

**Location Map, City of Hudson GIS**

Meeting Date:  
June 18, 2026

Location:  
86 Owen Brown St

Parcel Numbers:  
3201121; 3201120;  
3203921; 3203942

Request:  
Variance requests for stream  
corridor setback and rear  
yard setback

Applicant:  
Rhonda Singer,  
Fairmount Properties

Property Owners:  
Hudson Village  
Townhomes LLC;  
City of Hudson

Zoning:  
D5 – Village Core District

Case Manager:

Mary Rodack,  
Associate Planner

**Contents**

- Application, 5-20-2026
- Site Plan, 6-2-2026
- Elevations, 6-2-2026
- Site Photos 6-9-2026
- Public Comments



**Request:**

The subject of this hearing is a request for three variances to allow for the construction related to a townhome development that includes a public multipurpose path extension of Veterans Trail (see site plan on reverse side). The variances are:

1. A variance of forty-seven (47) feet from the required stream corridor setback of seventy-five (75) feet resulting in a twenty-eight (28) foot setback pursuant to section 1207.03(e)(1)B “Wetland/Stream Corridor Protection – Stream Corridor Setbacks” of the City of Hudson Land Development Code.
2. A variance from the prohibited activity of disturbance within stream corridors, wetlands and their setbacks pursuant to section 1207.03(c), “Prohibited Activities” of the City of Hudson Land Development Code.
3. A variance of five (5) feet from the required rear yard residential principal structure setback of twenty-five (25) feet resulting in a twenty (20) foot setback pursuant to section 1205.08(d)(7)(B)(1) “Property Development/Design Standards – Setbacks” of the City of Hudson Land Development Code.

**Adjacent Development:**

The site is adjacent to residential development to the north and east, vacant city owned properties to the west, and commercial development to the south.

## Project Background

The property is located in District 5 – Village Core District and has frontage on Morse Road, Clinton Street, and Owen Brown Street. The project area consists of two parcels owned by the applicant and two parcels owned by the City of Hudson. The applicant is requesting to construct an 18-unit townhome development on the privately owned parcels. A public multi-purpose path is proposed along the City of Hudson owned parcels. The multi-purpose path would be part of the planned Veterans Trail citywide path.

The owners purchased the property in 2026. The applicant received Conceptual Site Plan approval from the Planning Commission at the September 8, 2025, PC meeting. A final site plan review with the Planning Commission would follow. The applicant also received approval for variances permitting multiple curb cuts from the BZBA at the October 16, 2025, BZBA meeting.

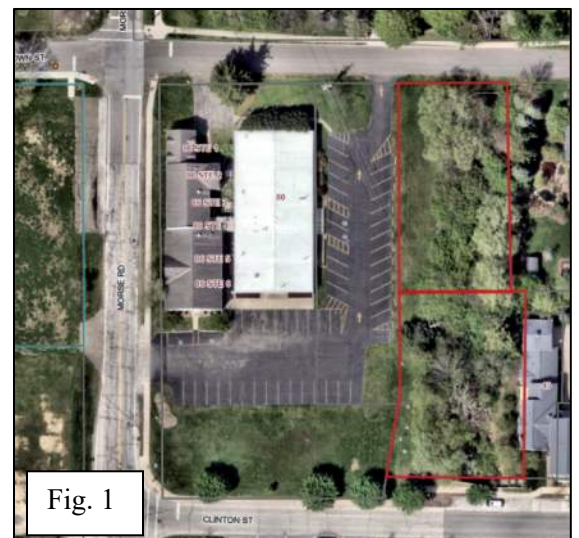
### Stream corridor variances

The City of Hudson’s Land Development Code has the following code sections relative to the protection of stream corridors:

- *1207.03(c) – Wetland/Stream Corridor Protection – Prohibited Activities: No person shall engage in any activity that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within stream corridors, wetlands, and their setbacks, except as may be expressly allowed in this Code.*
- *1207.03(e)(1)B – Wetland/Stream Corridor Protection – Stream Corridor Setbacks: All buildings, accessory structures, parking lots, grading and clearing shall be set back from the ordinary high-water mark of stream corridors. The minimum setback widths are:  
B. Seventy-five feet on each side of all streams draining an area greater than .5 square miles (320 acres) and up to twenty square miles*

The applicant is requesting a stream corridor setback variance of approximately forty-seven (47) feet from the required seventy-five (75) foot setback resulting in a stream corridor setback of twenty-eight (28) feet in order to build the townhome development and multi-purpose path.

The multi-purpose path will be built on two city-owned parcels (#3203942 and #3203921) directly adjacent to the proposed townhome development as part of the LDC required public open space dedication requirements. Figure 1 identifies the two parcels that the multi-purpose path would be built on outlined in red.



The multi-purpose trail would encroach into the stream corridor setback by approximately forty-seven (47) feet. The proposed townhome development would encroach into the stream corridor setback by approximately five (5) feet.

Figure 2 depicts the proposed townhome development encroachment highlighted in green and the proposed multi-purpose path encroachment highlighted in yellow.

The City of Hudson’s Land Development Code 1207.05(b) requires all plans for residential subdivisions of land or residential land development to provide public open space. The proposed multi-purpose path would fulfill this requirement and construct a portion of the City’s planned Veterans Trail. Veterans Trail was first documented in the Hudson parks Master Plan of 2000 and has been referenced as a key connection within the subsequent Connectivity Plans and Walk and Bike Plan. The trail is envisioned as a 10ft multipurpose asphalt path connecting the north and south sides of Hudson as well as linking the overall city to regional trail networks.

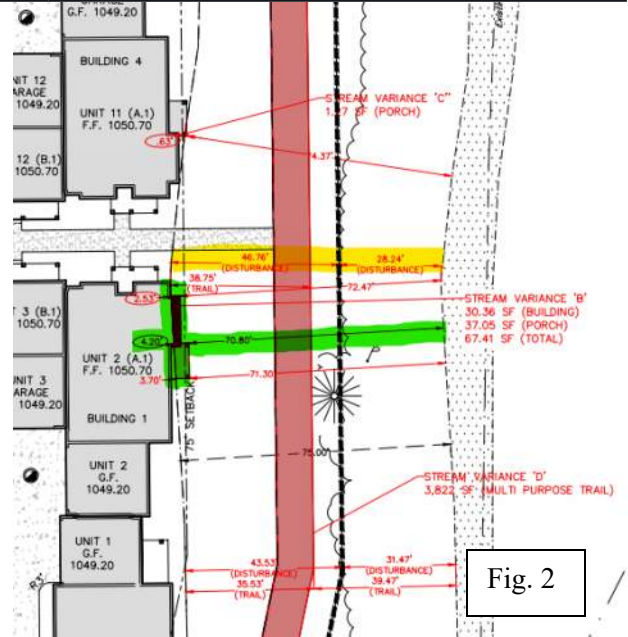


Fig. 2

Two detention ponds are also proposed within the stream corridor setback. Ponds are permitted within the setback under Section 1207.03(g) if constructed as wet basins with native plantings.

Rear yard setback variance

The applicant is requesting a rear yard setback variance of approximately five (5) feet from the required twenty-five (25) feet resulting in a rear yard setback of approximately twenty (20) feet in order to construct the proposed townhome development. The rear property line was determined through the Planning Commission’s Concept Site Plan review.

Figure 3 depicts the section of the proposed townhome development that would encroach into the rear yard in blue.

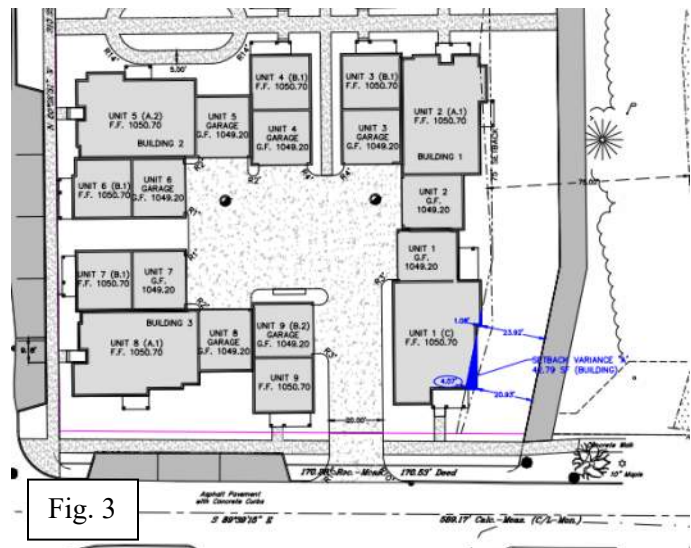


Fig. 3

**Considerations**

Section 1204.03 of the Land Development Code describes the standards for review of variance requests. These standards are listed below, along with staff findings to assist in your determination. All findings are subject to additional testimony presented to the Board during the public hearing:

- Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variances:**

Stream corridor and prohibited activity variances

Staff notes the encroachment related to building footprints is minor and the proposed multi-purpose trail would allow for the construction of the Veteran's Trail that has been a part of the city's multiple walkability and park plans over multiple decades.

Rear yard setback variance

The unit, "Unit 1", with the proposed rear yard setback variance is limited by the rear property line that is angled. Furthermore, the proposed setback would allow for increased interior circulation and additional interior open space.

**2. Whether the variance is substantial:**Stream corridor and prohibited activity

The variance would represent a 62% deviation from the code requirement for the proposed townhome development and the multi-purpose path; however, staff notes the majority of this variance is due to the proposed multi-purpose path that fulfills the city's open space dedication requirement. Additionally, this area is currently being maintained as a mowed lawn and parking lot.

Rear yard setback

The variance would represent a 20% deviation from the code requirement. Staff notes that approximately forty-three (43) square feet of Unit 1 encroaches into the rear yard setback.

**3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variances:**

Staff notes the following:

- The combined parcels are approximately 1.3 acres.
- A portion of the existing parking lot and disturbed lawn area are currently encroaching into the stream corridor setback on the property.
- The proposed multi-purpose trail would provide improved walkability and city-wide connectivity for the public as the Veterans Trail continues to be constructed.
- The proposed townhomes are directly adjacent to city-owned property to the east and west with commercial development to the south.
- Multiple units of the First and Main Townhome development to the east were constructed in the stream corridor setback. This development was approved through a Planned Development process with First & Main.

**4. Whether the variance would adversely affect the delivery of governmental services such as water and sewer:**

The variances would not adversely affect the delivery of governmental services.

**5. Whether the applicant purchased the property with knowledge of the requirements.**

The current setback requirements and stream corridor regulations were in place when the property owners purchased the property in 2026.

**6. Whether the applicant's predicament can be obviated feasibly through some method other than a variance:**

Staff questions if the building footprints could be modified to meet the applicable stream corridor and rear yard setback requirements, as the encroachments are minor.

**7. Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance.**

The Board of Zoning and Building Appeals shall weigh the above factors, along with given testimony in order to make this determination.

#### **Additional Approvals**

The proposal would also require the following:

- The proposal would require approval of a Major Site Plan review of the Planning Commission.
- A design review with the Architectural and Historic Board of Review.
- Acceptance from City Council for the establishment of the trail within the city owned property.

# 26-556

Submitted On: May 20, 2026

## Applicant and Property Owner Information

### Type of Hearing Request

**Type of Request:**

Variance

**Year Property Purchased**

2026

**Code Required Regulation (please indicate feet, s.f. or height)**

Section 1205.08(d)(7)(B)(1) – Rear Setback Requirement: 25’ and Section 1207.03(E)(1)(B) – Stream Setback Requirement: 75’

**Requested Variance (please indicate the amount of the variance in feet, s.f. or height)**

- Rear Setback: 5’ variance at Unit 1 corner (Variance A) •
- Stream Setback: 2’ variance at Unit 1 corner (Variance A) •
- Stream Setback: 5’ at Unit 2 Porch, 3’ at Unit 2 Bay (Variance B) •
- Stream Setback: 2’ at Unit 11 Porch corner (Variance C)

**Resulting Set-Back (please indicate feet, s.f. or height)**

- Rear Setback: 20’ setback at Unit 1 corner (Variance A) •
- Stream Setback: 23’ setback at Unit 1 corner (Variance A) •
- Stream Setback: 20’ setback at Unit 2 Porch, 22’ setback at Unit 2 Bay (Variance B) •
- Stream Setback: 23’ setback at Unit 11 Porch corner (Variance C)

**Explanation of Request and Justification:**

The applicant respectfully requests limited variances, as set forth above, to the required rear setback and stream setback for the proposed residential development.

The existing site currently contains paved parking areas located within the stream setback and does not include on-site stormwater management facilities. The proposed redevelopment plan will eliminate much of the existing impervious parking area and replace it with an improved residential site layout that includes new on-site stormwater management and buffering adjacent to the stream corridor.

The requested stream setback variance is limited to a minimal 2-5-foot encroachment at three of the proposed townhomes (1, 2, and 11), as shown on the site plan. Similarly, the rear setback encroachment is limited to a corner of one townhome (1) along Clinton Street.

Relief from the required setbacks is requested due to several site planning and architectural constraints. These include:

The desire to maximize the number of units with first-floor primary bedrooms, to meet market demand for empty nester housing;

The need to maintain an appropriate architectural relationship between the proposed two-story and three-story townhomes so that the lower structures do not visually overlap the larger three-story massing;

The desire to reduce contiguous building massing while enhancing fire and life safety access by dividing the previous six-unit attached cluster into two independent three-unit clusters separated by a north-south pedestrian walkway.

The need to provide adequate maneuvering space for access to garages within the internal car court configuration; and Existing site constraints created by three street-facing front yard conditions and the addition of public street parking along Morse Road and Clinton Street.

Additionally, the rear setback condition is unique in that it is created by front-yard relationships on three sides of the site. In practical terms, this setback functions similarly to a side-yard relationship, whereas adjacent properties would otherwise be subject to a typical side-yard setback requirement of 10 feet.

The site plan was also reduced from a zoning allowance of 22 townhomes to 18 townhomes in order to better align with the scale and character of surrounding residential development. The resulting layout allows no more than two townhomes to appear connected on each street elevation, thereby maintaining compatibility with existing homes along Clinton Street and Owen Brown Street.

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### **Supplemental Information for Determining Practical Difficulty**

**The property in question will yield a reasonable return and there can be a beneficial use of the property with the variance because:**

The requested variances are necessary to allow the property to achieve a reasonable economic return while remaining consistent with the City's development requirements. Due to the cost of acquiring and developing the property, the project requires the development of residential units with sales prices that provide for a financially viable project.

The variances will allow for additional first-floor primary bedroom layouts, providing more accessible and functional housing options that meet current market demand. These accommodations improve the usability and desirability of the units while supporting the long-term success of the development.

The project will provide a needed benefit to the community through quality residential investment, improved housing options, and redevelopment consistent with the character and goals of the area

**The variance is**

insubstantial

**Describe why the variance is substantial or insubstantial**

Granting the variances will not substantially alter the essential character of the neighborhood. The proposed site layout and architectural design are compatible with the surrounding residential context and intentionally reduce perceived building mass along adjacent streets.

**Would the essential character of the neighborhood be substantially altered?**

no

**Explain why the request is the minimum amount necessary to make reasonable use of the property or structure(s):**

The requested relief represents the minimum variance necessary to make reasonable use of the property. The proposed development has already been reduced in density from 22 permitted units to 18 units in response to planning considerations and neighborhood compatibility concerns. The requested variances allow the project to provide the amenity spaces and unit layouts necessary to support financial feasibility while maintaining compatibility with adjacent development.

**Would adjoining properties be negatively impacted?**

no

**Describe how the adjacent properties will not be affected.**

Adjacent properties will not be negatively impacted by the requested variances. In fact, the proposed development improves existing conditions through the addition of on-site stormwater management and enhanced buffering adjacent to the stream corridor. The rear setback encroachment is minimal and occurs in an area where the stream setback already creates substantial separation from neighboring properties.

**Will this request adversely affect public services (mail, water, sewer, safety services, etc.)**

no

**The situation cannot be feasibly solved by means other than a variance. Explain:**

The requested variances will not adversely affect public services, including mail delivery, utilities, water, sewer, or safety services. In fact, the variances enhance life safety services by providing separation between buildings and access between the two portions of the development for EMS and fire.

**The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Explain below:**

The spirit and intent of the zoning requirements will be observed and substantial justice served by granting the requested variances. The encroachments are limited to specific portions of only three townhomes and are not uniform across the setback areas. The requested relief enables a more thoughtful and creative site and architectural design while improving overall compatibility with the surrounding neighborhood and furthering the goals of the comprehensive plan.

**The circumstance leading to this request was not caused by current owner. It was caused by:**

The circumstances leading to the variance request were not created by the current owner. Rather, they arise from the unique site conditions and from efforts to satisfy the goals of the comprehensive plan and planning commission guidance, including reducing density, minimizing apparent building massing, and providing innovative housing options targeted toward empty nesters and residents seeking first-floor living accommodations.

**List any special circumstances particular to the property/lot (i.e.: exceptional irregularity, narrowness, shallowness or steepness) these circumstances are:**

The lot is partially covered by a flood plain and also requires a 75' setback from Brandywine Creek. This makes less of the site usable for development.

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## **BZBA Meeting Information**

**The following persons are authorized to represent this application with respect to all matters associated with the project**

Adam Fishman

**By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.**

true

**By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if this application is approved, to verify conformance to requirements and conditions of such approval. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property.**

true

**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  
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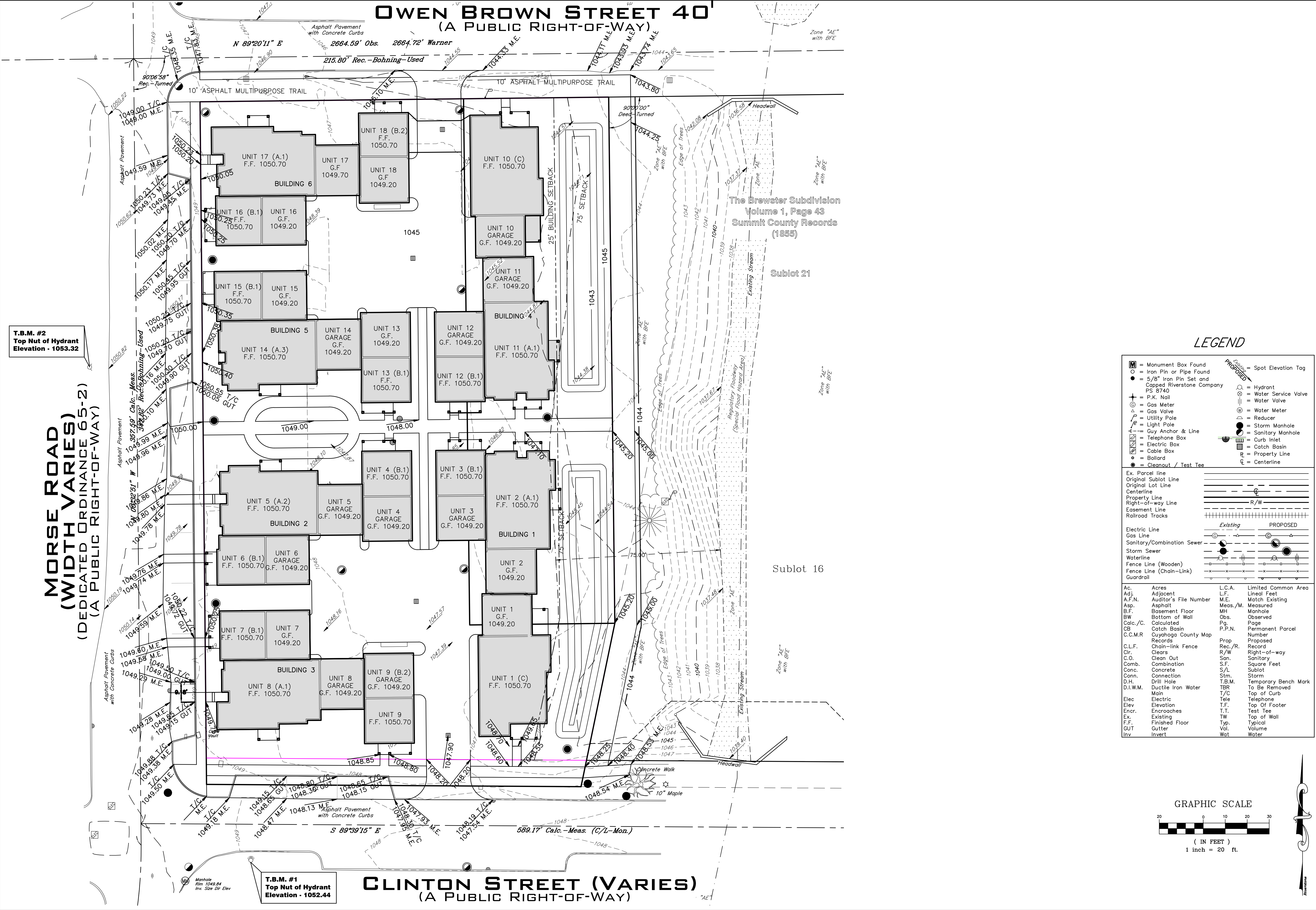
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GRADING PLAN

Ohio Utilities Protection Service  
**Call it 411**  
before you dig

OGPUPS  
Ohio Gas & Gas Producers Underground Protection Service  
Call 800-775-5846 or 611

**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

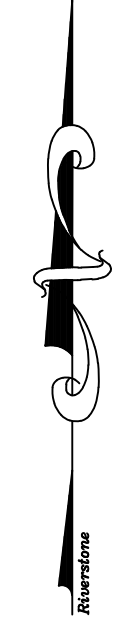
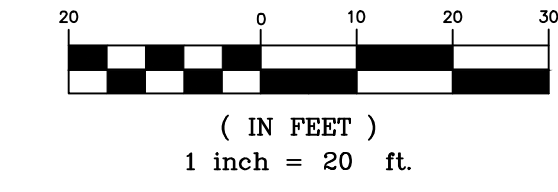
**CLINTON STREET (VARIES)**  
(A PUBLIC RIGHT-OF-WAY)

**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
	Utility Pole		Reducer
	Light Pole		Storm Manhole
	Guy Anchor & Line		Sanitary Manhole
	Telephone Box		Curb Inlet
	Electric Box		Catch Basin
	Cable Box		Property Line
	Bollard		Centerline
	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

**GRAPHIC SCALE**

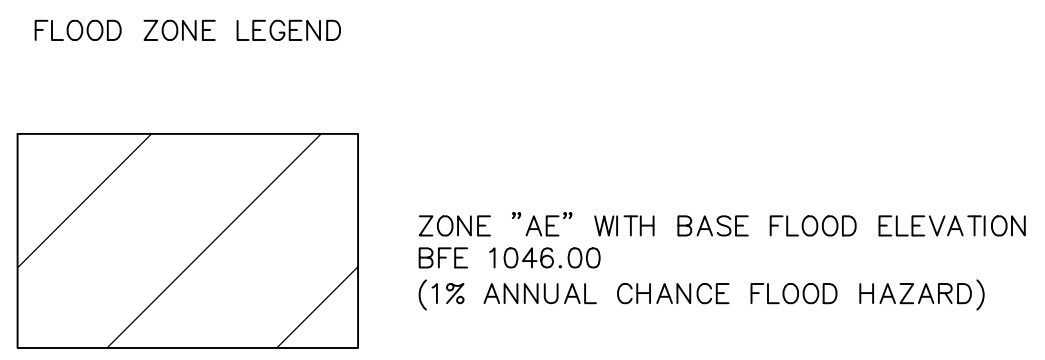
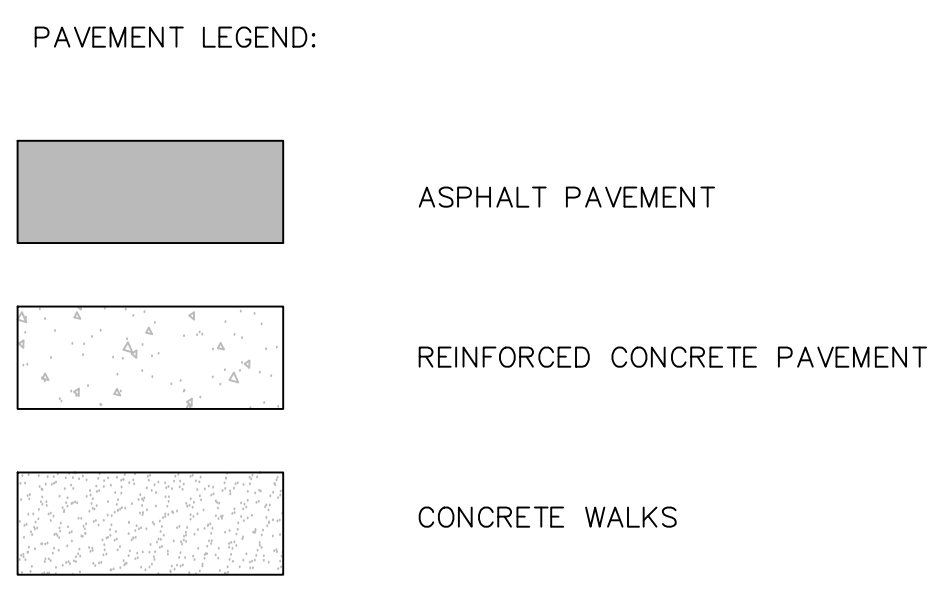


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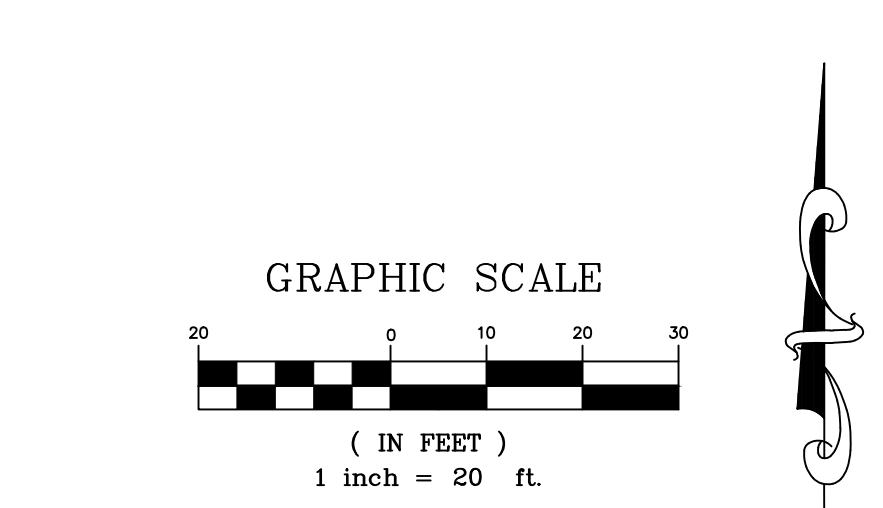
- SITE PLAN KEYNOTES:**
- ① END CURB PER END CURB TAPER DETAIL.
  - ② DETECTABLE WARNINGS, TRUNCATED DOMES.
  - ③ SEAL JOINT BETWEEN EXISTING PAVEMENT AND PROPOSED ASPHALT PAVEMENT PER ODOT ITEM 705.04.



**LEGEND**

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	Guy Anchor & Line		Curb Inlet
	Telephone Box		Catch Basin
	Electric Box		Property Line
	Cable Box		Centerline
	Bollard		
	Cleanout / Test Tee		

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



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Top Nut of Hydrant  
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SITE PLAN



C3.01

# OWEN BROWN STREET 40'

(A PUBLIC RIGHT-OF-WAY)

Asphalt Pavement  
with Concrete Curbs  
N 89°20'11" E  
2664.59' Obs. 2664.72' Warner  
215.80' Rec. - Bohning - Used



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

**MORSE ROAD**  
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S 89°39'15" E  
589.17' Calc. - Meas. (C/L-Mon.)

### LEGEND

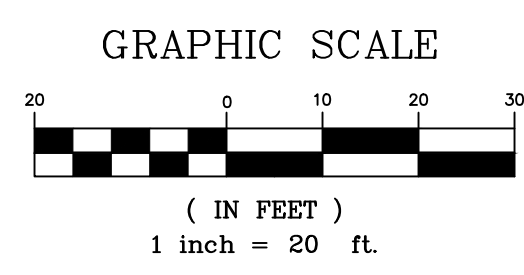
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Ac.	Acre	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
B.W.	Bottom of Wall	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map 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 Main	TBR	To Be Removed
Elev	Electric	T/C	Top of Curb
Enchr.	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



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BUILDING SETBACK VARIANCE

Ohio Utilities Protection Service  
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C3.01A

# OWEN BROWN STREET 40' (A PUBLIC RIGHT-OF-WAY)

STREAM SETBACK

VARIANCE 'A' UNIT 1  
2.0' BUILDING  
1.68 SF

VARIANCE 'B' UNIT 2  
5.0' PORCH  
3.0' BAY  
67.41 SF

VARIANCE 'C'  
2.0' PORCH  
1.27 SF

6,801 SF TOTAL DISTURBANCE (PROPERTY)

VARIANCE 'D' (CITY PROPERTY)  
39.0' TRAIL  
3,057 SF MULTIPURPOSE TRAIL (IMPERVIOUS AREA)  
5,456 SF DISTURBANCE

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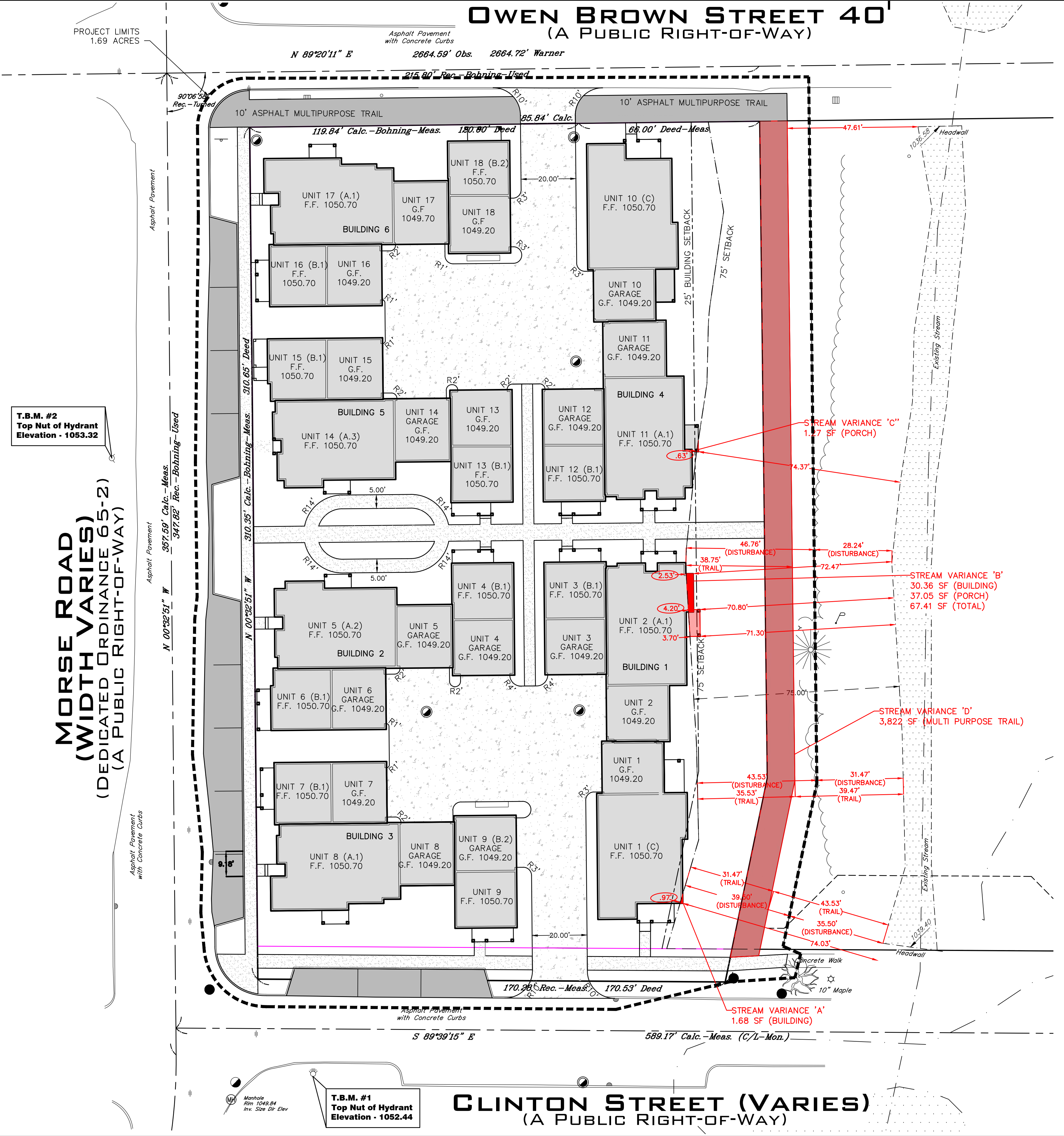
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5/20/26  
NOT FOR CONSTRUCTION

HUDSON VILLAGE TOWNHOMES  
CLINTON ST, MORSE RD, & OWEN  
BROWN ST, HUDSON, OH 44236  
STREAM SETBACK VARIANCE

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

OGPUPS  
Ohio Oil & Gas Producers Underground Protection Service  
Call 811 715-584-6111

**C3.01B**



### LEGEND

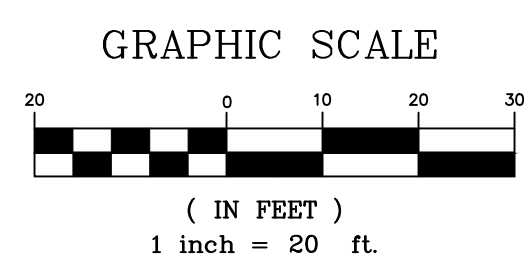
⊠	Monument Box Found	⊙	Spot Elevation Tag
○	Iron Pin or Pipe Found	⊕	Hydrant
⊕	5/8" Iron Pin Set and Capped Riverstone Company PS 8740	⊖	Water Service Valve
+	P.K. Nail	⊗	Water Valve
⊙	Gas Meter	⊘	Water Meter
⊕	Utility Pole	⊙	Reducer
⊕	Light Pole	⊙	Storm Manhole
⊕	Guy Anchor & Line	⊙	Curb Inlet
⊕	Telephone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

---	Ex. Parcel line	---	PROPOSED
---	Original Sublot Line	---	PROPOSED
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---	Centerline	---	PROPOSED
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---	Electric Line	---	PROPOSED
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---	Waterline	---	PROPOSED
---	Fence Line (Wooden)	---	PROPOSED
---	Fence Line (Chain-Link)	---	PROPOSED
---	Guardrail	---	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	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel Number
C.C.M.R	Cuyahoga County Map	Prop	Proposed
Records	Records	Rec./R.	Record
C.L.F.	Chain-link Fence	R/W	Right-of-way
Clr.	Clears	San.	Sanitary
C.O.	Clean Out	S.F.	Square Feet
Comb.	Combination	S/L	Sublot
Conc.	Concrete	Stm.	Storm
Conn.	Connection	T.B.M.	Temporary Bench Mark
D.H.	Drill Hole	TBR	To Be Removed
D.I.W.M.	Ductile Iron Water Main	T/C	Top of Curb
Elec	Electric	Tele	Telephone
Elev	Elevation	T.F.	Top Of Footer
Enchr.	Encroaches	T.T.	Test Tee
Ex.	Existing	TW	Top of Wall
F.F.	Finished Floor	Typ.	Typical
GUT	Gutter	Vol.	Volume
Inv	Invert	Wat	Water



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)

# OWEN BROWN STREET 40'

(A PUBLIC RIGHT-OF-WAY)

N 89°20'11" E  
2664.59' Obs. 2664.72' Warner

215.80' Rec. - Bohning - Used



**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  
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# CLINTON STREET (VARIES)

(A PUBLIC RIGHT-OF-WAY)

S 89°39'15" E  
589.17' Calc. - Meas. (C/L-Mon.)

### LEGEND

	= Monument Box Found		= Spot Elevation Tag
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	= 5/8" Iron Pin Set and Capped Riverstone Company PS 8740		= Water Service Valve
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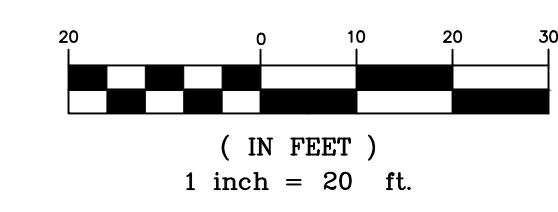
  

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GUT	Gutter	TW	Top of Wall
Inv	Invert	Typ.	Typical
		Vol.	Volume
		Wat	Water

### GRAPHIC SCALE



Preliminary  
Not for Construction

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

2025-169

PLAN REVISIONS:  
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**HUDSON VILLAGE TOWNHOMES**  
CLINTON ST, MORSE RD, & OWEN  
BROWN ST, HUDSON, OH 44236  
EXTENT OF EXISTING PARKING LOT  
WITHIN THE STREAM SETBACK

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before you dig

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

**C3.01C**

**OWEN BROWN STREET 40'**  
(A PUBLIC RIGHT-OF-WAY)

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Asphalt Pavement  
with Concrete Curbs

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

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

N 00°28'51" W  
397.82' Calc. - Bohning - Used

N 00°28'51" W  
310.35' Calc. - Bohning - Meas.

N 00°28'51" W  
310.65' Deed

N 00°28'51" W  
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Asphalt Pavement  
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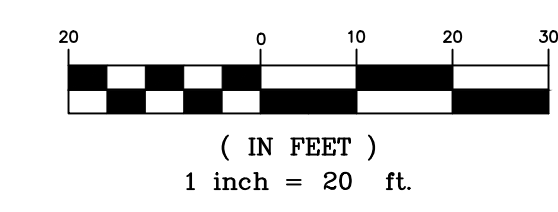
  

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**GRAPHIC SCALE**



Preliminary  
Not for Construction

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

2025-169

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6/1/26

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**HUDSON VILLAGE TOWNHOMES**  
CLINTON ST, MORSE RD, & OWEN  
BROWN ST, HUDSON, OH 44236

TURNING STUDY

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

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

**C3.01D**

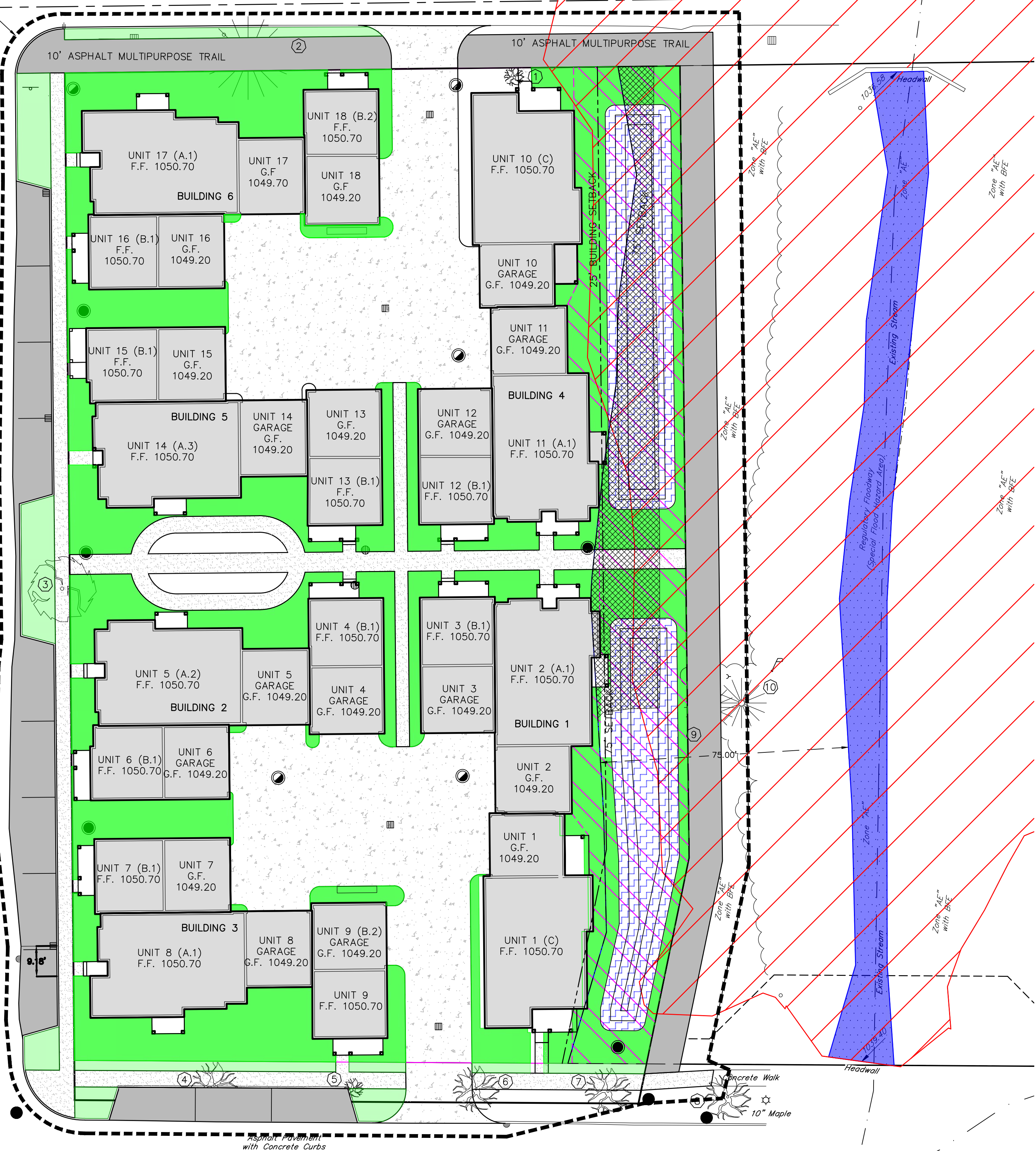
# OWEN BROWN STREET 40' (A PUBLIC RIGHT-OF-WAY)

PROJECT LIMITS  
1.69 ACRES

Asphalt Pavement  
with Concrete Curbs

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

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



### PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- CONCRETE WALKS

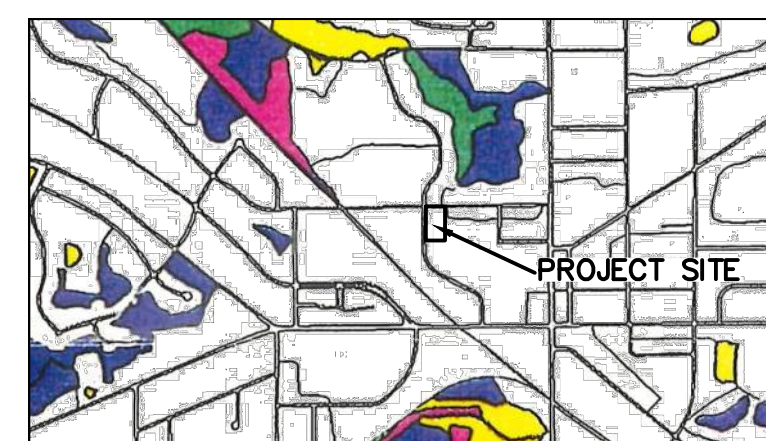
### FLOOD ZONE LEGEND

- ZONE "AE" WITH BASE FLOOD ELEVATION BFE 1046.00 (1% ANNUAL CHANCE FLOOD HAZARD)

### GREEN SPACE LEGEND:

- GREEN SPACE ON PROPERTY
- GREEN SPACE WITHIN THE R/W
- EXISTING STREAM
- PROPOSED WET DETENTION BASIN
- DETENTION BASIN EASEMENT AREA

INDEX OF ECOLOGICAL INTEGRITY  
SITE IS LOCATED IN THE DEVELOPED AREA  
(NO COLOR) ON THE INDEX OF ECOLOGICAL  
INTEGRITY (EI) MAP.



	PRE-DEVELOPMENT	POST DEVELOPMENT
PARCEL AREA	1.3195 ACRES	1.2723 ACRES
PROJECT LIMITS	1.478 ACRES	
IMPERVIOUS AREA	0.802 ACRES	0.8567 ACRES
OPEN SPACE	0.518 ACRES	0.4156 ACRES
% IMPERVIOUS	60.8%	67.3%

### AREAS WITHIN THE RIPARIAN SETBACK:

	PRE-DEVELOPMENT	POST DEVELOPMENT
BUILDING	0	32 SF (building) 38 SF (porch)
WALKS	0	167 SF
ASPHALT PAVEMENT	2,659 SF	0
OPEN SPACE	4,142 SF	3,545 SF
MULTIPURPOSE TRAIL	0	3,057 SF
TOTAL IMPERVIOUS AREA	2,659 SF	3,256 SF

### GREEN SPACE LEGEND:

- EXISTING IMPERVIOUS AREA WITHIN 75' RIPARIAN SETBACK (2,659 SF)

### POST DEVELOPMENT AREA BREAKDOWN:

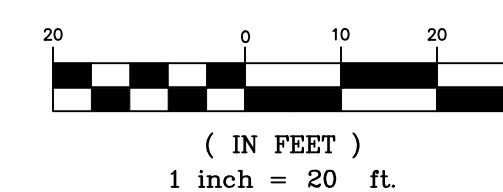
BUILDING/PORCH	0.5815 ACRES
WALKS	0.0498 ACRES
PAVEMENT	0.2254 ACRES
DETENTION AREA	0.1060 ACRES
GREEN SPACE	0.3096 ACRES

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.

### EXISTING TREES ON SITE 6" AND LARGER

#	TYPE	SIZE	COMMENTS
1	LOCUST	4"	OUTSIDE R/W, TO BE REMOVED, TREE GROWING AROUND POWER LINES
2	PINE	24"	WITHIN R/W, TO BE REMOVED FOR ASPHALT MULTIPURPOSE TRAIL
3	SYCAMORE	18"	WITHIN R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
4	MAPLE	10"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
5	MAPLE	2"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
6	MAPLE	10"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
7	MAPLE	10"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
8	MAPLE	10"	WITHIN R/W, TO REMAIN
9	PINE	14"	ON HUDSON PROPERTY, TO BE REMOVED FOR ASPHALT MULTIPURPOSE TRAIL
10	PINE	14"	ON HUDSON PROPERTY, TO REMAIN

### GRAPHIC SCALE



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 LAKESIDE AVENUE - SUITE 100  
CLEVELAND, OHIO 44114-4911  
PHONE: (216) 991-9640  
WWW.RIVERSTONEDESIGN.COM

2025-169

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6/1/26

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**HUDSON VILLAGE TOWNHOMES**  
CLINTON ST, MORSE RD, & OWEN  
BROWN ST, HUDSON, OH 44236  
ENVIRONMENTAL INVENTORY /  
GREEN SPACE PLAN

Ohio Utilities Protection Service  
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**C3.03**

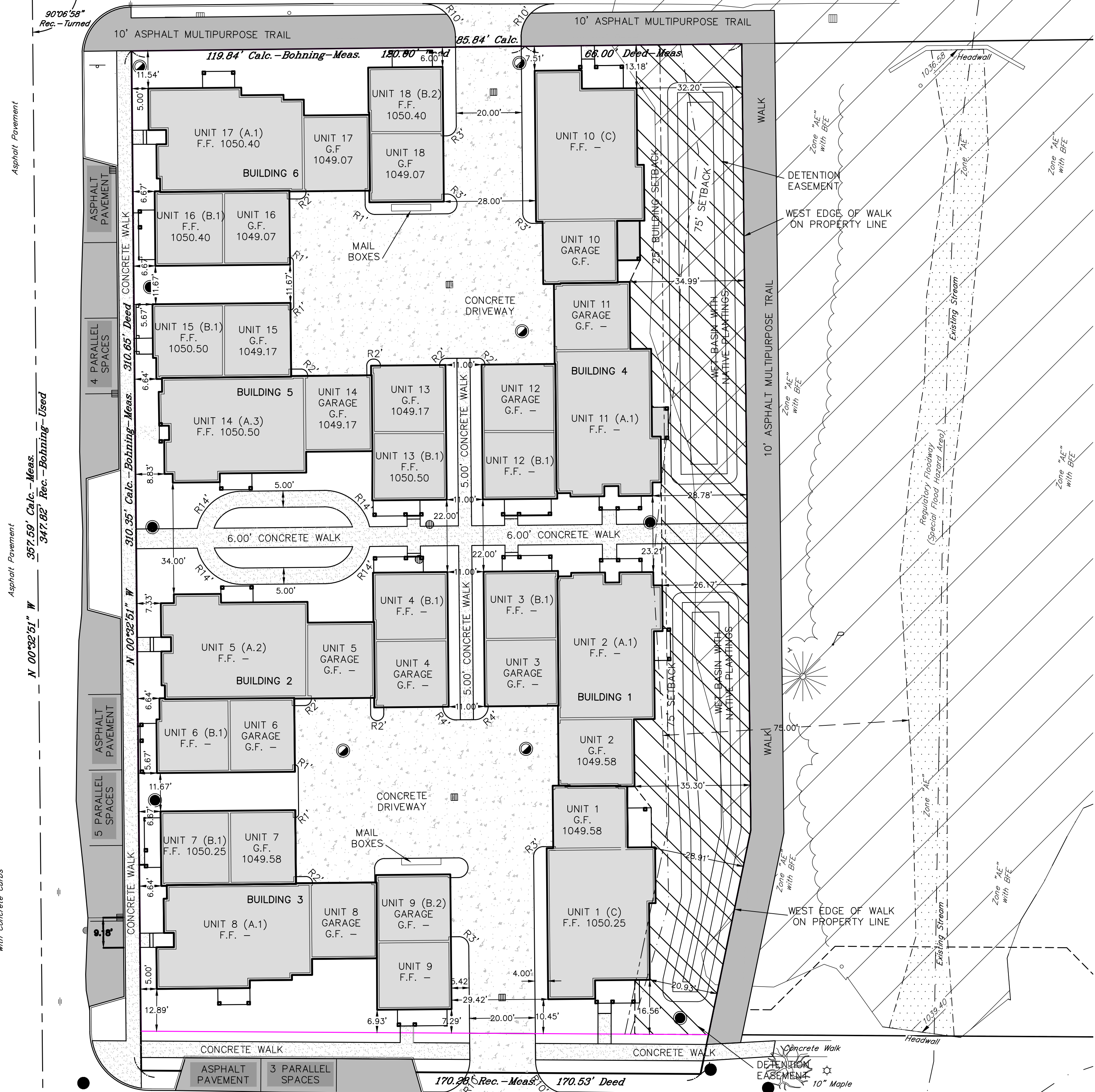
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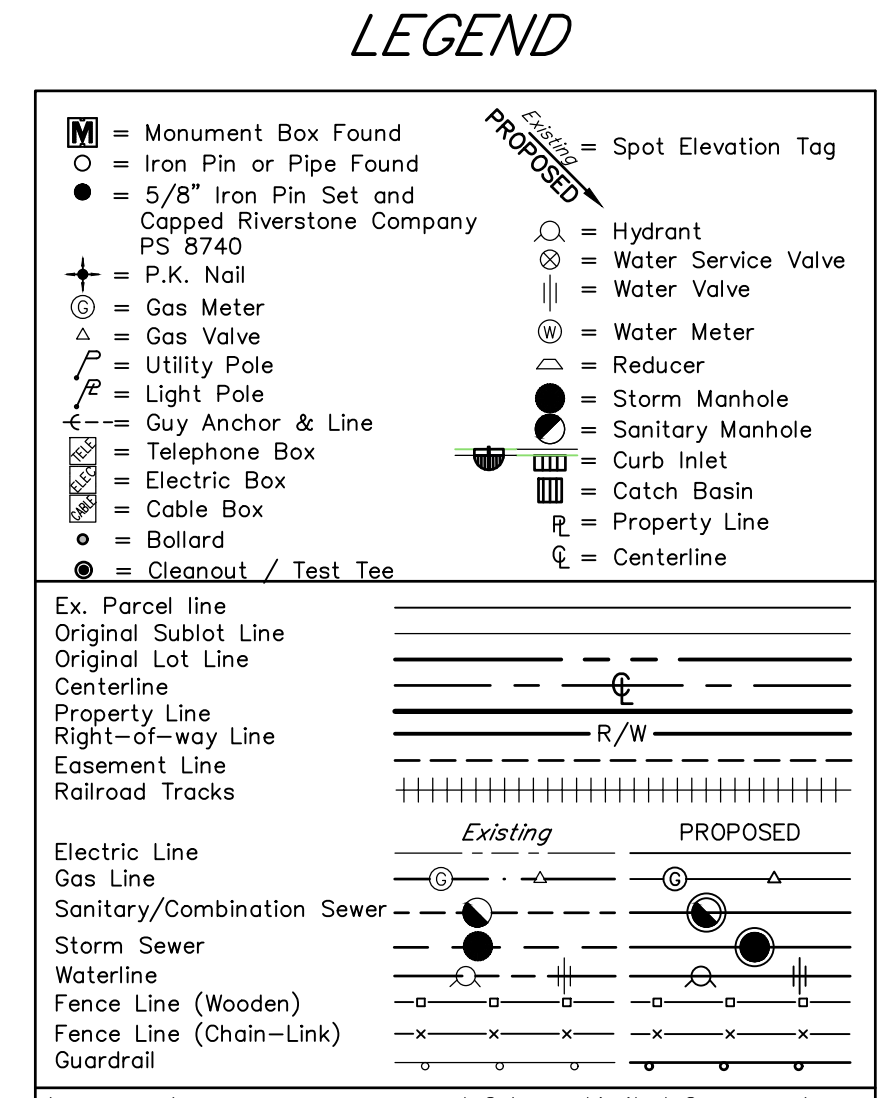
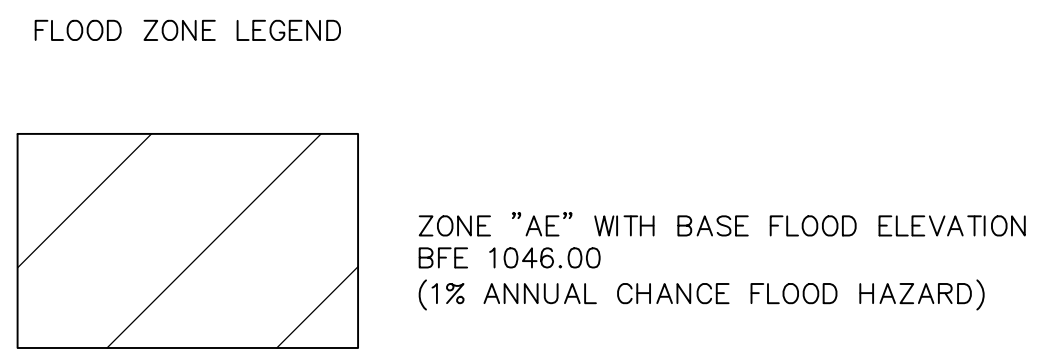
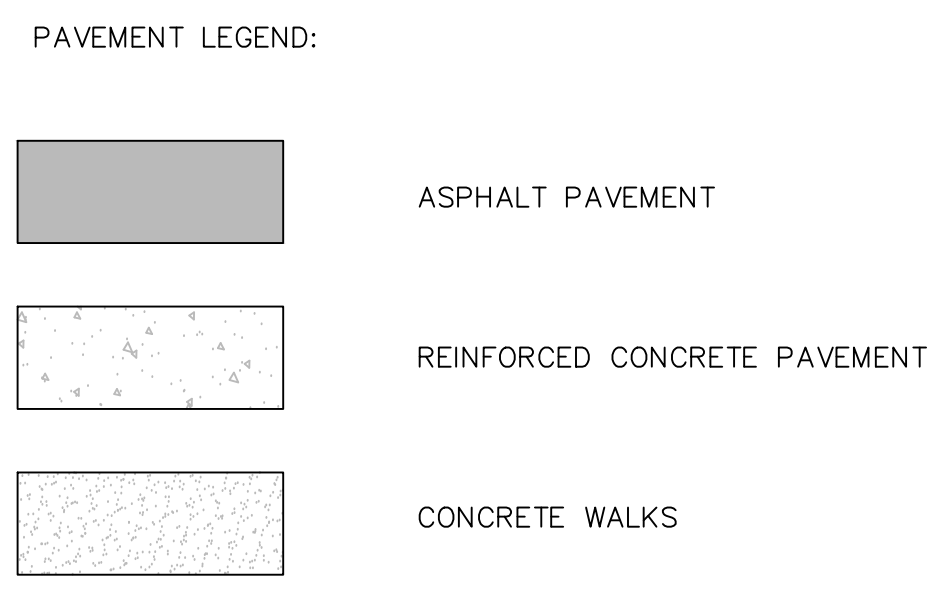
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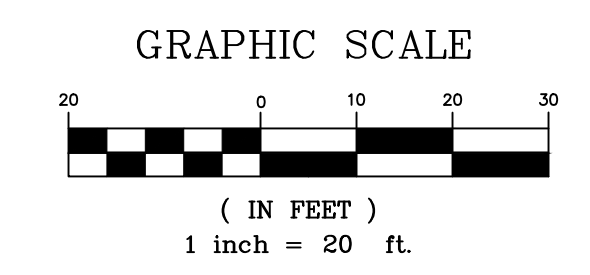
**MORSE ROAD  
(WIDTH VARIES)  
(DEDICATED ORDINANCE 65-2)  
(A PUBLIC RIGHT-OF-WAY)**



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



Ac.	Acre	L.C.A.	Limited Common Area
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8-21-2025  
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SITE PLAN

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**C3.01**

T.B.M. #1  
Top Nut of Hydrant  
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S 89°39'15" E 589.17' Calc.-Meas. (C/L-Mon.)

Monhole  
Rim 1049.84  
Ink Size Dir Elev

T.B.M. #2  
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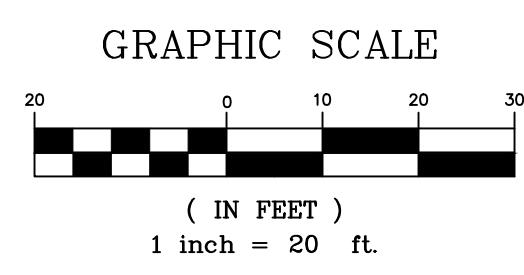
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C.C.M.R.	Cuyahoga County Map Records	Prop	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Clr.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Stm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water Main	TBR	To Be Removed
Elev	Elevation	T/C	Top of Curb
Enchr.	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



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BUILDING SETBACK VARIANCE

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before you dig

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Ohio Oil & Gas Producers Underground Protection Service  
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**C3.01A**

# OWEN BROWN STREET 40'

(A PUBLIC RIGHT-OF-WAY)

Asphalt Pavement  
with Concrete Curbs  
N 89°20'11" E  
2664.59' Obs. 2664.72' Warner  
215.80' Rec. - Bohning - Used

90°06'58" Rec. - Turned

Asphalt Pavement

Asphalt Pavement

Asphalt Pavement

Asphalt Pavement  
with Concrete Curbs

Asphalt Pavement  
with Concrete Curbs

S 89°39'15" E

589.17' Calc. - Meas. (C/L-Mon.)

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

# CLINTON STREET (VARIES)

(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)



### 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		

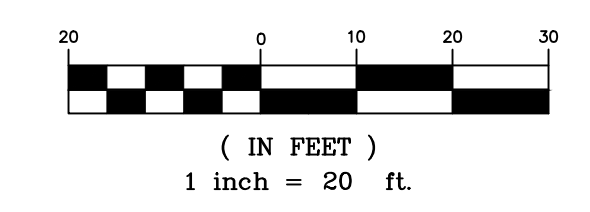
  

	Ex. Parcel line		PROPOSED Centerline
	Original Sublot Line		PROPOSED Right-of-way Line
	Original Lot Line		PROPOSED Railroad Tracks
	Centerline		PROPOSED Electric Line
	Property Line		PROPOSED Gas Line
	Right-of-way Line		PROPOSED Sanitary/Combination Sewer
	Easement Line		PROPOSED Storm Sewer
	Railroad Tracks		PROPOSED Waterline
	Electric Line		PROPOSED Fence Line (Wooden)
	Gas Line		PROPOSED Fence Line (Chain-Link)
	Sanitary/Combination Sewer		PROPOSED Guardrail
	Storm Sewer		
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Adj.	Adjacent	L.F.	Lineal Feet
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F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Inv	Invert	Vol.	Volume
		Wat	Water

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STREAM SETBACK VARIANCE

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**C3.01B**

# OWEN BROWN STREET 40'

(A PUBLIC RIGHT-OF-WAY)

Asphalt Pavement  
with Concrete Curbs  
N 89°20'11" E 2664.59' Obs. 2664.72' Warner  
215.80' Rec. - Bohning - Used



EXTENT OF EXISTING PARKING LOT  
INTO THE 75' STREAM SETBACK  
2,659 SF

**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

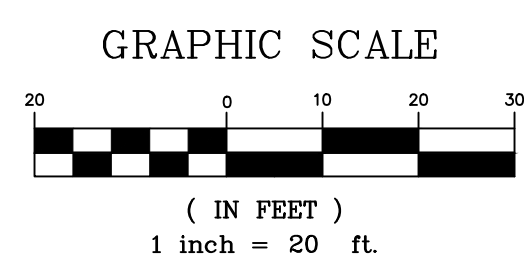
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	Fence Line (Chain-Link)		Guardrail

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EXTENT OF EXISTING PARKING LOT  
WITHIN THE STREAM SETBACK

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C3.01C

**OWEN BROWN STREET 40'**  
(A PUBLIC RIGHT-OF-WAY)

N 89°20'11" E 2664.59' Obs. 2664.72' Warner

Asphalt Pavement with Concrete Curbs

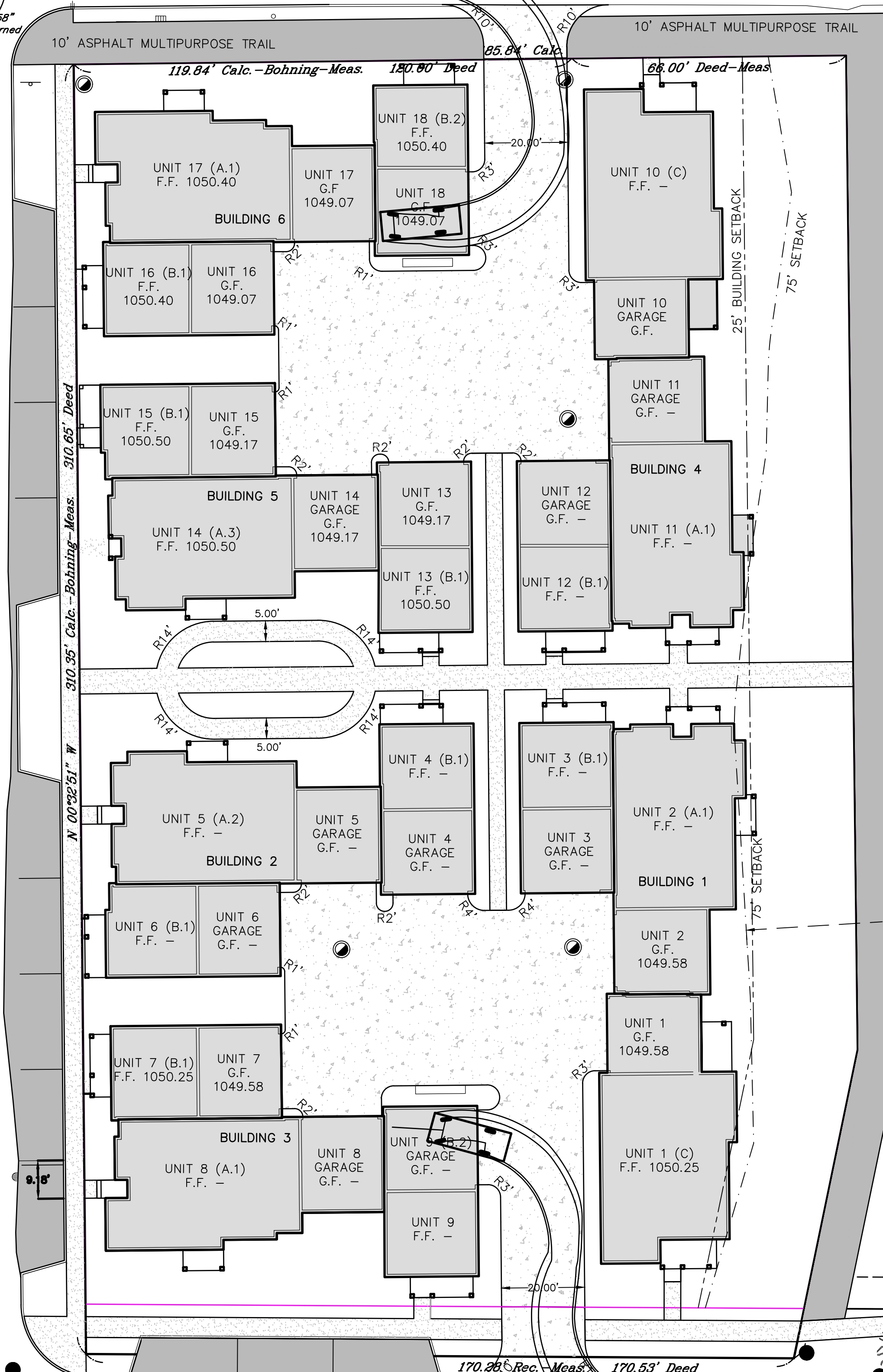
Asphalt Pavement with Concrete Curbs

Asphalt Pavement with Concrete Curbs

Asphalt Pavement with Concrete Curbs

Asphalt Pavement with Concrete Curbs

Asphalt Pavement with Concrete Curbs



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

**MORSE ROAD**  
(WIDTH VARIES)  
(DEDICATED ORDINANCE 65-2)  
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**T.B.M. #1**  
Top Nut of Hydrant  
Elevation - 1052.44

**CLINTON STREET (VARIES)**  
(A PUBLIC RIGHT-OF-WAY)

**LEGEND**

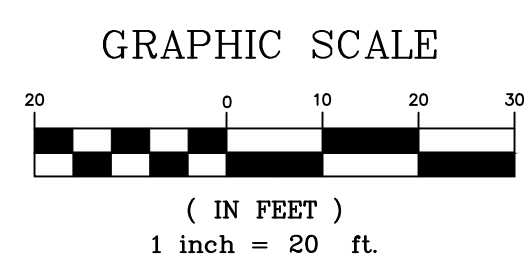
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TURNING STUDY

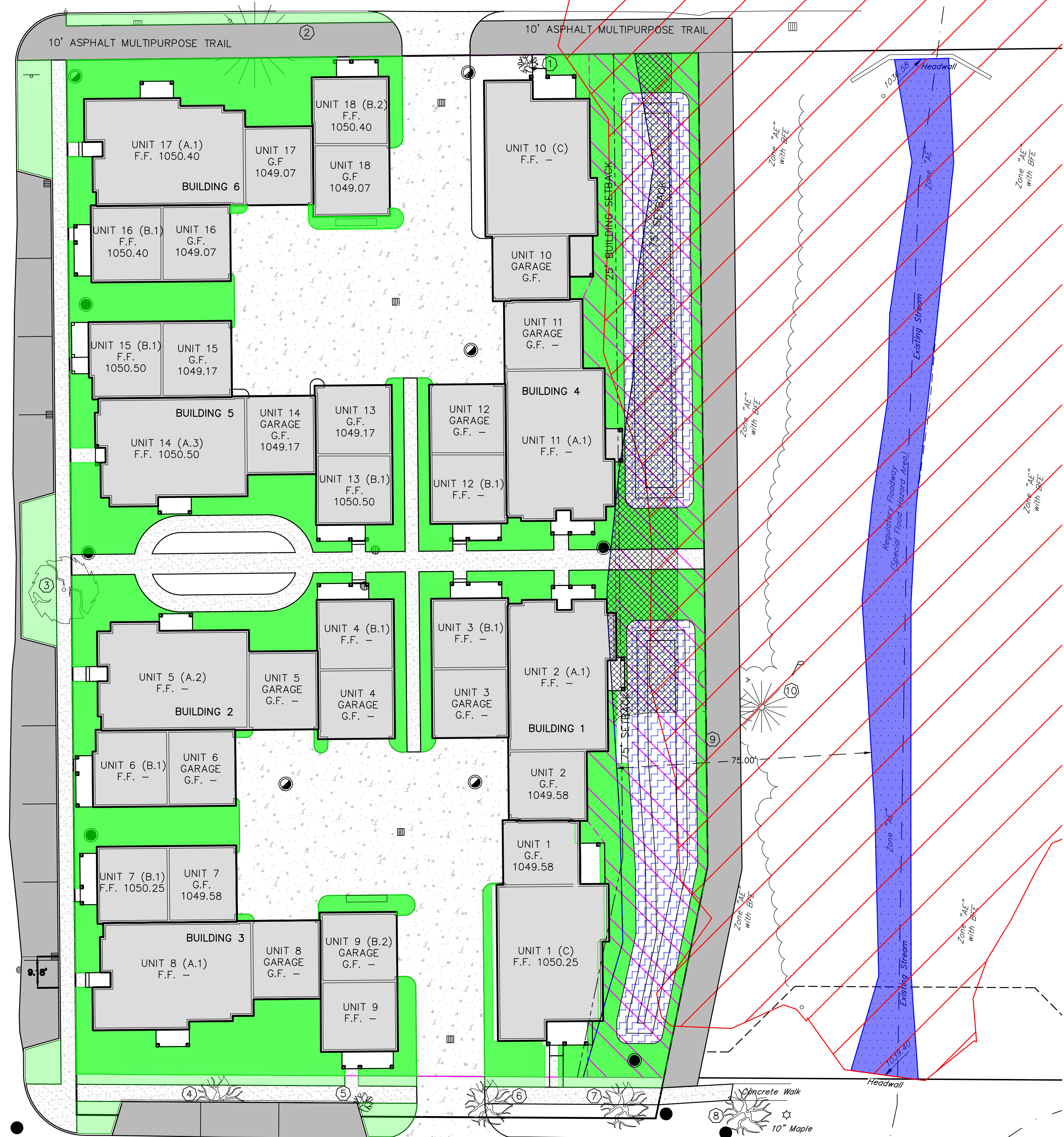
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**C3.01D**

# OWEN BROWN STREET 40' (A PUBLIC RIGHT-OF-WAY)

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



**PAVEMENT LEGEND:**

- ASPHALT PAVEMENT
- REINFORCED CONCRETE PAVEMENT
- CONCRETE WALKS

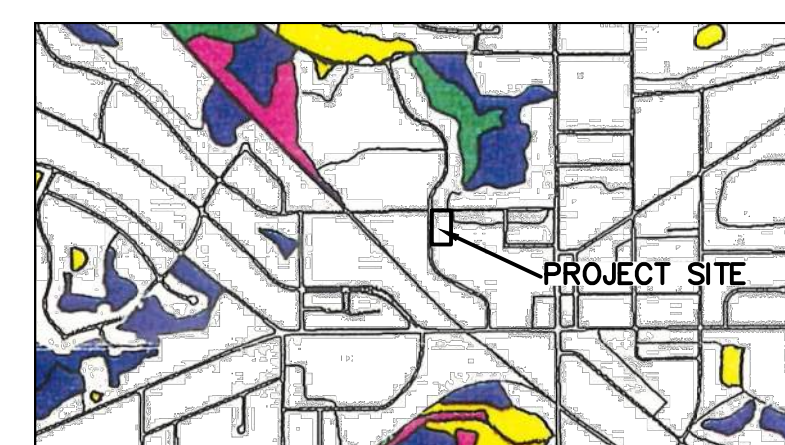
**FLOOD ZONE LEGEND**

- ZONE "AE" WITH BASE FLOOD ELEVATION BFE 1046.00 (1% ANNUAL CHANCE FLOOD HAZARD)

**GREEN SPACE LEGEND:**

- GREEN SPACE ON PROPERTY
- GREEN SPACE WITHIN THE R/W
- EXISTING STREAM
- PROPOSED WET DETENTION BASIN
- DETENTION BASIN EASEMENT AREA

INDEX OF ECOLOGICAL INTEGRITY  
SITE IS LOCATED IN THE DEVELOPED AREA  
(NO COLOR) ON THE INDEX OF ECOLOGICAL  
INTEGRITY (EI) MAP.



	PRE-DEVELOPMENT	POST DEVELOPMENT
PARCEL AREA	1.3195 ACRES	1.2723 ACRES
PROJECT LIMITS	1.478 ACRES	
IMPERVIOUS AREA	0.802 ACRES	0.8567 ACRES
OPEN SPACE	0.518 ACRES	0.4156 ACRES
% IMPERVIOUS	60.8%	67.3%

**AREAS WITHIN THE RIPARIAN SETBACK:**

	PRE-DEVELOPMENT	POST DEVELOPMENT
BUILDING	0	32 SF (building) 38 SF (porch)
WALKS	0	167 SF
ASPHALT PAVEMENT	2,659 SF	0
OPEN SPACE	4,142 SF	3,545 SF
MULTIPURPOSE TRAIL	0	3,057 SF
TOTAL IMPERVIOUS AREA	2,659 SF	3,256 SF

**GREEN SPACE LEGEND:**

- EXISTING IMPERVIOUS AREA WITHIN 75' RIPARIAN SETBACK (2,659 SF)

**POST DEVELOPMENT AREA BREAKDOWN:**

- BUILDING/PORCH 0.5815 ACRES
- WALKS 0.0498 ACRES
- PAVEMENT 0.2254 ACRES
- DETENTION AREA 0.1060 ACRES
- GREEN SPACE 0.3096 ACRES

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.

**EXISTING TREES ON SITE 6" AND LARGER**

#	TYPE	SIZE	COMMENTS
1	LOCUST	4"	OUTSIDE R/W, TO BE REMOVED, TREE GROWING AROUND POWER LINES
2	PINE	24"	WITHIN R/W, TO BE REMOVED FOR ASPHALT MULTIPURPOSE TRAIL
3	SYCAMORE	18"	WITHIN R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
4	MAPLE	10"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
5	MAPLE	2"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
6	MAPLE	10"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
7	MAPLE	10"	OUTSIDE R/W, TO BE REMOVED FOR NEW CITY SIDEWALK
8	MAPLE	10"	WITHIN R/W, TO REMAIN
9	PINE	14"	ON HUDSON PROPERTY, TO BE REMOVED FOR ASPHALT MULTIPURPOSE TRAIL
10	PINE	14"	ON HUDSON PROPERTY, TO REMAIN

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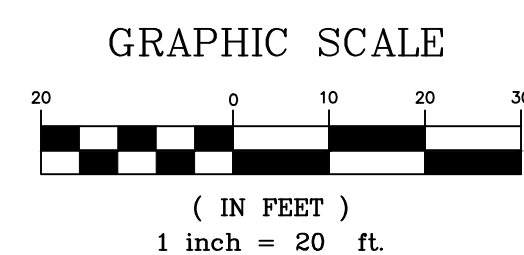
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ENVIRONMENTAL INVENTORY /  
GREEN SPACE PLAN



**C3.03**

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

# CLINTON STREET (VARIES) (A PUBLIC RIGHT-OF-WAY)



Asphalt Pavement

Asphalt Pavement

Asphalt Pavement with Concrete Curbs

Asphalt Pavement with Concrete Curbs

Asphalt Pavement with Concrete Curbs

Concrete Walk  
10" Maple

Manhole  
Rim 1049.94  
Ink Size Dir Elev







Farinacci  
PIZZA







# ***WETLAND DELINEATION***

**PARCEL NUMBERS: 3201121 AND 3201120  
CITY OF HUDSON,  
SUMMIT COUNTY, OHIO**

January 2026

**Prepared for:**  
Hudson Village Townhomes LLC  
200 Park Avenue  
Suite 220  
Orange Village, Ohio 44122

Prepared by:



**6105 Heisley Road ♦ Mentor, Ohio 44060  
440-357-1260 ♦ Fax 440-357-1510**

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**APPENDICES**

- Appendix A – Figure 1: Site Location Map  
                  Figure 2: USGS Topographic Map  
                  Figure 3A: Aquatic Resources Map-White  
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- Appendix B – Photographic Log
- Appendix C – Wetland Determination Data Forms

**TABLES**

- Table 1 – Summary of On-Site Wetlands
- Table 2 – Summary of On-Site Streams

KMT:ab\H26040  
Appendices  
I:\2026\H26040\Report\H26040 86 Owen Brown Street, Hudson Delin Resport.docx



## WETLAND DELINEATION

Parcel Numbers: 3201121 and 3201120  
City of Hudson, Summit County, Ohio (H26040)

### 1.0 INTRODUCTION

On January 14, 2026, HZW Environmental Consultants, LLC (HZW) conducted a wetland delineation of Parcel Numbers 3201121 and 3201120 located in the City of Hudson, Summit County, Ohio (herein referred to as the “Study Area”). This study was conducted in accordance with HZW’s agreement with Hudson Village Townhomes LLC (herein referred to as the “Client”).

#### 1.1 Purpose

The primary purpose of this wetland delineation was to identify areas within the boundaries of the Study Area that meet the three (3) criteria of a wetland: hydrophytic vegetation, hydric soils and wetland hydrology and any other areas (streams, ponds, etc.) that are considered “waters of the United States” and “waters of the State of Ohio.”

#### 1.2 Methods of Investigation

All investigative methods and field procedures were performed in accordance with the guidelines established in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (ERDC/EL TR-12-1; January 2012) and the 1987 Army Corps of Engineers (Corps) Manual, Technical Report Y-87-1, Field Guide for Wetland Delineation (1987 Manual). As required by the 1987 Manual, available reference materials were reviewed for the Study Area. These references included, but were not limited to, the 2026 Hudson, Ohio, National Wetlands Inventory (NWI) map published online by the United States Fish and Wildlife Service; the 2023 Hudson, Ohio, United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle Map; the Web Soil Survey of Summit County, Ohio (Soil Survey) issued in 2025 by the United States Department of Agriculture (USDA); and a list of hydric soils published by the Natural Resource Conservation Service (NRCS) for Summit County.

The site investigation methods followed the “Areas Less than or Equal to 5 Acres in Size,” as described in Section D - Subsection 2 of the 1987 Manual. As a new plant community or change in hydrology was observed, a data point was established (designated “DP1” through “DP3”). At each data point, field conditions were evaluated and recorded to determine the presence or absence of hydrophytic vegetation, hydric soil conditions, and wetland hydrology. In addition, a photographic log was prepared for the Study Area during the site investigation activities. At any data point exhibiting all three (3) wetland criteria, the wetland area was assigned a letter designation (e.g., Wetland A) and the delineated boundary of the wetland area was flagged with consecutively numbered, pink and black striped field flagging. The location of each flag was mapped using an EOS® Arrow 100 Global Positioning System (GPS) unit. A discussion of the three (3) evaluation criteria of a wetland is presented below.

## Hydrophytic Vegetation

Hydrophytic vegetation is the community of macrophytes that occur in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation is present when the plant community is dominated by species that can tolerate prolonged inundation or soil saturation during the growing season. Hydrophytic vegetation is determined by the wetland indicator status (Reed, 1998, or current approved list) of species that make up the plant community. Species in the facultative categories (FACW, FAC, and FACU) are recognized as occurring in both wetlands and non-wetlands to varying degrees. In general, wetlands are dominated mainly by species rated OBL, FACW, and FAC.

The dominant vegetation, representing the major landscape or vegetation units, was determined for each of the four strata (tree, sapling/shrub, herbaceous, and vine) within one or more sampling plots established in representative locations within each unit. Plot size is determined by the type of vegetation present in accordance with the following table.

Trees	30-foot radius	Herb	5-foot radius
Saplings/shrubs	15-foot radius	Woody Vines	30-foot radius

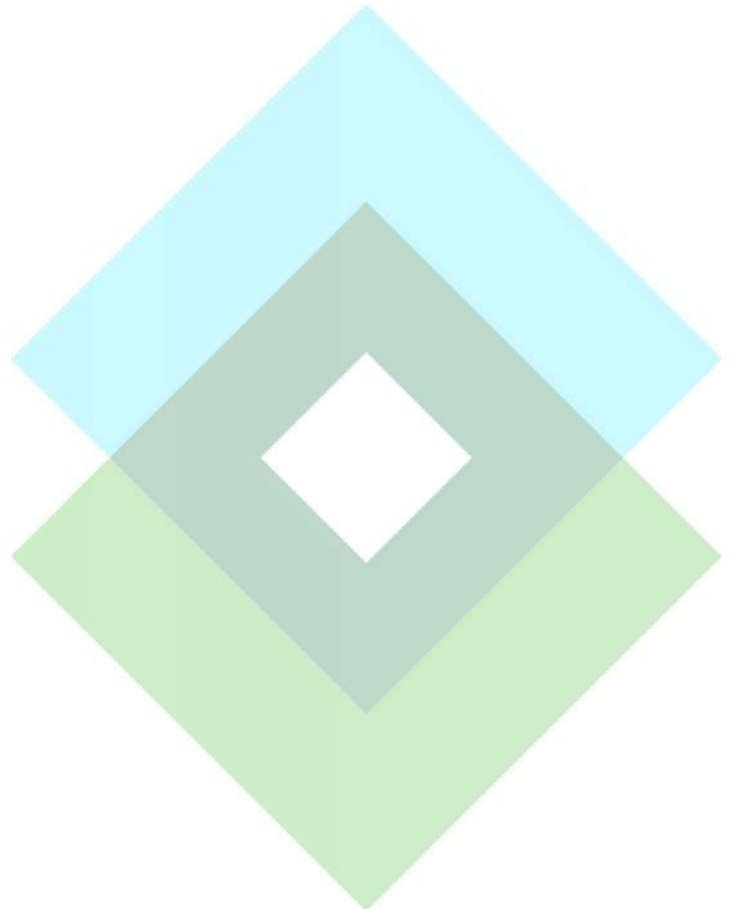
In general, percent cover for all species was estimated to determine abundance (dominance). For species determined to be dominant, the appropriate indicator status was assigned. If all dominant species across all strata were listed as OBL and/or FACW, the plot was determined to exhibit hydrophytic vegetation and a detailed comparison of all dominant species was not necessary to make this determination. If the plot is not dominated solely by OBL and FACW species across all strata, dominant species within all strata were then added to determine the percentage of wetland vegetation for each sample point. The hydrophytic vegetation criterion was determined to be met if greater than 50 percent of the dominant vegetation across all strata was indicative of hydrophytic vegetation.

## Hydric Soils

Hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. To determine the extent of hydric soils in the Study Area, soil samples were obtained at each data point or at a point proximal to a data point that best represents the estimated boundary of hydric/non-hydric soils based on other field observations. A standard Munsell soil color chart was used to determine the hue, value, and chroma of each soil sample. Soil samples were taken at a sufficient depth such that soil conditions immediately below the A horizon or at a depth of ten (10) inches, whichever is shallowest, can be observed. Criteria established by the National Technical Committee for Hydric Soils (1991 and 2006) were used to determine hydric soils. Hydric soil indicators including redox depletions (gley), low chroma colors with redox concentrations (mottles), histosols (organic matter accumulation - muck/peat), histic epipedons (organic soil over low chroma mineral soils), sulfidic odor, listing on a local hydric soils list, and listing on a national hydric soil list, are used to determine the presence of hydric soils.

## Wetland Hydrology

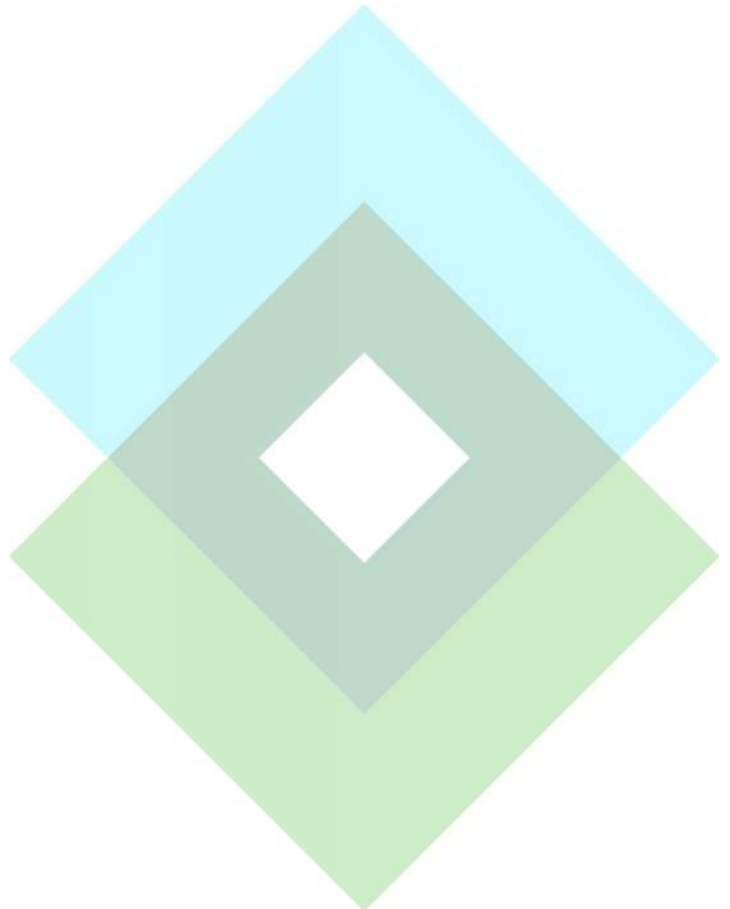
Wetland hydrology indicators are used in combination with indicators of hydrophytic vegetation and hydric soils to determine whether an area is a wetland. Typically, vegetation and soils provide strong evidence that wetland hydrology is also present. Hydrology indicators provide evidence that the site has a *continuing* wetland hydrologic regime and confirm that an episode of inundation or soil saturation occurred recently. Hydrology indicators may provide little additional information about the timing, duration, or frequency of such events. Each data point was examined for the presence of primary and secondary hydrological indicators that indicate surface water or soil saturation, evidence of recent inundation, evidence of current or recent soil saturation, and other on-site conditions or data.



## 2.0 SITE DESCRIPTION

On January 14, 2026, Adam Behringer, wetland ecologists with HZW, conducted a field investigation of the Study Area. The Study Area is approximately 1.58 acres in size and is located at 86 Owen Brown Street in the City of Hudson, Summit County, Ohio. Currently, the Study Area consists of a commercial building and parking lot with a small area of maintained lawn. A site map depicting the location of the Study Area is included as **Figure 1** in **Appendix A**.

The Study Area is located within the Brandywine Creek Watershed (HUC 12: 041100020404) and is situated within the Erie/Ontario Drift and Lake Plain ecoregion.



### 3.0 FINDINGS

The findings of the background resources reviewed and field investigation conducted as part of the delineation activities are discussed separately.

#### 3.1 Background Research

##### 3.1.1 2026 Hudson, Ohio, National Wetlands Inventory (NWI) map

No aquatic features are shown within the boundaries of the Study Area on the NWI map.

##### 3.1.2 2023 Hudson, Ohio, USGS 7.5 Minute Topographic Quadrangle Map

The Hudson, Ohio, USGS 7.5-minute topographic quadrangle map indicates that the Study Area is relatively flat with an elevation of 1,050 feet above National Geodetic Vertical Datum (NGVD). No aquatic features are identified within the boundaries of the Study Area. The portion of the Hudson, Ohio, topographic quadrangle map depicting the Study Area is presented as **Figure 2** in **Appendix A**.

##### 3.1.3 2026 Soil Survey of Summit County

The Soil Survey shows that the Study Area is underlain by three (3) soil types:

**MgA Mahoning silt loam, 0 to 2 percent slopes.** This soil is in areas between drainageways. Included in mapping are a few spots poorly drained Trumbull soils. Runoff is slow to ponded. Permeability is slow. This soil unit is mapped in the central portion of the Study Area.

**Mn Mahoning-Urban land complex.** This soil consists of nearly level to undulating areas where much of the original Mahoning soils been disturbed, removed, or covered by digging and grading. This soil is mapped in the western portion of the Study Area.

**Or Orrville silt loam.** This nearly level, somewhat-poorly drained soil is on narrow flood plains and in narrow strips on larger flood plains. Included with this soil in mapping are small areas of poorly drained Holly soils in low areas and in meandering channels. This soil has a seasonal high water table and is susceptible to flooding. Permeability is moderate and runoff is slow. This soil is mapped in the eastern portion of the Study Area.

There are no aquatic resources mapped in the boundaries of the Study Area.

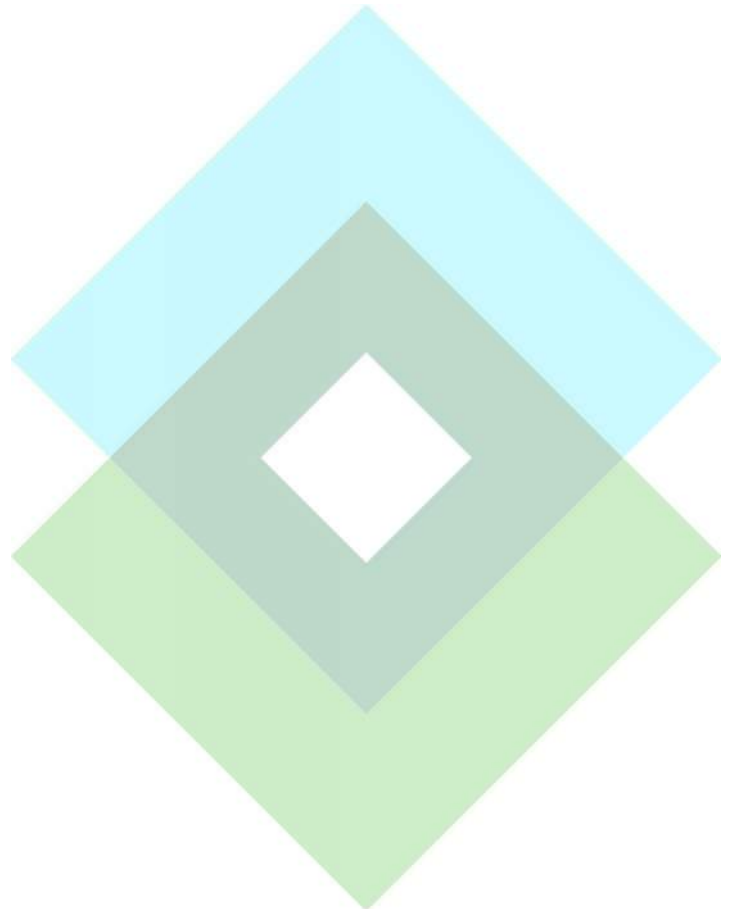
##### 3.1.4 Hydric Soils List for Summit County

According to the list of hydric soils for Summit County, MgA, Mn, and Or are considered non-hydric with hydric components.

## 3.2 Field Investigation

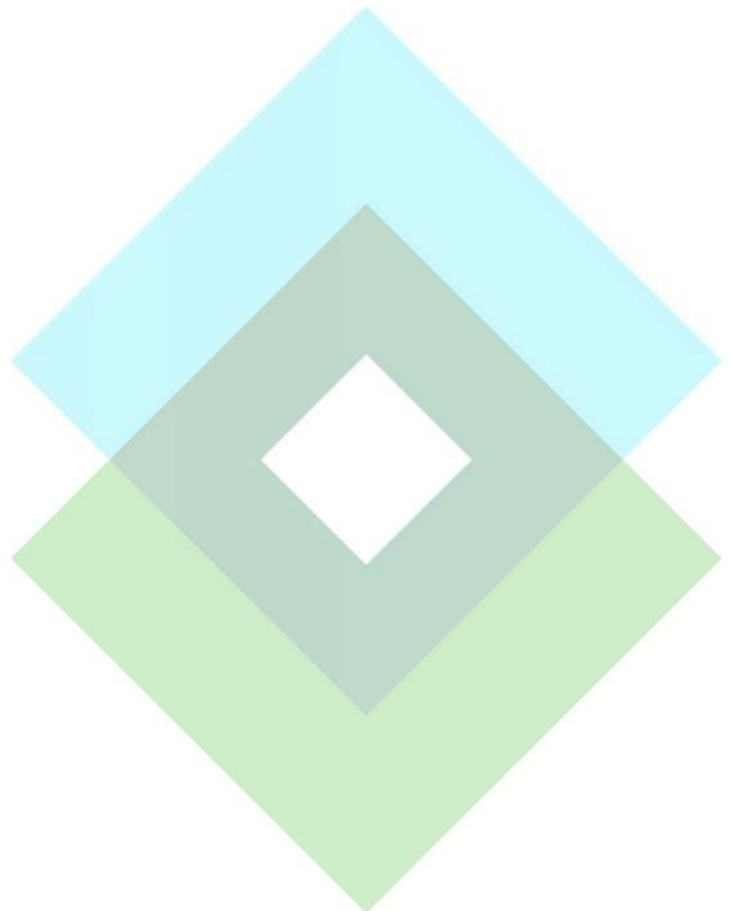
### 3.2.1 Wetland Areas Delineated

Field investigation data gathered on January 14, 2026, identified no areas within the boundaries of the Study Area that are classified as wetlands based on the presence of the three (3) wetland criteria (wetland hydrology, hydric soils, and hydrophytic vegetation). The location of the data points collected during the field investigation are indicated on the aquatic resources map presented as **Figure 3A** in **Appendix A**. A map of the Study Area overlaying an aerial photograph is presented as **Figure 3B** in **Appendix A**. The photographic log prepared for the Study Area during the field investigation activities is included as **Appendix B**. For more detailed information regarding the hydrology, soils, and vegetation found at the data points, refer to the wetland determination data forms included as **Appendix C**.



#### 4.0 CONCLUSIONS

In summary, no areas within the Study Area were identified as containing hydrophytic vegetation, hydric soil, or wetland hydrology. The Corps has the final determination regarding jurisdiction of aquatic resources, and should final determination be necessary, the results of this report would need to be affirmed through a Corps Jurisdictional Determination.



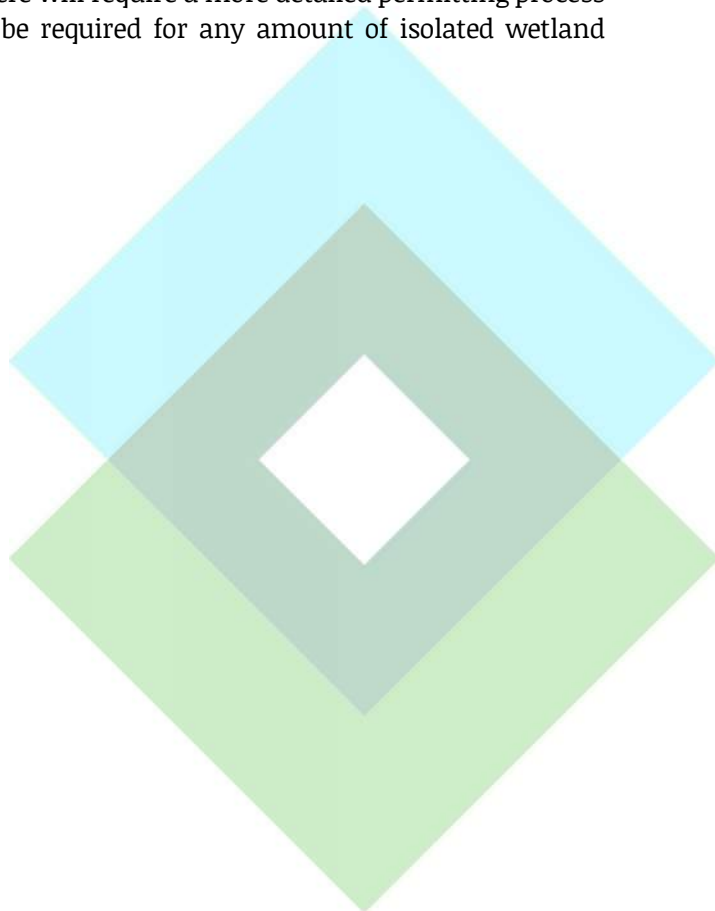
## 5.0 DISCUSSION OF FUTURE PERMITTING SCENARIOS

Based on the United States Supreme Court ruling (No. 99-1178), issued on January 9, 2001, it is HZW's understanding that those wetlands that are non-navigable, isolated, and intrastate may no longer be included in the Corps' jurisdiction. In order to inform the Client of all available scenarios pertaining to the development of the Study Area, discussions presented in this report are based on the wetland delineation activities being conducted in accordance with the 1987 Manual and the Regional Supplement, which evaluate wetland characteristics irrespective of whether the wetland area is considered to be non-isolated (federally-regulated) or isolated (state-regulated). Currently, the Corps is making jurisdictional determinations.

For most Nationwide Permits (NWP), if the impacts associated with the activity/development do not exceed 0.50 of an acre of non-isolated wetlands, coverage under an NWP is appropriate. (Note: all stream impacts must be converted to an acreage and added to the non-isolated wetland impacts; the total impact to all "waters of the U.S." must be under 0.50 of an acre to qualify for this coverage.) A pre-construction notification (NWP application) is required for coverage under most NWPs and compensatory mitigation is generally required.

If future development would impact greater than 0.50 of an acre of waters of the United States, a Section 404 Individual Permit from the Corps and a Section 401 Water Quality Certification from the Ohio EPA would be required prior to initiating construction activities. The Corps and Ohio EPA will likely require mitigation for all wetland and stream impacts.

For those wetlands that are only within the jurisdiction of the Ohio EPA, regulations have been developed as House Bill 231. Currently, if less than 0.50 of an acre of isolated wetland impacts are proposed, a General Isolated Wetland Permit (Level 1 Review) will be required prior to impacting those wetlands. Isolated wetland impacts over 0.50 of an acre will require a more detailed permitting process with the Ohio EPA. Compensatory mitigation will be required for any amount of isolated wetland impact.

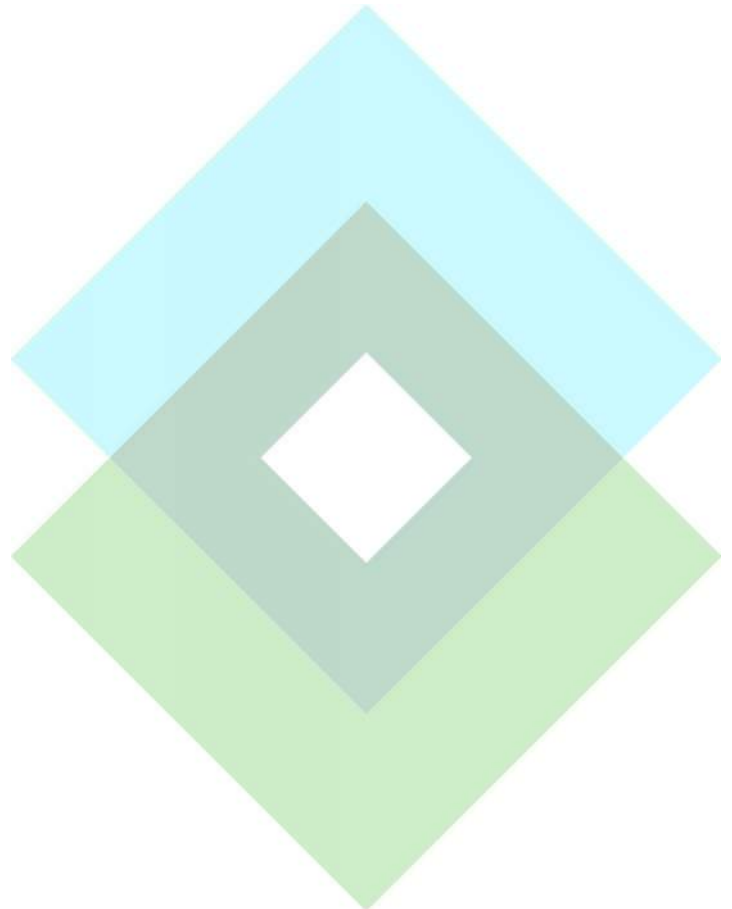


## 6.0 RECOMMENDATIONS

Based on the findings presented above, HZW presents the following recommendations for consideration at the Study Area:

1. Submit one (1) copy of this wetland delineation report to the Corps for affirmation of the boundary of the wetland and jurisdictional determination of the aquatic resources located within the Study Area. Presently, the Corps is the agency responsible for conducting wetland affirmations and is providing written jurisdictional determinations.
2. Should impacts be anticipated to the wetlands and/or stream identified on site following a jurisdictional determination, obtain the appropriate permit from the Corps and/or Ohio EPA prior to impacting these areas.

**Note:** *Should the Corps desire to conduct a field affirmation, additional regulated waters may be identified within the boundaries of the Study Area based on differing field conditions than present during the time this delineation study was conducted.*

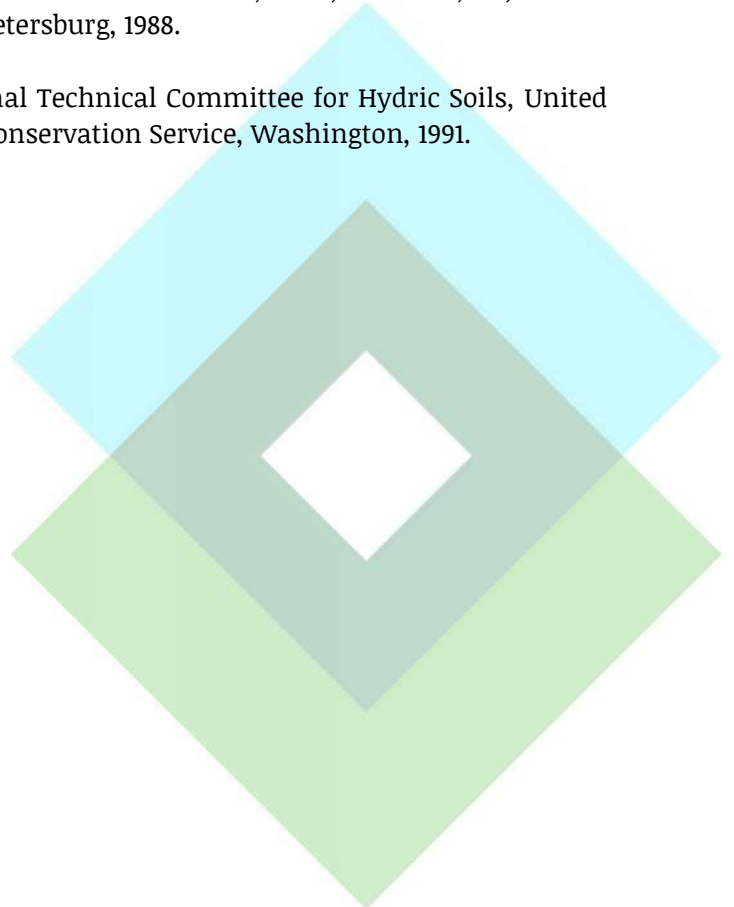


## 7.0 REFERENCES

A bibliography of references reviewed as part of this delineation is presented below.

### 7.1 Bibliography

1. Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed [01/08/2026]
2. U. S. Fish and Wildlife Service. 2025. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands> [01/08/2026]
3. *Topographic Map*, United States Geological Survey; 2023 Hudson, Ohio, USGS 7.5 Minute Topographic Quadrangle.
4. *Field Guide for Wetland Delineation*, United States Army Corps of Engineers, Technical Report Y-87-1, 1987.
5. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)*, United States Army Corps of Engineers, ERDC/EL TR-12-01, 2012.
6. *List of Hydric Soils for Summit County*, Natural Resource Conservation Service.
7. *National List of Plant Species That Occur in Wetlands: Ohio*, Reed, Porter B., Jr., United States Fish and Wildlife Service, Saint Petersburg, 1988.
8. *Hydric Soils of the United States*, National Technical Committee for Hydric Soils, United States Department of Agriculture, Soil Conservation Service, Washington, 1991.



## 8.0 QUALIFICATIONS

This wetland delineation was conducted on January 14, 2026, by HZW's wetland ecologist, Adam Behringer. Report writing was completed by Kathryn Tuscano. The signatures of the environmental professionals responsible for the preparation of this report are provided below.



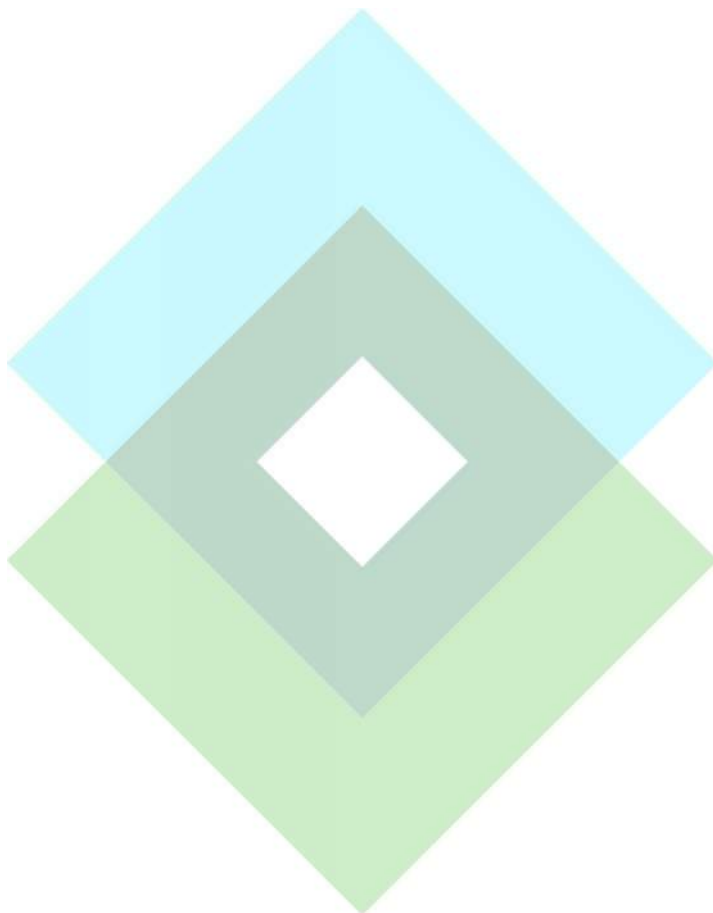
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Adam Behringer  
Project Manager



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Kathryn Tuscano  
Environmental Scientist



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**APPENDIX A**

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**FIGURES 1-3**

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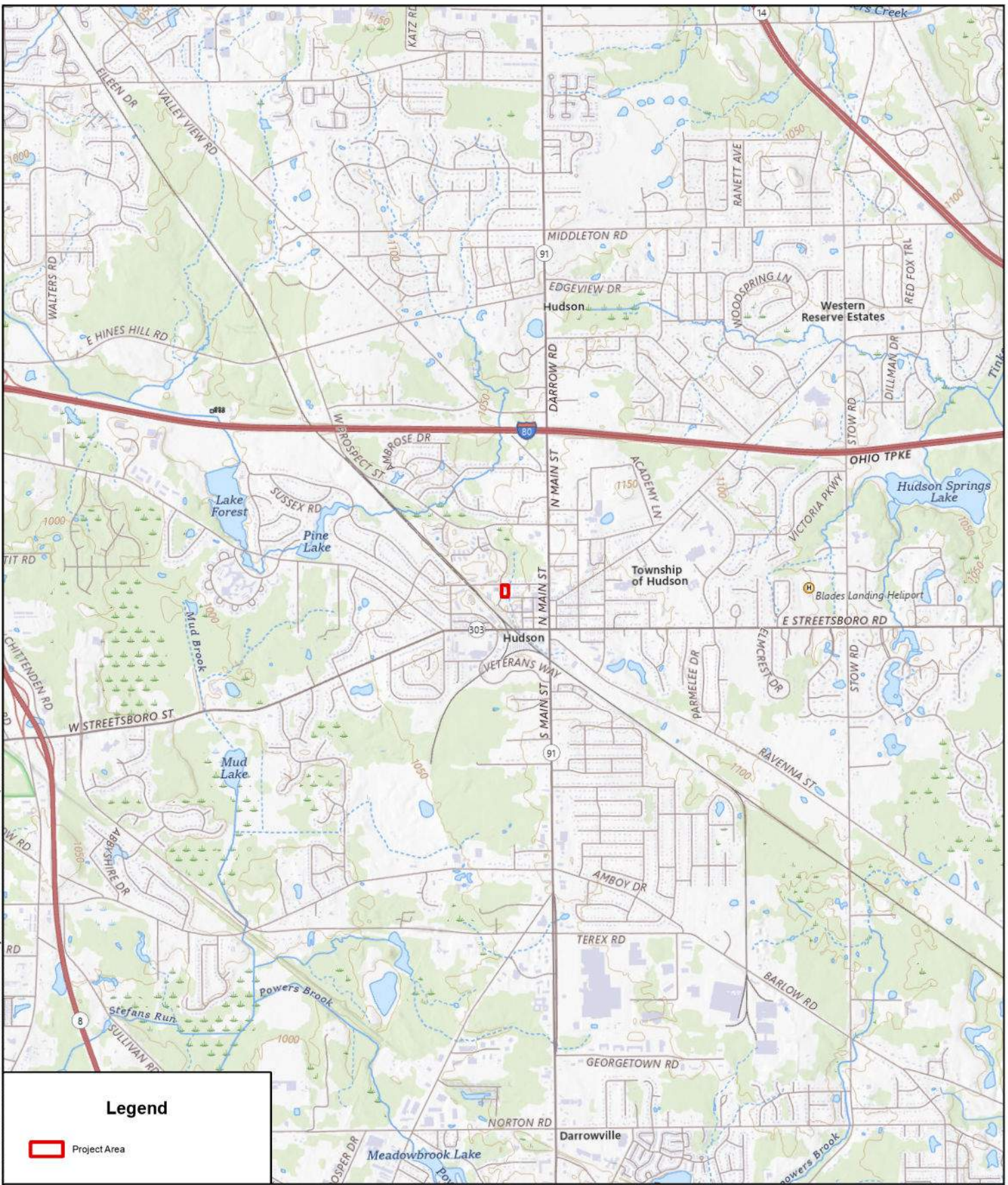
**Figure 1 – Site Location Map**

**Figure 2 – USGS Topographic Map**

**Figure 3A – Aquatic Resources Map- White**

**Figure 3B – Aquatic Resources Map- Aerial**





Path: C:\Users\ktuscano\OneDrive - HZW Environmental Consultants LLC\Documents\ArcGIS\Projects\126040 86 Owen Brown Street, Hudson

**Legend**

 Project Area

Scale: 1" = 3,500'



**HZW Environmental Consultants**  
 6105 Heisley Road  
 Mentor, Ohio 44060  
 (440) 357-1260

**FIGURE 1**  
**SITE LOCATION MAP**  
**PARCEL NUMBER 3201120 & 3201121**  
**HUDSON TOWNSHIP, SUMMIT COUNTY, OHIO**

Source: USGS The National Map, National Boundaries Database, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Database, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGERLine data; USPS Road data; Natural Earth Data; U.S. Department of State HLU; NOAA National Centers for Environmental Information. Data retrieved October 27, 2025.



**Legend**

 Project Area

Scale: 1" = 200'



**HZW Environmental Consultants**  
 6105 Heisley Road  
 Mentor, Ohio 44060  
 (440) 357-1260

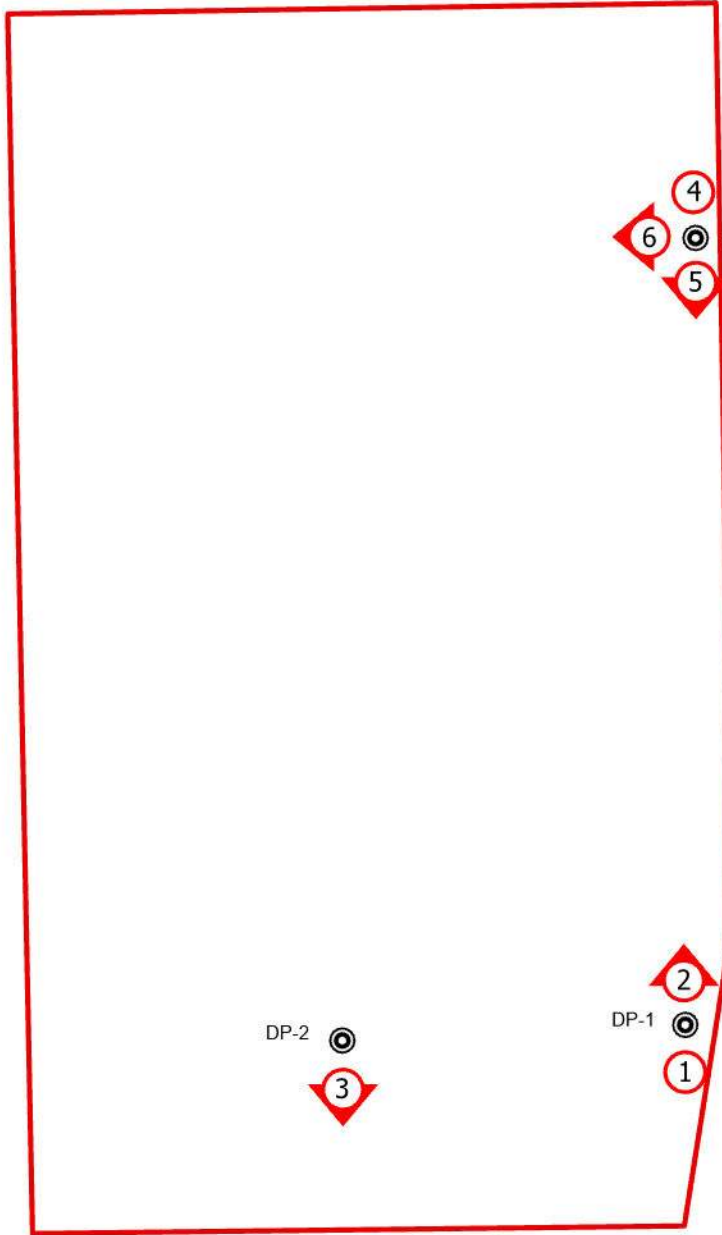
**FIGURE 2**  
**TOPOGRAPHIC MAP**  
**PARCEL NUMBER 3201120 & 3201121**  
**HUDSON TOWNSHIP, SUMMIT COUNTY, OHIO**

Owen Brown St

Morse Rd

Clinton St

Clinton St



**Legend**

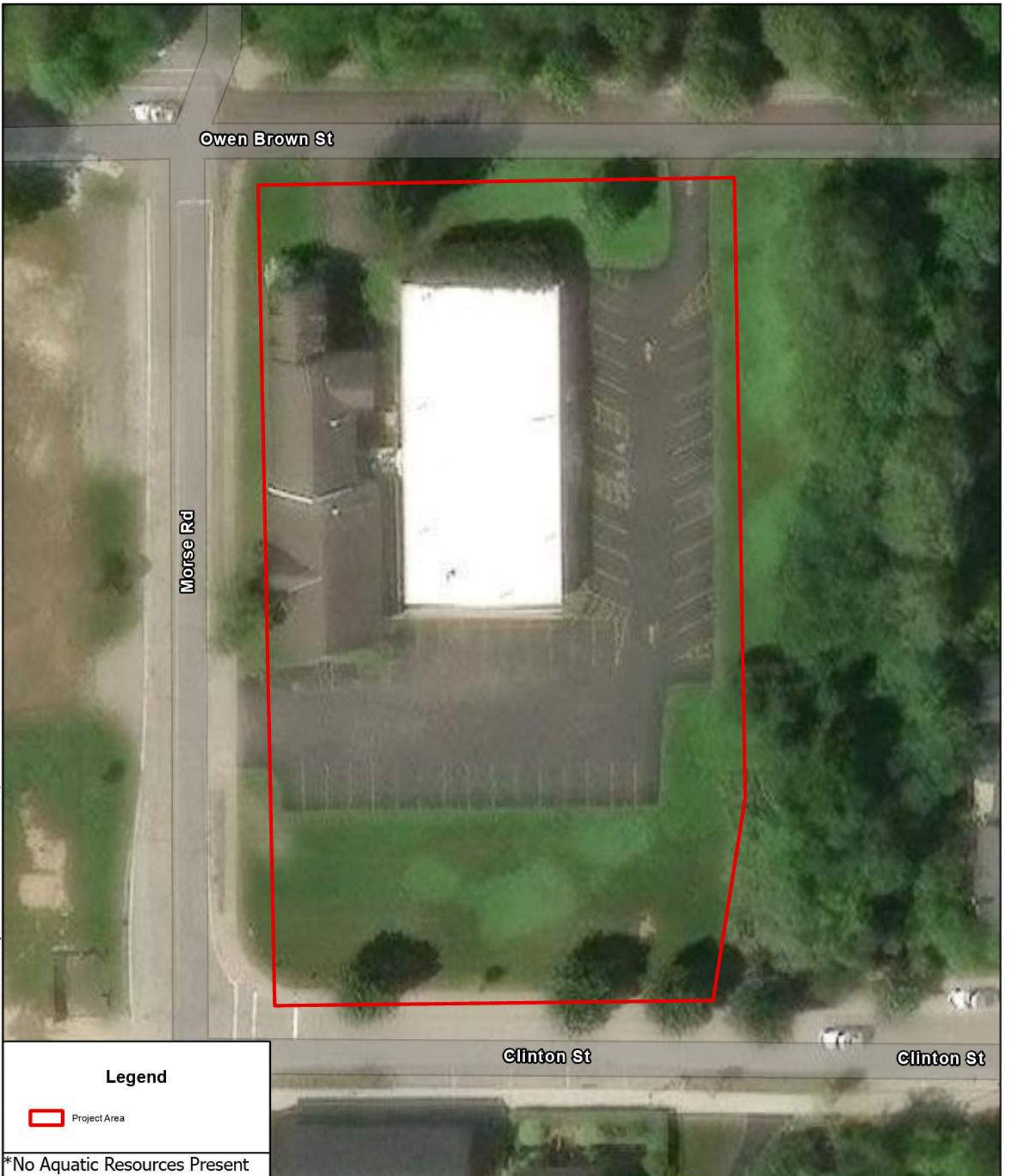
-  Project Area
-  Photo Location

Scale: 1" = 50'



**HZW Environmental Consultants**  
 6105 Heisley Road  
 Mentor, Ohio 44060  
 (440) 357-1260

**FIGURE 3A**  
**AQUATIC RESOURCES MAP (WHITE)**  
**PARCEL NUMBER 3201120 & 3201121**  
**HUDSON TOWNSHIP, SUMMIT COUNTY, OHIO**



Owen Brown St

Morse Rd

Clinton St

Clinton St

**Legend**

 Project Area

**\*No Aquatic Resources Present**

Scale: 1" = 50'



**HZW Environmental Consultants**  
6105 Heisley Road  
Mentor, Ohio 44060  
(440) 357-1260

**FIGURE 3B**

**AQUATIC RESOURCES MAP (AERIAL)  
PARCEL NUMBER 3201120 & 3201121  
HUDSON TOWNSHIP, SUMMIT COUNTY, OHIO**

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**APPENDIX B**

**PHOTOGRAPHIC LOG**

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Photograph 1  
Soil profile at Data Point 1 (non-wetland).



Photograph 2  
View facing north depicting site conditions at Data Point 1 (non-wetland).



Photograph 3  
View facing south depicting site conditions at Data Point 2 (non-wetland).



Photograph 4  
Soil profile at Data Point 3 (non-wetland).



Photograph 5  
View facing south depicting site conditions at Data Point 3 (non-wetland).



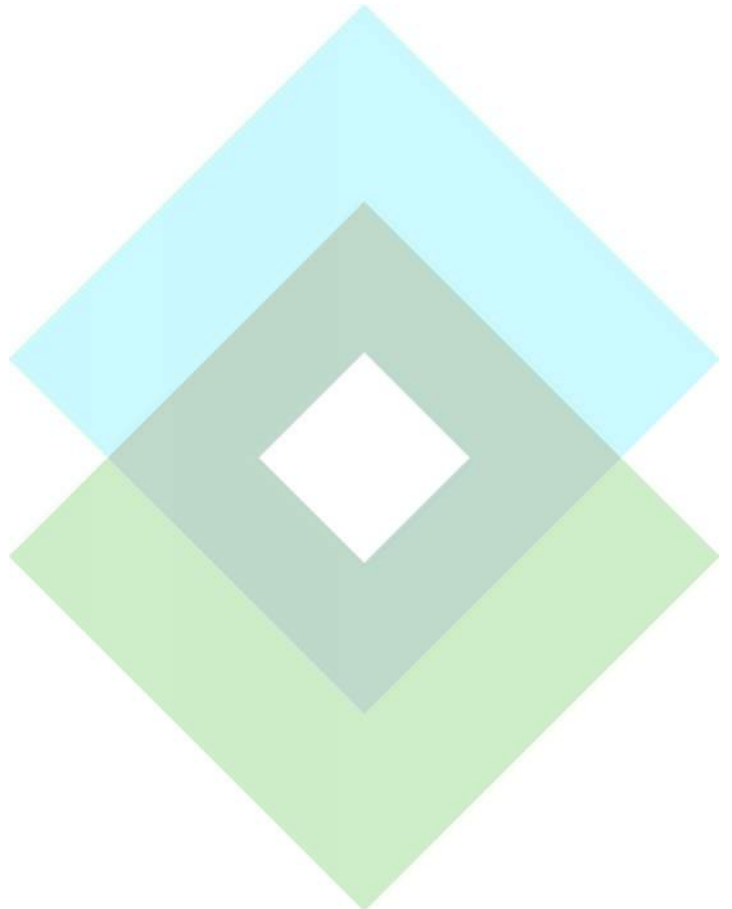
Photograph 6  
View facing west depicting site conditions at Data Point 3 (non-wetland)

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**APPENDIX C**

**WETLAND DETERMINATION DATA FORMS**

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**VEGETATION** – Use scientific names of plants.

Sampling Point: DP1

	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30</u> )					
1. <u>Betula nigra</u>	<u>15</u>	Yes	FACW	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)	
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
	<u>15</u>	=Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____	
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )					
1. <u>Betula nigra</u>	<u>10</u>	Yes	FACW		
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
	<u>10</u>	=Total Cover			
<b>Herb Stratum</b> (Plot size: <u>5</u> )					
1. <u>Poa sp.</u>	<u>40</u>	Yes		<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. <u>Miscanthus sinensis</u>	<u>30</u>	Yes	UPL		
3. <u>Glechoma hederacea</u>	<u>15</u>	No	FACU		
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
	<u>85</u>	=Total Cover			
<b>Woody Vine Stratum</b> (Plot size: <u>15</u> )					
1. _____				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.	
2. _____					
3. _____					
4. _____					
				<b>Hydrophytic Vegetation Present?</b> Yes <u>      </u> No <u>  X  </u>	
=Total Cover					

Remarks: (Include photo numbers here or on a separate sheet.)  
 Poa species unidentifiable due to time of year





**VEGETATION** – Use scientific names of plants.

Sampling Point: DP2

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
		=Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
		=Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5</u> )				
1.	80	Yes		<u>Poa sp.</u>
2.	30	Yes	FACU	<u>Digitaria sanguinalis</u>
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
	110	=Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>15</u> )				
1.				
2.				
3.				
4.				
		=Total Cover		

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

---

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>          </u>	x 1 = <u>          </u>
FACW species <u>          </u>	x 2 = <u>          </u>
FAC species <u>          </u>	x 3 = <u>          </u>
FACU species <u>          </u>	x 4 = <u>          </u>
UPL species <u>          </u>	x 5 = <u>          </u>
Column Totals: <u>          </u>	(A) <u>          </u> (B) <u>          </u>
Prevalence Index = B/A = <u>          </u>	

---

**Hydrophytic Vegetation Indicators:**

       1 - Rapid Test for Hydrophytic Vegetation

       2 - Dominance Test is >50%

       3 - Prevalence Index is ≤3.0<sup>1</sup>

       4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

       Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

---

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

---

**Hydrophytic Vegetation Present?**      Yes             No   X

Remarks: (Include photo numbers here or on a separate sheet.)

Include the same comment as the first DP





**VEGETATION** – Use scientific names of plants.

Sampling Point: DP3

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
		=Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15</u> )				
1.				
2.				
3.				
4.				
5.				
6.				
7.				
		=Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5</u> )				
1.	<u>Poa sp.</u>	80	Yes	
2.	<u>Digitaria sanguinalis</u>	30	Yes	FACU
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		110	=Total Cover	
<b>Woody Vine Stratum</b> (Plot size: <u>15</u> )				
1.				
2.				
3.				
4.				
			=Total Cover	

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B)
Prevalence Index = B/A = _____	

**Hydrophytic Vegetation Indicators:**

\_\_\_ 1 - Rapid Test for Hydrophytic Vegetation

\_\_\_ 2 - Dominance Test is >50%

\_\_\_ 3 - Prevalence Index is ≤3.0<sup>1</sup>

\_\_\_ 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?**      Yes             No   X

Remarks: (Include photo numbers here or on a separate sheet.)  
Poa species unidentifiable due to time of year



## Mary Rodack

---

**From:** Robert Gillespie <robertpaulgillespie@gmail.com>  
**Sent:** Monday, June 8, 2026 11:24 AM  
**To:** BZBA  
**Subject:** Comment regarding Appeals Docket No. 2026-556

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hudson Community Development Office,

I am writing in regards to the request for a variance to extend the Veterans Trail.

Please know that my opinion is strongly against approval of this variance, primarily due to:

- The invasion of privacy for the future townhome owners who would reside along that proposed walkway; those individuals who would be using the pathway would be walking right in the backyards of those residents, who now, cannot speak for themselves, since they are not even located in those spaces; the current Veterans walkway does not infringe on any residents' privacy, with the Yeager commercial property being the only building on the section of the path;
- While sidewalks throughout the city provide ease of walking and are near residents' homes, this proposal is unnecessary, as it doesn't afford any improvement for walking from one point to another, given that there is an existing sidewalk on Clinton Street, connecting with Morse Road and eventually, Owen Brown; from virtually every standpoint, it appears to be a waste of funds;
- The proposed walkway would be one more space for the city to maintain, given the trimming of weeks in that space, as well as the removal of litter.

Is this what Hudson wants, that is, more space to maintain and keep pleasant to view?

Respectfully submitted,  
Robert P. Gillespie  
Hudson resident since 1981

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.