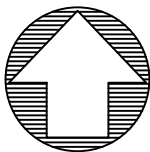
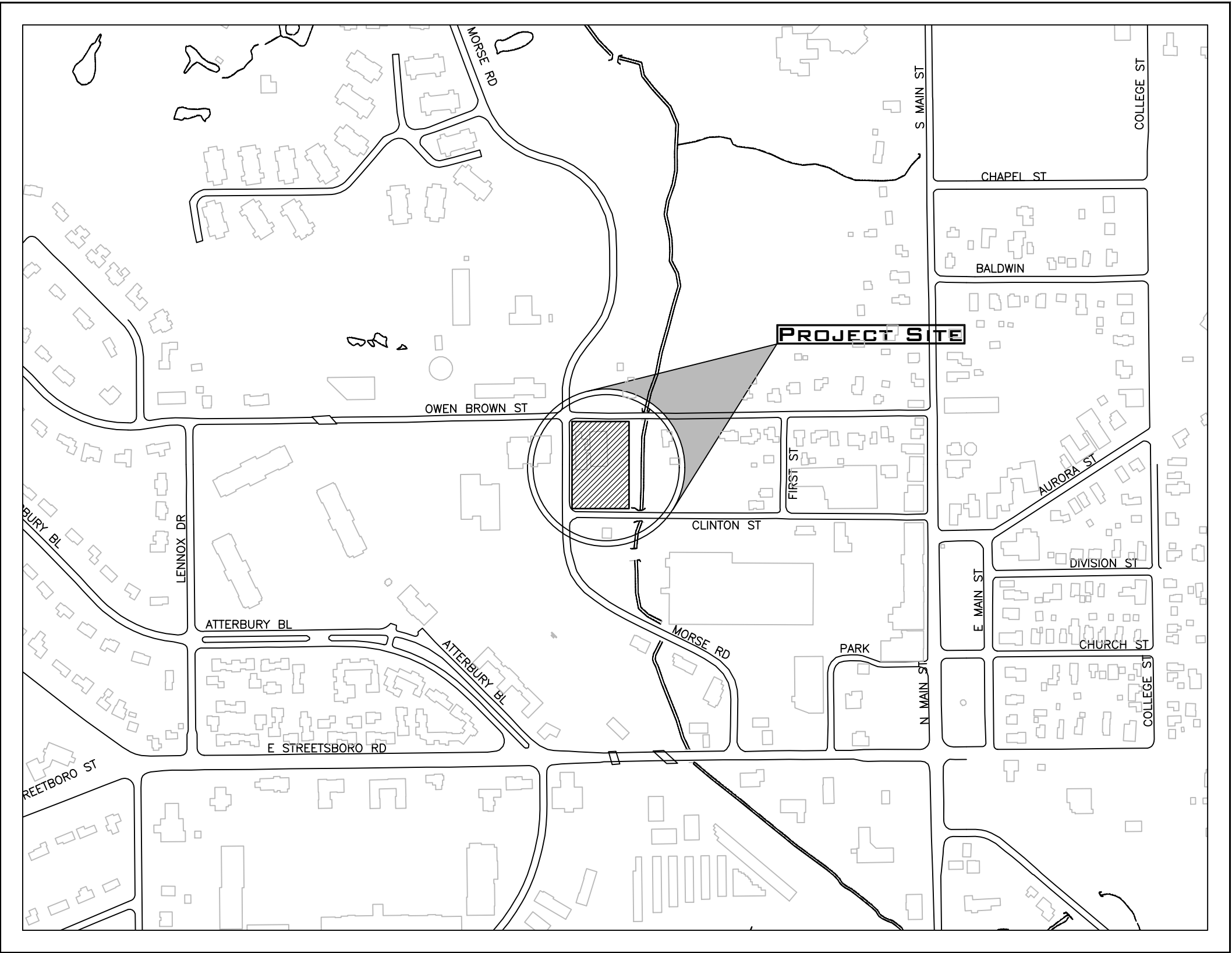


# PRELIMINARY IMPROVEMENT PLANS FOR HUDSON VILLAGE TOWNHOMES

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

## INDEX TO DRAWINGS

|                                               |       |
|-----------------------------------------------|-------|
| TITLE PAGE                                    | C1.01 |
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| UTILITY PLAN                                  | C4.01 |
| GRADING PLAN                                  | C5.01 |



VICINITY MAP  
SCALE: 1" = 400'

DAVID PIETRANTONE P.E. #61756

DATE

PREPARED FOR:  
HUDSON VILLAGE TOWNHOMES, LLC  
200 PARK AVENUE - SUITE 220  
ORANGE OHIO 44122  
PHONE 440-840-3741

Preliminary  
Not for Construction

RIVERSTONE

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

2025-169

|                            |
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| PLAN REVISIONS:            |
| 8-21-2025<br>CITY COMMENTS |
|                            |
|                            |
|                            |

|                 |
|-----------------|
| PAGE REVISIONS: |
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ISSUED FOR:  
PLANNING COMMISSION  
8-11-2025  
NOT FOR CONSTRUCTION

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

TITLE PAGE

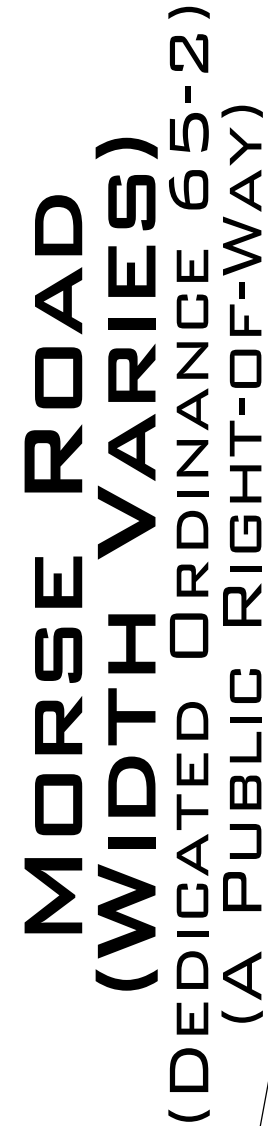


OGPUPS

Ohio Oil & Gas Producers Underground Protection Service  
CER 01/01/17-2026 or 01/1

C1.01



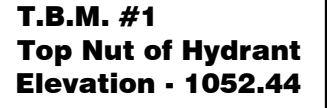


**OWEN BROWN STREET 40'**  
(A PUBLIC RIGHT-OF-WAY)

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

## C2.01





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

( IN FEET )  
inch = 20 ft.

## C2.02

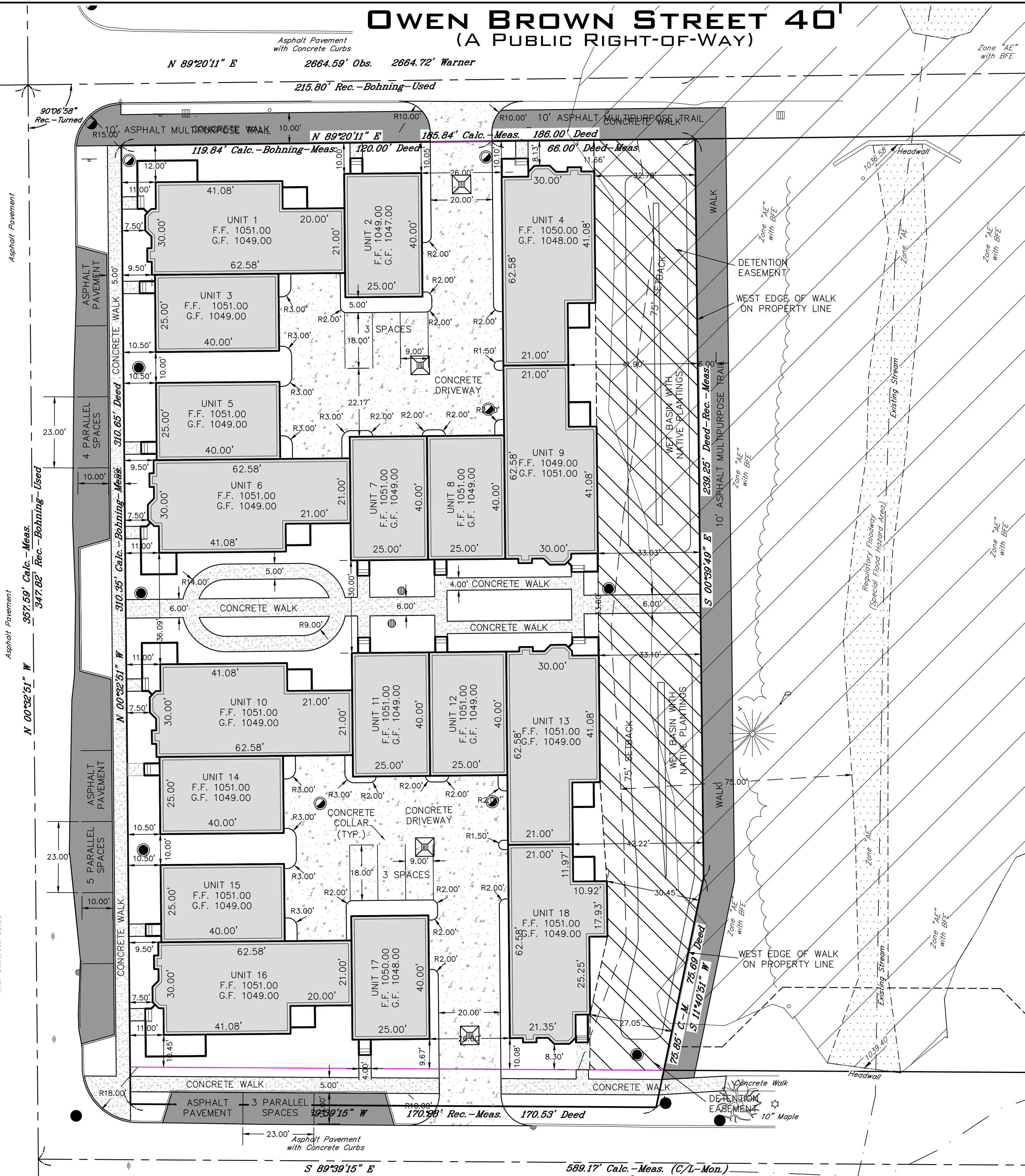
# SITE DEMOLITION PLAN



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

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

CLINTON STREET (VARIES)  
(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.

- 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)

LEGEND

PROPOSED

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

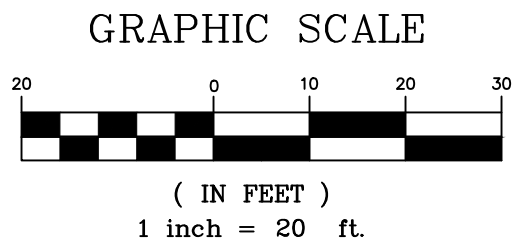
Electric Line  
Gas Line  
Sanitary/Combination Sewer  
Storm Sewer  
Waterline  
Fence Line (Wooden)  
Fence Line (Chain-Link)  
Guardrail

Ac. Adj. A.F.N. Asp. B.F. BW Calc./C. CB C.C.M.R. C.L.F. Clr. C.O. Comb. Conc. Conn. D.H. D.I.W.M. Elev. Enchr. Ex. F.F. GUT Inv.

Acre Adj. 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 Encroaches Existing TW Finished Floor Gutter Invert

L.C.A. Limited Common Area  
Lineal Feet  
M.E. Match Existing  
Meas./M. Measured  
MH Manhole  
Obs. Observed  
Pg. Page  
P.P.N. Permanent Parcel Number  
Prop. Proposed  
Rec./R. Record  
R/W Right-of-way  
San. Sanitary  
S.F. Square Feet  
S/L Sublot  
Stm. Storm  
T.B.M. Temporary Bench Mark  
TBR To Be Removed  
T/C Top of Curb  
Tele. Telephone  
T.F. Top Of Footer  
T.T. Test Tee  
TW Top of Wall  
Typ. Typical  
Vol. Volume  
Wat. Water

Spot Elevation Tag  
Hydrant  
Water Service Valve  
Water Valve  
Water Meter  
Reducer  
Storm Manhole  
Curb Inlet  
Catch Basin  
Property Line  
Centerline



Preliminary  
Not for Construction

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CLEVELAND, OHIO 44114  
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2025-169

PLAN REVISIONS:  
8-21-2025  
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8-11-2025  
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HUDSON VILLAGE TOWNHOMES  
CLINTON ST, MORSE RD, & OWEN  
BROWN ST, HUDSON, OH 44236  
SITE PLAN

Ohio Utilities Protection Service  
Call 811  
before you dig

OGPUPS  
Ohio Oil & Gas Producers Underground Protection Service  
C&B 816.715-2866 or 811

C3.01



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

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

Asphalt Pavement

Asphalt Pavement

Asphalt Pavement  
with Concrete Curbs

357.59' Calc. - Meas.  
347.82' Rec. - Bohning - Used

N 00°32'51" W

Asphalt Pavement

90°06'58" Rec. - Turned

N 89°20'11" E

2664.59' Obs. 2664.72' Warner

215.80' Rec. - Bohning - Used

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

10' ASPHALT MULTIPURPOSE TRAIL

10' ASPHALT MULTIPURPOSE TRAIL

10' ASPHALT MULTIPURPOSE TRAIL

UNIT 1  
F.F. 1051.00  
G.F. 1049.00

UNIT 2  
F.F. 1049.00  
G.F. 1047.00

UNIT 3  
F.F. 1051.00  
G.F. 1049.00

UNIT 5  
F.F. 1051.00  
G.F. 1049.00

UNIT 6  
F.F. 1051.00  
G.F. 1049.00

UNIT 7  
F.F. 1051.00  
G.F. 1049.00

UNIT 8  
F.F. 1051.00  
G.F. 1049.00

UNIT 4  
F.F. 1050.00  
G.F. 1048.00

UNIT 9  
F.F. 1049.00  
G.F. 1051.00

UNIT 10  
F.F. 1051.00  
G.F. 1049.00

UNIT 11  
F.F. 1051.00  
G.F. 1049.00

UNIT 12  
F.F. 1051.00  
G.F. 1049.00

UNIT 13  
F.F. 1051.00  
G.F. 1049.00

UNIT 14  
F.F. 1051.00  
G.F. 1049.00

UNIT 15  
F.F. 1051.00  
G.F. 1049.00

UNIT 16  
F.F. 1051.00  
G.F. 1049.00

UNIT 17  
F.F. 1050.00  
G.F. 1048.00

UNIT 18  
F.F. 1051.00  
G.F. 1049.00

Asphalt Pavement  
with Concrete Curbs

S 89°39'15" E

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

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

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

Manhole  
Rim 1048.94  
Inv. Size Dir. Elev

Headwall

10'26'58"

Existing Stream

Existing Stream

Headwall

Concrete Walk

10" Maple

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 | Original Sublot Line | Original Lot Line | Centerline | Property Line | Right-of-way Line | Easement Line | Railroad Tracks |
|                 |                      |                   |            |               |                   |               |                 |

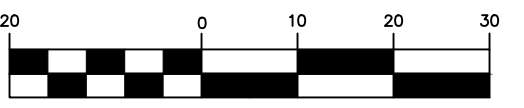
  

|               |          |                            |             |           |                     |                         |           |
|---------------|----------|----------------------------|-------------|-----------|---------------------|-------------------------|-----------|
| Electric Line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

|          |                       |             |                         |
|----------|-----------------------|-------------|-------------------------|
| Ac.      | Acre                  | L.C.A.      | Limited Common Area     |
| Adj.     | Adjacent              | Lineal Feet | Lineal Feet             |
| A.F.N.   | Auditor's File Number | M.E.        | Match Existing          |
| Asp.     | Asphalt               | Meas./M.    | Measured                |
| B.F.     | Basement Floor        | MH          | Manhole                 |
| B.W.     | Bottom of Wall        | Obs.        | Observed                |
| Calc./C. | Calculated            | Pg.         | Page                    |
| CB       | Catch Basin           | P.P.N.      | Permanent Parcel Number |
| C.C.M.R  | Cuyahoga County Map   | 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    | TBR         | To Be Removed           |
| Elev     | Elevation             | T/C         | Top of Curb             |
| Encr.    | Encroaches            | Tele        | Telephone               |
| Ex.      | Existing              | T.F.        | Top Of Footer           |
| F.F.     | Finished Floor        | T.T.        | Test Tee                |
| GUT      | Gutter                | TW          | Top of Wall             |
| Inv      | Invert                | Typ.        | Typical                 |
|          |                       | Vol.        | Volume                  |
|          |                       | Wat         | Water                   |

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

Preliminary  
Not for Construction

**RIVERSTONE**  
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CLEVELAND, OHIO 44114  
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2025-169

PLAN REVISIONS:  
8-21-2025  
CITY COMMENTS

PAGE REVISIONS:

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8-11-2025  
NOT FOR CONSTRUCTION

HUDSON VILLAGE TOWNHOMES  
CLINTON ST, MORSE RD, & OWEN  
BROWN ST, HUDSON, OH 44236  
SCHEMATIC FIRE  
ACCESS PLAN

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

OGPUPS  
Ohio Oil & Gas Producers Underground Protection Service  
CAB 03/01/17-2026 (v.031)

C3.02



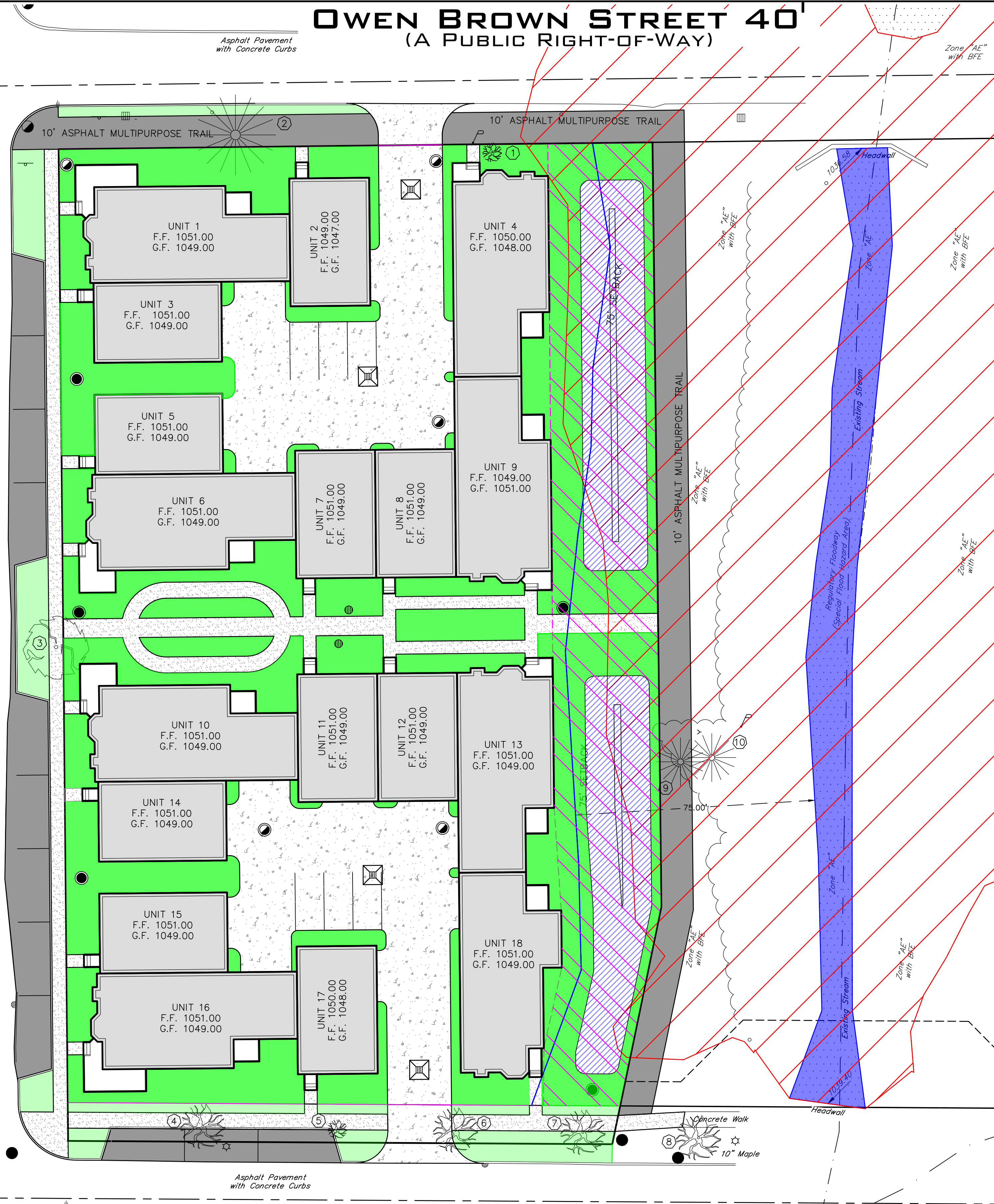
MORSE ROAD  
(WIDTH VARIES)  
(DEDICATED ORDINANCE 65-2)  
(A PUBLIC RIGHT-OF-WAY)

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

Asphalt Pavement

Asphalt Pavement

Asphalt Pavement  
with Concrete Curbs



Manhole  
Rim 1048.94  
Inv. Size Dir Elev

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)

PAVEMENT LEGEND:

|  |                              |
|--|------------------------------|
|  | ASPHALT PAVEMENT             |
|  | REINFORCED CONCRETE PAVEMENT |
|  | CONCRETE WALKS               |

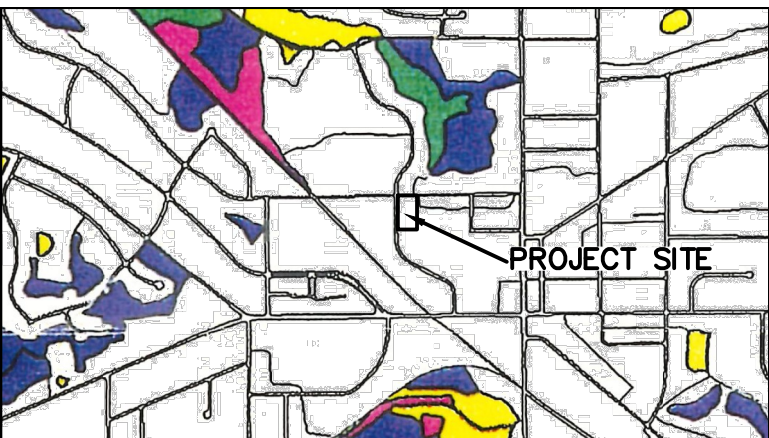
FLOOD ZONE LEGEND

|  |                                                                                             |
|--|---------------------------------------------------------------------------------------------|
|  | ZONE "AE" WITH BASE<br>FLOOD ELEVATION<br>BFE 1046.00<br>(1% ANNUAL CHANCE<br>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 (IE) MAP.

POST DEVELOPMENT AREA BREAKDOWN:

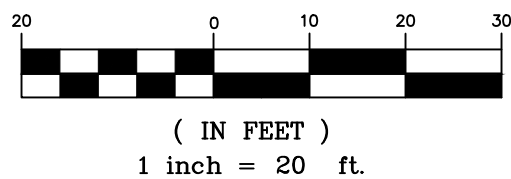
|                |              |
|----------------|--------------|
| BUILDING/PORCH | 0.5763 ACRES |
| WALKS          | 0.0490 ACRES |
| PAVEMENT       | 0.1977 ACRES |
| DETENTION AREA | 0.1060 ACRES |
| GREEN SPACE    | 0.3433 ACRES |

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



( IN FEET )  
1 inch = 20 ft.

Preliminary  
Not for Construction

**RIVERSTONE**  
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CLEVELAND, OHIO 44114  
PHONE: (216) 491-9640  
WWW.RIVERSTONEDESIGN.COM

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8-21-2025  
CITY COMMENTS

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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  
**Call 811**  
before you dig

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

C3.03



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

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

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

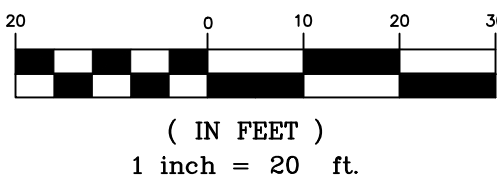
UTILITY PLAN KEYNOTES:

- 1 1" WATER CONNECTION PER CITY OF HUDSON STANDARDS.  
2 6" SANITARY SEWER CONNECTION.

LEGEND

|                            |                                                           |           |                         |
|----------------------------|-----------------------------------------------------------|-----------|-------------------------|
| M                          | = 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                                     |           |                         |
| <br>                       |                                                           |           |                         |
| Ex. Parcel line            | _____                                                     | _____     |                         |
| Original Sublot Line       | _____                                                     | _____     |                         |
| Original Lot Line          | _____                                                     | _____     |                         |
| Centerline                 | _____                                                     | _____     |                         |
| Property Line              | _____                                                     | _____     |                         |
| Right-of-way Line          | _____                                                     | _____     | R/W                     |
| Easement Line              | _____                                                     | _____     |                         |
| Railroad Tracks            | _____                                                     | _____     |                         |
| <br>                       |                                                           |           |                         |
| Electric Line              | _____                                                     | _____     |                         |
| Gas Line                   | _____                                                     | _____     |                         |
| Sanitary/Combination Sewer | _____                                                     | _____     |                         |
| Storm Sewer                | _____                                                     | _____     |                         |
| Waterline                  | _____                                                     | _____     |                         |
| Fence Line (Wooden)        | _____                                                     | _____     |                         |
| Fence Line (Chain-Link)    | _____                                                     | _____     |                         |
| Guardrail                  | _____                                                     | _____     |                         |
| <br>                       |                                                           |           |                         |
| 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                                                   | M.E.S./M. | Measured                |
| B.F.                       | Basement Floor                                            | MH        | Manhole                 |
| B.W.                       | Bottom of Wall                                            | Obs.      | Observed                |
| Calc./C.                   | Calculated                                                | P.        | Page                    |
| CB                         | Catch Basin                                               | P.P.N.    | Permanent Parcel Number |
| C.C.M.R                    | Cuyahoga County Map                                       | Prop      | Proposed                |
| C.R.                       | Records                                                   | R/W       | Record                  |
| C.L.F.                     | Chain-link Fence                                          | R/C/R.    | Right-of-way            |
| C.O.                       | Clean Out                                                 | San.      | Sanitary                |
| Comb.                      | Combination                                               | S.F.      | Square Feet             |
| Conn.                      | Concrete                                                  | S/L       | Sublot                  |
| Conn.                      | Connection                                                | Stm.      | Storm                   |
| C.O.                       | Clean Hole                                                | T.B.M.    | Temporary Bench Mark    |
| D.I.W.M.                   | Ductile Iron Water                                        | TBR       | To Be Removed           |
| Main                       | Main                                                      | T/C       | Top of Curb             |
| Elec                       | Electric                                                  | Tele      | Telephone               |
| Elev                       | Elevation                                                 | T.F.      | Top Of Footer           |
| Encr.                      | Encroaches                                                | T.T.      | Test Tee                |
| Ex.                        | Existing                                                  | T.W.      | Top of Wall             |
| F.F.                       | Finished Floor                                            | Typ       | Typical                 |
| GUT                        | Gutter                                                    | Vol.      | Volume                  |
| Inv                        | Invert                                                    | Wat       | Water                   |

GRAPHIC SCALE



Preliminary  
Not for Construction

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LAND SURVEYING - ENGINEERING - DESIGN  
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UTILITY PLAN

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

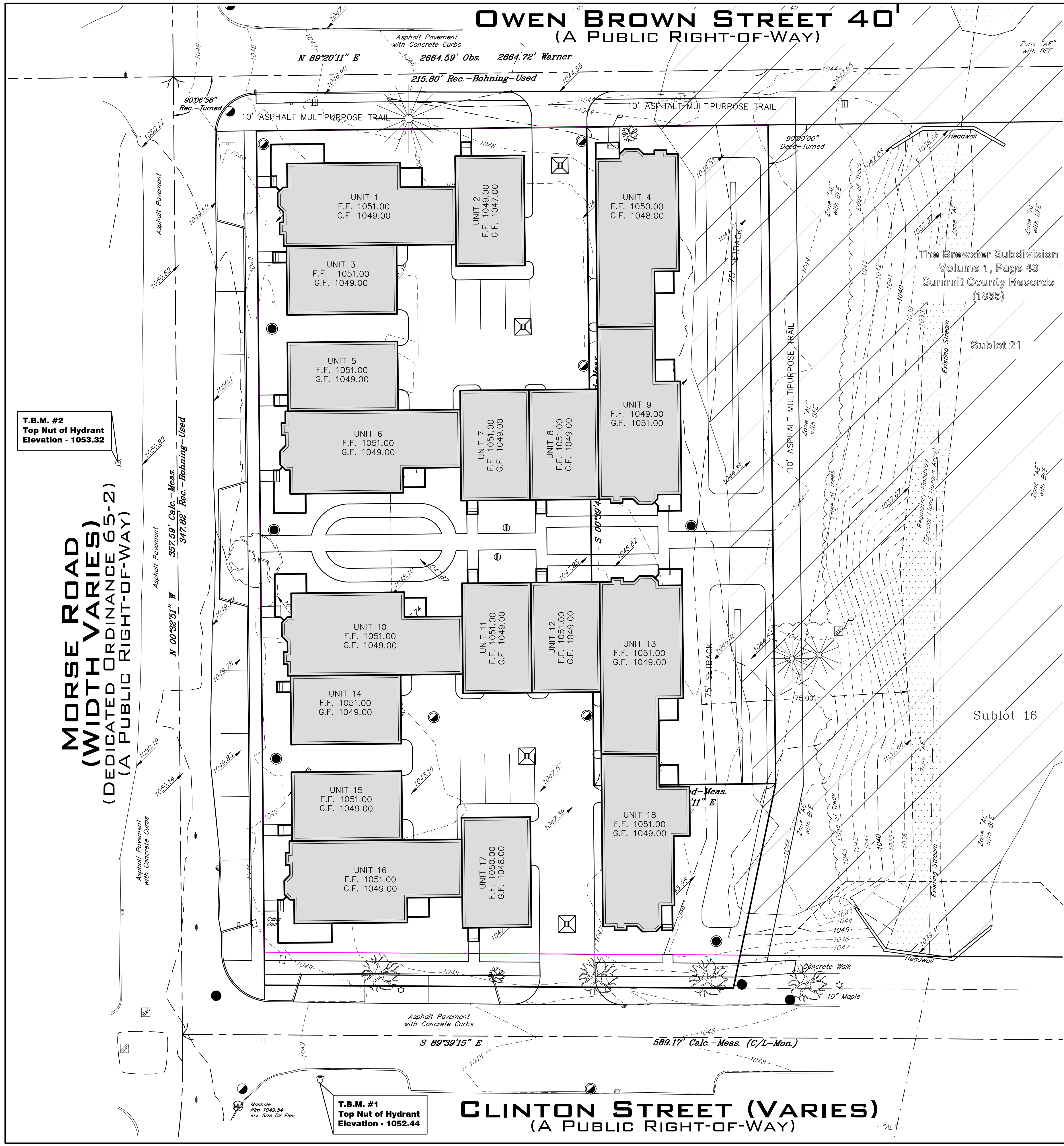
OGPUPS  
Ohio Oil & Gas Producers Underground Protection Service  
C&B 816/715-5866 or 811

C4.01

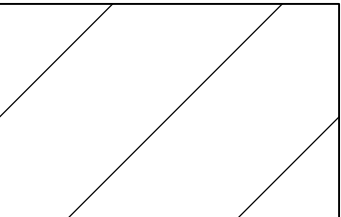


MORSE ROAD  
(WIDTH VARIES)  
(DEDICATED ORDINANCE 65-2)  
(A PUBLIC RIGHT-OF-WAY)

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



FLOOD ZONE LEGEND



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

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                                     |  |                     |

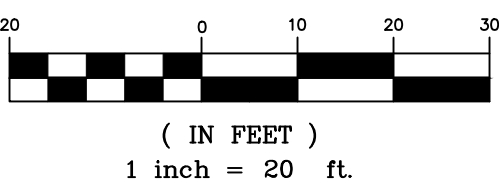
  

|                 |                      |                            |            |                     |                         |               |                 |
|-----------------|----------------------|----------------------------|------------|---------------------|-------------------------|---------------|-----------------|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

|          |                             |          |                         |
|----------|-----------------------------|----------|-------------------------|
| Ac.      | Acre                        | L.C.A.   | Limited Common Area     |
| Adj.     | Adjacent                    | LF       | 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                  |
| Clr.     | Clears                      | R/W      | Right-of-way            |
| C.O.     | Clean Out                   | San.     | Sanitary                |
| Comb.    | Combination                 | S.F.     | Square Feet             |
| Conc.    | Concrete                    | S/L      | Sublot                  |
| Conn.    | Connection                  | Stm.     | Storm                   |
| D.H.     | Drill Hole                  | T.B.M.   | Temporary Bench Mark    |
| D.I.W.M. | Ductile Iron Water          | TBR      | To Be Removed           |
| Elev     | Electric                    | T/C      | Top of Curb             |
| Encr.    | Encroaches                  | Tele     | Telephone               |
| Ex.      | Existing                    | T.F.     | Top Of Footer           |
| F.F.     | Finished Floor              | T.T.     | Test Tee                |
| GUT      | Gutter                      | TW       | Top of Wall             |
| Inv      | Invert                      | Typ.     | Typical                 |
|          |                             | Vol.     | Volume                  |
|          |                             | Wat      | Water                   |

GRAPHIC SCALE



Preliminary  
Not for Construction

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

2025-169

PLAN REVISIONS:  
8-21-2025  
CITY COMMENTS

PAGE REVISIONS:

ISSUED FOR:  
PLANNING COMMISSION  
8-11-2025  
NOT FOR CONSTRUCTION

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

GRADING PLAN

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

OGPUPS  
Ohio Oil & Gas Producers Underground Protection Service  
CAB 03/07/17-2006 to 03/11

C5.01