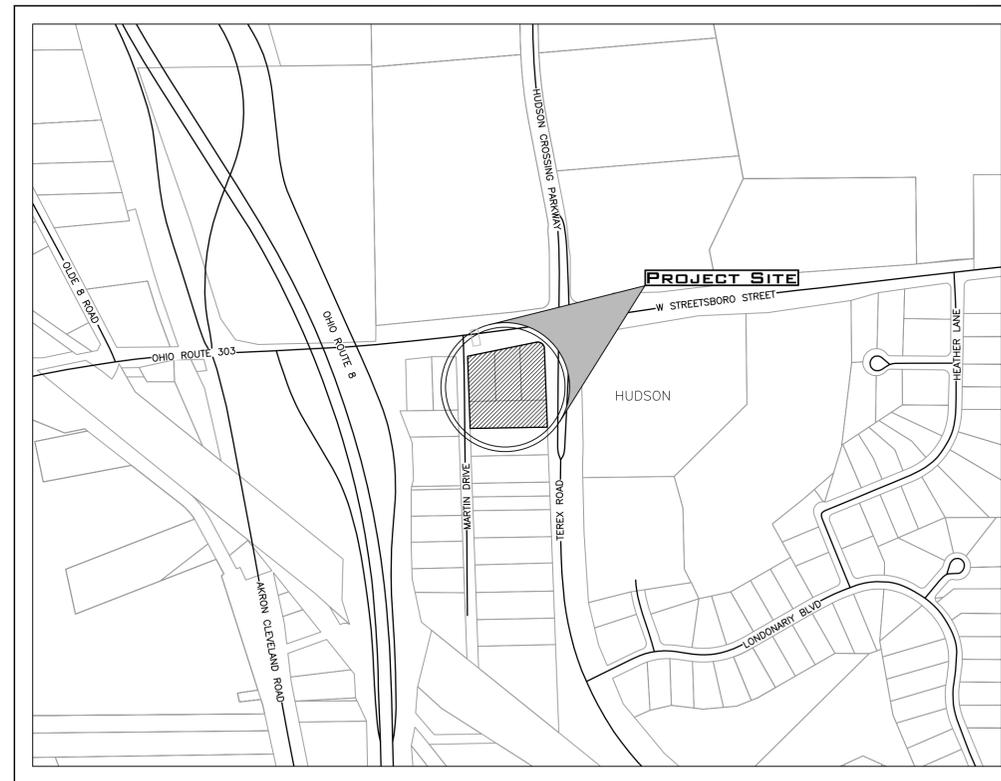


# CONCEPTUAL PLAN FOR THE LEARNING EXPERIENCE

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
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  
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CLEVELAND, OHIO 44114  
PHONE: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

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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 811 715-5841 or 811

C1.01

# WEST STREETSBO RD STREET 60'

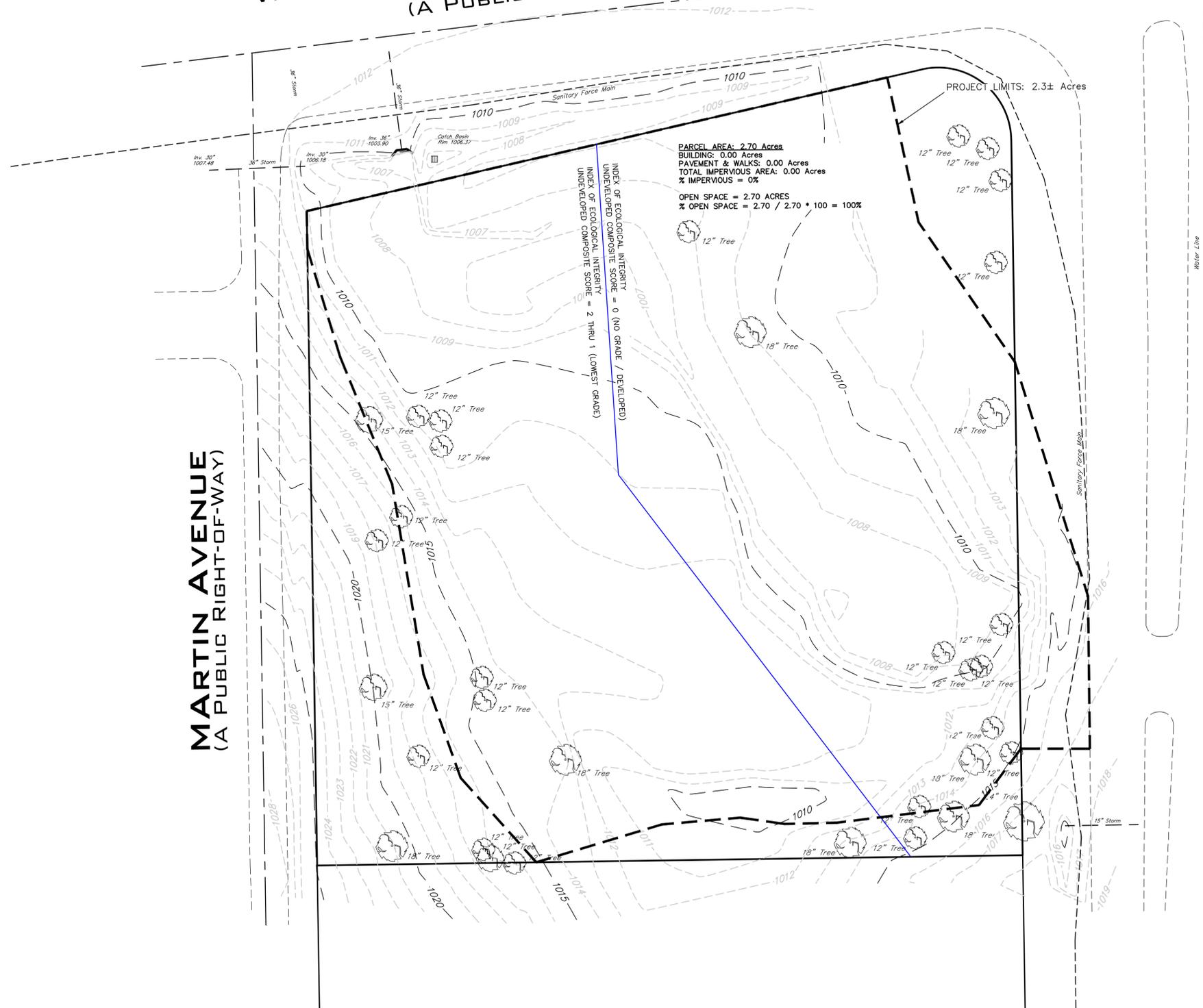
(STATE ROUTE 303)  
(A PUBLIC RIGHT-OF-WAY)

# MARTIN AVENUE

(A PUBLIC RIGHT-OF-WAY)

# TEREX ROAD VARIES

(A PUBLIC RIGHT-OF-WAY)



PARCEL AREA: 2.70 Acres  
 BUILDING: 0.00 Acres  
 PAVEMENT & WALKS: 0.00 Acres  
 TOTAL IMPERVIOUS AREA: 0.00 Acres  
 % IMPERVIOUS = 0%

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

INDEX OF ECOLOGICAL INTEGRITY  
 UNDEVELOPED COMPOSITE SCORE = 0 (NO GRADE / DEVELOPED)  
 UNDEVELOPED COMPOSITE SCORE = 2 THRU 1 (LOWEST GRADE)

PROJECT LIMITS: 2.3± Acres

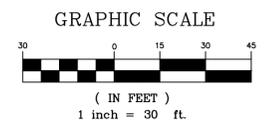
**SURVEY NOTE:**

SURVEY AND TOPOGRAPHY INFORMATION WAS PROVIDED TO THE RIVERSTONE COMPANY. 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.

**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		
	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		
	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		Proposed
	Chain-link Fence		Record
	Cleare		Right-of-way
	Clean Out		Sanitary
	Combination		Square Feet
	Concrete		Sublot
	Connection		Storm
	Drill Hole		Temporary Bench Mark
	Ductile Iron Water		To Be Removed
	Electric		Top of Curb
	Elevation		Telephone
	Encroaches		Top of Footer
	Existing		Test Tee
	Finished Floor		Top of Wall
	Gutter		Typical
	Invert		Volume
			Water

**NOTE:**  
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 HUDSON, OH 44236

EXISTING CONDITIONS

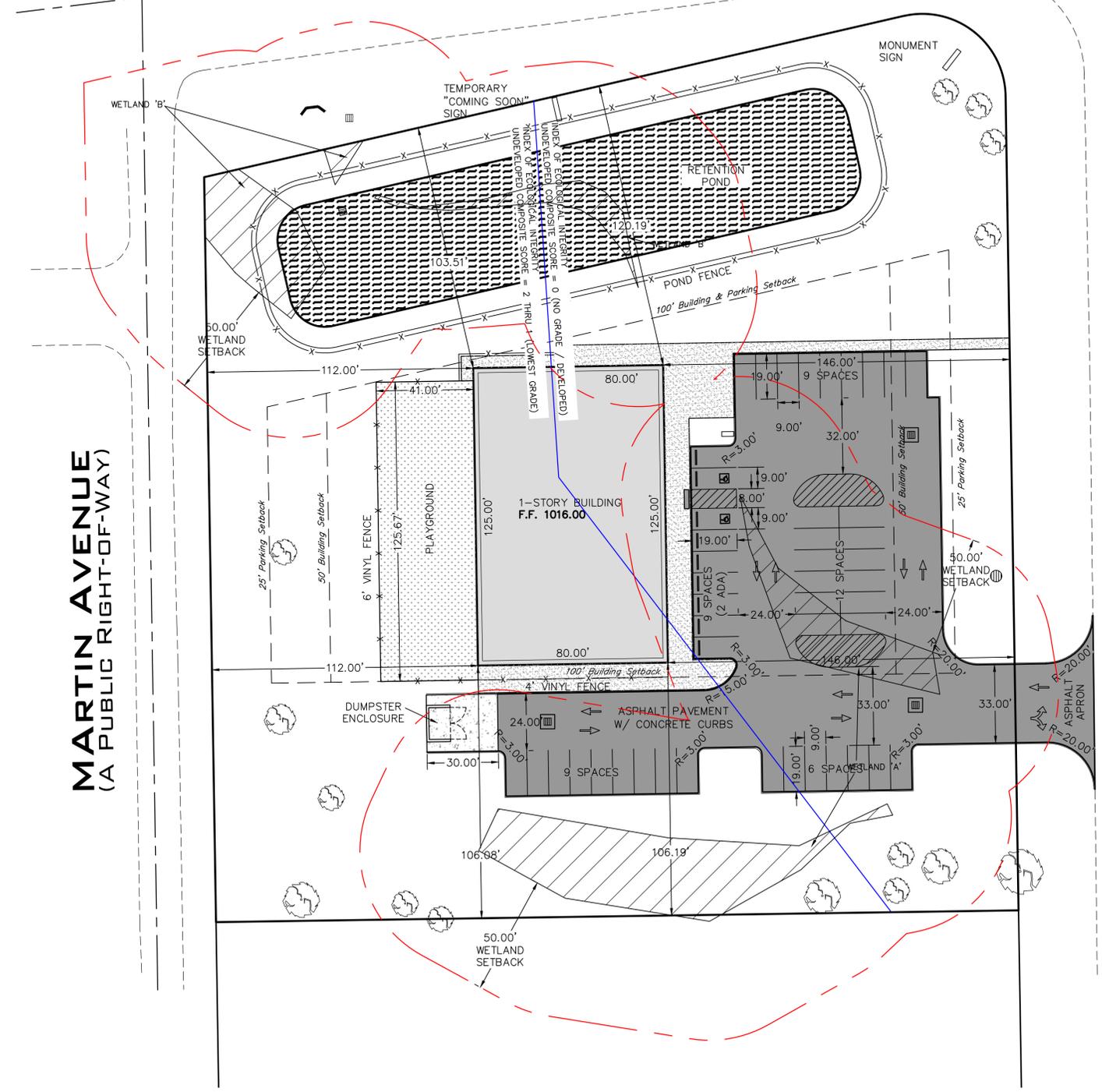


C2.01

# WEST STREETSBO RD STREET 60'

(STATE ROUTE 303)  
(A PUBLIC RIGHT-OF-WAY)

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%



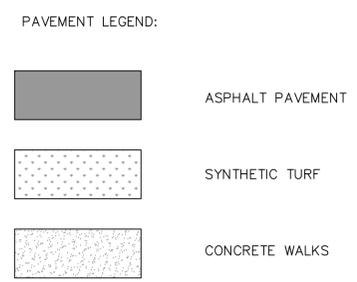
# MARTIN AVENUE

(A PUBLIC RIGHT-OF-WAY)

# TEREX ROAD VARIES

(A PUBLIC ROAD RIGHT-OF-WAY)

- SITE PLAN KEYNOTES:
- END CURB PER END CURB TAPER DETAIL, SEE DETAIL SHEET C6.01.
  - DETECTABLE WARNINGS, TRUNCATED DOMES, SEE DETAIL SHEET C6.03.
  - ADA PARKING STALL AND SIGN, SEE DETAIL SHEET C6.03.
  - DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
  - SEAL JOINT BETWEEN EXISTING PAVEMENT AND PROPOSED ASPHALT PAVEMENT PER ODOT ITEM 705.04.
  - VINYL FENCE, HEIGHT VARIES. SEE ARCHITECTURAL PLANS FOR FENCE DETAILS.
  - CONCRETE COLLAR. SEE DETAIL SHEET C6.01.
  - BOLLARDS AT 5' O.C., SEE DETAIL SHEET 6.01 FOR DETAILS.
  - MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - MAILBOX LOCATION TO BE COORDINATED WITH USPS.



### LEGEND

= Monument Box Found	= Spot Elevation Tag
= Iron Pin or Pipe Found	= Proposed
	= Hydrant
= P.K. Nail	= Water Service Valve
= Gas Meter	= Water Valve
= Gas Valve	= 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		PROPOSED	
Original Sublot Line			
Original Lot Line			
Centerline			
Property Line			
Right-of-way Line			
Easement Line			
Railroad Tracks			

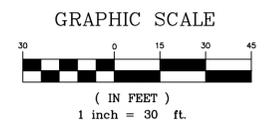
  

Electric Line		Existing		PROPOSED	
Gas Line					
Sanitary/Combination Sewer					
Storm Sewer					
Waterline					
Fence Line (Wooden)					
Fence Line (Chain-Link)					
Guardrail					

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
C.C.M.R.	Cuyahoga County Map	Prop	Proposed
Records		Rec./R.	Record
C.L.F.	Chain-link Fence	R/W	Right-of-way
Ch.	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	T/C	Top of Curb
Main		Tele	Telephone
Elec	Electric	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
Inv	Invert	Wat	Water

NOTE:  
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SITE PLAN WITH EXISTING WETLANDS

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

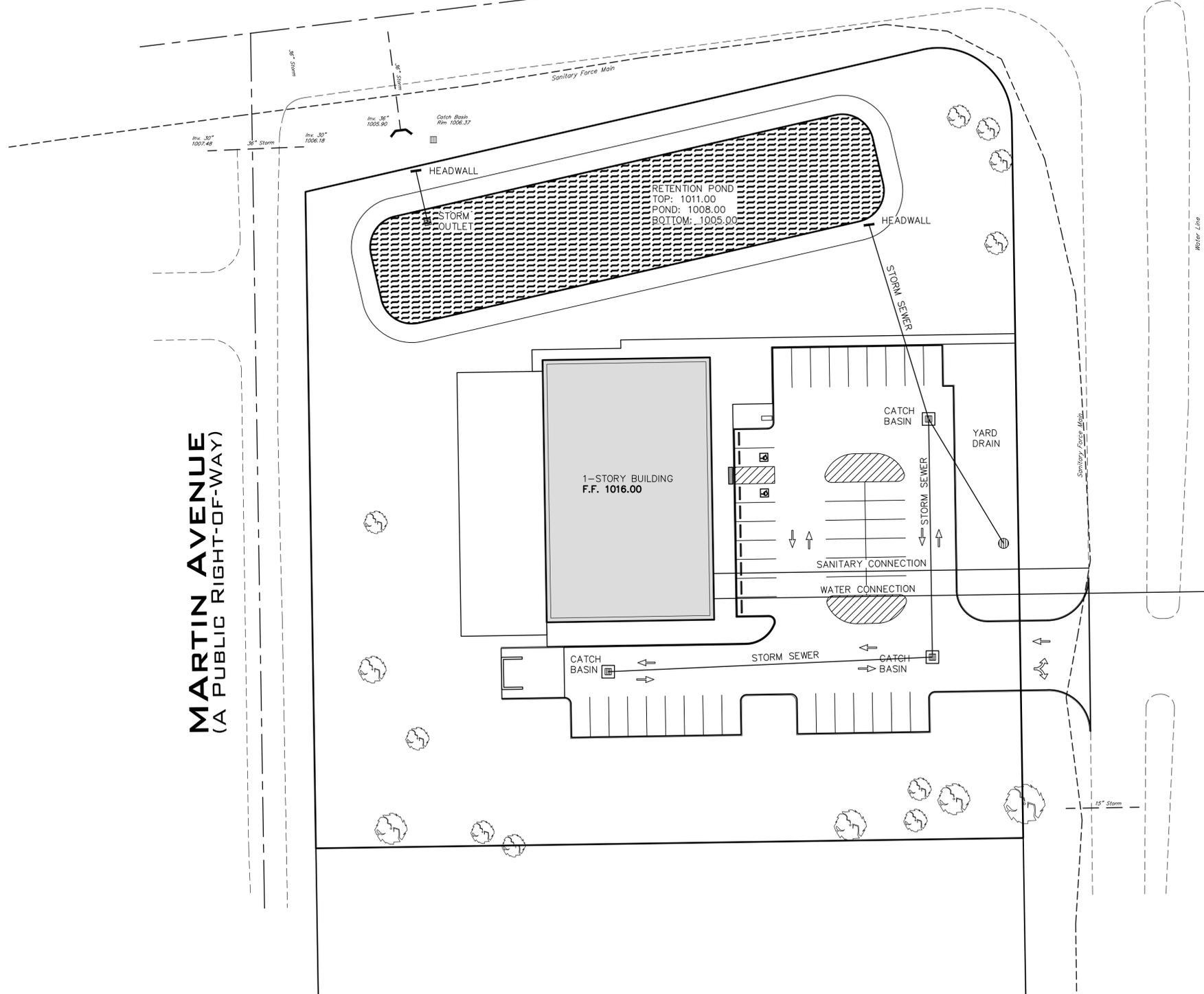
OGPUPS  
 Ohio Oil & Gas Producers Underground Protection Service  
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C3.01

**WEST STREETSBO RD STREET 60'**  
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 (A PUBLIC RIGHT-OF-WAY)

**MARTIN AVENUE**  
 (A PUBLIC RIGHT-OF-WAY)

**TEREX ROAD VARIES'**  
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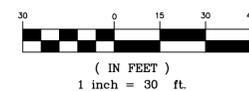
**STORMWATER MANAGEMENT:**

PRELIMINARY CRITICAL STORM ANALYSIS DETERMINED THAT THE CRITICAL STORM IS 10 YEAR CRITICAL STORM. A RETENTION BASIN WILL BE DESIGNED TO DETAIN STORMWATER AND RELEASE IT AT A RATE ACCORDING TO THE PREDEVELOPMENT FLOW RATES BASED ON THE CRITICAL STORM. RETENTION BASIN WILL ALSO TREAT THE WATER QUALITY VOLUME AS REQUIRED BY THE OHIO EPA CONSTRUCTION GENERAL PERMIT COH000006.

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

**GRAPHIC SCALE**



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UTILITY PLAN

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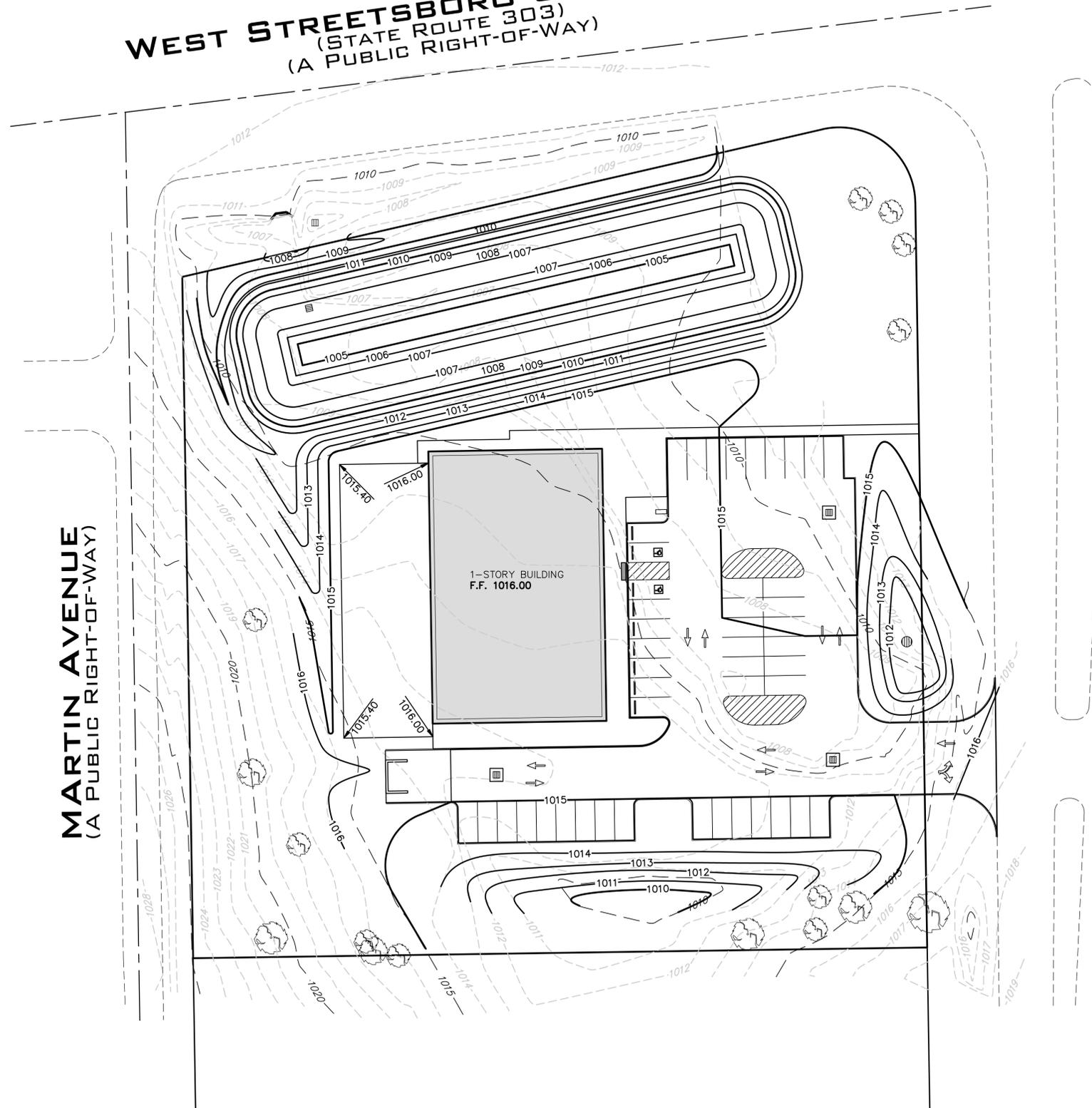
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**C4.01**

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



**LEGEND**

⊠ = Monument Box Found	○ = Iron Pin or Pipe Found	● = 5/8" Iron Pin Set and Capped Riverstone Company	⊕ = Spot Elevation Tag
⊕ = P.K. Nail	⊕ = Gas Meter	⊕ = Gas Valve	⊕ = Utility Pole
⊕ = Light Pole	⊕ = Guy Anchor & Line	⊕ = Telephone Box	⊕ = Electric Box
⊕ = Cable Box	⊕ = Ballard	⊕ = Cleanout / Test Tee	⊕ = Hydrant
			⊕ = Water Service Valve
			⊕ = Water Valve
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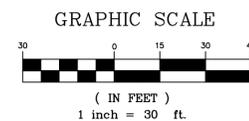
  

Ex. Parcel line	Original Sublot Line	Original Lot Line	Centerline
Property Line	Right-of-way Line	Easement Line	Railroad Tracks
Electric Line	Gas Line	Sanitary/Combination Sewer	Storm Sewer
Waterline	Fence Line (Wooden)	Fence Line (Chain-Link)	Guardrail

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

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