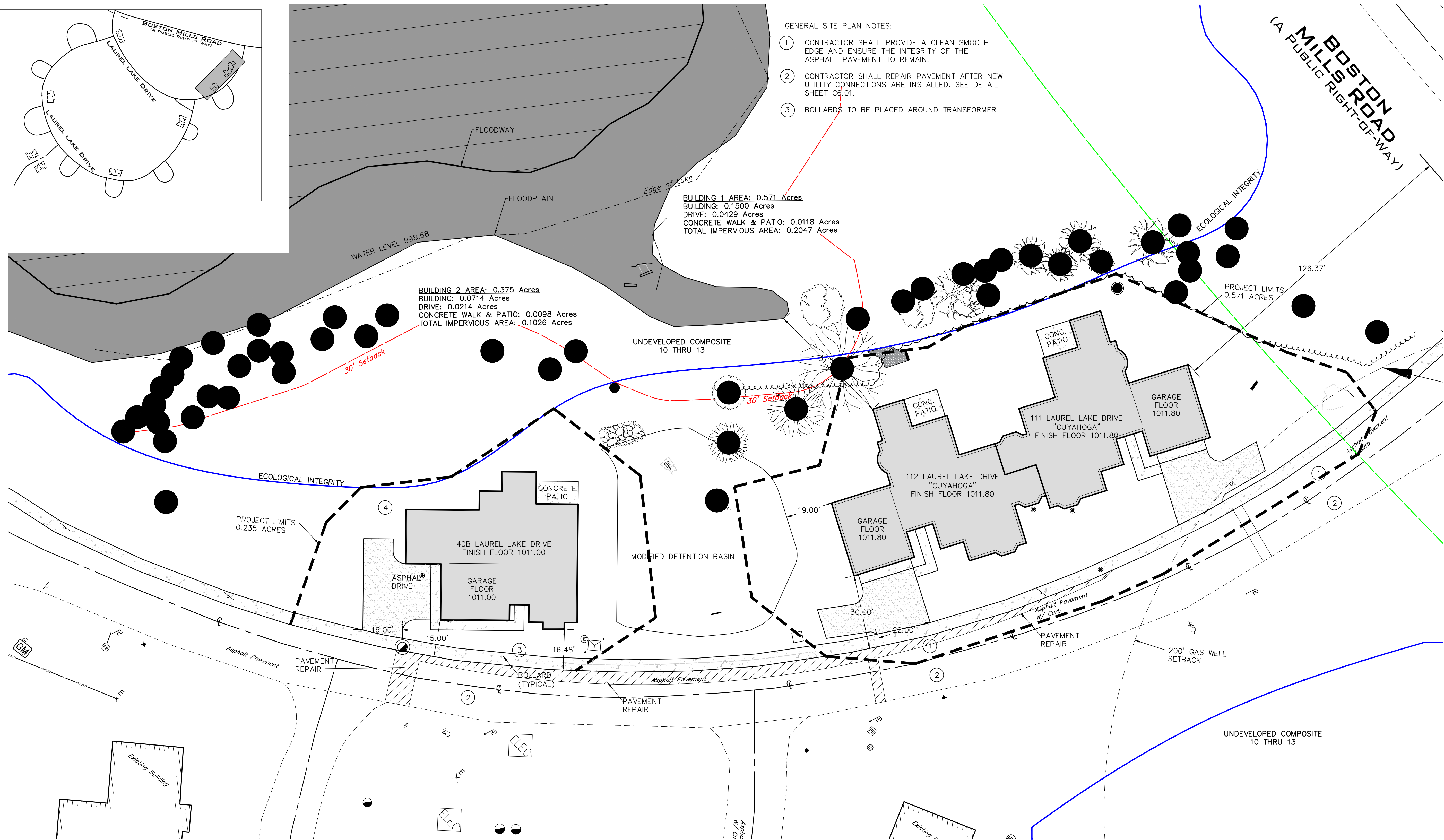
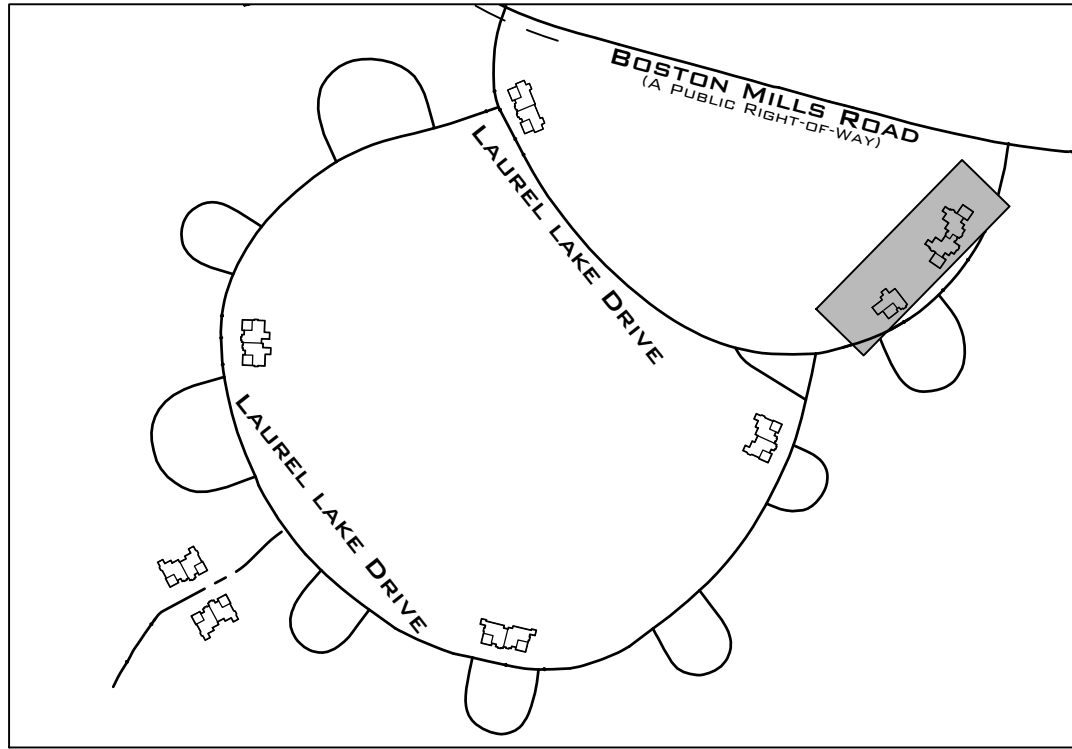
ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

SITE DEMOLITION PLAN TREE - BUILDING 1&2



C3.01A



- GENERAL SITE PLAN NOTES:
- 1 CONTRACTOR SHALL PROVIDE A CLEAN SMOOTH EDGE AND ENSURE THE INTEGRITY OF THE ASPHALT PAVEMENT TO REMAIN.
 - 2 CONTRACTOR SHALL REPAIR PAVEMENT AFTER NEW UTILITY CONNECTIONS ARE INSTALLED. SEE DETAIL SHEET C3.01.
 - 3 BOLLARDS TO BE PLACED AROUND TRANSFORMER

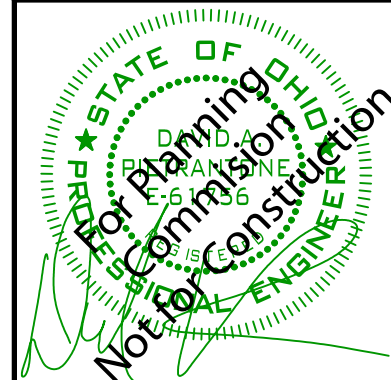
BUILDING 1 AREA: 0.571 Acres
BUILDING: 0.1500 Acres
DRIVE: 0.0429 Acres
CONCRETE WALK & PATIO: 0.0118 Acres
TOTAL IMPERVIOUS AREA: 0.2047 Acres

BUILDING 2 AREA: 0.375 Acres
BUILDING: 0.0714 Acres
DRIVE: 0.0214 Acres
CONCRETE WALK & PATIO: 0.0098 Acres
TOTAL IMPERVIOUS AREA: 0.1026 Acres

LEGEND

= Monument Box Found	= Spot Elevation Tag	= Ex. Parcel line	= Acres	= Limited Common Area
= Iron Pin or Pipe Found	= Hydrant	= Original Sublot Line	= Adjacent	= Measured
= 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747	= Water Service Valve	= Original Lot Line	= Asphalt	= Manhole
= P.K. Nail	= Water Valve	= Centerline	= Observed	= Page
= Gas Meter	= Water Meter	= Right-of-way Line	= Calculated	= Permanent Parcel Number
= Gas Valve	= Reducer	= Easement Line	= Catch Basin	= Property Line
= Utility Pole	= Storm Manhole	= Railroad Tracks	= Cuyahoga County Map Records	= Record
= Light Pole	= Sanitary Manhole	= Electric Line	= Right-of-way	= Sanitary
= Guy Anchor & Line	= Curb Inlet	= Gas Line	= Chain-link Fence	= Square Feet
= Telephone Box	= Catch Basin	= Sanitary/Combination Sewer	= Chain-link Fence	= Sublot
= Electric Box	= Round Curb Inlet	= Storm Sewer	= Circular	= Temporary Bench Mark
= Cable Box	= Cleanout/Test Tee	= Waterline	= Concrete	= To Be Removed
= Bollard		= Fence Line (Wooden)	= Connection	= Telephone
		= Fence Line (Chain-Link)	= Drill Hole	= Top Footer
		= Guardrail	= Ductile Iron Water Main	= Volume
			= Electric	= Water
			= Encroaches	
			= Existing	
			= Finished Floor	

SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY CT CONSULTANTS AND WAS PROVIDED TO THE RIVERSTONE COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 991-9640
WWW.RIVERSTONEENGINEERING.COM

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

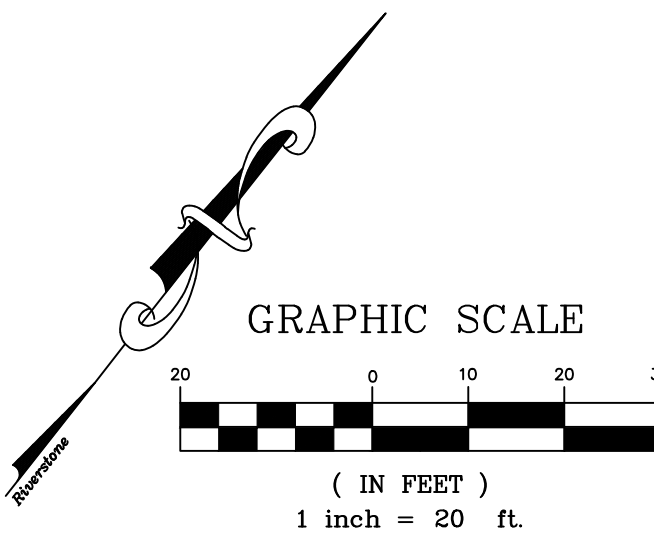
ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

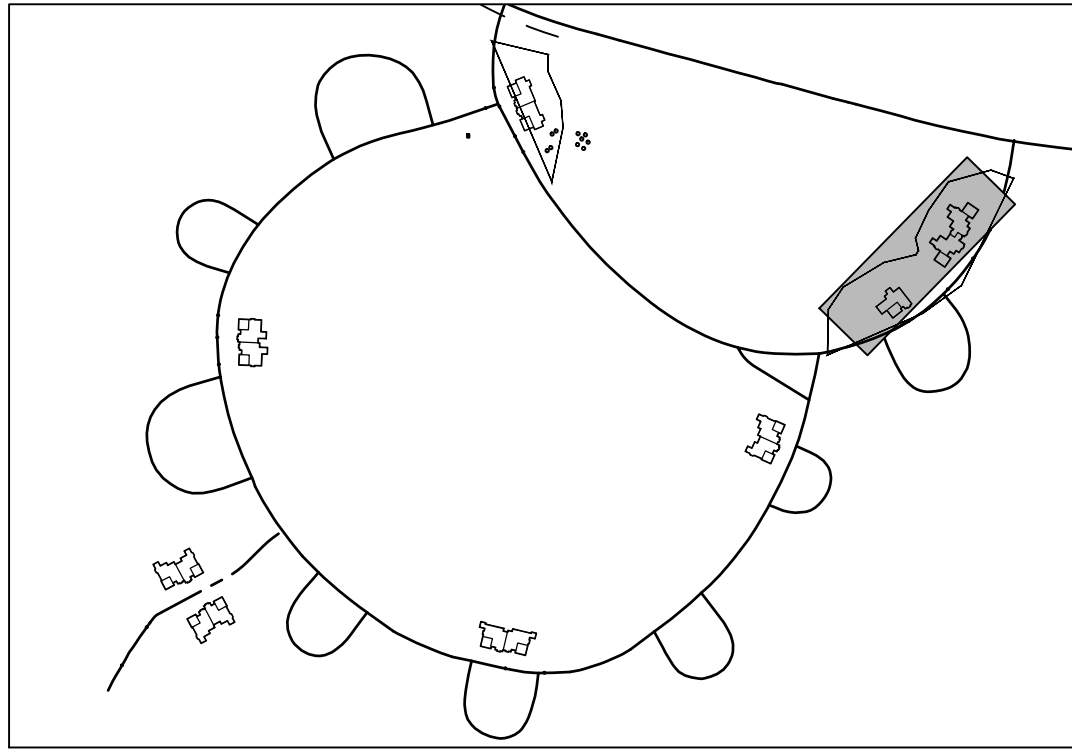
LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE
SITE PLAN - BUILDING 1 & 2

Ohio Utilities Protection Service
Call 811
before you dig

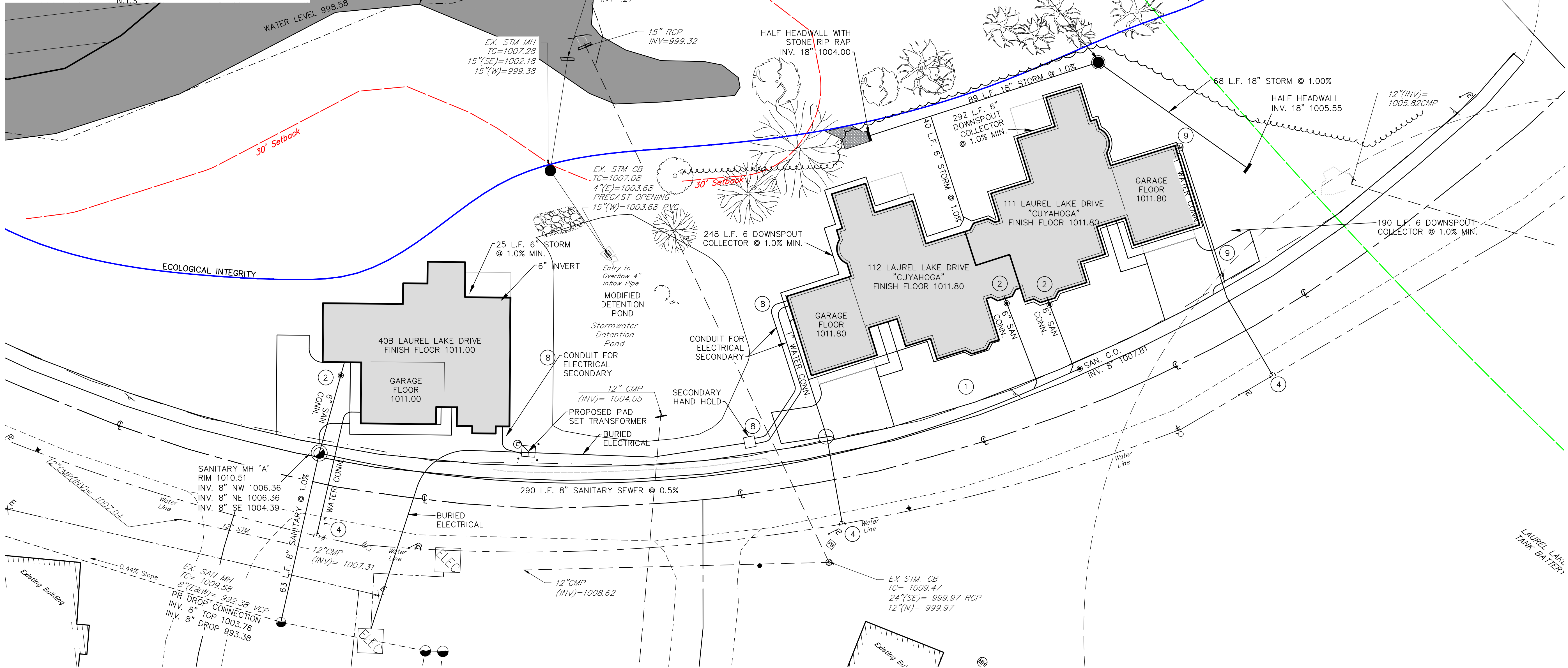
OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
CMB 01/07/15-2026 or 01/1

C3.02





SCHEMATIC KEY



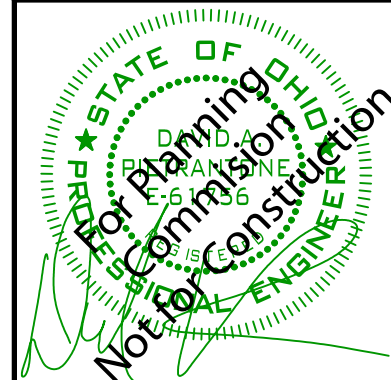
UTILITY PLAN NOTES:

- CONTRACTOR SHALL DEFLECT 6" PVC SDR 35 SANITARY SEWER AS NEEDED WITHIN MANUFACTURER'S RECOMMENDATION TO OBTAIN A 400' RADIUS.
- 6" SANITARY CONNECTION AT 1.0% MIN. SLOPE
- INTERNAL SANITARY DROP CONNECTION. SEE DETAIL SHEET C6.02 FOR INFORMATION.
- 1" WATER CONNECTION TO BUILDING. 1" SADDLE CONNECTION TO MAIN. SEE SHEET C6.03 FOR DETAIL.
- SIGN TO BE REMOVED FOR SEWER INSTALLATION AND REINSTALLED AFTER SEWER INSTALLATION.
- 3'x3'x8" NUMBER 1 AND NUMBER 2 STONE RIPRAP.
- 8" DOWNSPOUT COLLECTOR AT 0.5% MINIMUM. CONTRACTOR SHALL COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL AND MEP PLANS.
- PROPOSED ELECTRICAL SERVICE. SEE SHEET ME1.01 FOR DETAILS.
- PROPOSED GAS SERVICE. SEE SHEET ME1.01 FOR DETAILS.

LEGEND

= Monument Box Found	= Spot Elevation Tag	= Ex. Parcel line	= Ac. Adj.	= L.C.A. Meas./M.
= Iron Pin or Pipe Found	= Hydrant	= Original Sublot Line	= Asp.	= MH Obs.
	= Water Valve	= Original Lot Line	= B.F.	= Obs.
= Capped Riverstone Company Dudley PS6747	= Water Meter	= Centerline	= Calc./C.	= Pg.
= P.K. Nail	= Gas Valve	= Property Line	= CB	= P.P.N.
= Gas Meter	= Storm Manhole	= Right-of-way Line	= C.M.R.	= Rec./R.
= Utility Pole	= Sanitary Manhole	= Easement Line	= C.L.F.	= R/W
= Light Pole	= Curb Inlet	= Electric Line	= C.L.F.	= San.
= Guy Anchor & Line	= Catch Basin	= Gas Line	= C.L.F.	= S.F.
= Telephone Box	= Round Curb Inlet	= Sanitary/Combination Sewer	= C.L.F.	= Square Feet
= Electric Box	= Cleanout/Test Tee	= Storm Sewer	= C.L.F.	= Sublot
= Cable Box		= Waterline	= C.L.F.	= T.B.M.
= Bollard		= Fence Line (Wooden)	= C.L.F.	= TBR
		= Fence Line (Chain-Link)	= C.L.F.	= Tele
		= Guardrail	= C.L.F.	= Vol.
			= C.L.F.	= Wat

SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY CT CONSULTANTS AND WAS PROVIDED TO THE RIVERSTONE COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 991-9640
WWW.RIVERSTONEENGINEERING.COM

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

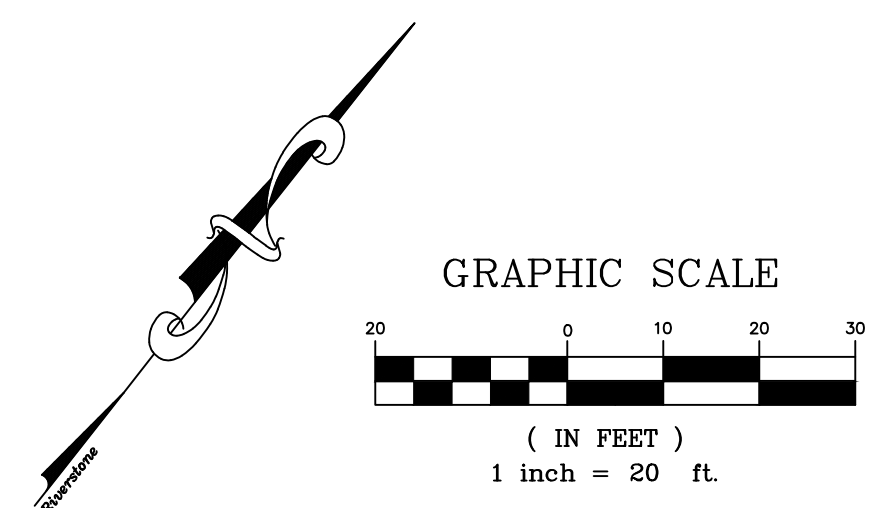
PAGE REVISIONS:

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE
UTILITY PLAN - BUILDING 1 & 2

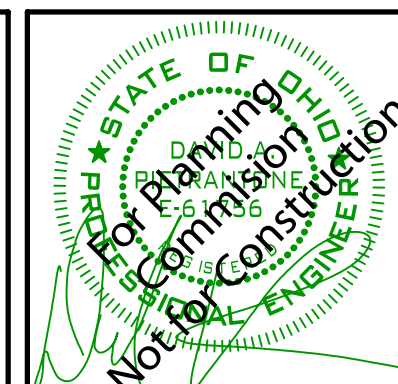
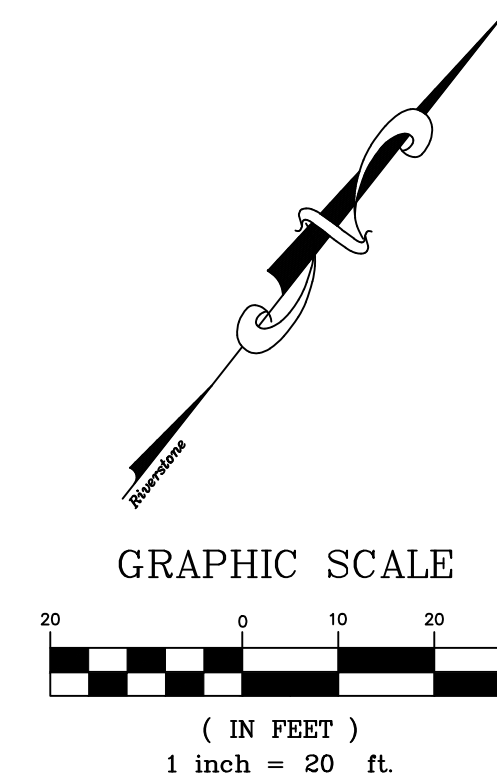


C3.03





SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY GT CONSULTANTS AND PROVIDED TO THE RIVERSTON LAND COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9641
WWW.RIVERSTONESURVEY.COM

2023-186

PLAN REVISIONS:
5/12/2025 TREE INVENTORY
7/18/2025 PC RESUBMISSION

PAGE REVISIONS:

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

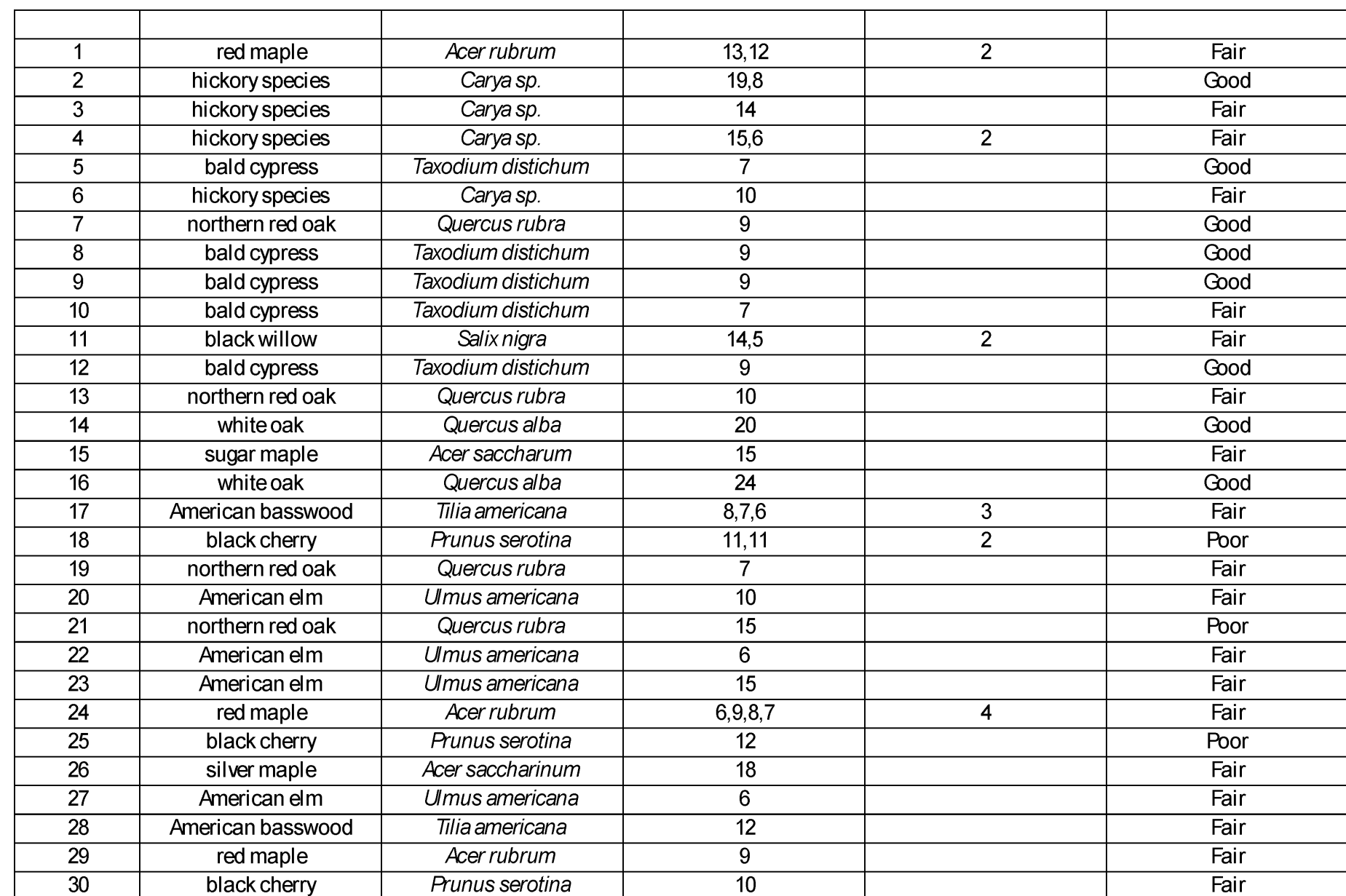
LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

GRADING PLAN - BUILDING 1 & 2

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS 
Ohio Oil & Gas Producers Underground Protection Service
Call (614) 715-2584 or 811

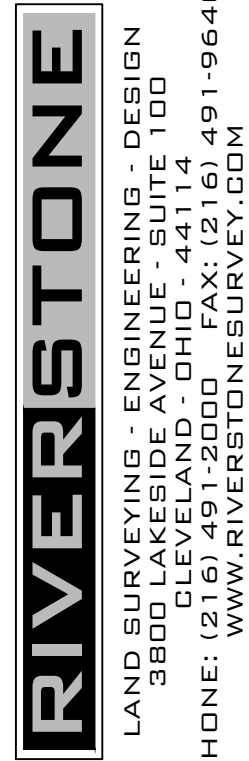
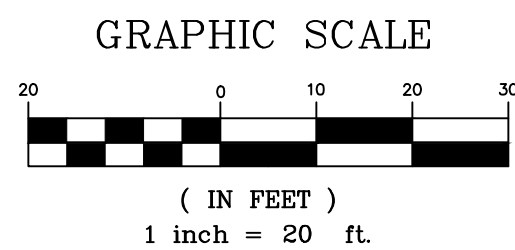
C3.04



SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY CT CONSULTANTS AND WAS PROVIDED TO THE RIVERSTONE COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.

① EXISTING 24" STORM SEWER TO BE RELOCATED.

M = Monument Box Found	PROPOSED = Spot Elevation Tag
● = Iron Pin or Pipe Found	 = Hydrant
○ = 5/8" Iron Pin Set and Cabled Riverstone Company Dudley PS674	 = Water Service Valve
+ = P.K. Nail	 = Water Valve
 = Gas Meter	 = Water Meter
 = Gas Valve	 = Reducer
 = Utility Pole	 = Sanitary Manhole
 = Light Pole	 = Curb Inlet
 = Guy Anchor & Line	 = Catch Basin
 = Telephone Box	 = Property Line
 = Electric Box	 = Centerline
 = Cable Box	
 = Bollard	
 = Clearcut / Test Tee	
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	=====
Ac. Acres	L.C.A. Limited Common Area
Adj. Adjacent	Lineal Feet
A.F.N. Auditor's File Number	M.E. Match Existing
Asp. Asphalt	M.E.S./M. Measured
B./F. Basement Floor	MH Manhole
BW 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
C.R. Records	Prop Proposed
C.L.F. Chain-link Fence	Rec./R. Record
Clr. Clears	R/W Right-of-way
C.O. Clean Out	S/N Sanitary
Comb. Combination	S.F. Square Feet
Conc. Concrete	S/L Sublot
Conn. Connection	Stm. Storm
D.I.W.M. Ductile Iron Water	T.B.M. Temporary Bench Mark
Main	TBR To Be Removed
Elec Electric	T/C Top of Curb
Elev Elevation	Tele Telephone
Encl. Encroaches	T.F. Top Of Footer
Ext. Existing	T.T. Test Tee
F.F. Finished Floor	T.W. Top of Wall
GUT Gutter	Vol. Volume
Inv Invert	Wat Water



5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

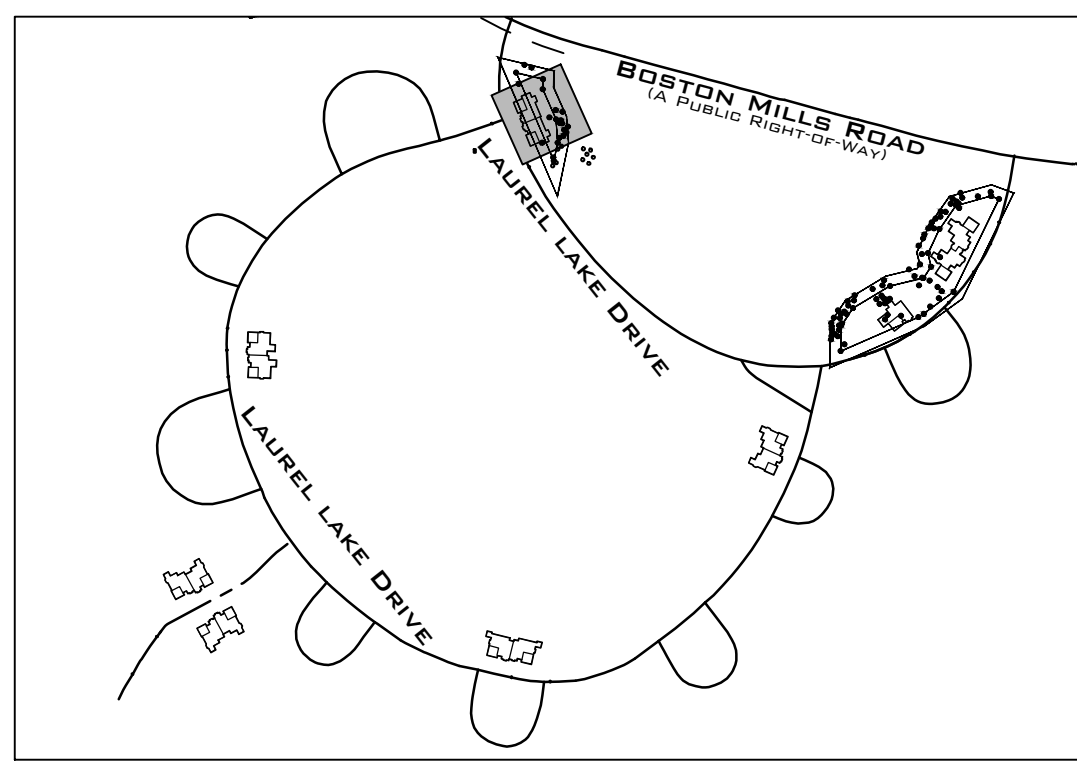
ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

SITE DEMOLITION PLAN - BUILDING 5



C6.01



SCHEMATIC KEY
N.T.S.

58

BUILDING 5A AREA: 0.3556 Acres
BUILDING: 0.1261 Acres
DRIVE: 0.0430 Acres
CONCRETE WALK & PATIO: 0.0166 Acres
TOTAL IMPERVIOUS AREA: 0.1857 Acres

PLANT 3 LARGE TREES AND 6
SMALL TREES TO BE
COORDINATED WITH LANDSCAPE
PLAN AND WITH THE CITY
PRIOR TO PLANTING.

BOSTON MILLS ROAD
(A PUBLIC RIGHT-OF-WAY)

LAUREL LAKE DRIVE

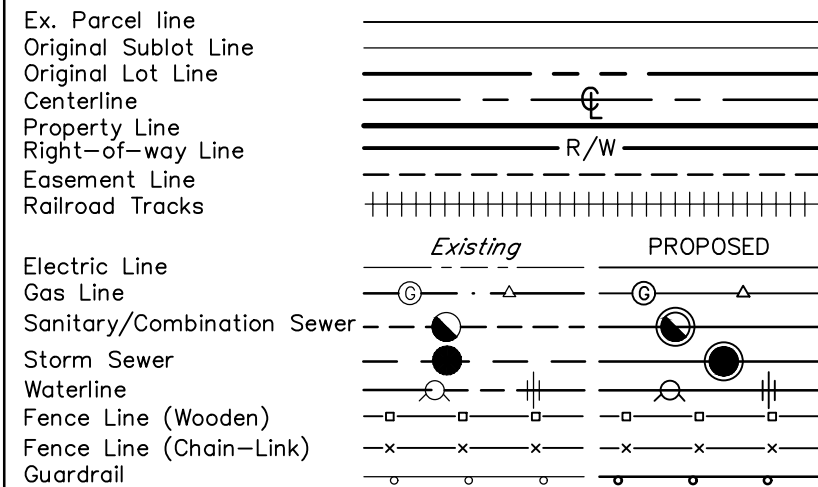
GARAGE FLOOR 1011.50
60 LAUREL LAKE DRIVE
FINISH FLOOR 1011.50
59 LAUREL LAKE DRIVE
FINISH FLOOR 1010.25
GARAGE FLOOR 1010.25

WATER LEVEL 998.58

UNDEVELOPED COMPOSITE
10 THRU 13

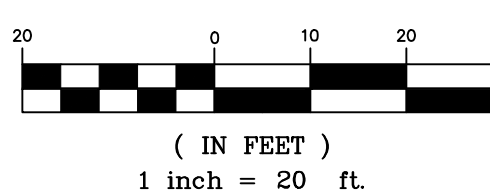
LEGEND

- Legend symbols and descriptions:
- Monument Box Found
 - Iron Pin or Pipe Found
 - 5/8" Iron Pin Set and Capped Riverstone Company Dudley P56747
 - P.K. Nail
 - Gas Meter
 - Gas Valve
 - Utility Pole
 - Light Pole
 - Guy Anchor & Line
 - Telephone Box
 - Electric Box
 - Cable Box
 - Bollard
 - Cleanout / Test Tee
 - Spot Elevation Tag
 - Hydrant
 - Water Service Valve
 - Water Valve
 - Water Meter
 - Reducer
 - Storm Manhole
 - Sanitary Manhole
 - Curb Inlet
 - Catch Basin
 - Property Line
 - Centerline



Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	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	Records	Prop	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	To Be Removed	To Be Removed
Main	Main	T/C	Top of Curb
Elec	Electric	Tele	Telephone
Elev	Elevation	T.F.	Top Of Footer
Encr.	Encroaches	T.T.	Test Tee
Ex.	Existing	TW	Top of Wall
F.F.	Finished Floor	Typ.	Typical
GUT	Gutter	Vol.	Volume
Invt	Invert	Wat	Water

GRAPHIC SCALE



SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY CT CONSULTANTS AND WAS PROVIDED TO THE RIVERSTONE COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.

- GENERAL SITE PLAN NOTES:
- CONTRACTOR SHALL PROVIDE A CLEAN SMOOTH EDGE AND ENSURE THE INTEGRITY OF THE ASPHALT PAVEMENT TO REMAIN.
 - CONTRACTOR SHALL REPAIR PAVEMENT AFTER NEW UTILITY CONNECTIONS ARE INSTALLED. SEE DETAIL SHEET C6.01.
 - BOLLARDS TO BE PLACED AROUND TRANSFORMER



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 991-9640
WWW.RIVERSTONEENGINEERING.COM

2023-186

PLAN REVISIONS:
5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

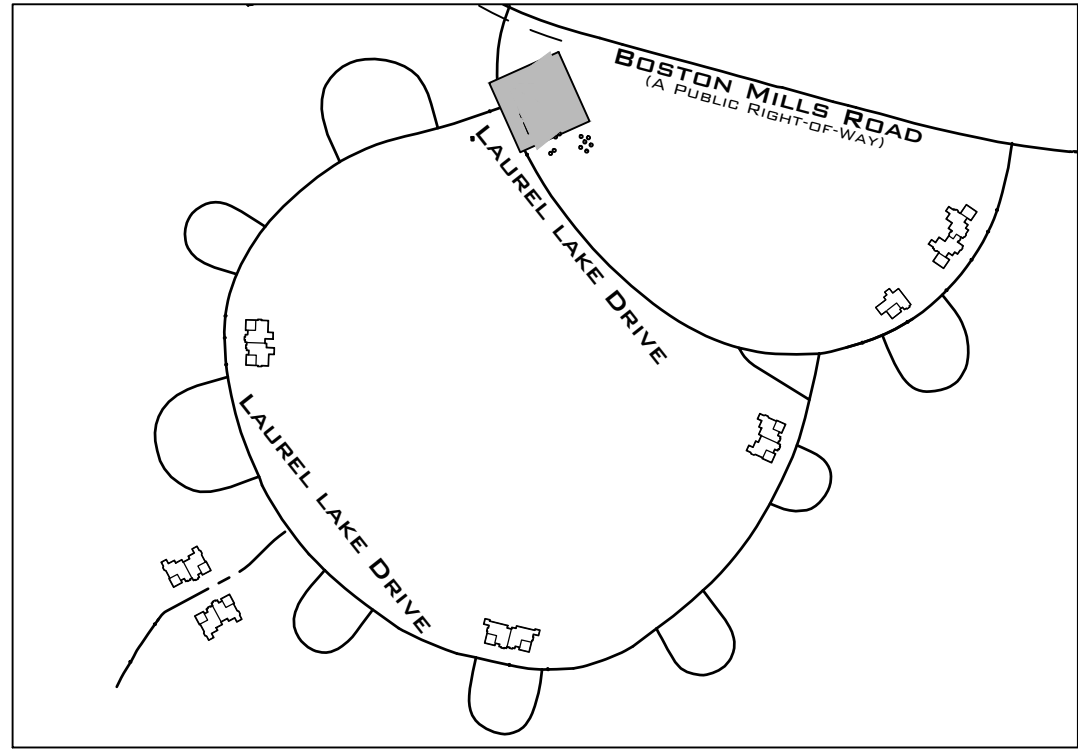
SITE PLAN - BUILDING 5



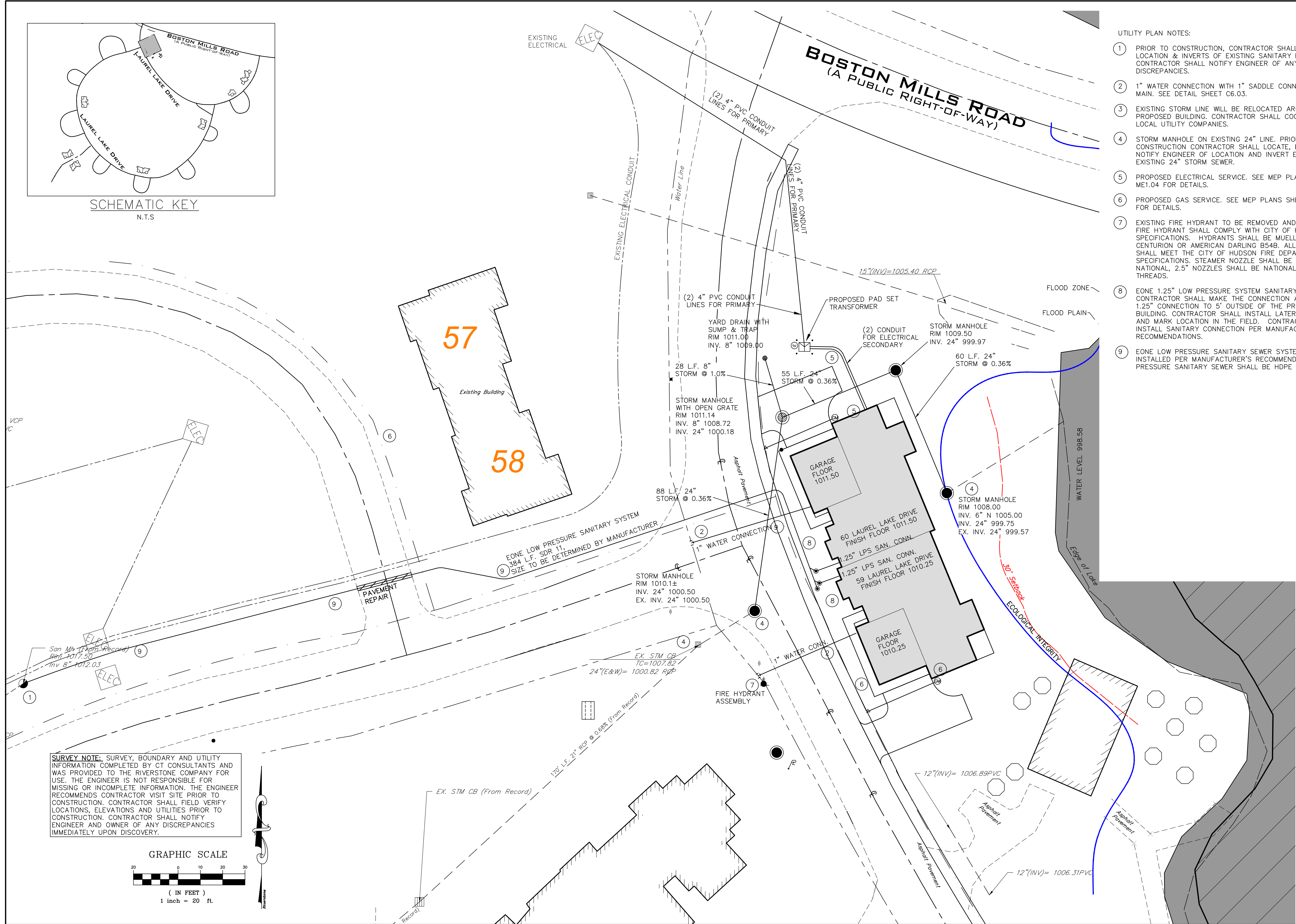
OGPUPS

Ohio Oil & Gas Producers Underground Protection Service
Call 800-775-5866 or 811

C6.02

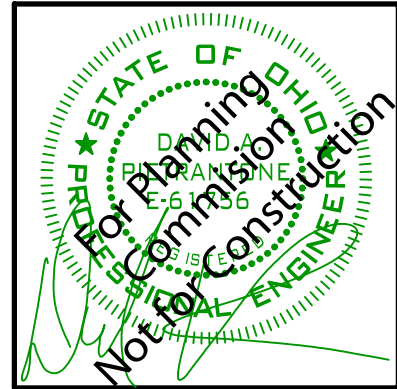


SCHEMATIC KEY
N.T.S.



UTILITY PLAN NOTES:

- 1 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION & INVERTS OF EXISTING SANITARY MANHOLE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 2 1" WATER CONNECTION WITH 1" SADDLE CONNECTION TO MAIN. SEE DETAIL SHEET C6.03.
- 3 EXISTING STORM LINE WILL BE RELOCATED AROUND THE PROPOSED BUILDING. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES.
- 4 STORM MANHOLE ON EXISTING 24" LINE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL LOCATE, EXPOSE AND NOTIFY ENGINEER OF LOCATION AND INVERT ELEVATION OF EXISTING 24" STORM SEWER.
- 5 PROPOSED ELECTRICAL SERVICE. SEE MEP PLANS SHEET ME1.04 FOR DETAILS.
- 6 PROPOSED GAS SERVICE. SEE MEP PLANS SHEET ME1.04 FOR DETAILS.
- 7 EXISTING FIRE HYDRANT TO BE REMOVED AND REPLACED. FIRE HYDRANT SHALL COMPLY WITH CITY OF HUDSON SPECIFICATIONS. HYDRANTS SHALL BE MUELLER A423 CENTURION OR AMERICAN DARLING B54B. ALL THREADS SHALL MEET THE CITY OF HUDSON FIRE DEPARTMENT SPECIFICATIONS. STEAMER NOZZLE SHALL BE MACK NATIONAL, 2.5" NOZZLES SHALL BE NATIONAL STANDARD THREADS.
- 8 EONE 1.25" LOW PRESSURE SYSTEM SANITARY CONNECTION. CONTRACTOR SHALL MAKE THE CONNECTION AND EXTEND 1.25" CONNECTION TO 5' OUTSIDE OF THE PROPOSED BUILDING. CONTRACTOR SHALL INSTALL LATERAL ASSEMBLY AND MARK LOCATION IN THE FIELD. CONTRACTOR SHALL INSTALL SANITARY CONNECTION PER MANUFACTURER RECOMMENDATIONS.
- 9 EONE LOW PRESSURE SANITARY SEWER SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOW PRESSURE SANITARY SEWER SHALL BE HDPE SDR 11.



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 991-9640
WWW.RIVERSTONEDESIGN.COM

2023-186

PLAN REVISIONS:	
5/12/2025	TREE INVENTORY
7/18/2025	PC RESUBMISSION

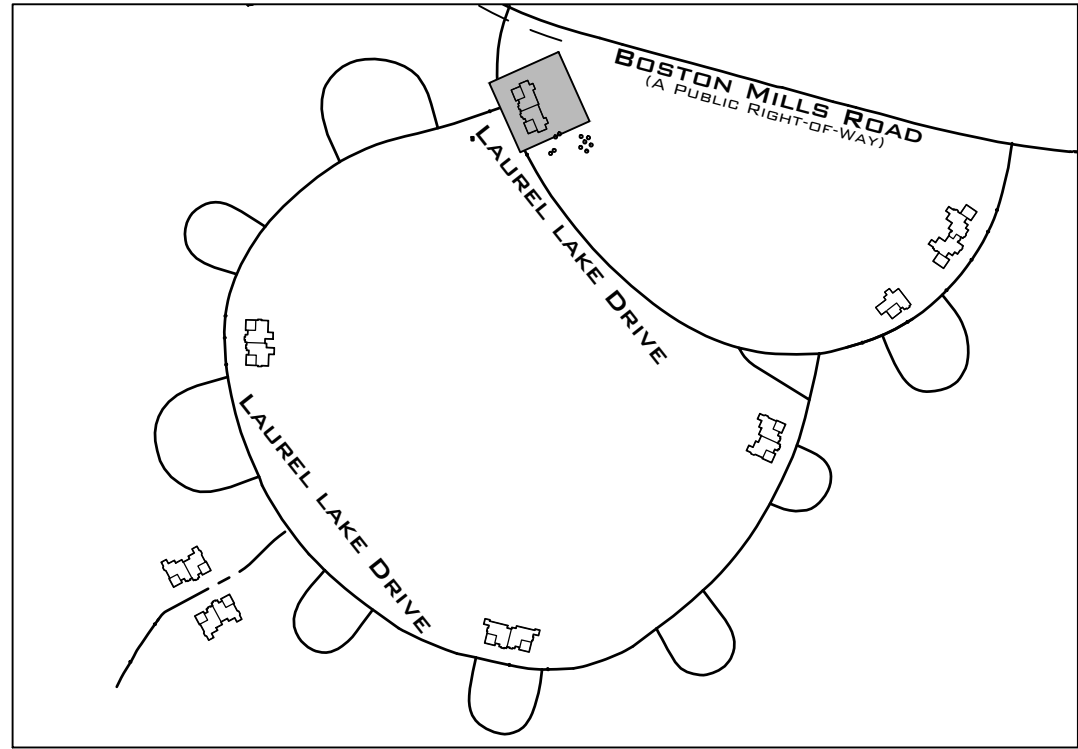
PAGE REVISIONS:	

ISSUED FOR:
PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

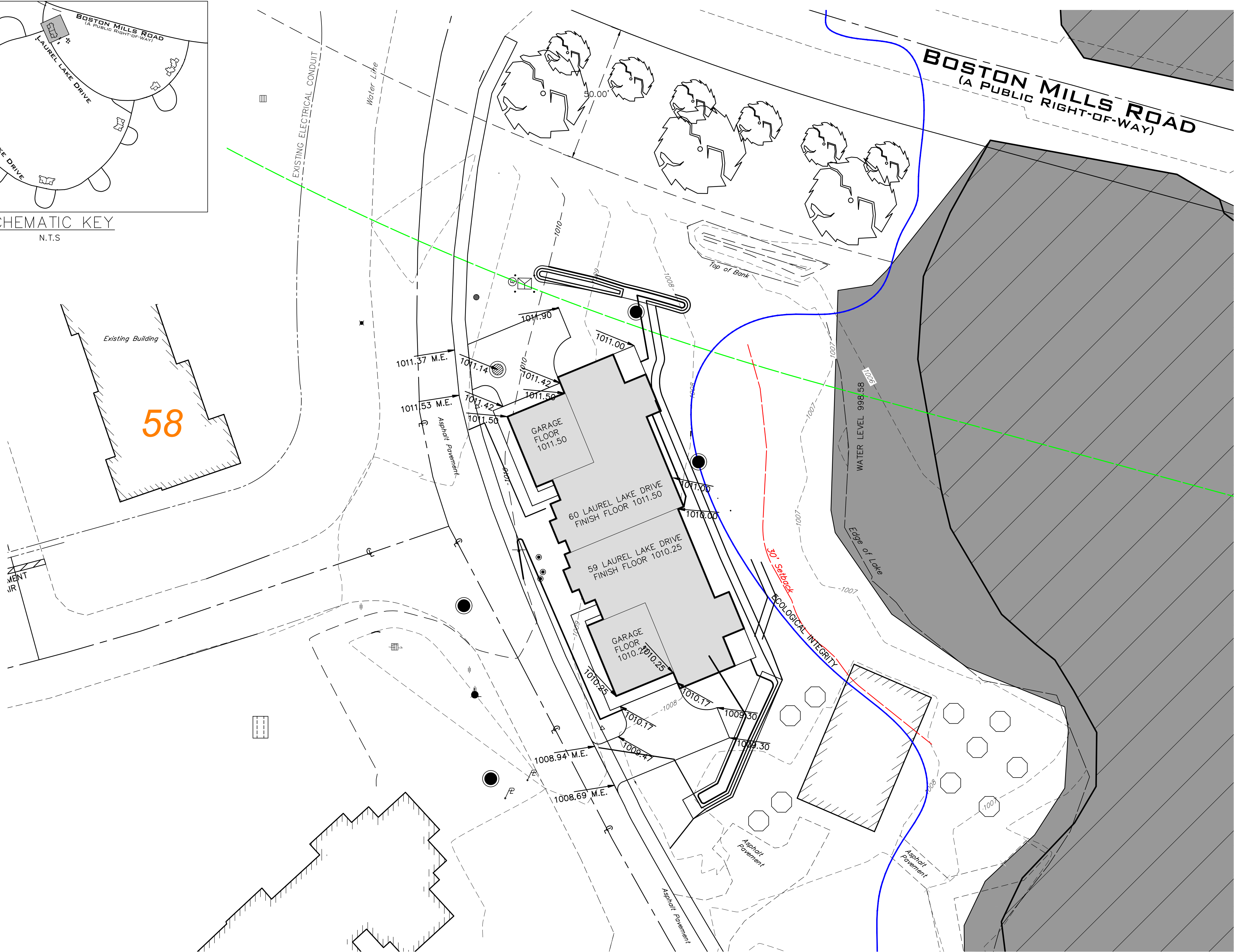
LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE
UTILITY PLAN - BUILDING 5



C6.03



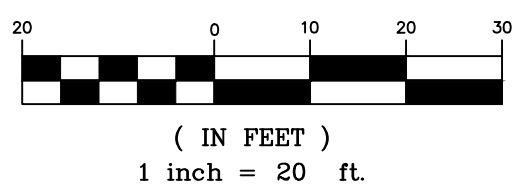
SCHEMATIC KEY
N.T.S.



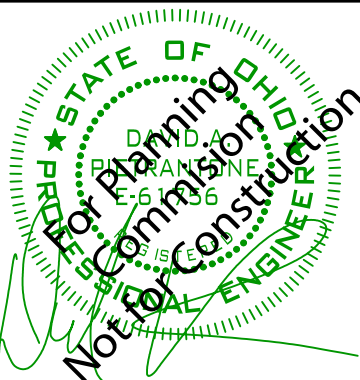
LEGEND

	= Monument Box Found		= Spot Elevation Tag
	= Iron Pin or Pipe Found		= Hydrant
	= 5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747		= 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		
	= Original Sublot 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		
	= Acres		= Limited Common Area
	= Adjacent		= Lineal Feet
	= Auditor's File Number		= Match Existing
	= Asphalt		= Measured
	= Basement Floor		= Manhole
	= Bottom of Wall		= Observed
	= Calculated		= Page
	= Catch Basin		= Permanent Parcel
	= Cuyahoga County Map		= Number
	= Chain-link Fence		= Proposed
	= Clears		= Record
	= Clean Out		= Right-of-way
	= Combination		= Sanitary
	= Concrete		= Square Feet
	= Connection		= Sublot
	= Drill Hole		= Storm
	= Ductile Iron Water		= Temporary Bench Mark
	= Electric		= To Be Removed
	= Elevation		= Top of Curb
	= Encroaches		= Telephone
	= Existing		= Top Of Footer
	= Finished Floor		= Test Tee
	= Gutter		= Top of Wall
	= Invert		= Typical
			= Volume
			= Water

GRAPHIC SCALE



SURVEY NOTE: SURVEY, BOUNDARY AND UTILITY INFORMATION COMPLETED BY CT CONSULTANTS AND WAS PROVIDED TO THE RIVERSTONE COMPANY FOR USE. THE ENGINEER IS NOT RESPONSIBLE FOR MISSING OR INCOMPLETE INFORMATION. THE ENGINEER RECOMMENDS CONTRACTOR VISIT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 991-9640
WWW.RIVERSTONEENGINEERING.COM

2023-186

PLAN REVISIONS:

5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

ISSUED FOR:

PC APPLICATION
3/17/25

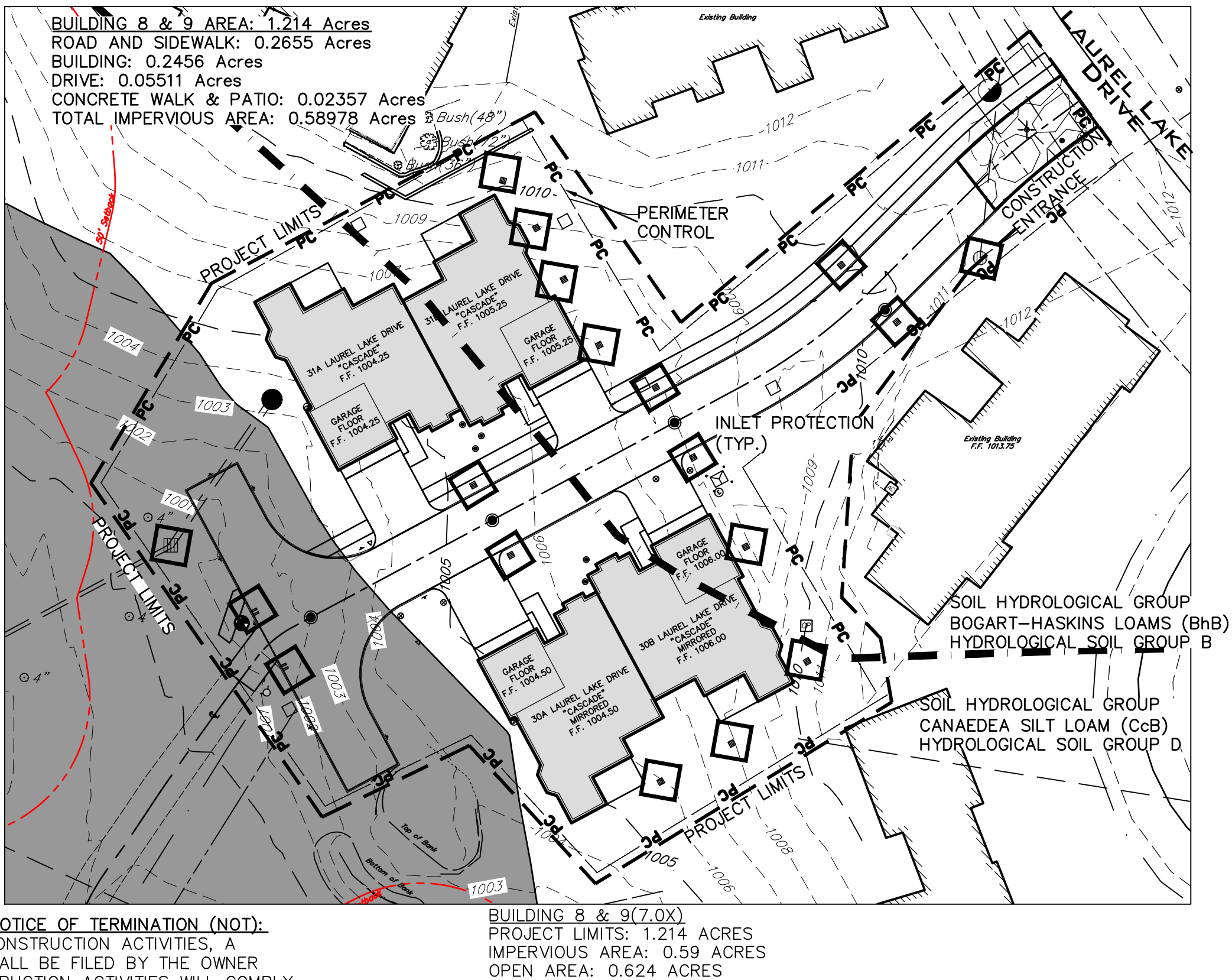
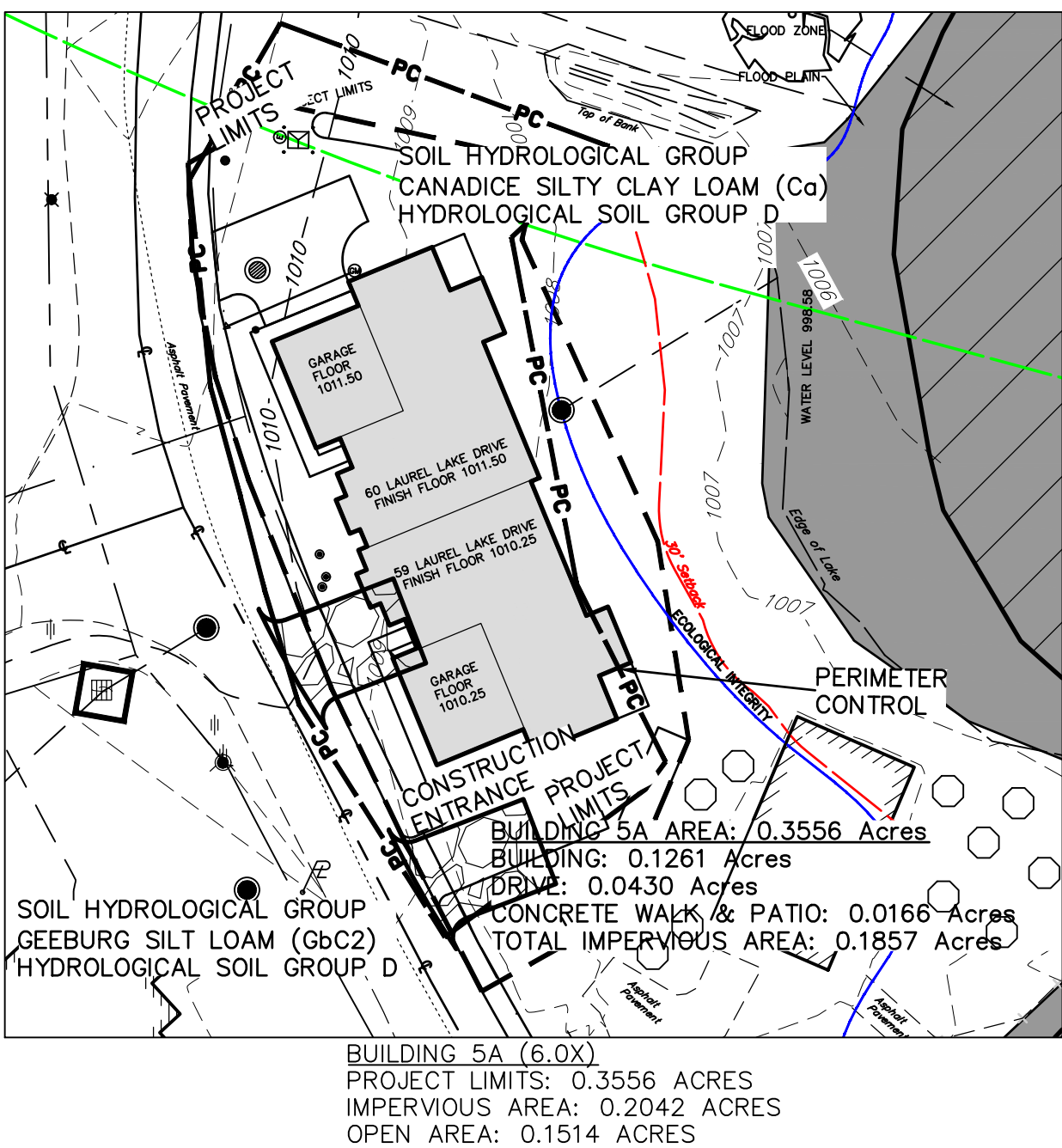
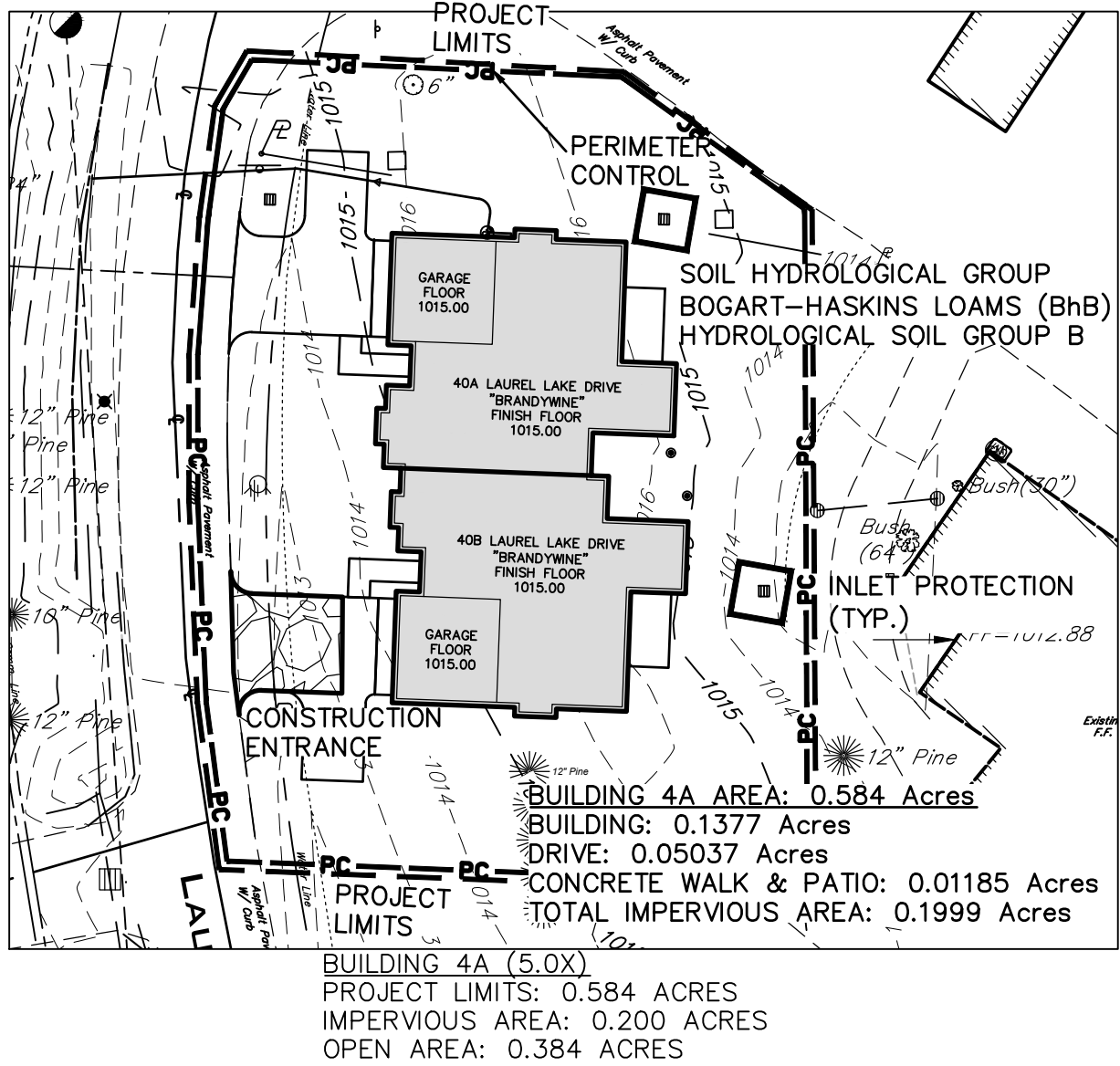
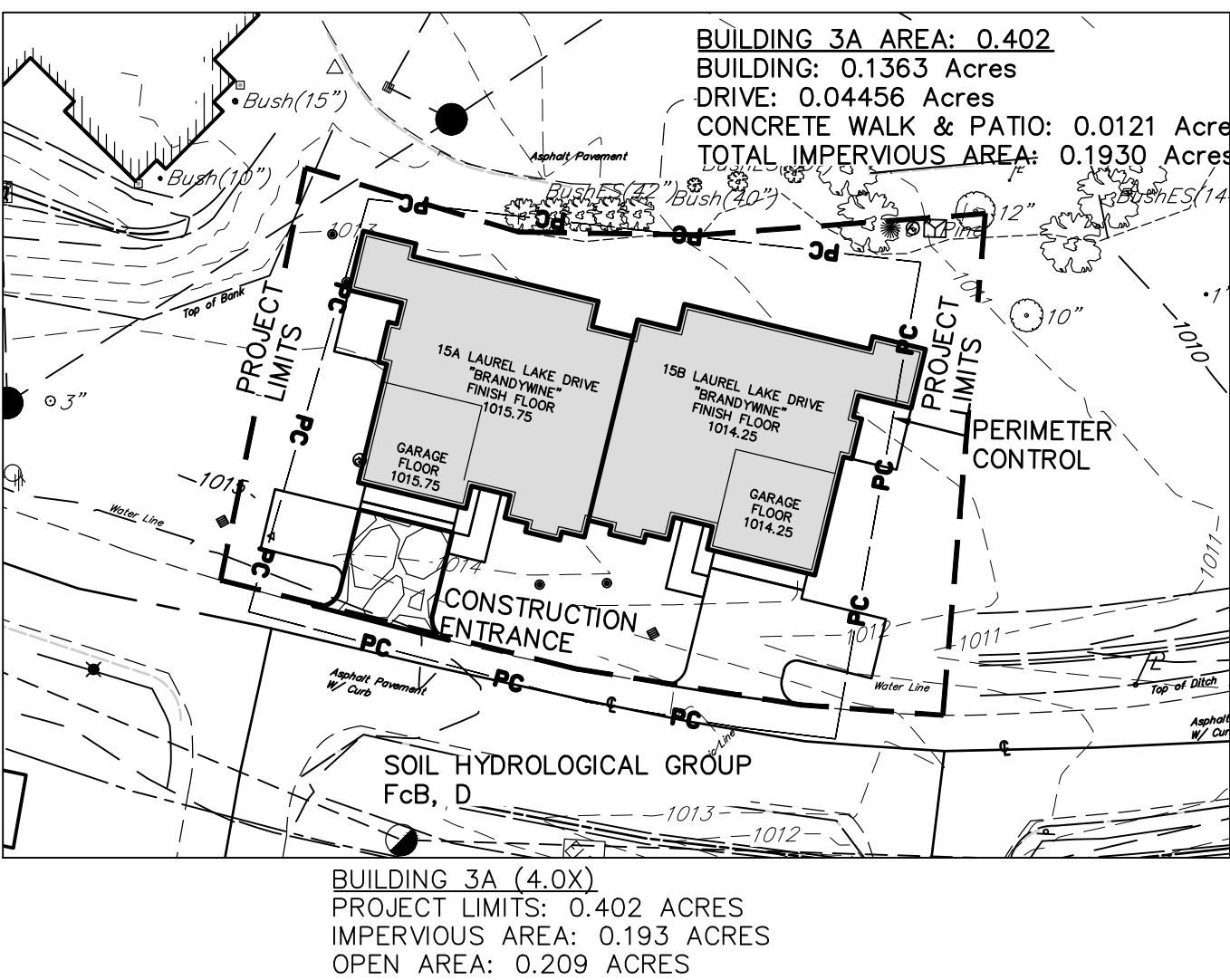
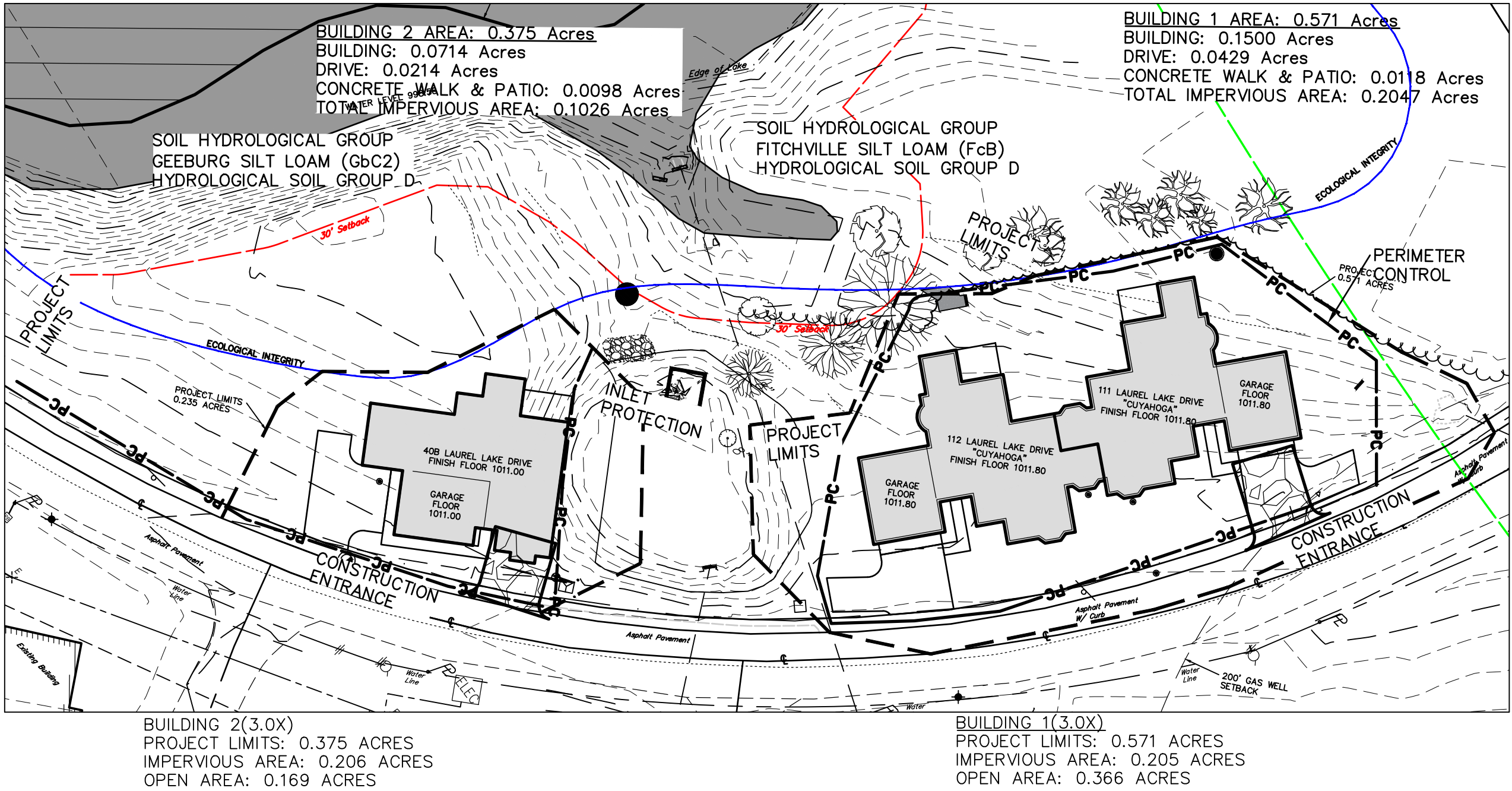
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

GRADING PLAN - BUILDING 5



C6.04



SITE DATA: THE PROJECT IS LOCATED ON LAUREL LAKE DRIVE IN THE CITY OF HUDSON. THE ENTIRE AREA OF THE SITE IS APPROXIMATELY 141.9 ACRES. THE PROJECT LIMITS IS APPROXIMATELY 4.37 ACRES. EXISTING STORM WATER ON SITE IS COLLECTED INTO DRAINAGE SYSTEM BEFORE BEING DEPOSITED INTO A DETENTION BASIN OR DIRECTLY INTO ONE OF TWO LAKES ON SITE. DETENTION BASINS ON SITE DEPOSIT INTO LAKES. THE LARGER OF THE TWO LAKES—LAUREL LAKE FLOWS INTO PINE LAKE OFF SITE.

PRE CONSTRUCTION WEIGHTED C VALUE (PROJECT LIMITS)			
Surface	c	Area	CxArea
Woods (Fair)	0.41	0.18	0.0738
Impervious	0.96	0.36	0.1344
Open (Fair)	0.57	3.57	2.0349
Total		4.11	2.2431

Weighted C = $2.2431 / 4.11 = 0.546$

PRE CONSTRUCTION % IMPERVIOUSNESS (PROJECT LIMITS)
0.36 / 4.11 = 8.8%

PRE CONSTRUCTION % IMPERVIOUSNESS (TOTAL SITE)
23.18 / 141.9 = 16.3%

SOILS: THE NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY OF SUMMIT COUNTY IDENTIFIES THE SOILS ON SITE AS SUCH:

BUILDING 1 — GEEBURG SILT LOAM (GbC2), HSG D
BUILDING 2 — FITCHVILLE SILT LOAM (FcB), HSG D
BUILDING 3A — FITCHVILLE SILT LOAM (FcB), HSG D
BUILDING 4A — BOGART-HASKINS LOAMS (BhB), HSG B
BUILDING 5 — CANADICE SILTY CLAY LOAM (Ca), HSG D
BUILDING 8 — CANADEEA SILT LOAM (CcB), HSG D
BUILDING 9 — CANADEEA SILT LOAM (CcB), HSG D
BOGART-HASKINS LOAMS (BhB), HSG B

CONSTRUCTION ACTIVITY: CONSTRUCTION ACTIVITY WILL INCLUDE THE CLEARING AND GRUBBING OF THE PROJECT LIMITS SITE AND THE CONSTRUCTION OF PROPOSED BUILDINGS. CONSTRUCTION WILL ALSO INCLUDE THE INSTALLATION OF NEW UTILITY CONNECTIONS AND STORM SEWER SYSTEM THAT DEPOSITS STORM SEWER WATER INTO LAUREL LAKE. EACH BUILDING WILL EITHER DEPOSIT DIRECTLY INTO THE LAKE, DEPOSIT INTO THE LOCAL SYSTEM WHICH EVENTUALLY DEPOSITS INTO THE LAKE, OR DEPOSIT INTO A LOCAL DETENTION SYSTEM WHICH WILL DEPOSIT INTO THE LAKE.

POST CONSTRUCTION WEIGHTED C VALUE			
Surface	C	Area	CxArea
Bldg Site	0.90	1.2983	1.1685
Road	0.90	0.2655	0.2390
Open (Fair)	0.57	2.5462	1.4513
Total		4.11	2.8588

Weighted C = $2.8588 / 4.11 = 0.70$

POST CONSTRUCTION % IMPERVIOUSNESS
1.5638 / 4.11 = 0.380 = 38.0%

POST CONSTRUCTION % IMPERVIOUSNESS (TOTAL SITE)
24.38 / 141.9 = 17.2%

FUTURE STORM WATER:

FUTURE STORM WATER WILL BE COLLECTED IN STORM SEWERS ON SITE. BUILDINGS 1,2 AND 5A WILL BE DISCHARGED DIRECTLY TO LAKE FOREST. LAKE FOREST HAS A DRAINAGE AREA OF APPROXIMATELY 3,200 ACRES. THE TOTAL IMPERVIOUS AREA DRAINING TO THE LAKE IS LESS THAN 5% OF THE TOTAL DRAINAGE AREA, THEREFORE WATER QUALITY DOES NOT NEED TO BE INCLUDED. BUILDING 4A DRAINS TO A SMALL DETENTION BASIN TO REDUCE THE PEAK FLOW FROM THE UNIT BEFORE BEING DISCHARGED INTO A STORM SEWER ON SITE. THIS ALSO DRAINS TO LAKE FOREST. BUILDING 3A, 8 AND 9 DRAIN TO THE LAUREL LAKE BEHIND THE DEVELOPMENT. LAUREL LAKE HAS A DRAINAGE AREA OF APPROXIMATELY 46 ACRES. THE INCREASE IN IMPERVIOUS AREA DRAINING TO THE LAKE IS LESS THAN 5% OF THE TOTAL DRAINAGE AREA AND THEREFORE WATER QUALITY IS NOT REQUIRED.

NOTICE OF INTENT (NOI) & NOTICE OF TERMINATION (NOT):
PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, A NOTICE OF INTENT (NOI) SHALL BE FILED BY THE OWNER WITH THE OHIO EPA. CONSTRUCTION ACTIVITIES WILL COMPLY IN WITH CITY OF HUDSON CODIFIED ORDINANCE AND OEPA CONSTRUCTION GENERAL PERMIT #OHCO00005. ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED THE DEVELOPER SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITH THE OHIO EPA.

NOI PERMIT #

CONSTRUCTION:
START: WINTER 2023 — COMPLETION: SPRING 2024

SWPPP CHANGES & AMENDMENTS: ALL CHANGES AND AMENDMENTS TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE APPROVED BY DAVID A. PIETRANTONE P.E., THE RIVERSTONE COMPANY.

THE RIVERSTONE COMPANY
3800 LAKESIDE AVENUE, SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-2000

PREPARED FOR & OWNER:
LAUREL LAKE RETIREMENT COMMUNITY
ANDREW LOVANO
PH: 330-655-1402

GENERAL SWPPP NOTES:

TOTAL LOT AREA = 141.9 ACRES
DISTURBED AREA = 4.37 ACRES

LOCATION OF WASTE STORAGE AND DISPOSAL SHOWN ON THE PLANS SHALL BE VERIFIED BY CONTRACTOR. LOCATION MAY BE CHANGED AND THE SWPPP AMENDED.

A COPY OF THE SWPPP AND ALL ADDENDUM TO THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED AS PER PLAN. ALL PRACTICES MUST BE MAINTAINED AND FUNCTIONAL DURING CONSTRUCTION ACTIVITIES.

EROSION CONTROL BLANKETS WITH MATTING SHALL BE USED ON SLOPES GREATER THAN 6%.

EXCESS SEDIMENT SHALL BE REMOVED FROM THE TEMPORARY SEDIMENT BASIN WHEN THE SEDIMENT OCCUPIES 40% OF THE SEDIMENT STORAGE ZONE.

ONCE THE SITE HAS BEEN STABILIZED AND PROPER AUTHORIZATION HAS BEEN OBTAINED, CONSTRUCTION BMPs MAY BE REMOVED.

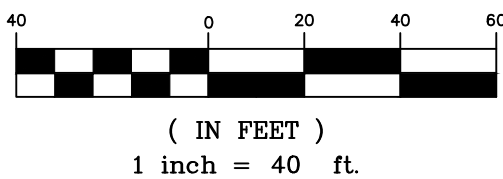
CONSTRUCTION SCHEDULE

1. INSTALL TEMPORARY STONE CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER CONTROL.
3. CLEAR AND GRUB WITHIN CONSTRUCTION LIMITS.
4. STRIP TOPSOIL.
5. MASS GRADE AND APPLY SOIL STABILIZATION AS REQUIRED.
6. INSTALL UTILITIES.
7. INSTALL INLET PROTECTION ON NEW CATCH BASINS.
8. INSTALL BUILDING FOUNDATION.
9. PAVE
10. AFTER PROPER AUTHORIZATION HAS BEEN OBTAINED BY THE GOVERNING AGENCY, REMOVE EROSION AND/OR SEDIMENT BMP'S.

SWPPP LEGEND

- PERIMETER CONTROL: SILT FENCE OR COMPOST FILLED FILTER SOCK
- CONSTRUCTION LIMITS
- SOIL TYPE
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- INLET PROTECTION

GRAPHIC SCALE



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

2023-186

PLAN REVISIONS:

5/12/2025
TREE INVENTORY
7/18/2025
PC RESUBMISSION

PAGE REVISIONS:

9/7/2023
PRE APPLICATION MEETING

ISSUED FOR:

PC APPLICATION
3/17/25
NOT FOR CONSTRUCTION

LAUREL LAKE VILLA
200 LAUREL LAKE DRIVE

SWPPP

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
CERCLA/RII/TS/SLC or 811

C9.01