

Meeting Date:

October 16, 2025

Location:

86 Owen Brown St

Parcel Number

3201121; 3201120

Request

Variance requests for two curb cuts

Applicant:

Rhonda Singer, Fairmount Properties

Property Owner:

RLM Investments II LLC

Zoning:

D5 – Village Core District

Case Manager:

Mary Rodack,
Associate Planner

Contents

- Application, 9-18-2025
- Site Plan, 9-18-2025
- Memo from Fire Marshal, Shawn Kasson
- Planning Commission decision from 9-8-2025 meeting
- Site Photos 10-9-2024



Location Map, City of Hudson GIS

Request:

The subject of this hearing are variance requests to allow for two driveway curb cuts for a proposed townhome development. The requests include:

1. A request to construct two driveway curb cuts when only one driveway curb cut is permitted pursuant to Section 1205.08(d)(15)(A), "District 5: Village Core District – Driveway curb cuts" of the City of Hudson Land Development Code.
2. A request to exceed the maximum driveway curb cut width of 30 ft per lot pursuant to Section 1207.13(c)(5)(C), "Transportation/Circulation/Pedestrian Linkage – Curb cuts and intersections" 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 two lots combined are approximately 1.3 acres. The owners purchased the properties in 2022. The applicant received PC approval for a Conceptual Site Plan for a townhome development at the September 8, 2025, PC meeting.

The applicant is requesting to construct two curb cuts with one entering on Owen Brown Street and another on Clinton Street. The City of Hudson's Land Development Code has the following regulation relative to driveway curb cuts for properties located in District 5 –

- *1205.08(d)(15)(A) – Driveway curb cuts. Townhomes and duplexes: No more than one driveway curb cut per lot.*

The applicant is requesting a variance to construct two driveway curb cuts in conflict with the above code which states only one can be constructed per lot for townhomes.

The City of Hudson's Land Development Code also has the following regulation relative to curb cuts for residential properties –

- *1207.13(c)(5)(C) - Residential development is permitted a maximum of two curb cuts per lot with a maximum width at the right-of-way of twenty feet per curb cut and a combined maximum of thirty feet per lot.*

The applicant is requesting a curb cut width variance of approximately eleven (11) feet from the required thirty feet combined curb cut width in order to construct two curb cuts.

The applicant states that the development of the project with two curb cuts will help minimize the amount of impervious surface on the site by reducing internal circulation needs and would allow for two-way traffic on either side of the development. Additionally, the applicant states the two curb cuts would allow improved access for emergency vehicles.

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:

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

The property in question could yield a reasonable return and there could be beneficial use of the property without the variance.

2. Whether the variance is substantial:

Variance #1 - 1205 Driveway curb cuts: The variance is not substantial as the two curb cuts would be located on different streets, independent of each other, and separated from each other by approximately 600 ft.

Variance #2 - 1207 Width of curb cuts: Each curb cut complies with the maximum permitted width of 20 feet. The 40 feet width per lot is not substantial due to the separation between

Hudson Board of Zoning and Building Appeals	
October 16, 2025	DOCKET 2025-1255

curb cuts and the general intent of this standard which is focused on single family development and not having too much curb width for circular drives.

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.
- The lots in question has approximately 690 feet of combined frontage along Clinton St, Morse Rd, and Owen Brown St.
- The First and Main Townhome development adjacent to the east has a similar layout with two driveways separated by 140 feet to serve the 12 units on one acre (six units per curb cut). This development was permitted two curb cuts as it is broken down into multiple lots; however, it functions as one development in the same manner as the proposed project.
- The subject property, as currently developed, contains three curb cuts.

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

The variance would not adversely affect the delivery of governmental services. The use of two curb cuts would provide improved access for Fire and EMS response to the facility.

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

The current property owners purchased the property in 2022. The application has been submitted by a potential purchaser of the property.

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

Staff notes the site plan could be reconfigured to have one central driveway to access all townhomes; however, such configuration would increase the pavement area and require reduction or removal of the central courtyard design which helps to soften the scale and presence of the proposal.

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 require approval of a Major Site Plan application to the Planning Commission.
- The proposal would also require a Design Review with the Architectural and Historic Board of Review.
- The proposal would require a final administrative site review with City Staff.

**25-1255****Primary Location****Applicant**

Board of Zoning and

Building Appeals

(BZBA)

Status: Active

Submitted On:

9/18/2025

Applicant and Property Owner Information**Applicant Relationship to Property Owner:*****Company Name:**

Type of Hearing Request**Type of Request:*****Year Property Purchased***

Variance

NA

Code Required Regulation (please indicate feet, s.f. or height)* ?**Requested Variance (please indicate the amount of the variance in feet, s.f. or height)*** ?1205.08(15) A. Townhomes and duplexes:
No more than one driveway curb cut per
lot.; 1207.13(c)(5)(C)2 curb cuts per lot; combined maximum
width of 41.43ft

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

NA

Explanation of Request and Justification:*

We are requesting two (2) curb cuts for the new townhome development which consists of a total of eighteen (18) townhomes. One (1) curb cut would be provided per nine (9) townhomes. Two (2) curb cuts minimize the amount of paving on site by reducing the need for additional internal roadway, minimizing the impervious lot coverage. The curb cuts also provide opportunity to break the massing of the townhomes on the street. EMS/Hudson Fire Department have also noted that two (2) curb cuts are preferred from an emergency services access standpoint.

The (2) curb cuts we are requesting require (1) one to be at 20ft minimum and the other to be 21.43 ft. minimum to allow for two-way traffic. Approx.10ft. in each direction. 20 feet and 21.43 feet also allows for fire vehicle access.

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 two (2) curb cuts will allow for better use of the land and provide less impervious pavement within the development. This will allow for more green spaces on the site and comply with code requirements.

Two (2) curb cuts are preferred by EMS/Hudson Fire Dept. for emergency services.

The (2) curb cuts with (1) being 20ft and the other being 21.43ft will also allow for two-way traffic as well as allow for a fire vehicle to enter the development.

The variance is
insubstantial

Describe why the variance is substantial or insubstantial*

The variance is insubstantial as it helps the EMS/Hudson Fire Dept. to serve the homeowners properly for emergency services. The (2) curb cuts with (1) being 20ft and the other being 21.43ft will allow for two-way traffic as well as allow for an emergency vehicle to enter the development.

Also, there are currently (3) wider curb cuts on the existing property and we would be reducing the size and quantity. As this is a large project, the request for only these variances is minor in nature

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 two (2) curb cuts are the minimum amount necessary for the site to function properly. Again, this would make the site function better for the homeowners, EMS/Fire Dept, and provide more green space than impervious pavement as required by code.

Would adjoining properties be negatively impacted?*

no

Describe how the adjacent properties will not be affected.*

There are multiple other curb cuts located on Owen Brown St. and Clinton St. where the new curb cuts would be located, therefore they would align with the look and feel of the adjacent neighborhood.

Also, there is an existing curb cut on Owen Brown St. that is used for the current commercial buildings on the site. The new curb cut on Owen Brown St. would not introduce a new curb cut per se but instead locate the existing curb cut further away from the adjacent properties.

The widths of the curb cuts will not affect the neighboring properties as they will be located away from the adjacent 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:*

As stated before, EMS/Hudson Fire Dept have noted the two (2) curb cuts would meet their needs for emergency services. This need would only be met by receiving a variance.

The (2) curb cuts with (1) being 20ft and the other being 21.43ft cannot be solved by other means as the widths are necessary for two-way traffic as well as fire vehicle access.

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

By granting the variances, it will provide the residents two means of access to their homes, limits impervious pavement, and provides a better layout of the site to meet other various city codes. It would also allow for two-way traffic at each curb cut therefore limiting congestion on the site. Providing the two means of access as well as widening the distance of the allowable curb cuts at the right-of-way will provide access for emergency vehicles. The spirit and intent of the codes will be met by providing a better site layout for the residents to enjoy and keep safe.

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

the new townhome development requirements.

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.

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.*



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. *



Board Meeting Date

 AHBR

☐

 BZBA

☐

 **Planning Commission**



Internal

 **Company Name**

 **Variances**

 **Meeting Date**

 **District**

**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)

Preliminary
Not for Construction

RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO • 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.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, & UWEN
BROWN ST, HUDSON, OH 44236

GREEN SPACE PLAN

Call 811 before you dig

OGPUPS 
Oil & Gas Producers Underground Protection Service

0.00

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

INDEX OF ECOLOGICAL INTEGRITY

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

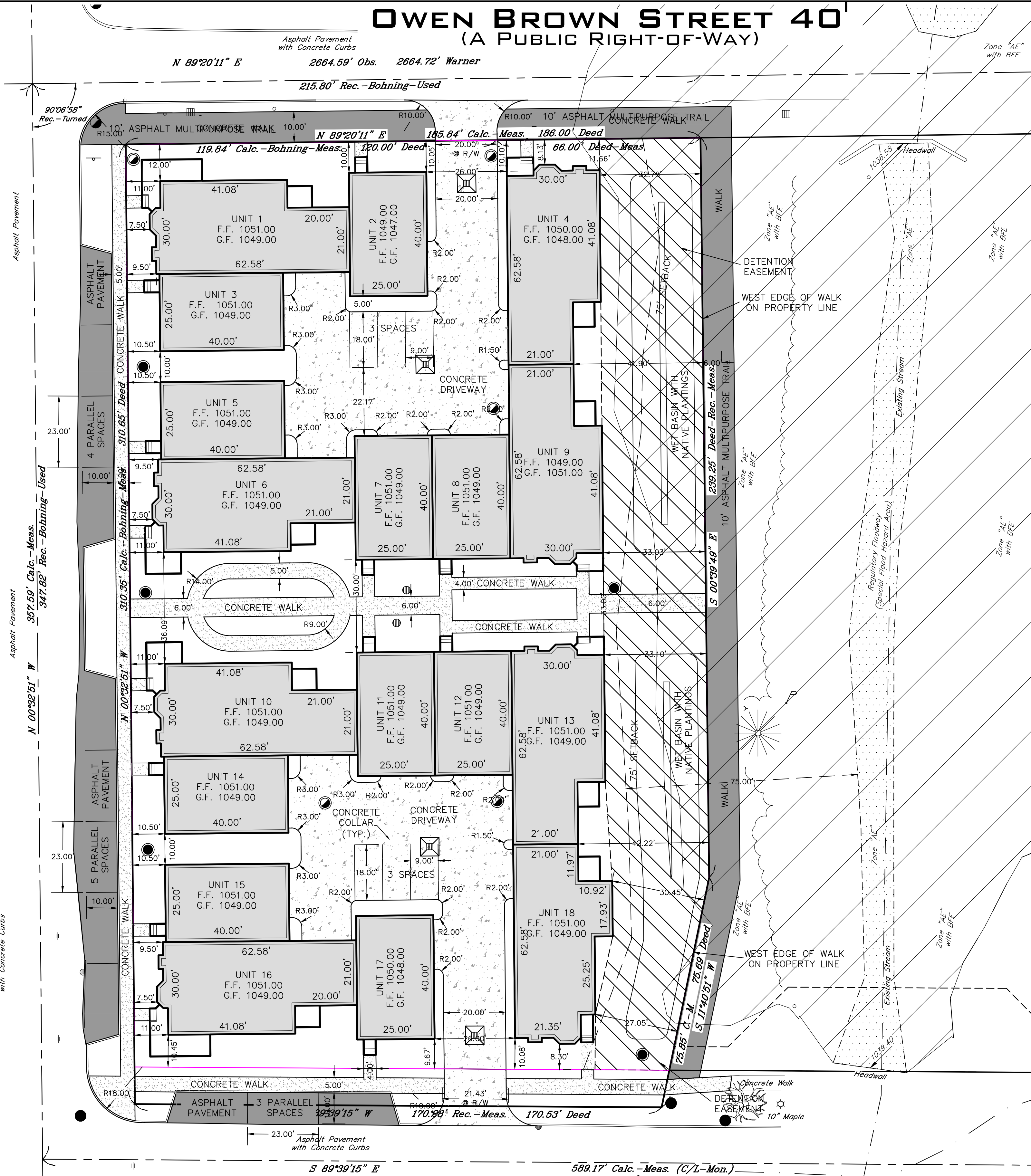
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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:

- 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.

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)

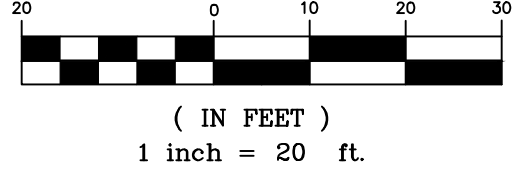
LEGEND

M = Monument Box Found	○ = Iron Pin or Pipe Found	○ = Spot Elevation Tag
● = 5/8" Iron Pin Set and Capped Riverstone Company PS 8740	○ = Hydrant	○ = Water Service Valve
+ = P.K. Nail	○ = Water Valve	○ = Water Meter
⊙ = Gas Meter	○ = Reducer	○ = Storm Manhole
△ = Gas Valve	○ = Sanitary Manhole	○ = Curb Inlet
⊘ = Light Pole	○ = Catch Basin	○ = Property Line
⊘ = Guy Anchor & Line	○ = Centerline	
⊘ = Telephone Box		
⊘ = Electric Box		
⊘ = Cable Box		
⊘ = 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	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	Strm.	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
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 LAKESIDE 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

Ohio Utilities Protection Service
Call 811
before you dig

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

C3.01



SHAWN KASSON
Fire Marshal

skasson@hudson.oh.us
(330) 342-1869

M E M O R A N D U M

DATE: October 1, 2025
TO: Mary Rodack, Associate Planner
FROM: Shawn Kasson, Fire Marshal SK
SUBJECT: Downtown Townhomes – 86 Owen Brown Street

I am writing regarding the Board of Zoning and Building Appeals (BZBA) variance request for the proposed townhome development at 86 Owen Brown Street. I have reviewed the 08/21/25 revision of the site plan and understand that the developer has submitted a variance request to the BZBA requesting relief from the following Land Development Code requirement:
1205.08(15) A. Townhomes and duplexes: No more than one driveway curb cut per lot.

Upon review and consultation with Chief Varnes, Hudson Fire Department has no objection to the variance request.

Please contact me with any questions.



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

PLANNING COMMISSION

CASE NO. 25-1027 CONCEPT SITE PLAN TOWNHOMES

86 OWEN BROWN STREET (PARCELS #3201121 & #3201120)

FINAL DECISION

Based on the evidence and representations to the Commission by Adam Fishman, Fairmount Properties, David Pietrantone, The Riverstone Company, and City staff at a public meeting of the Planning Commission held at the regular meeting on September 8, 2025, the Planning Commission approves the Concept Site Plan Request for the townhome proposal in Case 25-1027 for the property located at 86 Owen Brown Street and comprised of parcels #3201121 and #3201120 according to plans dated August 21, 2025.

The Planning Commission finds conceptual compliance with the site plan standards of Section 1204.04(a)(1) through (a)(6). The request is subject to final site plan review and approval. Approval of the concept plan does not constitute a final decision on the site plan application since the plan may require revisions based upon a review of the submissions for final site plan approval by the Planning Commission or City Council.

Dated: September 17, 2025

CITY OF HUDSON
PLANNING COMMISSION

A handwritten signature in cursive script that reads "Sarah Norman".

Sarah Norman, Chair

AFFIDAVIT OF ADAM FISHMAN

I, Adam Fishman, being first duly sworn, and being over the age of 18 and competent to testify to the matters contained in this affidavit, depose and say as follows:

1. I have personal knowledge of the facts contained in this affidavit.
2. I am a Principal of Fairmount Properties LLC, a member of Hudson Townhomes LLC.
3. I am an authorized agent of Hudson Townhomes LLC.
4. The information provided in the application to the Hudson Board of Zoning and Building Appeals is true and correct to the best of my knowledge.
5. The ownership of the properties involved in the application are true and correct to the best of my knowledge.

AFFIANT FURTHER SAYETH NAUGHT.



ADAM FISHMAN

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

SWORN TO AND SUBSCRIBED in my presence on this 18th day of September, 2025.



TERRI ANN PEZZENTE
Notary Public
State of Ohio
My Comm. Expires
March 7, 2028


NOTARY PUBLIC



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company National Commercial Services
Issuing Office: Skylight Tower, 1660 West 2nd Street, Suite 650, Cleveland, OH 44113
Issuing Office's ALTA® Registry ID: 1005190
Commitment Number: NCS-1202684-CLE
Issuing Office File Number: NCS-1202684-CLE
Property Address: 86 Owen Brown Street, Hudson, OH 44236
Revision Number:

SCHEDULE A

1. Commitment Date: December 14, 2023 at 7:29 AM
2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Proposed Insured: Fairmount Properties LLC, an Ohio limited liability company
Proposed Amount of Insurance: \$1,200,000.00
The estate or interest to be insured: See Item 3 below
 - b. ALTA® Standard Loan Policy
Proposed Insured: To Be Furnished
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, [at the Commitment Date, vested in:](#)

RLM INVESTMENTS II, LLC, an Ohio limited liability company, by Quit-Claim Deed recorded as Instrument No. [56786166](#)
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No. NCS-1202684-CLE

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Receipt of an Owner's Affidavit acceptable to the Company if standard exceptions are to be deleted from the Policy or Policies to be issued.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
6. Receipt and review of an acceptable survey of the Land if the standard survey exception is to be deleted, and if certain endorsements are requested. The Company reserves the right to make additional exceptions and/or requirements following the review of said survey.
7. Submit to the Company the proper authority documents authorizing the transfer of interest of the parties and/or entities involved in this transaction.
8. A completed DTE 100 Form, or DTE 100EX Form if applicable, signed by the Grantee, must be presented with any deed or 99-year lease to be recorded for the purpose of paying the transfer tax or being exempted therefrom. An acceptable supporting affidavit must be presented with a DTE 100EX Form.
9. Approval of the County Auditor/Engineer of the legal description prior to deed transfer.
10. The Company may make additional exceptions and/or requirements upon (a) its review of the documents creating the estate or interest to be insured; (b) its review of other documentation pertinent to this transaction; and (c) ascertaining other details of the transaction.
11. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
12. The following will be required with respect to a Limited Liability Company:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- A. A copy of the operating agreement and any amendments thereto as well as a Certificate of Full Force and Effect or comparable state certificate issued by the Secretary of State of the limited liability company's state of domicile must be provided by the Company.
 - B. Other requirements may be imposed by the Company following its review of the documentation required herein.
13. Submit to the Company the Operating Agreement, including any amendments thereto, of Fairmount Properties LLC, an Ohio limited liability company, and the Certificate from the appropriate offices in its state of domicile evidencing proper filing of the Articles of Organization.
14. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

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Commitment No. NCS-1202684-CLE

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Rights of parties in possession of all or any part of the Land, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
6. The lien of the real estate taxes or assessments are imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
7. The following exception will appear in any loan Policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy, pursuant to Ohio Revised Code Section 1509.31(D).
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.

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9. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the Land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the Land by the State, County, Municipality, Township, or other taxing authority.

10. Taxes and Assessments for the year 2022:

Assessed in the name of:RLM INVESTMENTS II LLC

Parcel No.: 3201121

First half taxes in the amount of \$5,383.50 , including current assessments, if any, is Paid.

Last half taxes in the amount of \$5,383.50 , including current assessments, if any, is Paid.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$0.00.

Exemption amount: \$0.00

Land: \$34,160.00

Improvements: \$99,430.00

Total: \$133,590.00

Taxes and Assessments for the year 2023 and subsequent years are a lien, not yet due or payable

(Affects Parcel No. 2)

11. Taxes and Assessments for the year 2022:

Assessed in the name of:RLM INVESTMENTS II LLC

Parcel No.: 3201120

First half taxes in the amount of \$515.62 , including current assessments, if any, is Paid.

Last half taxes in the amount of \$515.62 , including current assessments, if any, is Delinquent.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$576.65.

Exemption amount: \$0.00

Land: \$10,080.00

Improvements: \$2,040.00

Total: \$12,120.00

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Taxes and Assessments for the year 2023 and subsequent years are a lien, not yet due or payable

(Affects Parcel No. 1)

12. Right of way easement in favor of The Village of Hudson, Ohio Dated: May 31, 1930 Recorded: November 21, 1930 Instrument No.: / [Volume 1419, Page 509](#). Subject to the terms and conditions thereof.
Affects: The land and other property.
13. Rights of the public and public utilities in and to that portion of the land lying within the bounds of any publicly dedicated street(s).
14. Any reference to acreage or area in the description of the land in Schedule A is for informational purposes only and the accuracy of the area stated is not insured.

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Commitment No. NCS-1202684-CLE

EXHIBIT A

The Land referred to herein below is situated in the County of SUMMIT, State of OHIO, and is described as follows:

Parcel No. 1:

Being part of Old Lot No. 55 and of Block No. 20 in said Village of Hudson, and more particularly described as follows:

Commencing at an iron pin set at the point of intersection of the center line of Second Street with the southerly line of Brown Street; thence westerly along said southerly line of Brown Street, 333 feet to the true place of beginning. Thence in a southerly direction, along a line running at right angle to said southerly line of Brown Street 239.25 feet to a point; thence in a westerly direction along a line running parallel to said southerly line of Brown Street 66 feet to a point; thence in a northerly direction along a line at right angle to said southerly line of Brown Street 239.25 feet to a point on said southerly line of Brown Street; thence in an easterly direction, along said southerly line of Brown Street, 66 feet to the true place of beginning. Said parcel containing 0.36 acres, be the same more or less.

Parcel No.2:

Being part of Original Lot No. 55, formerly Hudson Township, and more particularly described as follows:

Beginning at an iron pin in the south line of Brown Street at the northwest corner of the Village property as described in Summit County Deed Records, [Volume 1419, Page 509](#), which iron pin is also the northeast corner and is described in Deed Record [Volume 2771, Page 48](#) as being 399 feet west of an iron pin at the intersection of said south line with the center line of Second Street; thence S. 0° 18' 28" W. 239.25 feet along the west line of the Village property to an iron pin; thence S. 89° 41' 32" E. 66 feet along the south line of the Village property to an iron pin; thence S. 12° 07' 28" W. 75.69 feet to an iron pin; thence N. 88° 44' 32" W. 170.53 feet to an iron pin; thence N. 0° 18' 28" E. 310.65 feet to an iron pin in the south line of Brown Street; thence S. 89° 41' 32" E. 120 feet to the beginning and containing 0.957 acres of land, be the same more or less.

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

- 2.** If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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- 3.** The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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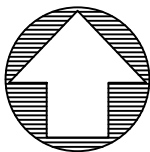
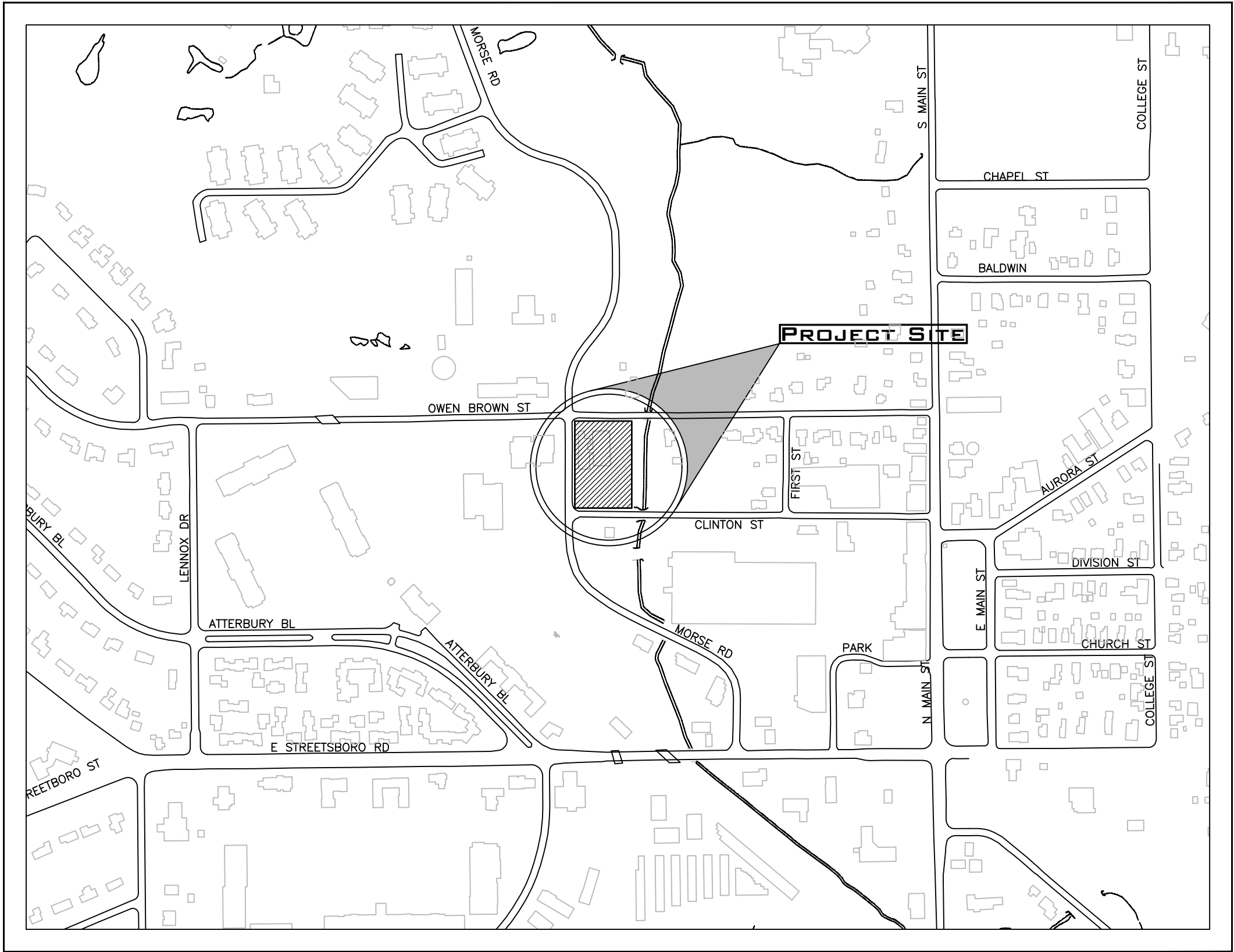
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PRELIMINARY IMPROVEMENT PLANS FOR HUDSON VILLAGE TOWNHOMES

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

INDEX TO DRAWINGS

TITLE PAGE	C1.01
EXISTING CONDITIONS	C2.01
SITE DEMOLITION PLAN	C2.02
SITE PLAN	C3.01
ENVIRONMENTAL INVENTORY / GREEN SPACE PLAN	C3.02
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

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
TITLE PAGE

Ohio Utilities Protection Service
Call 811
before you dig

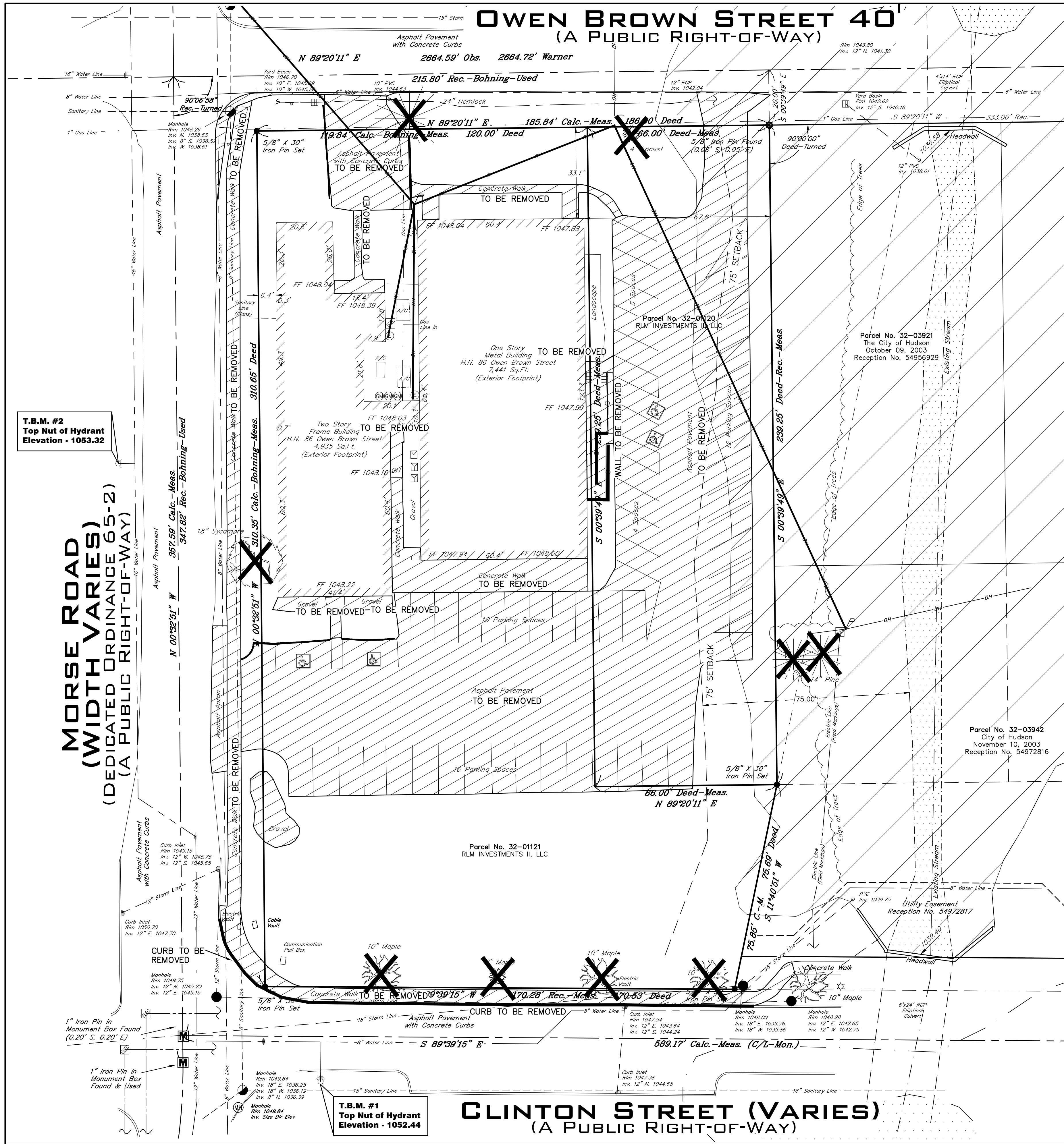
OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
CER 016171-2004 or 011

C1.01



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

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



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

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

GENERAL SITE DEMOLITION NOTES:

CONTRACTOR SHALL COMPLETELY CLEAR SITE. REMOVAL SHALL INCLUDE BUT NOT LIMITED TO ALL PAVEMENTS, SIDEWALKS, CURBS, BUILDINGS, BASEMENTS, FOOTERS, FOUNDATIONS, PORCHES, STEPS, POLES, UTILITIES, BOLLARDS, WALLS, FENCES, TREES, LANDSCAPING AND ALL APPURTENANCES WITHIN THE SITE.

CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS NECESSARY FOR SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR ALL FEES.

CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) A MINIMUM OF 48 HOURS BEFORE ANY DEMOLITION WORK.

CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY DEMOLITION WORK WITH THE APPROPRIATE UTILITIES PRIOR TO DEMOLITION. ALL UTILITY CONNECTIONS SHALL BE REMOVED ACCORDING TO UTILITY COMPANY REQUIREMENTS.

SANITARY AND WATER CONNECTIONS TO REMAIN FOR REUSE SHALL BE LOCATED, INSPECTED AND MARKED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF EXACT LOCATIONS AND ELEVATIONS. ALL OTHER CONNECTIONS NOT PROPOSED TO BE REUSED SHALL BE PLUGGED AND ABANDON PER UTILITY REQUIREMENTS.

SITE DEMOLITION LEGEND:



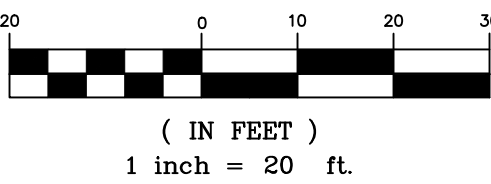
SITE DEMOLITION PLAN KEYNOTES:

- SAWCUT AND REMOVE CURB. CONTRACTOR SHALL SAWCUT AND REMOVE CURB PROVIDING A CLEAN SMOOTH EDGE AND ENSURE THE INTEGRITY OF THE PAVEMENT TO REMAIN.
- OVERHEAD LINES TO BE REMOVED OR RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
- UTILITY POLE TO BE REMOVED OR RELOCATED. CONTRACTOR SHALL COORDINATE REMOVAL OF POLE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
- DURING DEMOLITION, THE CONTRACTOR SHALL LOCATE, EXPOSE, MARK, AND INSPECT EXISTING SANITARY AND WATER CONNECTIONS FOR REUSE. CONTRACTOR SHALL TELEPHONE SEWER CONNECTION AND NOTIFY ENGINEER OF LOCATION, CONDITION, AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE REUSE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- GAS CONNECTION TO BE PLUGGED AT MAIN AND REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ASPHALT PAVEMENT TO BE REMOVED. CONTRACTOR SHALL SAWCUT AND REMOVE ASPHALT PAVEMENT. CONTRACTOR SHALL PROVIDE A CLEAN SMOOTH EDGE OF PAVEMENT AND ENSURE THE INTEGRITY OF THE PAVEMENT TO REMAIN.
- SIDEWALK TO BE REMOVED. SAWCUT AT THE NEAREST JOINT AND PROVIDE SMOOTH CLEAN EDGE AND ENSURE INTEGRITY OF PAVEMENT TO REMAIN.
- EXISTING ELECTRIC BOX TO BE REMOVED. COORDINATE WITH THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

PROPOSED	EXISTING
= Monument Box Found	= Spot Elevation Tag
= Iron Pin or Pipe Found	= Hydrant
= 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. Adj.	L.C.A. Limited Common Area
A.F.N. Auditor's File Number	M.E. Match Existing
Asp. Asphalt	Meas./M. Measured
B.F. Basement Floor	MH. Manhole
B.W. Bottom of Wall	Obs. Observed
Calc./C. Calculated	Pg. Page
CB. Catch Basin	P.P.N. Permanent Parcel
C.C.M.R. Cuyahoga County Map	Number
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
Electric	T/C. Top of Curb
Elev. Elevation	T/F. Telephone
Encr. Encroaches	T.F. Top of Footer
Ex. Existing	T.T. Test Tee
F.F. Finished Floor	TW. Top of Wall
GUT. Gutter	Typ. Typical
Inv. Invert	Vol. Volume
	Wat. Water

GRAPHIC SCALE



Preliminary
Not for Construction

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

2025-169

PLAN REVISIONS:
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HUDSON VILLAGE TOWNHOMES
CLINTON ST, MORSE RD, & OWEN
BROWN ST, HUDSON, OH 44236
SITE DEMOLITION PLAN

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
C&B 811 (717) 568-8311

C2.02

MORSE ROAD

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

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

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 DOT 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

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

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

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

A.C.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
A.S.	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 Right-of-way
Cir.	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	Strm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water	TBR	To Be Removed
		Top	Top of Wall
		Tele	Telephone
		T.F.	Top of Footer
		T.T.	Test Tee
		TW	Top of Wall
		Typ.	Typical
		Vol.	Volume

GRAPHIC SCALE

(IN FEET)
1 inch = 20

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
PHONE: (216) 491-2000 FAX: (216) 491-9666
WWW.RIVERSTONESURVEY.COM

2025-169

PLAN REVISIONS

PAGE REVISIONS

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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 
Oil & Gas Producers Underground Protection Service

C3.0

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

Concrete Walk
10" Maple

Headwall

Existing Stream

Existing Stream

Headwall

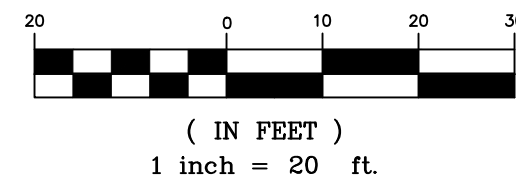
LEGEND

- | | |
|---|-----------------------|
| = 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 |
| Existing | PROPOSED | Existing | PROPOSED | Existing | PROPOSED | Existing | PROPOSED |

- | | | | |
|----------|-----------------------|----------|-------------------------|
| 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 | 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



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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8-21-2025
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PAGE REVISIONS:

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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 01/01/17-2026 or 01/1

C3.02

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

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

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BROWN ST. HUDSON. OH 44236

ENVIRONMENTAL INVENTORY /
GREEN SPACE PLAN

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS 
& Gas Producers Underground Protection Service

23.03

GREEN SPACE LEGEND:

GREEN SPACE ON PROPERTY

GREEN SPACE WITHIN THE R/W

EXISTING STREAM

PROPOSED WET DETENTION BASIN

DETENTION BASIN EASEMENT AREA

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

INDEX OF ECOLOGICAL INTEGRITY

	PRE-DEVELOPMENT	POST DEVELOPMENT
PARCEL AREA	1.3195 ACRES	1.2723 ACRES
PROJECT LIMITS	1.478 ACRES	
IMPERVIOUS AREA	0.802 ACRES	0.8230 ACRES
OPEN SPACE	0.518 ACRES	0.4493 ACRES
% IMPERVIOUS	60.8%	64.7%

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

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

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

LEGEND

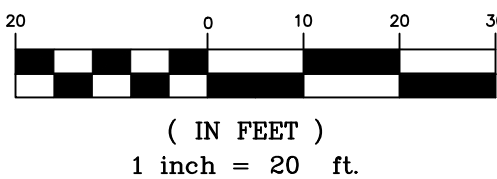
	= Monument Box Found		= Spot Elevation Tag
	= Iron Pin or Pipe Found		= Hydrant
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	= Bollard		
	= Cleanout / Test Tee		

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

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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
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Elec	Electric	T/C	Top of Curb
Elev	Elevation	Tele	Telephone
Encr.	Encroaches	T.F.	Top Of Footer
Ex.	Existing	T.T.	Test Tee
F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Inv	Invert	Vol.	Volume
		Wat	Water

GRAPHIC SCALE



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HUDSON VILLAGE TOWNHOMES

CLINTON ST, MORSE RD, & OWEN
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UTILITY PLAN

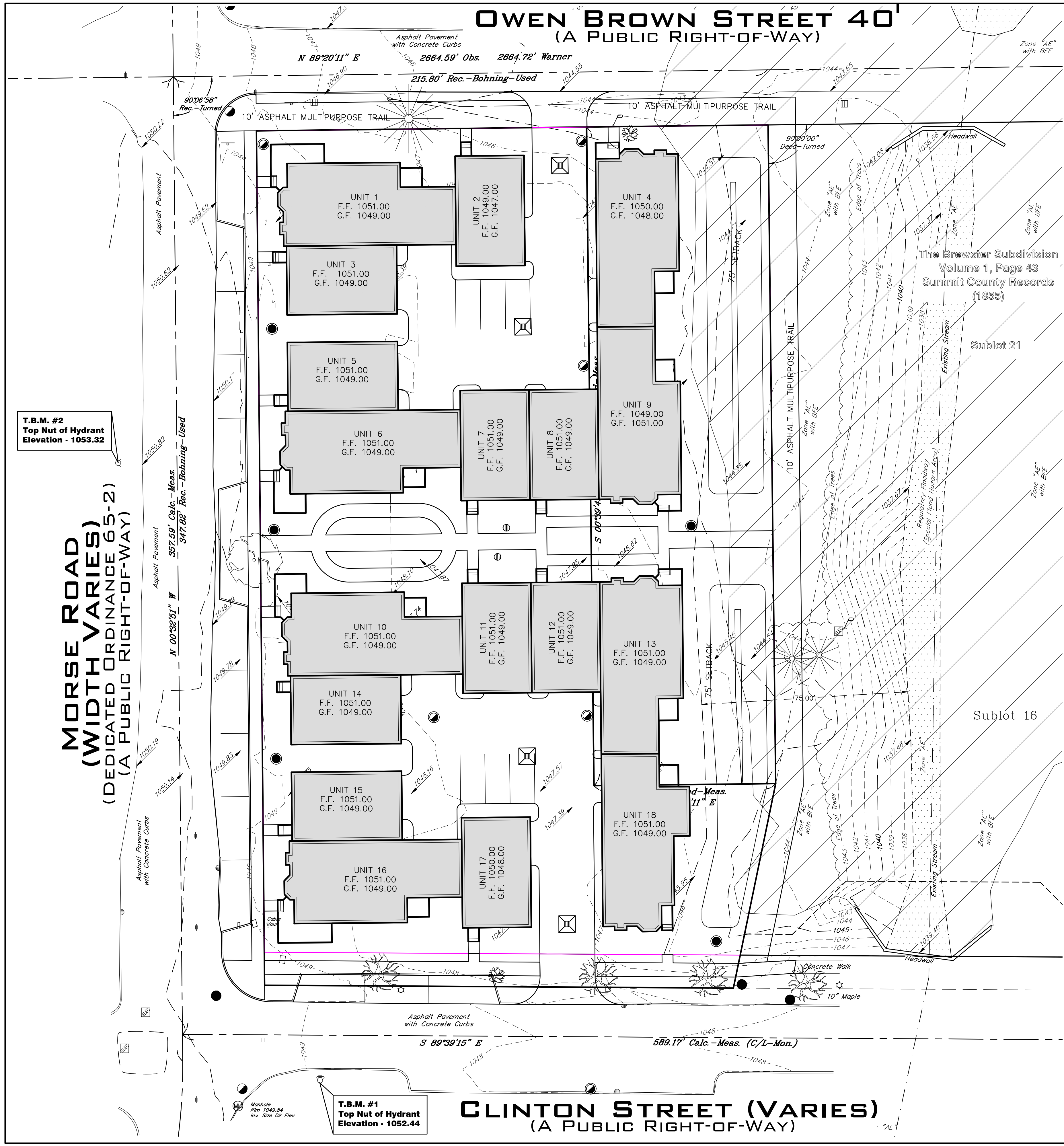
Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
C&B 811 (717) 586-6311

C4.01

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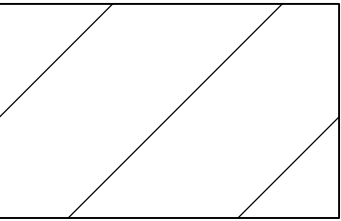
T.B.M. #2
Top Nut of Hydrant
Elevation - 1053.32



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

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

FLOOD ZONE LEGEND



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

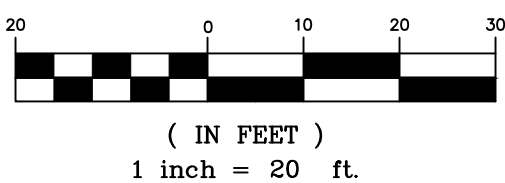
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	Iron Pin or Pipe Found		Hydrant
	5/8" Iron Pin Set and Capped Riverstone Company PS 8740		Water Service Valve
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GRADING PLAN

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
CAB 03/07/17-2006 to 03/1

C5.01





Wase Rd
Clinton St

Farinacci
PIZZA





Owen Bro





