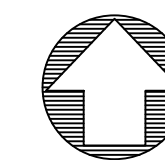
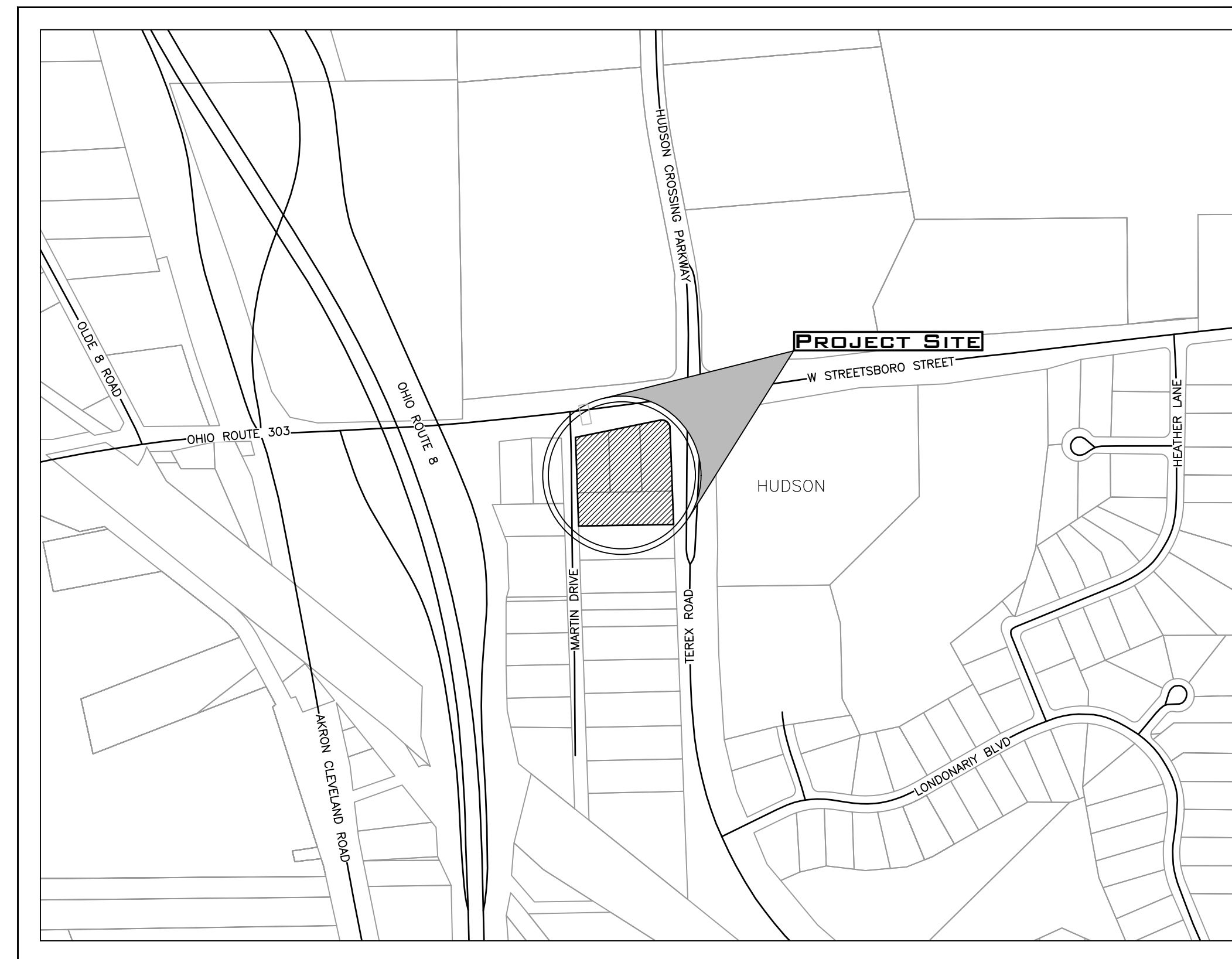


# CONCEPTUAL PLAN FOR THE LEARNING EXPERIENCE

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

## INDEX TO DRAWINGS

TITLE PAGE	C1.01
EXISTING CONDITIONS	C2.01
SITE PLAN	C3.01
SITE PLAN WITH TREES	C3.02
UTILITY PLAN	C4.01
GRADING PLAN	C5.01



VICINITY MAP  
SCALE: 1" = 400'

DAVID PIETRANTONE P.E. #61756

DATE

PREPARED FOR:  
CROSSLANDS COMPANIES  
9635 MAROON CIRCLE • SUITE 125  
ENGLEWOOD, COLORADO 80112  
PHONE 720-984-4313

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**RIVERSTONE**  
LAND SURVEYING • ENGINEERING • DESIGN  
3800 LAKEVIEW AVENUE • SUITE 100  
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PHONE: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

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THE LEARNING EXPERIENCE  
ACADEMY OF EARLY EDUCATION  
802 W. STREETSBORO STREET  
HUDSON, OH 44236

TITLE PAGE

Ohio Utilities Protection Service  
**Call 811**  
before you dig

OGPUPS  
Ohio Oil & Gas Producers Underground Protection Service  
CALL 811 715-584 or 811

C1.01

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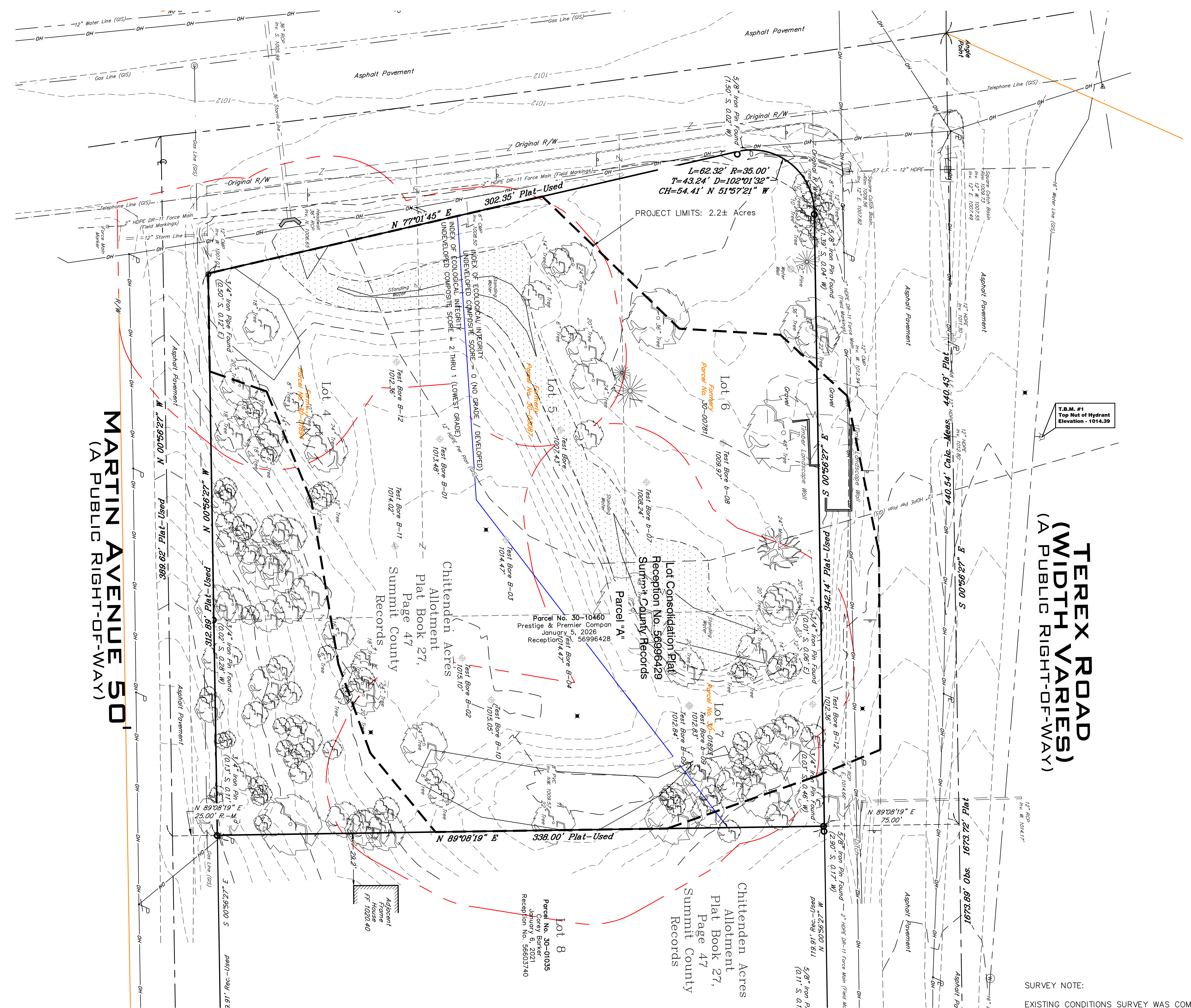
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**C2.01**

EXISTING CONDITIONS



**TEREX ROAD  
(WIDTH VARIES)  
(A PUBLIC RIGHT-OF-WAY)**

**MARTIN AVENUE 50  
(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		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		

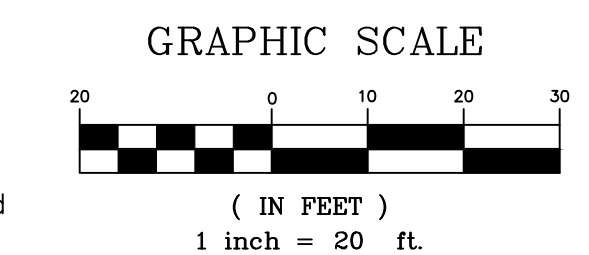
  

	Ex. Parcel Line		Existing Gas Line
	Original Sublot Line		Proposed Gas Line
	Original Lot Line		Existing Sanitary/Combination Sewer
	Centerline		Proposed Sanitary/Combination Sewer
	Property Line		Existing Storm Sewer
	Right-of-way Line		Proposed Storm Sewer
	Easement Line		Existing Waterline
	Railroad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

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	Pg.	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
Cr.	Clears	R/W	Right-of-way
C.O.	Clean Out	Sat.	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 Main	TBR	To Be Removed
Elec	Electric	T/C	Top of Curb
Elev	Elevation	Tele	Telephone
Encr.	Encroaches	T.F.	Top of Footer
Ex.	Existing	T.T.	Test Tee
F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Inv	Invert	Vol.	Volume
		Wat	Water

SURVEY NOTE:  
EXISTING CONDITIONS SURVEY WAS COMPLETED ON 3/17/2026 BY THE RIVERSTONE COMPANY.  
TBM #1 - Elevation: 1014.39' (NAVD 1988)  
Top nut on fire hydrant on the easterly right of way of Terex Road



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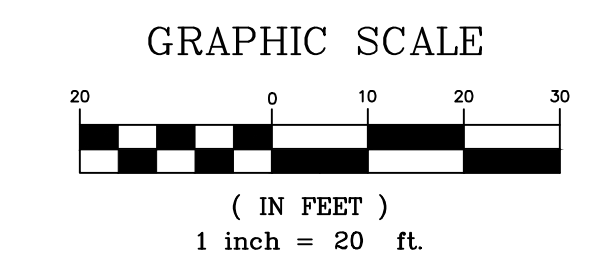
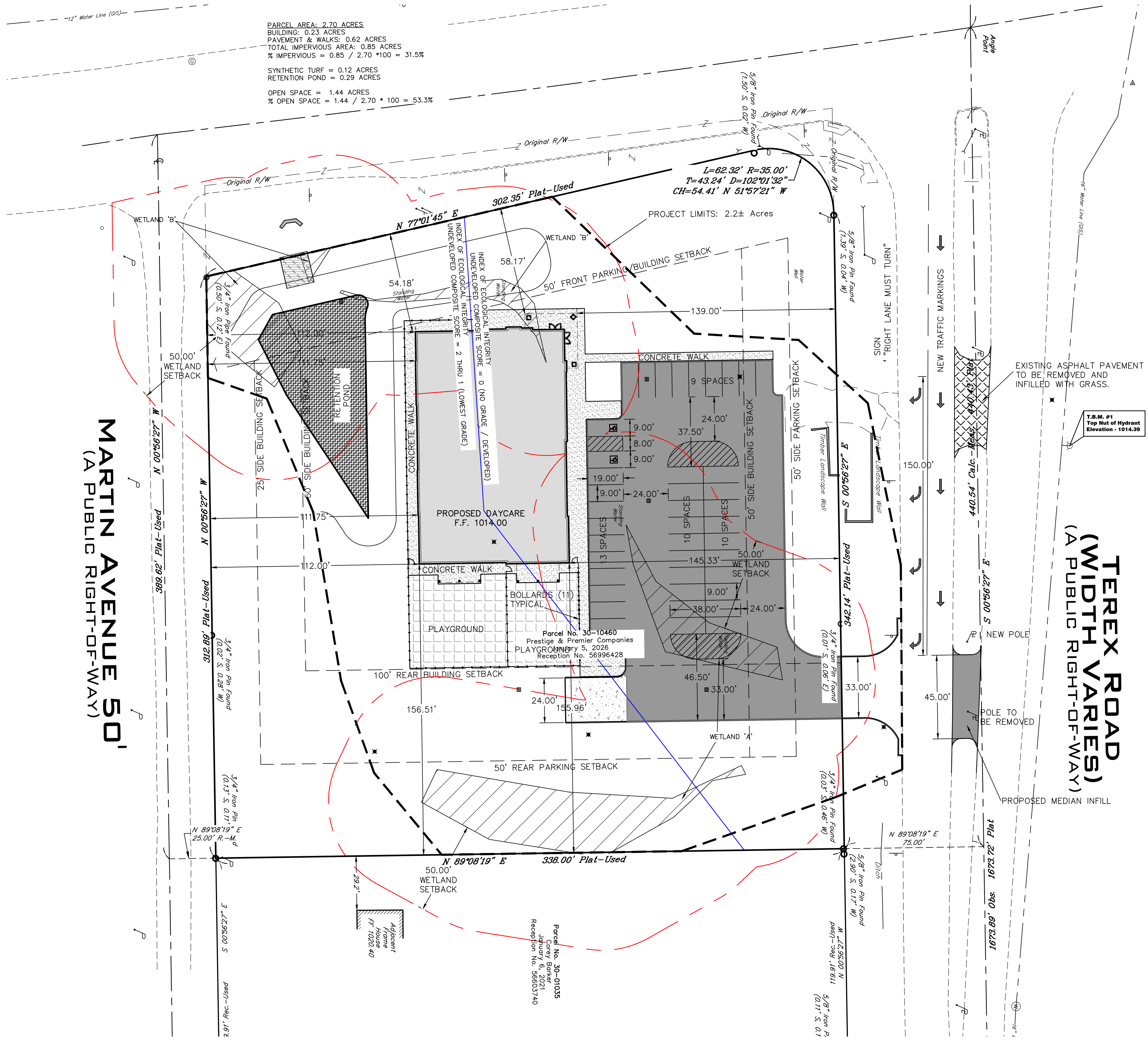
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**C3.01**

SITE PLAN



MARTIN AVENUE 50'  
(A PUBLIC RIGHT-OF-WAY)

TEREX ROAD  
(WIDTH VARIES)  
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SITE PLAN WITH TREES

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**C3.02**

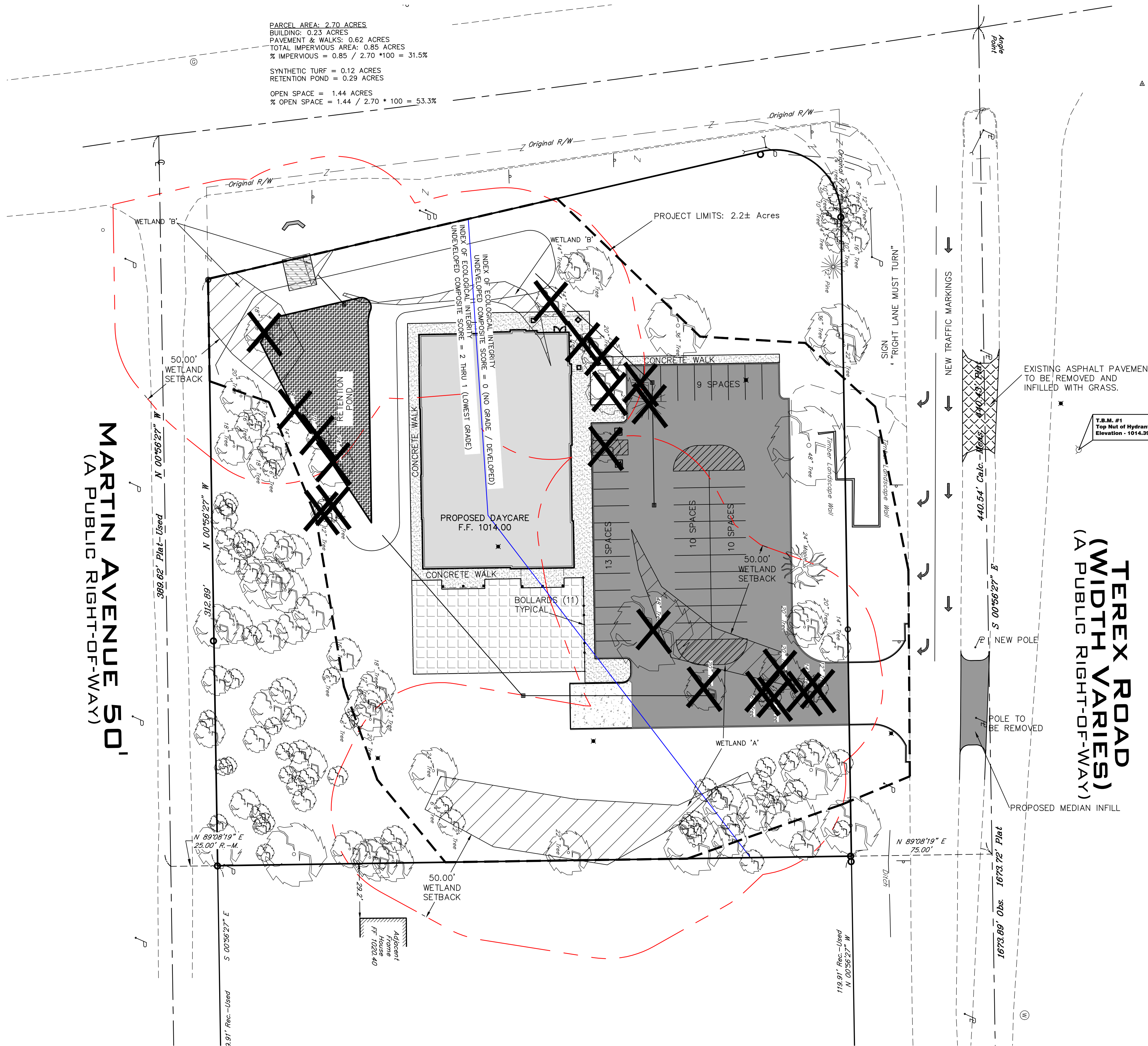
PARCEL AREA: 2.70 ACRES  
BUILDING: 0.23 ACRES  
PAVEMENT & WALKS: 0.62 ACRES  
TOTAL IMPERVIOUS AREA: 0.85 ACRES  
% IMPERVIOUS = 0.85 / 2.70 \* 100 = 31.5%

SYNTHETIC TURF = 0.12 ACRES  
RETENTION POND = 0.29 ACRES

OPEN SPACE = 1.44 ACRES  
% OPEN SPACE = 1.44 / 2.70 \* 100 = 53.3%

MARTIN AVENUE 50'  
(A PUBLIC RIGHT-OF-WAY)

TEREX ROAD  
(WIDTH VARIES)  
(A PUBLIC RIGHT-OF-WAY)



LEGEND

<b>M</b> = Monument Box Found	<b>PROPOSED</b> = Spot Elevation Tag
<b>O</b> = Iron Pin or Pipe Found	<b>PROPOSED</b> = Hydrant
<b>●</b> = 5/8" Iron Pin Set and Capped Riverstone Company	<b>PROPOSED</b> = Water Service Valve
<b>+</b> = P.K. Nail	<b>PROPOSED</b> = Water Valve
<b>⊙</b> = Gas Meter	<b>PROPOSED</b> = Water Meter
<b>△</b> = Gas Valve	<b>PROPOSED</b> = Reducer
<b>⊕</b> = Utility Pole	<b>PROPOSED</b> = Storm Manhole
<b>⊗</b> = Light Pole	<b>PROPOSED</b> = Sanitary Manhole
<b>⊙</b> = Guy Anchor & Line	<b>PROPOSED</b> = Curb Inlet
<b>⊙</b> = Telephone Box	<b>PROPOSED</b> = Catch Basin
<b>⊙</b> = Electric Box	<b>PROPOSED</b> = Property Line
<b>⊙</b> = Cable Box	<b>PROPOSED</b> = Centerline
<b>⊙</b> = Ballard	
<b>⊙</b> = Cleanout / Test Tee	

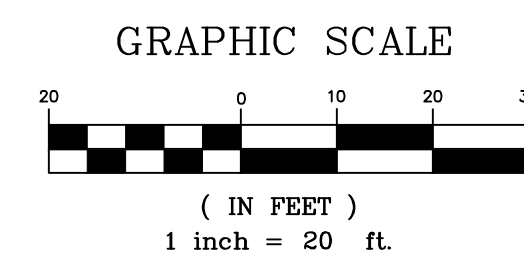
Ex. Parcel line	---
Original Sublot Line	---
Original Lot Line	---
Centerline	---
Property Line	---
Right-of-way Line	---
Easement Line	---
Railroad Tracks	---

Electric Line	---	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
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B.F.	Basement Floor	MH	Manhole
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Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map Records	Prop.	Proposed
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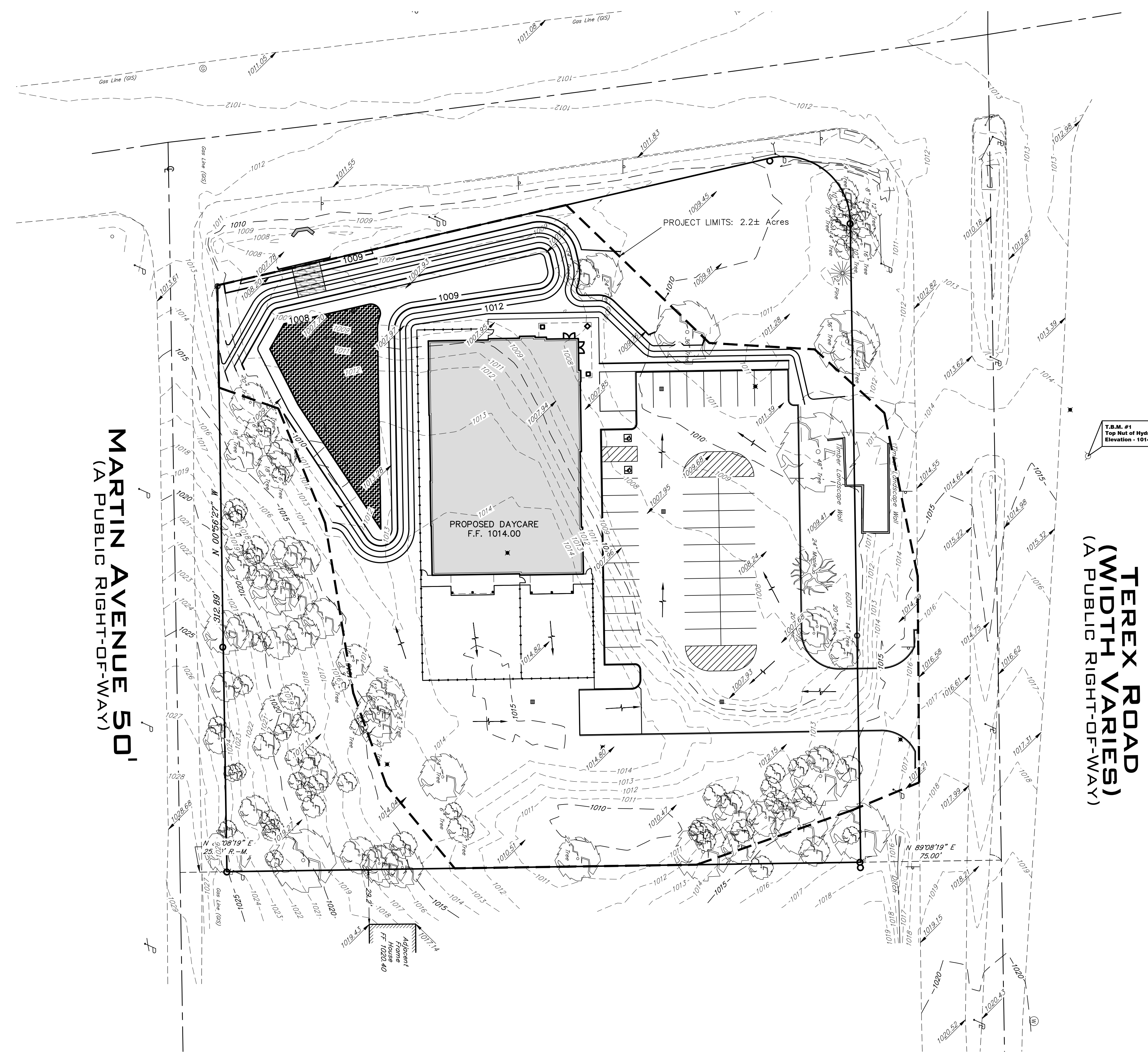
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C5.01

GRADING PLAN



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Inv. Invert	Vol. Volume
	Wat. Water

