

a new house for

159 HUDSON STREET

HUDSON, OHIO

1133 BROADWAY SUITE 1416
NEW YORK, NEW YORK 10010
212.414.1272 MCAALPINEHOUSE.COM
NEW YORK ATLANTA NASHVILLE MONTGOMERY

MCAALPINE

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a new house
for
159 HUDSON STREET
HUDSON, OH 44236

PROJECT

2026-04-21

DATE

COVERSHEET

TITLE

A0.00

SHEET No

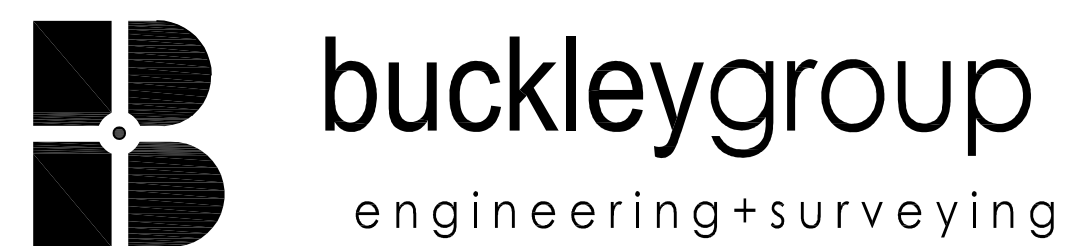
Hudson Street Property - 159 Hudson Street Civil Site Plan

PROJECT LOCATIAON:
pp #3200098 - 0.5227 Acres
CITY OF HUDSON - SUMMIT COUNTY - STATE OF OHIO

PREPARED FOR

Brookes & Henderson Building Co.
16710 W Park Circle Drive
Chagrin Falls, OH 44023
PHONE: (440) 543-9140

ENGINEER



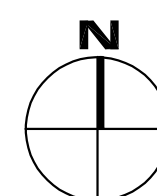
12121 KINSMAN ROAD
NEWBURY, OH 44065
MAIN OFFICE: (740) 589-5001
NEWBURY OFFICE: (440) 564-8008

CONTACT: George Hess III

APRIL 21, 2026



SITE MAP



—	CL DITCH/STREAM	⊕	PEDESTRIAN WALK SIGNAL
—	RIGHT OF WAY	—○	ANCHOR POLE
—	PROPERTY LINE	—<	GUY WIRE
—○—○—○—○	GUARDRAIL	⊠	ELECTRIC PULLBOX
—	FENCE	⊠	TRAFFIC PULLBOX
—	EXIST. GAS LINE	⊠	TRAFFIC SIGNAL BOX
—	EXIST. WATER LINE	⊠	WATER METER
—	EXIST. STORM SEWER	⊠	WATER VALVE
—	EXIST. SANITARY SEWER	⊠	FIRE HYDRANT
—	EXIST. TELECOM	⊠	WATER SERVICE VALVE
—	EXIST. UNDERGROUND ELEC.	⊠	SPRINKLER CONTROL BOX
○	IRON PIN/PIPE FOUND	⊠	GAS VALVE
□	MONUMENT BOX	⊠	GAS MARKER
●	IPS	⊠	GAS TEST
FND	FOUND	⊠	STORM MANHOLE
D	DEED	⊠	YARD DRAIN
R/REC	RECORD	⊠	CATCH BASIN
M/MSD	MEASURED	⊠	CURB INLET
O/OBS	OBSERVED	⊠	SANITARY MANHOLE
C/CALC	CALCULATED	⊠	CLEANOUT
U	USED	⊠	POWER TRANSFORMER
D.R.	DEED RECORD	⊠	CABLE PEDESTAL
O.R.	OFFICIAL RECORD	⊠	TELEPHONE PEDESTAL
P	PLAT RECORD INFORMATION	⊠	TELEPHONE MANHOLE
CL C/L	CENTERLINE	⊠	SIGN
E/P	EDGE OF PAVEMENT	⊠	CANTILEVERED SIGN
⊠	LIGHT/POWER POLE	⊠	GUARD POST
⊠	POWER POLE	⊠	FENCE POST
⊠	LIGHT POLE	⊠	TREE
⊠	YARD LIGHT	⊠	PINE
⊠	TRAFFIC SIGNAL POLE	⊠	BUSH
⊠	UTILITY POLE	⊠	STUMP

INDEX OF SHEETS	
SHEET	DESCRIPTION
C1	TITLE SHEET
C2	EXISTING CONDITIONS (BY ALBAN SURVEYING)
C3	GENERAL NOTES
C4	EXISTING CONDITION & DEMOLITION PLAN
C5	SITE PLAN & ABBREVIATED STORM WATER POLLUTION PREVENTION PLAN (SWP3)
C6-C7	EROSION CONTROL AND SITE DETAILS

GENERAL CONSTRUCTION ACTIVITIES

THIS PROJECT WILL CONSIST OF THE DEMOLITION OF THE EXISTING RESIDENCE, GARAGE, DECK, ETC.. AND CONSTRUCTION OF A NEW RESIDENCE AND DRIVE IMPROVEMENTS (INCL. SITE LANDSCAPING, REDESIGN OF THE EXISTING DRIVE AND DRIVE COURT AND OVERALL SITE IMPROVEMENTS.)

1. THE OHIO EPA GENERAL CONSTRUCTION STORM WATER PERMIT WILL NOT BE APPLIED FOR, DUE TO THE TOTAL SITE DISTURBANCE BEING LESS THAN 1 ACRE. TOTAL SITE ACREAGE 0.5079 ACRES
2. EXISTING IMPERVIOUS: 0.189 ACRES 37.2% COVERAGE
3. PROPOED IMPERVIOUS: 0.203 ACRES 39.7% COVERAGE
4. PROPOSED IMPERVIOUS INCREASE OF 2.5%
5. SITE LOCATION LATITUDE N 41.247568534179685
LONGITUDE W -81.43187993538548
6. CURRENT LAND USE FOR PARCEL#3200098 IS: 510-R-SINGLE FAMILY DWELLING PLOTTED LOT PER THE SUMMIT COUNTY AUDITOR'S WEBSITE.
7. SURVEY PROVIDED BY ALBAN SURVEYING COMPANY



SIGNED: *Clinton Kuenzli*

DATE: 4/21/2026

UNDERGROUND UTILITIES
CONTACT BOTH SERVICES TWO WORKING DAYS BEFORE YOU DIG.

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
(Non-members must be called directly)

OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE
1-800-925-0988

Revision	Date	Initial	Description
1	5/7/26	G3	REVISED HOUSE FOOTPRINT

PROJECT #

C1

5/7/2026 11:18:29 AM F:\Land Projects (C-3D)\Brookes & Henderson\Hudson Street\Hudson Street Civil Site 2 4-17-26.dwg

GENERAL

A PRE-CONSTRUCTION CONFERENCE SCHEDULED BY THE ARCHITECT(S) SHALL BE HELD PRIOR TO WORK STARTING. IN ADDITION, THE CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE TO THE ARCHITECT(S)/ENGINEER, PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.

ALL CONSTRUCTION AND MATERIALS INCLUDED IN THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS UNLESS SUPERSEDED BY THE MODIFICATIONS TO THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SUMMIT COUNTY AND/OR THE CITY OF HUDSON.

ALL WORK CONTEMPLATED UNDER THIS CONTRACT SHALL COMPLY WITH THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

UTILITIES

IT IS THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO MAKE HIS OWN INVESTIGATIONS OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY FACILITIES ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT THE TIME OF THE FIELD SURVEY IN COMPLIANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF THE EXISTING UTILITY OWNERS AND UTILITY PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE.

STREET CLEANING

STREET CLEANING SHALL BE PERFORMED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF ALL DEBRIS RESULTING FROM THE WORK ASSOCIATED WITH THE SITE WORK.

MATERIAL SPECIFICATIONS

MATERIAL SPECIFICATIONS CALLED FOR ON THE PLANS REPRESENT THE MINIMUM REQUIRED FOR EACH APPLICATION. THE OWNER MAY REQUEST OR THE CONTRACTOR MAY DESIRE TO SUBSTITUTE ALTERNATE MATERIALS. ANY SUCH SUBSTITUTIONS MUST BE EQUIVALENT IN QUALITY TO THE MATERIAL CALLED FOR AND MUST BE APPROVED IN WRITING BY THE PROJECT ENGINEER, PROJECT MANAGER OR ARCHITECT(S) AND THE CONSULTING ENGINEER.

MATERIAL TESTING AND PERMITS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIAL TESTING AND ALL PERMITS REQUIRED FOR THIS PROJECT.

THE BEDDING FOR THE TYPE "A" CULVERTS WILL BE CLASS "B" AND THE #57 AGGREGATE WILL BE INSTALLED TO A DEPTH OF AT LEAST ONE-HALF THE DIAMETER OF THE CULVERT. BACKFILL FOR THE REMAINING TRENCH SHALL BE TAMPED OR COMPACTED EVERY 6 INCHES.

ALL TYPE "A" CULVERTS SHALL BE REINFORCED CONJWLTE PIPE MEETING ODOT ITEM #706.02.

ALL HEADWALLS SHALL BE INSTALLED IN ACCORDANCE WITH ODOT STANDARD CONSTRUCTION DRAWINGS HW 2.1 AND HW 2.2 (HALF-HEIGHT HEADWALLS) UNLESS OTHERWISE NOTED.

FILTER FABRIC - ALL FABRIC FOR EROSION CONTROL TO BE WOVEN MATERIAL.

THE CONTRACTOR SHALL INCLUDE COST OF GRANULAR BACKFILL MATERIAL UNDER ALL EXISTING AND PROPOSED PAVEMENTS IN PRICE BID PER LINEAL FOOT OF PIPE.

EARTHWORK OPERATIONS

THE DESIGNATED AREAS OF EXCAVATION AND FILL SHALL BE CLEARED AND STRIPPED BY THE CONTRACTOR PRIOR TO THE START OF ANY EARTHWORK OPERATIONS.

THE CONTRACTOR SHALL STRIP ALL TOPSOIL FROM THE WORK AREAS AND RE-SPREAD THE TOPSOIL IN THE AREAS DESIGNATED BY THE PROJECT MANAGER FOR RE-SPREADING, SEEDING AND MULCHING, OR REMOVE THE TOPSOIL FROM THE SITE.

THE CONTRACTOR SHALL PLACE AND COMPACT ALL SUITABLE FILL MATERIAL EXCAVATED DURING HIS CONSTRUCTION OPERATIONS WITHIN THE FILL AREAS DESIGNATED ON THE IMPROVEMENT PLANS. THE FINAL GRADE OF THE EXCAVATED AND FILLED AREAS SHALL CORRESPOND TO THE PROPOSED GRADES SHOWN ON THE IMPROVEMENT PLANS.

CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE ENTIRE PROPOSED GRADING AREA, UNDERGROUND UTILITY EASEMENTS, AND DRAINAGE AND SEWER EASEMENT AREAS. CLEARING AND GRUBBING SHALL ALSO INCLUDE TREE REMOVAL.

ALL STUMPS, TREES, AND OTHER CONSTRUCTION DEBRIS SHALL BE DISPOSED OF BY THE CONTRACTOR UNDER THE LUMP SUM BASE BID.

TREE PRESERVATION

TREE PROTECTION MEASURES SHALL BE INSTALLED AS SPECIFIED PRIOR TO THE START OF CONSTRUCTION.

SPECIAL CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREES AND THEIR ROOT SYSTEMS WHICH ARE NOT CALLED FOR REMOVAL. IN GENERAL, WHERE THE LINE OF TRENCH FALLS WITHIN THE LIMITS OF THE LIMB SPREAD, THE LEAVING OF HEADERS ACROSS THE TRENCH TO PROTECT ROOTS WILL BE REQUIRED. THE OPERATION OF ALL EQUIPMENT, PARTICULARLY WHEN EMPLOYING BOOMS SHALL BE CONDUCTED IN A MANNER WHICH WILL NOT INJURE TREES, TRUNKS, BRANCHES OR THEIR ROOTS UNLESS SUCH TREES ARE DESIGNATED FOR REMOVAL. THE STORAGE OF MATERIALS, AND THE DEPOSITION OF EXCAVATION SHALL BE PROHIBITED WHEN WITHIN THE TREE CANOPY OF ANY TREE BEING SAVED.

EROSION and SEDIMENT CONTROL

MINIMIZE TRACKING OF SEDIMENTS BY VEHICLES BY UTILIZING THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. MAINTAIN THIS ENTRANCE WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM BEING TRACKED ONTO ROADWAY. REGULAR SWEEPING OF THE ROADWAY MAY BE NECESSARY TO ENSURE ROADWAY DOES NOT BUILD UP WITH SEDIMENTS.

SEDIMENT/STORM WATER PONDS AND EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF PONDS, SEEDING AND MULCHING SHALL IMMEDIATELY FOLLOW TO AID IN THE STABILIZATION AND MINIMIZE EROSION AND SEDIMENT TRANSPORT OF THE SOIL BEFORE WATER LEAVES THE POND. ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL DISTURBED AREAS ARE RESTABILIZED.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF. (THIS INCLUDES WASHING OUT CEMENT TRUCKS). DESIGNATED WASH PIT AREAS MUST BE PRESET FOR THIS PURPOSE AWAY FROM AREAS OF STORM RUNOFF.

EROSION and SEDIMENT CONTROL (CONT'D)

THE CONTRACTOR MUST PROVIDE REGULAR INSPECTION AND MAINTENANCE FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTION MUST BE MADE A MINIMUM OF ONCE EVERY SEVEN (7) DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24 HOUR PERIOD. NAME OF CONTRACTOR'S DESIGNATED INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTIONS AND CORRECTIVE MEASURES TAKEN MUST BE NOTED ON ALL INSPECTIONS.

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING TO ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF EXCAVATION OR FILL AND FINISH GRADING IN ACCORDANCE WITH ODOT ITEM 659 AND/OR AS DESIGNATED BY THE SUMMIT SOIL AND WATER CONSERVATION DISTRICT AND/OR THE CITY OF HUDSON.

TEMPORARY SEEDING SHALL BE APPLIED WITHIN ALL NEW ROADWAY AREAS, UTILITY EASEMENTS AND/OR AREAS REQUIRING ONLY TEMPORARY SEEDING, AND SHALL BE PERFORMED AS SOON AS GRADING IS COMPLETED AND READY FOR RELEASE. NO RELEASE BEYOND 80% SHALL BE MADE FOR EARTHWORK ITEMS UNTIL SEDIMENT CONTROL IS IN PLACE TO PROTECT SAID WORK ITEMS.

CONTRACTOR SHALL COMPLY WITH THE MAINTENANCE SCHEDULE INCLUDED IN THE APPROVED PLANS FOR THE PROPOSED EROSION CONTROLS.

APPROPRIATE EROSION CONTROL METHODS MUST BE IN PLACE PRIOR TO ANY EARTHWORK COMMENCING.

SITE STABILIZATION, EITHER PERMANENT OR TEMPORARY, MUST FOLLOW THE REQUIREMENTS AS APPLICABLE PER TABLE 1 OR TABLE 2 ON SHEET C6.

THE CONTRACTOR SHALL LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY EXCAVATION, BORROW, AND FILL OPERATIONS AND PROVIDE IMMEDIATE PERMANENT OR TEMPORARY CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER COURSES, LAKES, PONDS, WETLANDS OR OTHER AREAS OF WATER IMPOUNDMENT.

THIS WORK SHALL CONSIST OF TEMPORARY CONTROL MEASURES AS DETAILED ON THE PLANS OR ORDERED BY THE ENGINEER DURING THE LIFE OF THE CONTRACT TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH USE OF SILT FENCES, SLOPE PROTECTION, SEDIMENT BASINS, MULCHES, SEEDING, FILTER FABRICS, DITCH LINING AND OTHER EROSION CONTROL DEVICES OR METHODS.

TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS, THE LOCATION AND SIZE OF WHICH ARE DETAILED ON THE PLANS, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK OPERATIONS. TEMPORARY CONTROL MEASURES WILL BE USED WHEN AND AS DIRECTED BY THE ENGINEER TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE NOT FORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.

EXISTING VEGETATIVE GROWTH SHALL REMAIN UNDISTURBED AS LONG AS POSSIBLE, THE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED BY THE CONSTRUCTION AND WHICH ARE EXPOSED FOR MORE THAN 30 DAYS. SEEDED AREAS WILL BE INSPECTED, AND AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER SHALL BE RE-SEEDED AS NECESSARY BY THE CONTRACTOR. STABILIZE AREAS WITH MULCH WHEN CONDITIONS PROHIBIT SEEDING. STABILIZE AREAS WITHIN 30 FEET OF ANY STREAM OR WETLAND WITHIN 2 DAYS ON ALL INACTIVE DISTURBED AREAS.

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL SUBSEQUENTLY BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER. TEMPORARY AND PERMANENT EROSION CONTROL FEATURES SHALL BE CHECKED AFTER EACH MEASURABLE RAINFALL AND REESTABLISHED AS NECESSARY. REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.

IN THE EVENT THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS, OR FAILURE TO INSTALL PERMANENT CONTROLS AS PART OF THE WORK, SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE.

ADDITIONAL EROSION CONTROL MEASURES MAY BE MANDATED BY THOSE AGENCIES HAVING JURISDICTION.

ROUTINE INSPECTION WILL BE CONDUCTED ON ALL EROSION CONTROL PRACTICES FOR THIS PROJECT. INSPECTIONS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL. AREAS FOR INSPECTION INCLUDE DISTURBED AREAS, CONSTRUCTION AREAS, AND STORAGE AREAS. INSPECTION RECORDS SHALL BE KEPT FOR UP TO 3 YEARS AFTER TERMINATION OF CONSTRUCTION ACTIVITIES. BMP'S SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 3 DAYS OF INSPECTION FOR NON-SEDIMENT BASIN BMP'S AND 10 DAYS OF INSPECTION FOR SEDIMENT PONDS. THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ALL DEFICIENCIES REVEALED BY THE INSPECTIONS.

THESE NOTES AND DRAWINGS ARE INTENDED TO SERVE AS BASIC GUIDELINES, ALL EROSION CONTROL PRACTICES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE SUMMIT SOIL AND WATER CONSERVATION DISTRICT AND/OR CITY OF HUDSON.

SEEDING AND MULCHING

ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT SHALL BE SEEDED AND MULCHED ACCORDING TO ODOT ITEM #659 USING A MIXTURE APPROVED BY THE SUMMIT SOIL AND WATER CONSERVATION DISTRICT AND/OR CITY OF HUDSON.

APPROVED SEEDING MIX

SEEDING DATES:	SPECIES MIX	LBS/1000FT. 2	PER AJWL
MARCH 1 TO AUGUST 15	OATS	3	128 lb
	TALL FESCUE	1	40 lb
	ANNUAL RYEGRASS	1	40 lb
	PERENNIAL RYEGRASS	1	40 lb
	TALL FESCUE	1	40 lb
	ANNUAL RYEGRASS	1	40 lb
AUGUST 16 TO NOVEMBER 1	RYE	3	112 lb
	TALL FESCUE	1	40 lb
	ANNUAL RYEGRASS	1	40 lb
	WHEAT	3	120 lb
	TALL FESCUE	1	40 lb
	ANNUAL RYEGRASS	1	40 lb
NOVEMBER 1 TO SPRING SEEDING	PERENNIAL RYE	1	40 lb
	TALL FESCUE	1	40 lb
	ANNUAL RYEGRASS	1	40 lb
	USE MULCH ONLY, SODDING PRACTICES, OR DORMANT SEEDING		
	NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED		
	-TABLE FROM ODNR RAINWATER AND LAND DEVELOPMENT MANUAL		

SOIL STOCKPILES SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH OR HAVE PERIMETER SILT FENCING PLACED TO PREVENT SOIL LOSS. ALL STOCKPILES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM ALL WATERCOURSES, DRAINAGE WAYS, WETLANDS AND SITE DRAINAGE EXIT POINTS.

SEED BED PREPARATION

WORK THE LIME AND FERTILIZER (12-12-12 ANALYSIS, OR EQUIVALENT) INTO THE SOIL TO A DEPTH OF TWO INCHES. ON SLOPING AREAS, THE FINAL OPERATION SHALL BE ON THE CONTOUR.

INSTALLATION

APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON A FIRM, MOIST SEEDBED. COVER TO A DEPTH OF 1/4" TO 1/2", AND FIRM SEEDBED WHERE FEASIBLE.

MULCHING

MULCH SHALL BE APPLIED TO PROTECT THE SOIL AND PROVIDE A BETTER ENVIRONMENT FOR PLANT GROWTH CONSISTING OF SMALL GRAIN STRAW (PREFERABLE WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER AJWL OR 100 lbs. (TWO OR THREE BALES) PER 1000 S.F.

MAINTENANCE

IRRIGATION - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDING WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

REPAIRS - INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, RE-SEEING AND RE-MULCHING WITHIN THE PLANTING SEASON, IF POSSIBLE.

GENERAL CONSTRUCTION SEQUENCE

1. THE PROJECT SITE SHALL BE CLEARED AND GRUBBED WITHIN THE GRADING LIMITS AS SHOWN ON THE PLANS AND AS DIRECTED BY THE PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT.
2. TEMPORARY SEDIMENTATION AND EROSION CONTROL ITEMS INCLUDING SILT FENCES SHALL BE INSTALLED PER TABLE 2 ON SHEET C5. (TEMPORARY STABILIZATION)
3. FLOW OF EXISTING WATERCOURSE(S) TO BE MAINTAINED UNTIL PERMANENT WATERWAYS AND STORM WATER CONTROL STRUCTURES ARE CONSTRUCTED. THE EXISTING WATER COURSES ARE TO BE PROTECTED FROM SITE SEDIMENT CONTAMINATION AND MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED.
4. DEMOLITION OF EXISTING HOUSE, GARAGE, TERRACES, ETC. TO COMMENCE (PHASE-1).
5. EXISTING DRIVE TO BE UTILIZED AS THE CONSTRUCTION ACCESS DRIVEWAY. IF THE DRIVE DEGRADES TO A POINT MUD AND SEDIMENT IS BEING TRACKED ONTO THE PUBLIC ROADWAY, THE DRIVE SHALL BE REPAIRED OR THE TEMPORARY STONE CONSTRUCTION ENTRANCED DETAILED ON SHEET C6 INSTALLED.
6. AT COMPLETION OF BUILDING FOUNDATIONS, TEMPORARY OR PERMANENT SEEDING AND MULCHING SHALL BE INSTALLED PER TABLE 1 ON SHEET C6. (PERMANENT STABILIZATION)
7. AT COMPLETION OF CONSTRUCTION AND WHEN SITE IS SUFFICIENTLY STABLE (70%) VEGETATIVE COVER, THE TEMPORARY SEDIMENTATION AND EROSION CONTROL ITEMS SHALL BE REMOVED.

SITE LOCATION: LATITUDE N 41°24'75.20" LONGITUDE W -81°43'18.90"

DRAINAGE STRUCTURES

ALL STORM SEWER CATCH BASINS AND MANHOLES (AS APPLICABLE) BUT EXCLUDING THE POND OUTLET STRUCTURE, SHALL BE ORDERED AND INSTALLED WITH A 1 FT. RISER TO ALLOW FOR ADJUSTMENTS TO SITE GRADING AS NEEDED.

DITCH MATTING

EXCELSIOR MATTING SHALL BE USED IN ALL DITCHES.

TRENCH AND GROUND WATER CONTROL

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS OF THE STATE RESULTING FROM DEWATERING ACTIVITIES. IF TRENCH OR GROUND WATERS CONTAIN SEDIMENT, IT MUST PASS THROUGH A SEDIMENT SETTLING POND OR OTHER EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE, PRIOR TO BEING DISCHARGED FROM THE CONSTRUCTION SITE. ALTERNATIVELY, SEDIMENT MAY BE REMOVED BY SETTLING IN PLACE OR DEWATERING INTO INTO A SUMP PIT, FILTER BAG OR COMPARABLE PRACTICE. GROUND WATER DEWATERING WHICH DOES NOT CONTAIN SEDIMENT OR OTHER POLLUTANTS ARE NOT REQUIRED TO BE TREATED PRIOR TO DISCHARGE, HOWEVER, CARE MUST BE TAKEN WHEN DISCHARGING GROUND WATER TO ENSURE THAT IT DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.

NON-SEDIMENT POLLUTANT CONTROLS

NO POLLUTANT IS ALLOWED TO BE DISCHARGED IN STORM WATER RUNOFF. POLLUTANT INCLUDE SOLIDS, WASTES OTHER THAN SEDIMENT, INCLUDING BUILDING MATERIALS, AND LIQUID WASTE. POLLUTANTS MUST BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. MATERIALS SHALL BE COVERED ON SITE. LIQUID MATERIALS SHALL BE STORED IN LEAK PROOF CONTAINERS.

CLEAN HARD FILL

BRICKS, HARDENING CONJWLTE, AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY, SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

CONSTRUCTION & DEMOLITION DEBRIS

ALL CONSTRUCTION & DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&D LANDFILL AS REQUIRED BY OHIO REVISED CODE (ORC) 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE (OAC) 3745-20).

CONSTRUCTION CHEMICAL COMPOUNDS

A SINGLE AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONJWLTE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORM WATER DRAINAGE AREA.

EQUIPMENT FUELING & MAINTENANCE

EQUIPMENT FUELING & MAINTENANCE SHALL OCCUR IN A CENTRALIZED AREA NEXT TO THE CONJWLTE WASHOUT ONLY.

A SPILL PREVENTION CONTROL AND COUNTERMEASURES

A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS, OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

CONJWLTE WASH WATER

A DESIGNATED CONJWLTE WASHOUT AREA SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORM WATER DRAINAGE AREAS.

CONTAMINATED SOILS

ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITIES OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

SPILL REPORTING REQUIREMENTS

THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800-282-9378, AND THE LOCAL FIRE DEPARTMENT (911), IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

OPEN BURNING

OPEN BURNING IS NOT PERMITTED.

DUST CONTROLS/SUPPRESSANTS

USED OIL MAY NOT BE USED AS A DUST SUPPRESSANT. NO DUST SUPPRESSANT SHALL BE APPLIED NEAR CATCH BASINS, STORM SEWERS OR OTHER DRAINAGE WAYS.

buckleygroup
engineering + surveying



12121 KINSMAN ROAD, NEWBURY OH 44065 (440) 564-8008 - www.buckleygroup

PREPARED UNDER THE SUPERVISION OF:



HUDSON STREET PROPERTY CIVIL SITE PLAN

GENERAL NOTES

SITUATED: 159 HUDSON STREET, CITY OF HUDSON, STATE OF OHIO

Site Address:
159 Hudson Street
Hudson, OH 44236

Prepared For:
Brookes & Henderson
Building Co.
16710 W Park Circle Dr.
Chagrin Falls, OH 44023

Contact:
Pat Horsburgh
440-488-2798

DATE 4/21/26

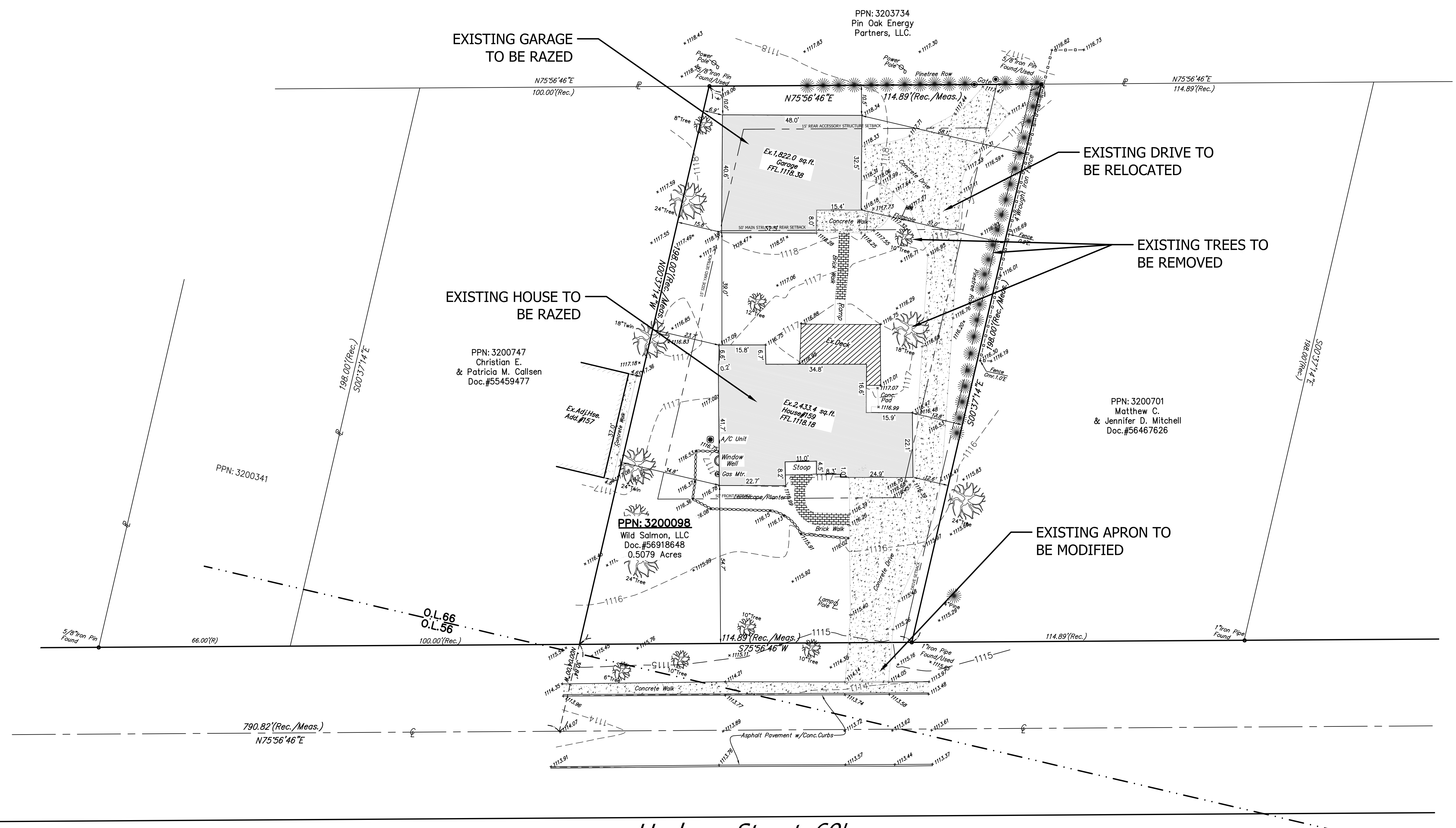
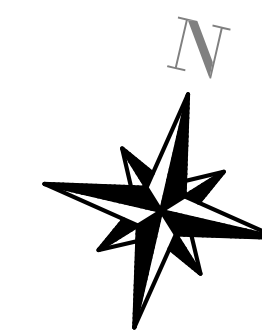
SCALE N/A H.
N/A V.

DRWN. G3 | CHCK. GJH
JOB NO. 262832

SHEET NO. C2

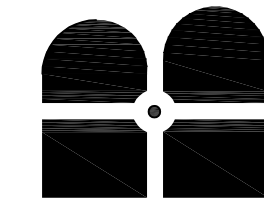
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5/7/2026 11:22:22 AM F:\Land Projects (CSD)\Brookes & Henderson\Hudson Street\DWG\Hudson Street Civil Site 2 4-17-26.dwg



Hudson Street 60'

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PREPARED UNDER THE SUPERVISION OF:



HUDSON STREET PROPERTY CIVIL SITE PLAN

EXISTING CONDITIONS & DEMO PLAN

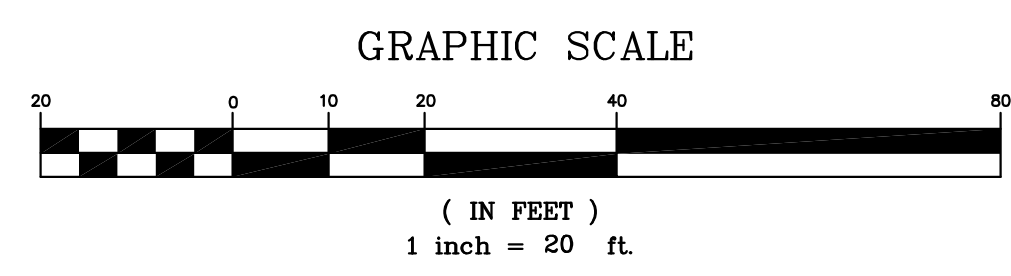
SITUATED: 159 HUDSON STREET, CITY OF HUDSON, STATE OF OHIO

Site Address:
159 Hudson Street
Hudson, OH 44236

Prepared For:
Brookes & Henderson
Building Co.
16710 W Park Circle Dr.
Chagrin Falls, OH 44023

Contact:
Pat Horsburgh
440-488-2798

DATE	4/21/26
SCALE	1" = 20' H. N/A V.
DRWN. G3	CHK. GJH
JOB NO. 262832	
SHEET NO.	C3



GENERAL NOTES:

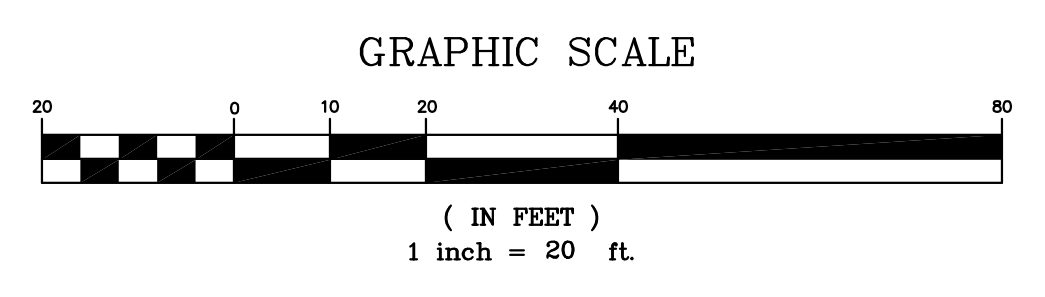
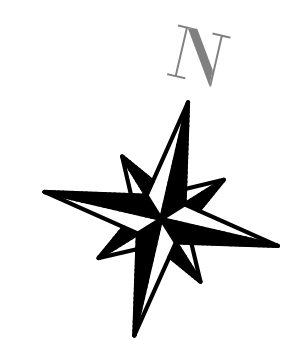
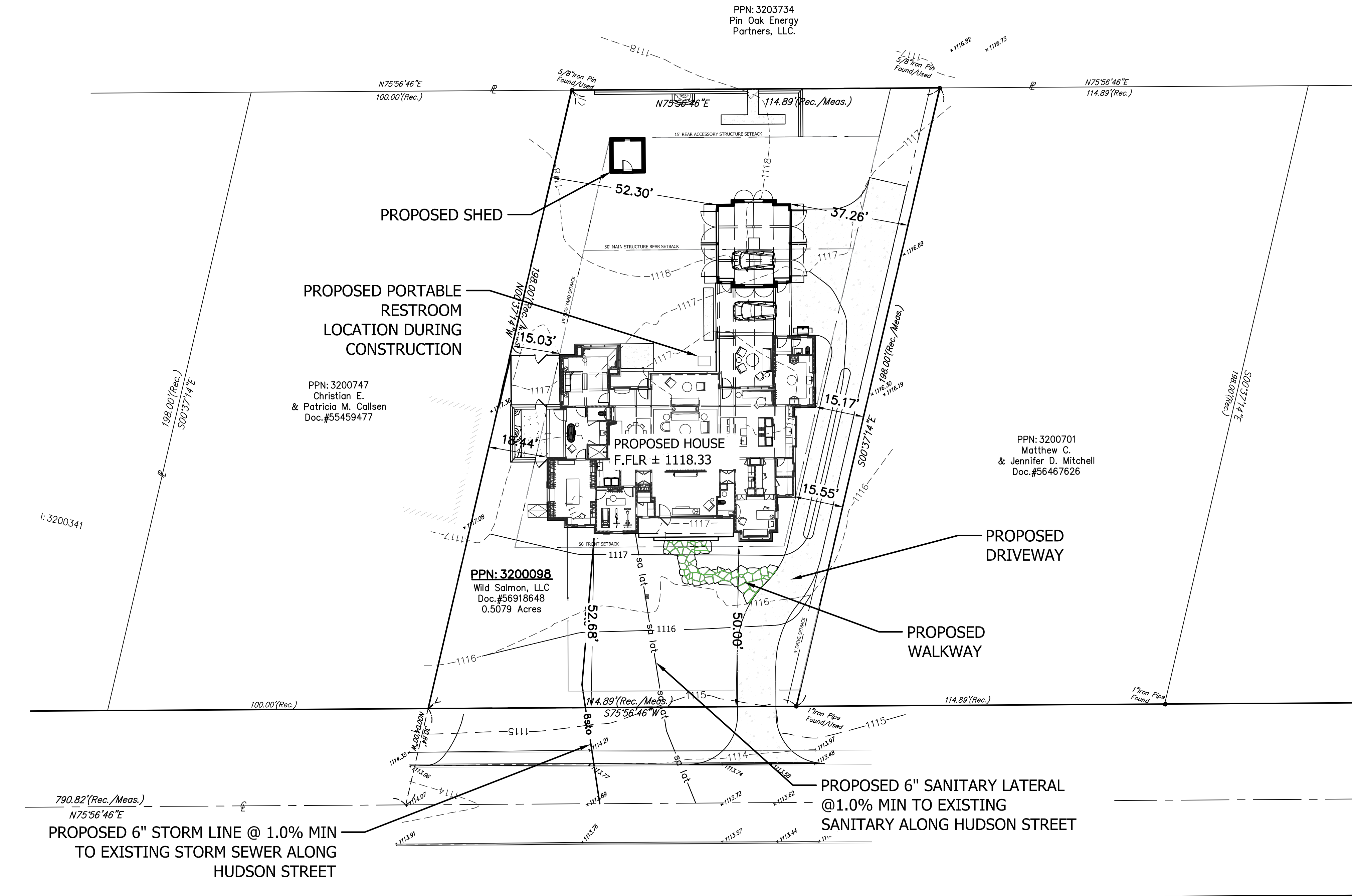
- 1) THE EXISTING SITE SURVEY HAS BEEN PROVIDED BY ALBAN SURVEYING CO.
- 2) CONTRACTOR TO FIELD VERIFY LOCATION & SIZE OF ALL EXISTING UTILITIES.
- 2) SEE SHEET C2 FOR EROSION CONTROL NOTES AND GENERAL CONSTRUCTION SEQUENCE.
- 3) LIGHT/DASHED CONTOURS ARE EXISTING GRADE AND ARE IN (1) FOOT INCREMENTS.
- 4) THE BOLD PROPOSED CONTOURS AND SPOT ELEVATIONS SHOW FINISHED GRADE IN PAVED AREAS AND IN LAWN AREAS. CONTOURS ARE IN (1) FOOT INCREMENTS.
- 5) GRADES SHALL BE STRAIGHT LINE BETWEEN POINT ELEVATIONS AND CONTOURS SHOWN.
- 6) ALL GRADING SHALL BE AT A MAXIMUM 4:1 SLOPE UNLESS SHOWN OTHERWISE ON PLANS.
- 7) PROPOSED PAVEMENT FOR DRIVE TO BE CROWNED AND SLOPE TOWARDS PROPOSED CATCH BASINS, YARD DRAINS DITCHES, ETC.
- 8) ALL ROOF DOWNSPOUTS, PATIO DRAINS, ETC. SHALL ULTIMATELY TIE INTO THE EXISTING STORM SEWER AT HUDSON STREET. DOWNSPOUT ROUTING SHOWN FOR REFERENCE ONLY, CONTRACTOR TO DETERMINE FINAL LOCATION AND DEPTH IN THE FIELD.
- 9) FOOTER DRAINS TO BE SIZED BY OTHERS AND SHALL BYPASS THE PROPOSED STORM SEWER AND NOT BE TIED IN WITH THE BUILDING(S) DOWNSPOUT DRAINS.
- 10) ALL EMBANKMENT UNDER PAVEMENT AND STRUCTURES SHALL BE COMPACTED WITH SELECT MATERIAL PER ODOT SPEC 204. SPOILS FROM PROJECT EXCAVATION TO BE UTILIZED, CONTRACTOR TO PROVIDE ADDITIONAL FILL AS NEEDED.

STORM SEWER NOTES:

- 1) ALL STORM SEWERS TO BE MINIMUM 0.5% UNLESS SHOWN OTHERWISE.
- 2) STORM SEWERS TO BE HDPE AND/OR PVC (SDR26 MINIMUM) WITH WATER TIGHT JOINTS.
- 3) DOWNSPOUT DRAINS TO BE MINIMUM 6" AT A 1.0% SLOPE (MIN.) UNLESS SHOWN OTHERWISE. IF MORE THAN ONE (1) DOWNSPOUT TIES INTO THE SAME DRAIN THE PIPE SHALL BE MINIMUM 8" AT A 1.0% SLOPE (MIN.).
- 4) ADDITIONAL YARD DRAIN AND/OR CATCH BASIN MAY BE REQUIRED BASED ON THE LANDSCAPE ARCHITECT'S PLANS FOR SPECIFIC LOCATIONS. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT. SEE LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL DETAILS.

UTILITY NOTES:

- 1) CONTRACTOR TO COORDINATE WORK PRIOR TO BEGINNING CONSTRUCTION WITH OUPS, THE CITY OF HUDSON, ODOT AND ANY OTHER GOVERNING AGENCY ON FINAL UTILITY LOCATIONS ON SITE AND PROPOSED UTILITY TIE-IN AT STREET AND/OR FOR ANY WORK WITHIN THE RIGHT-OF-WAY AS REQUIRED.
- 2) PROPOSED UTILITY TIE-IN LOCATION AT BUILDING IS FOR REFERENCE ONLY, CONTRACTOR TO VERIFY WITH ARCHITECTURAL AND/OR MECHANICAL PLANS FOR FINAL UTILITY ROUTING.
- 3) UTILITIES TO BE DIRECTIONAL DRILLED WHERE POSSIBLE TO MINIMIZE THE OVERALL SITE DISTURBANCE.
- 4) ALL UTILITY COMPONENTS INCLUDING SERVICE LINE SIZES, METERS, TRANSFORMERS, ETC. TO BE SIZED BY MECHANICAL ENGINEER AND/OR UTILITY COMPANY.
- 5) CONTRACTOR TO COORDINATE FINAL LOCATION ON SITE, RIM ELEVATION AND GRATE TYPE WITH LANDSCAPE ARCHITECT. SEE LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL DETAILS.
- 6) BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.
- 7) ANY PAVEMENT REMOVED OR DAMAGED DURING THE INSTALLATION OF THE PROPOSED UTILITIES SHALL BE RECONSTRUCTED IN CONFORMANCE WITH THE CITY OF HUDSON.



5/7/2026 11:23:11 AM F:\Land Projects (CSD)\Brookes & Henderson\Hudson Street\DWG\Hudson Street Civil Site 2 4-17-26.dwg

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HUDSON STREET PROPERTY CIVIL SITE PLAN
PROPOSED SITE PLAN
SITUATED: 159 HUDSON STREET, CITY OF HUDSON, STATE OF OHIO

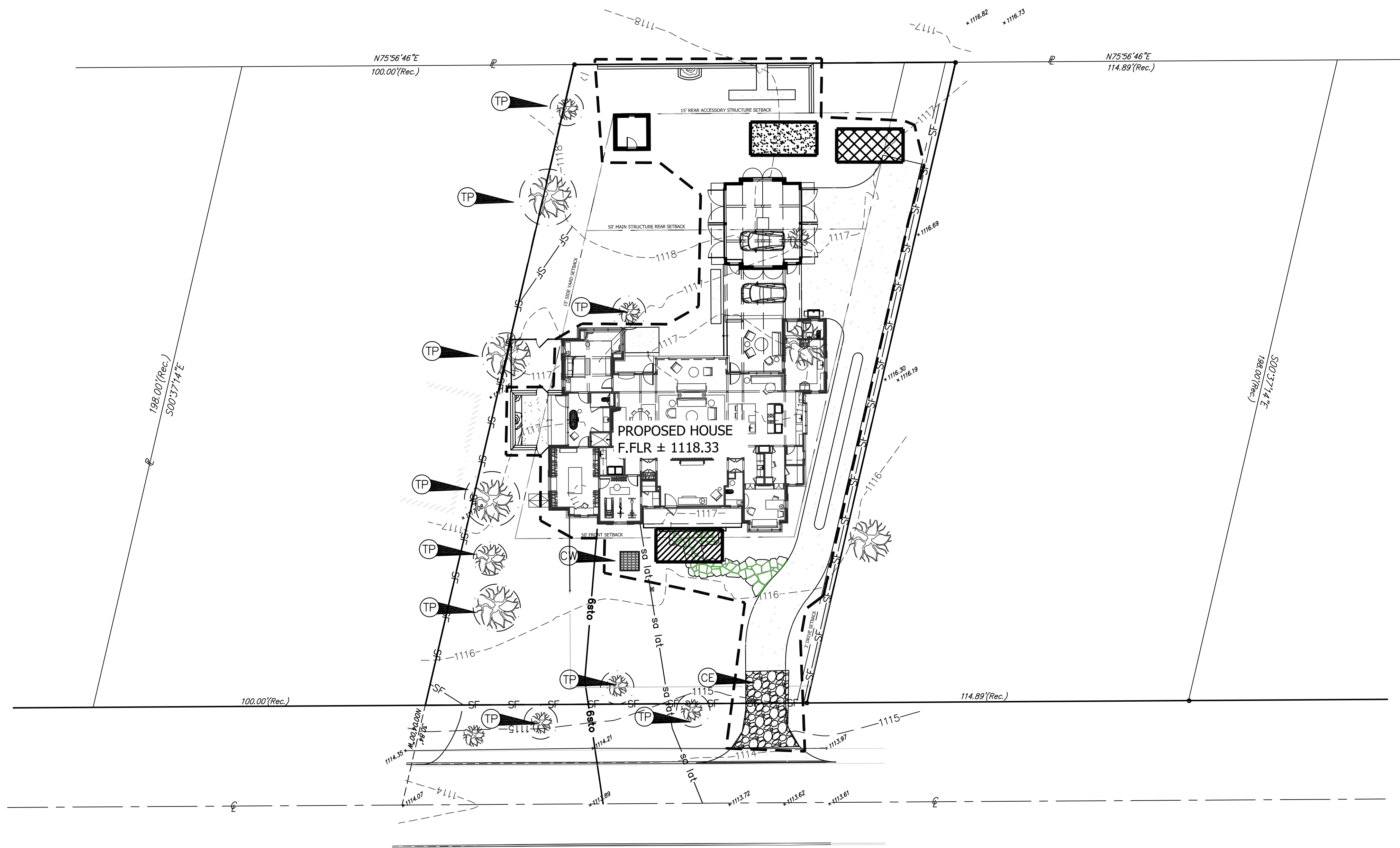
Site Address:
159 Hudson Street
Hudson, OH 44236

Prepared For:
Brookes & Henderson
Building Co.
16710 W Park Circle Dr.
Chagrin Falls, OH 44023

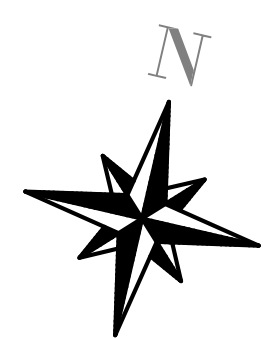
Contact:
Pat Horsburgh
440-488-2798

DATE	4/21/26
SCALE	1" = 20' H. N/A V.
DRWN. G3	CHK. GJH
JOB NO.	262832
SHEET NO.	C4

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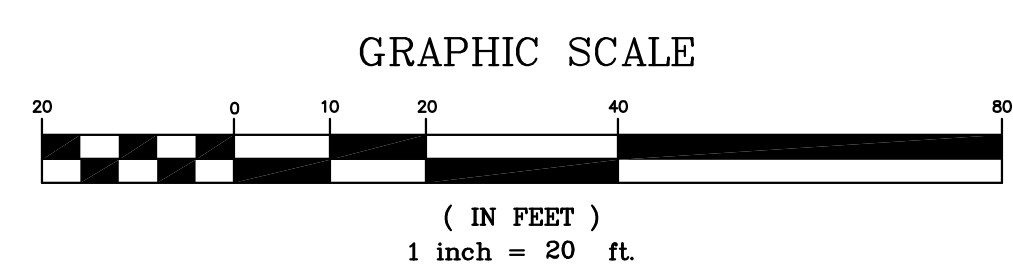
Hudson Street 60'



SWP3 LEGEND

- SF — SF = 12" FILTER SOCK
- CE = CONSTRUCTION ENTRANCE
- = LIMIT OF CLEARING & DISTURBANCE
- TP = TREE PROTECTION
- CW = CONCRETE WASHOUT PIT
- = STAGING AREA — MATERIAL & EQUIPEMENT
- = CONSTRUCTION DUMPSTER LOCATION
- = TEMPORARY STOCK PILE AREA

- NOTES:
- SEE SHEET C2 FOR SEQUENCE OF CONSTRUCTION NOTES.
 - PROJECT DISTURBED AREA: 0.32 ACRES



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HUDSON STREET PROPERTY CIVIL SITE PLAN

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

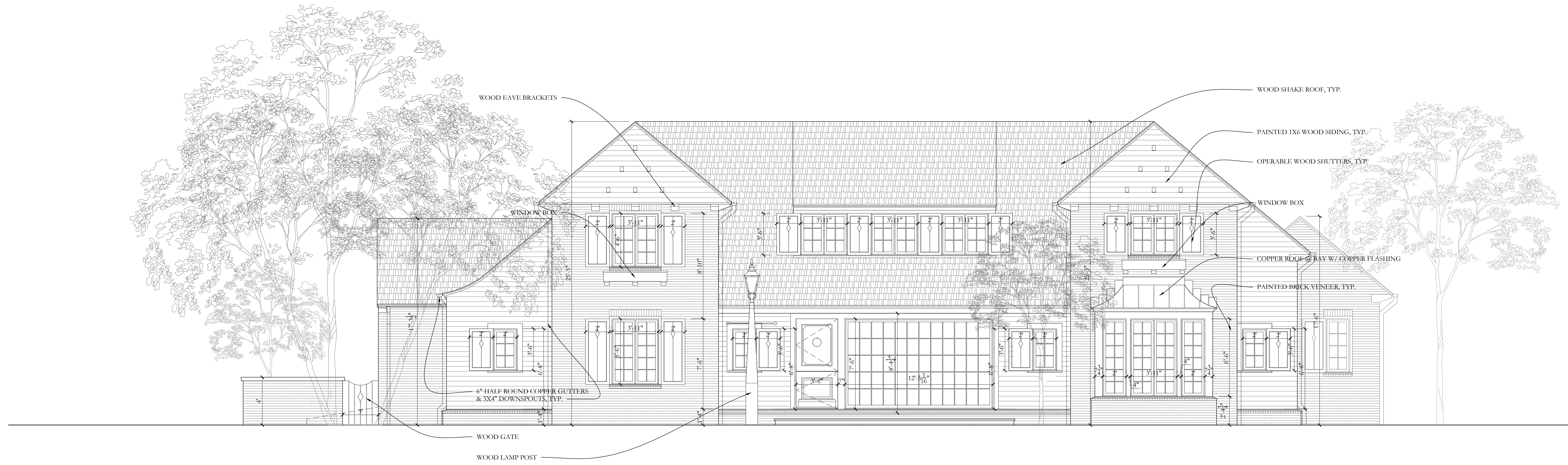
SITUATED: 159 HUDSON STREET, CITY OF HUDSON, STATE OF OHIO

Site Address:
159 Hudson Street
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Prepared For:
Brookes & Henderson
Building Co.
16710 W Park Circle Dr.
Chagrin Falls, OH 44023

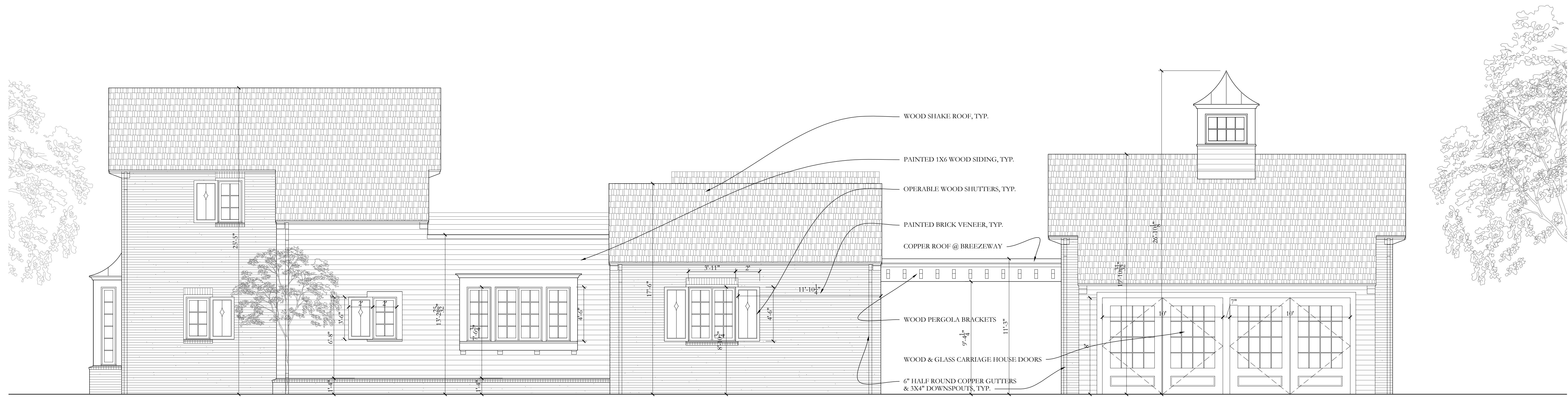
Contact:
Pat Horsburgh
440-488-2798

DATE	4/21/26
SCALE	1" = 20' H. N/A V.
DRWN. G3	CHCK. GJH
JOB NO.	262832
SHEET NO.	C5



front elevation
1/2" = 1'-0"

1
A2.00



east elevation
1/2" = 1'-0"

2
A2.00

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a new house
for
PROJECT
159 HUDSON STREET
HUDSON, OH 44236

2026-04-21
DATE

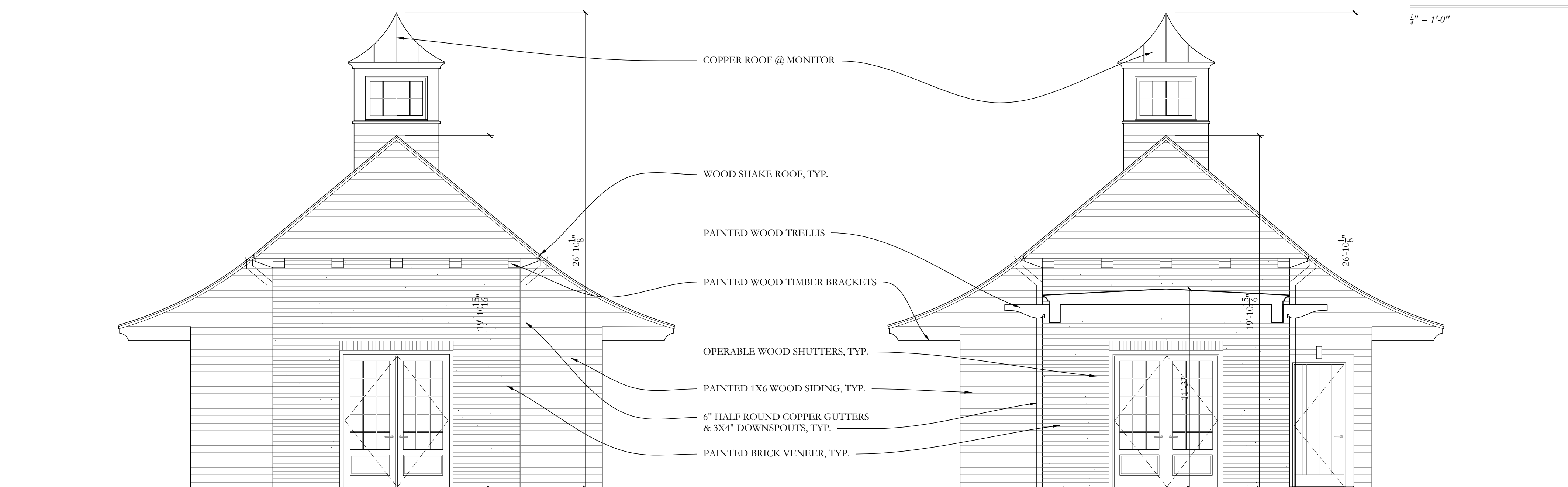
BUILDING ELEVATIONS
TITLE

A2.00
SHEET No



north elevation
1/2" = 1'-0"

1
A2.01

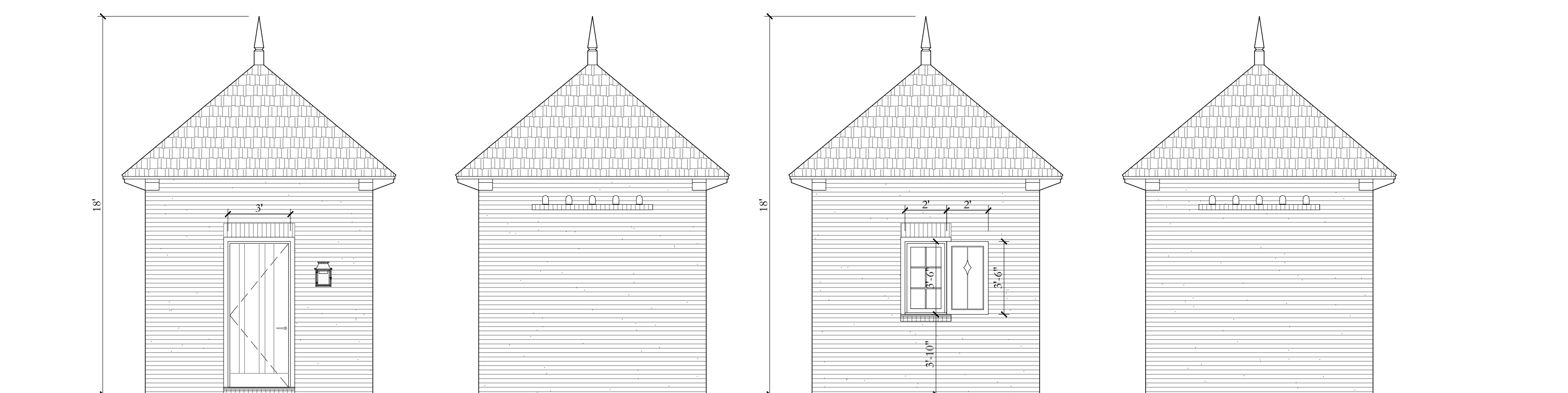


north carriage house elevation
1/2" = 1'-0"

2
A2.01

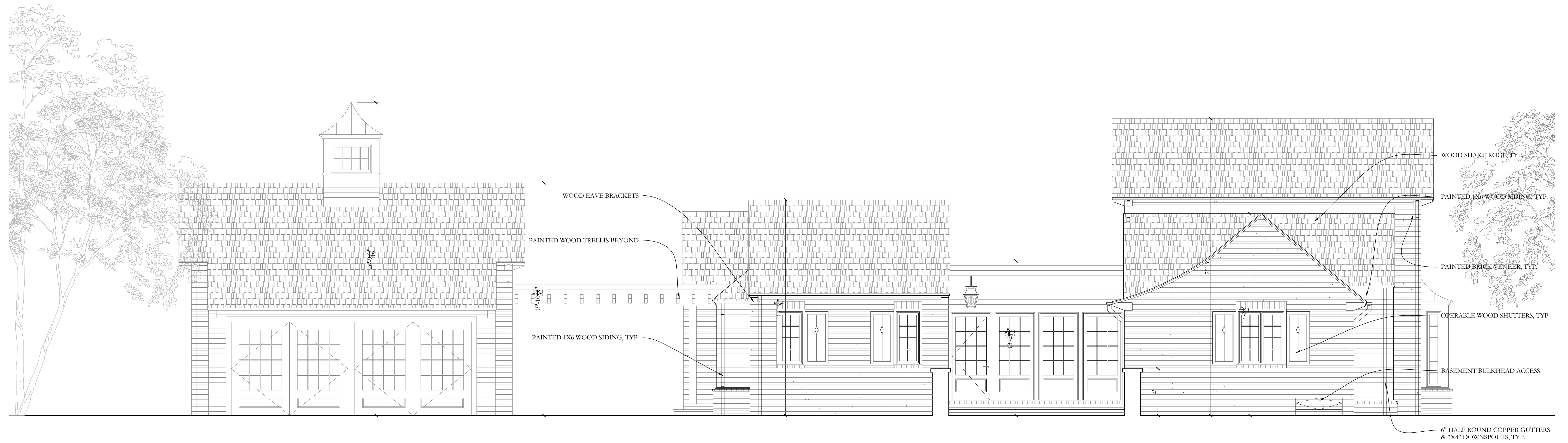
south carriage house elevation
1/2" = 1'-0"

3
A2.01



garden shed elevations
1/2" = 1'-0"

4/5/6/7
A2.01



west elevation
 $\frac{1}{4}'' = 1'-0''$

1
A2.02

exterior materials:



painted brick - main exterior veneer

cedar shake roof

red copper roof

bluestone pavers

PLAN KEY

SG	SAFETY GLASS
SD	SMOKE & CARBON MONOXIDE DETECTOR
DS	DOWNSPOUT
RC	RAIN CHAIN

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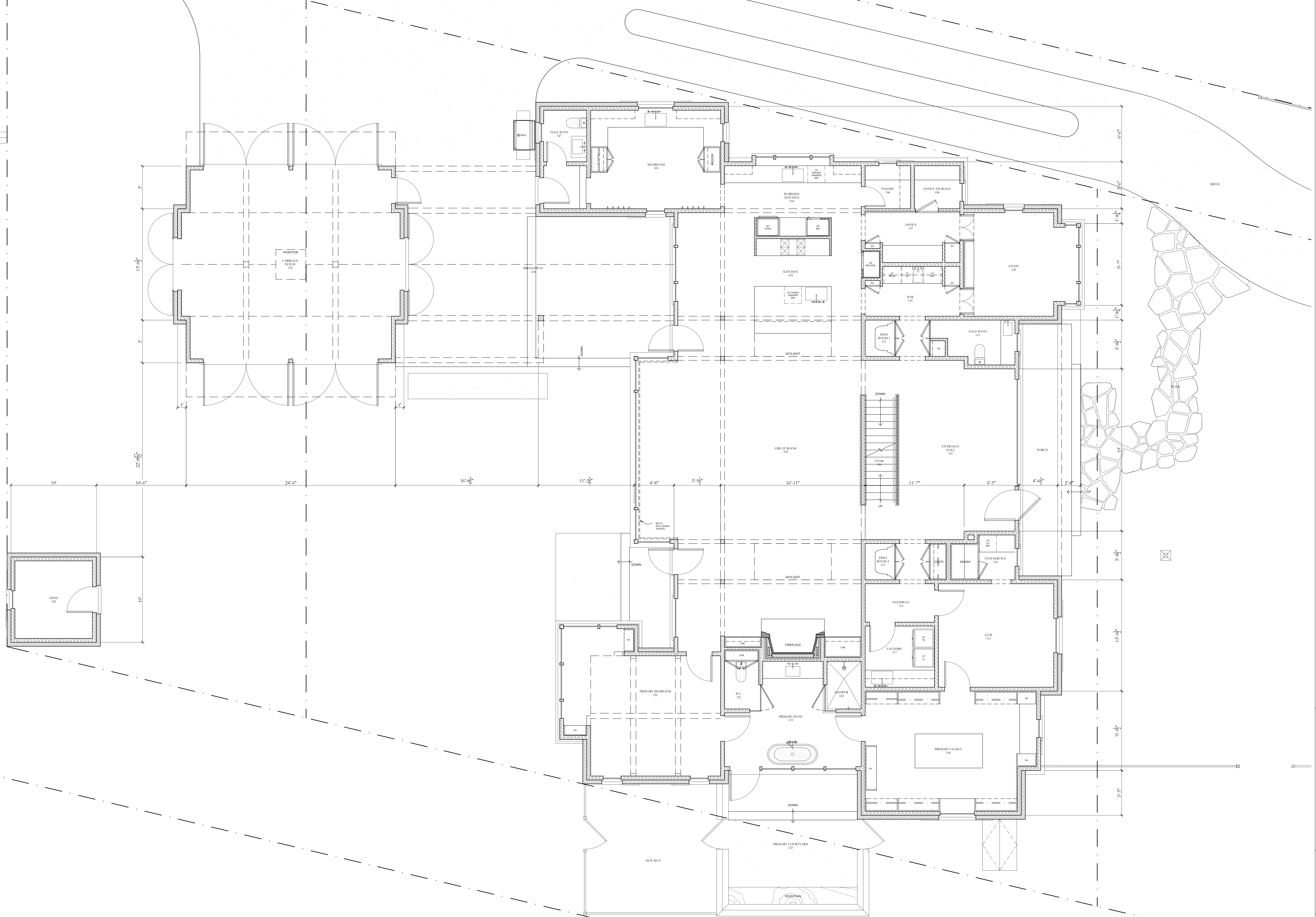
a new house
 for
 159 HUDSON STREET
 HUDSON, OH 44236

2026-04-21

BUILDING ELEVATIONS

A2.02

PROJECT
 DATE
 TITLE
 SHEET No



first floor plan
 1/4" = 1'-0" 3,606 s.f.

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2026-04-21

DATE

FIRST FLOOR PLAN

TITLE

A1.10

SHEET No

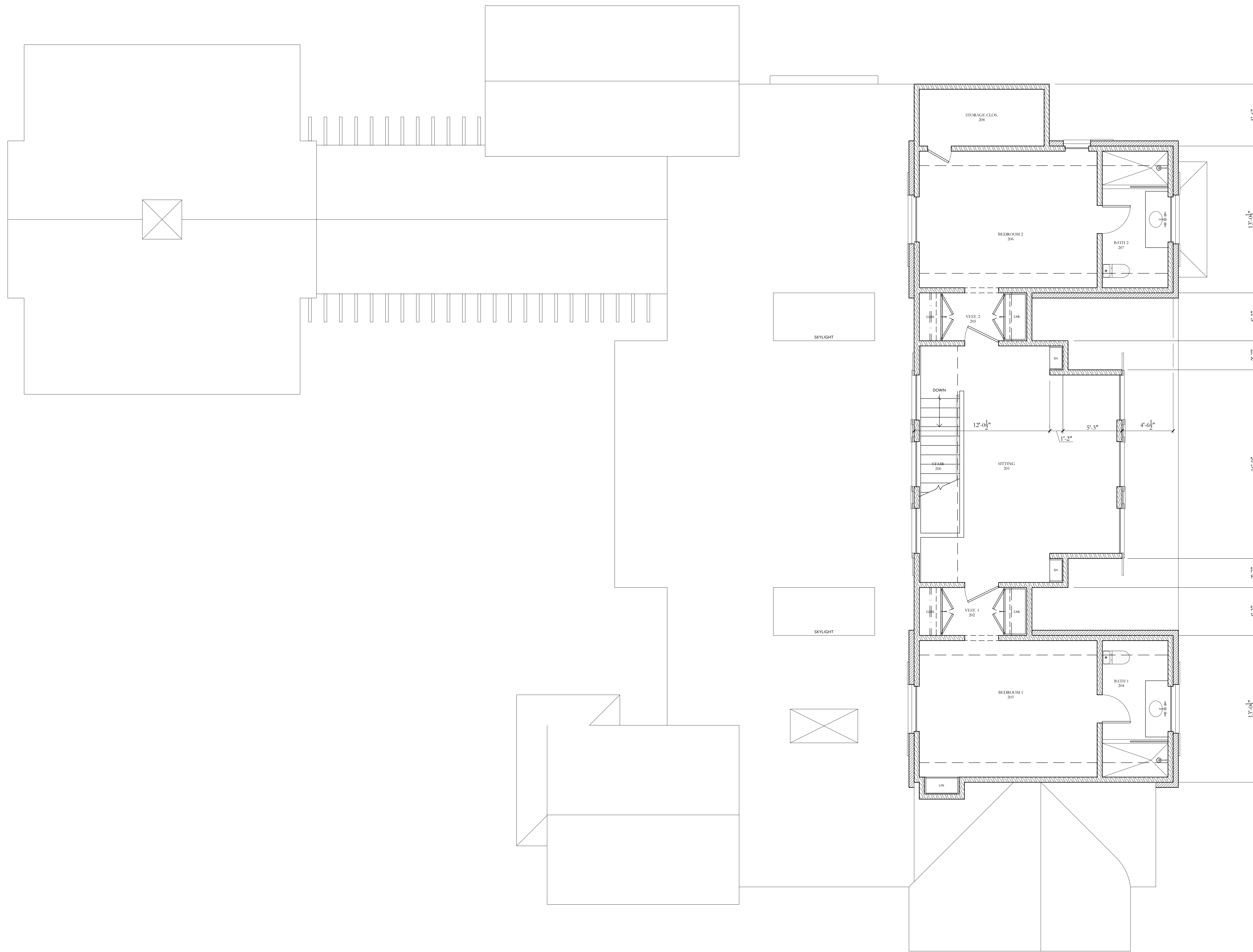
NEW YORK ATLANTA NASHVILLE MONTGOMERY

PROJECT

DATE

TITLE

SHEET No



second floor plan

1/4" = 1'-0" 994 1/2

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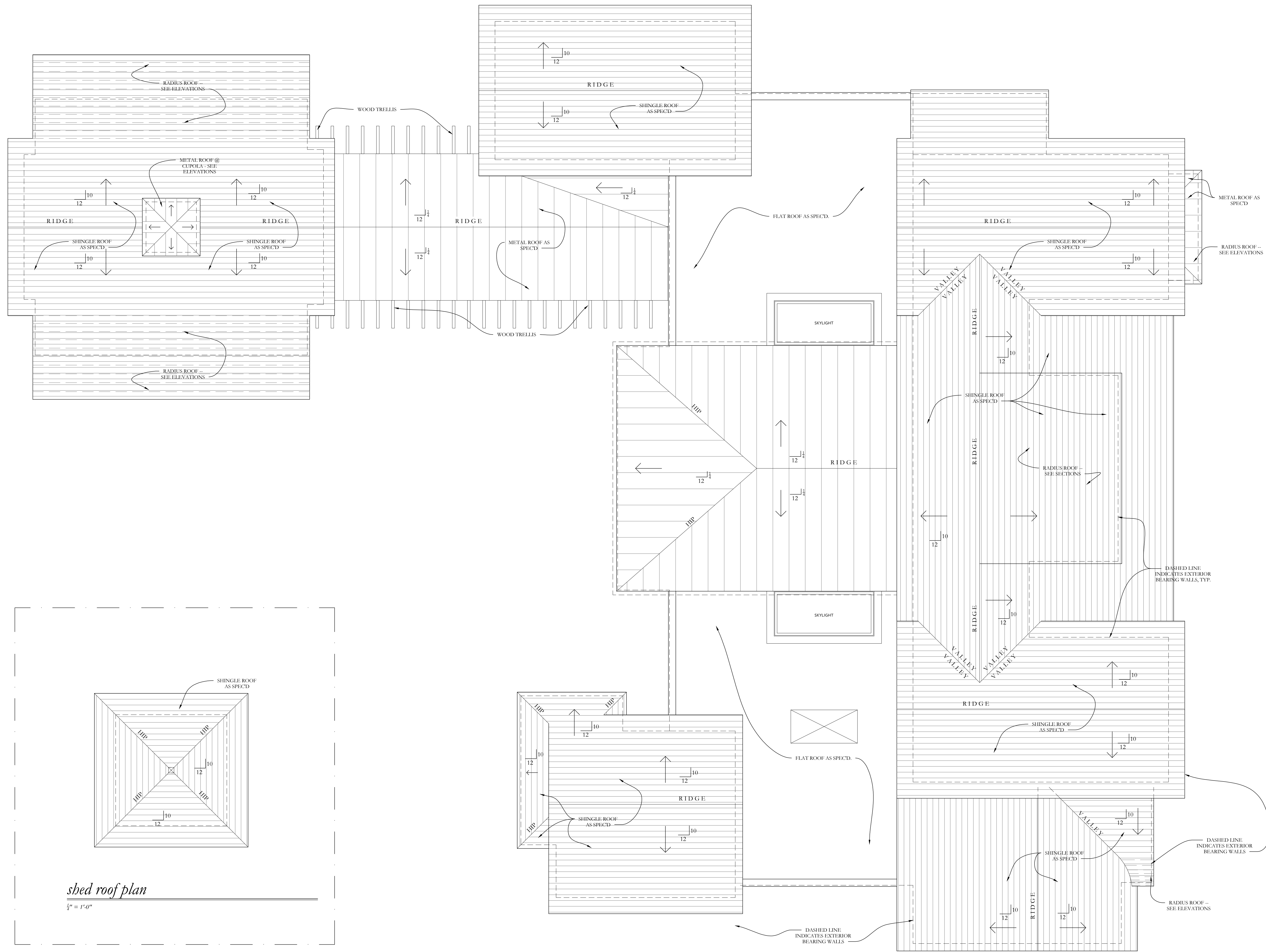
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a new house
 for
159 HUDSON STREET
 HUDSON, OH 44236

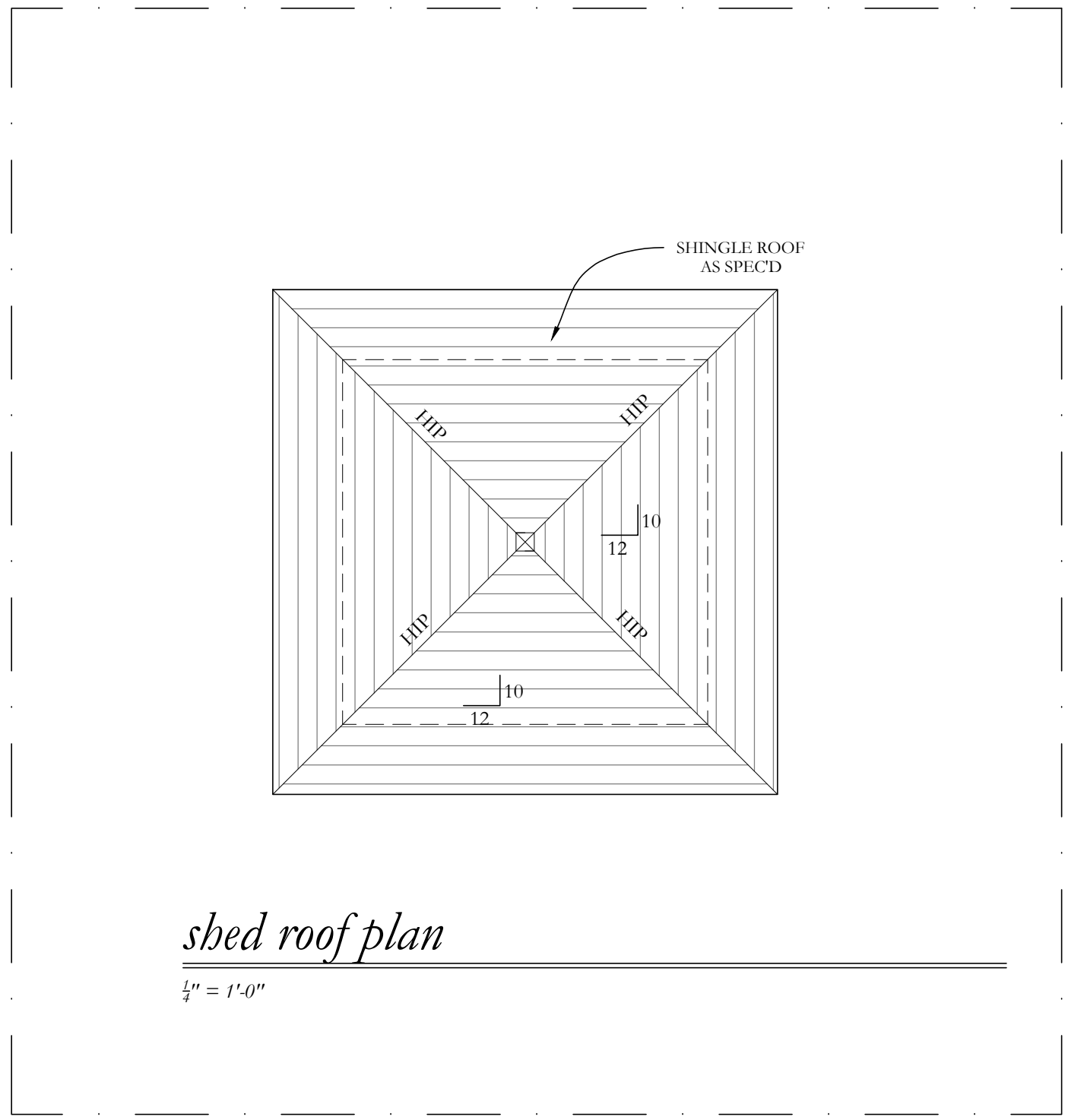
2026-04-21

SECOND FLOOR PLAN

A1.20



NOTES:
 1. SHINGLE ROOF TO BE CEDAR SHAKE.
 2. METAL ROOF TO BE STANDING SEAM RED COPPER.
 3. FLAT ROOF TO BE EPDM WITH GRAVEL COATING.



roof plan
 1/4" = 1'-0"

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 for
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 HUDSON, OH 44236

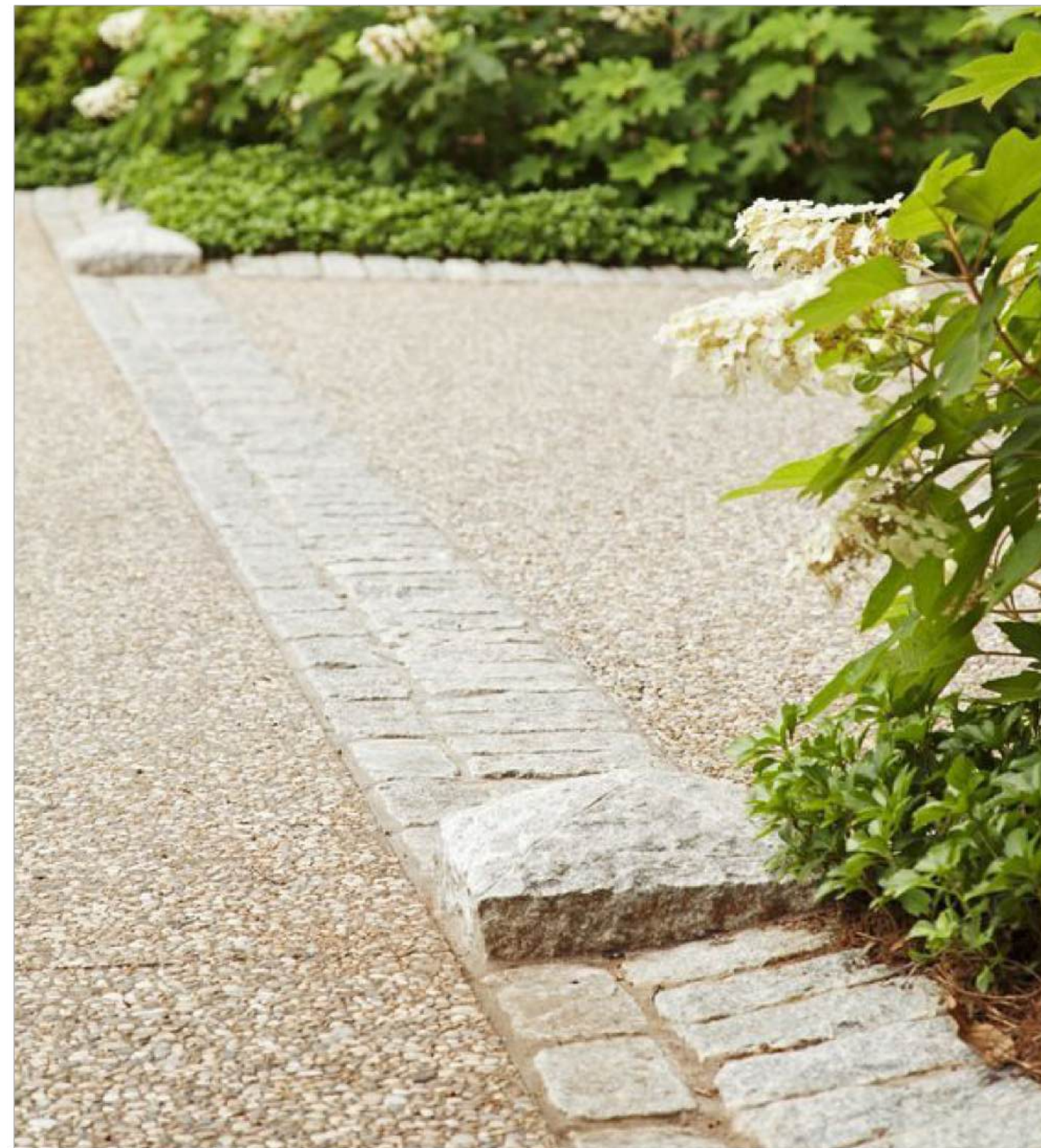
2026-04-21

ROOF PLAN

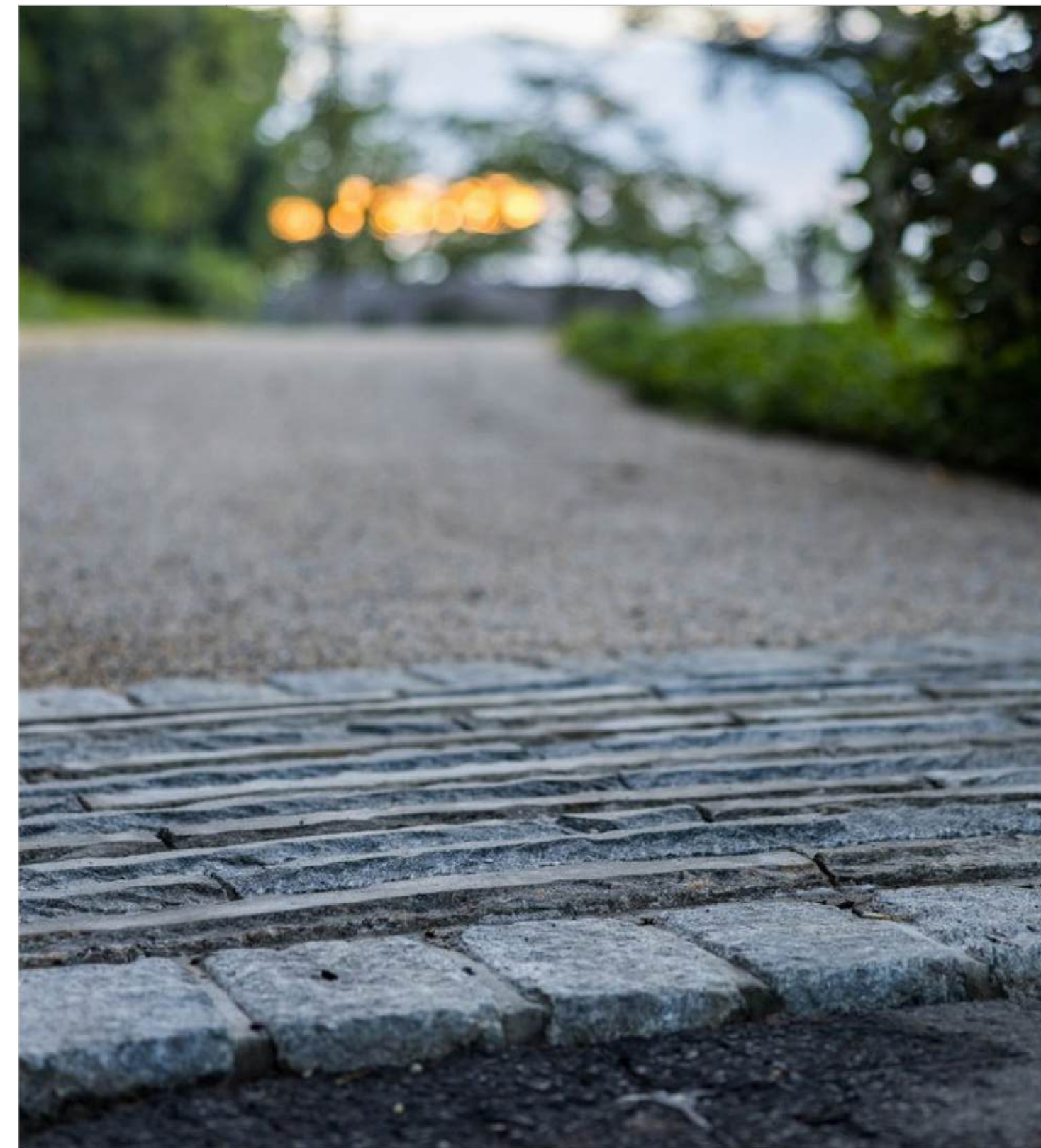
A1.30

PROJECT DATE TITLE SHEET No

Cobble Banding/Curb with Exposed Aggregate



Cobble Banding/Drive apron with Decomposed Granite (Kafka) Road Base



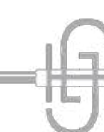
Harrington Residence
Hardscape Material Precedents
located in Hudson, Ohio



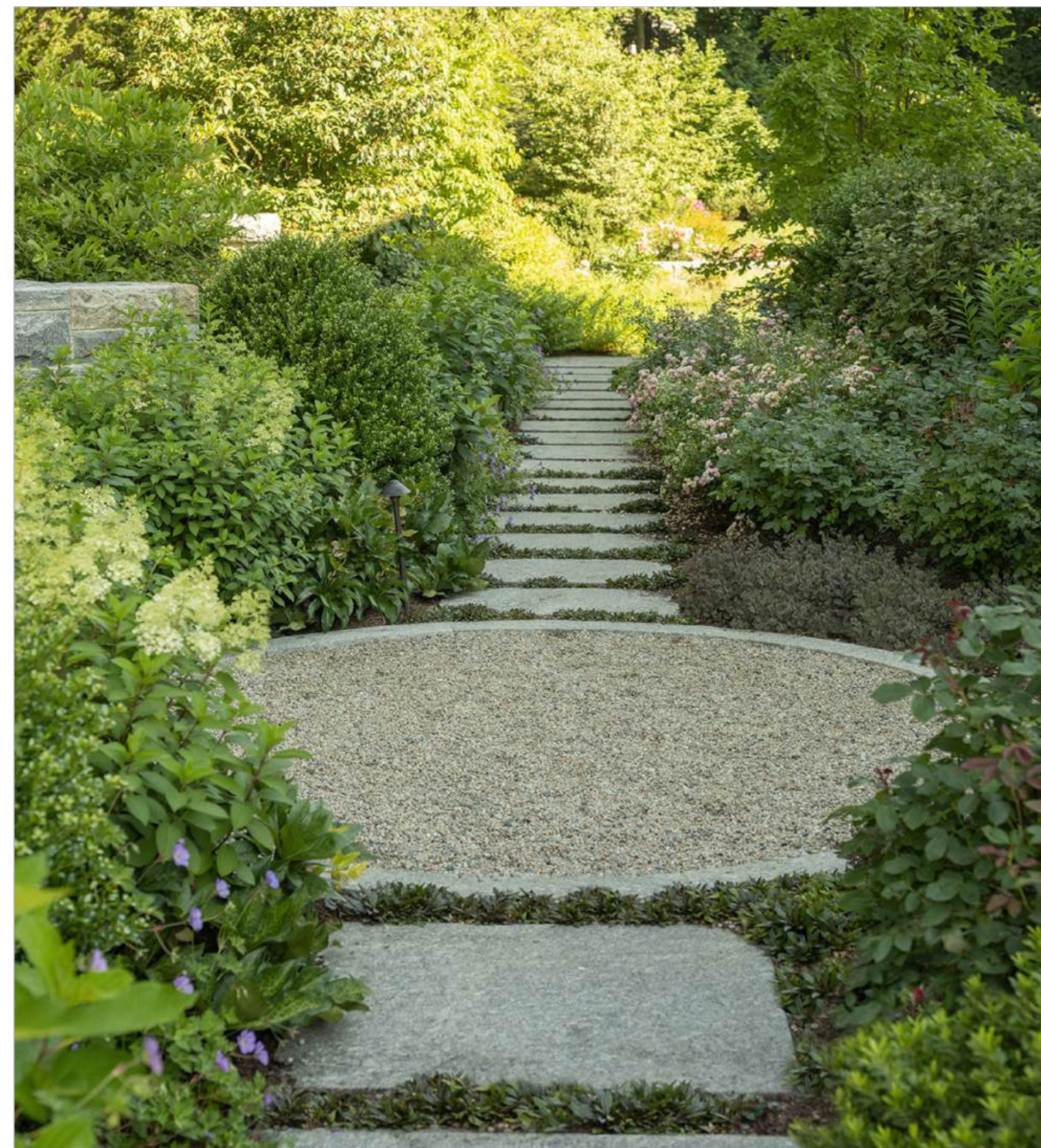
Stone Path Options



Harrington Residence
Hardscape Material Precedents
located in Hudson, Ohio



Stone Pavers with Planted Joints



Decomposed Stone Path



Harrington Residence
Hardscape Material Precedents
located in Hudson, Ohio



Pierced Garden Wall



Perimeter Wall - Window into Park



Perimeter Wall - Scallop Detail



Harrington Residence
Hardscape Material Precedents
located in Hudson, Ohio



PLAN KEY	
	SAFETY GLASS
	SMOKE & CARBON MONOXIDE DETECTOR
	DOWNSPOUT
	RAIN CHAIN

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for
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HUDSON, OH 44236

2026-04-21

DATE

LANDSCAPE INSPIRATION
IMAGES

TITLE

SHEET No
A2.03

PROJECT

DATE

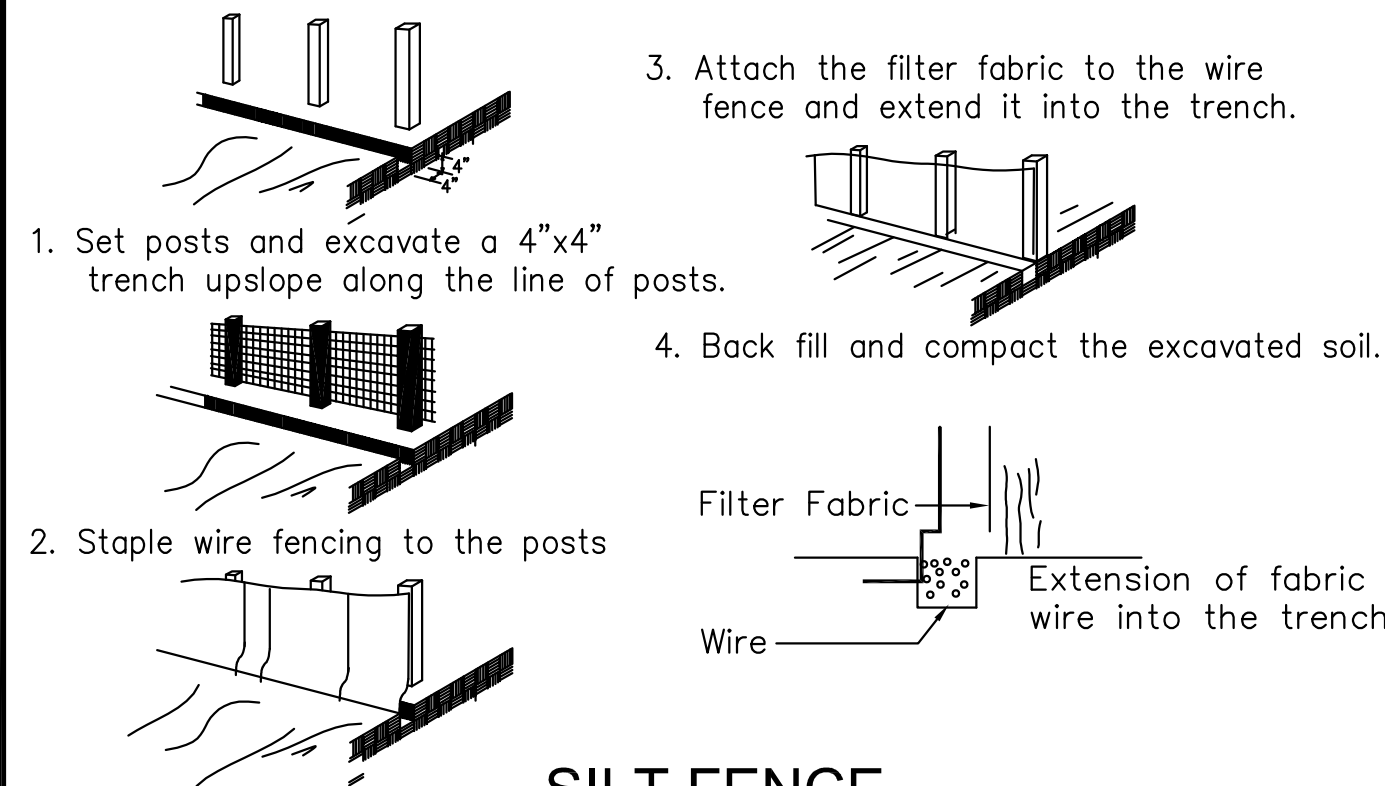
TITLE

SHEET No

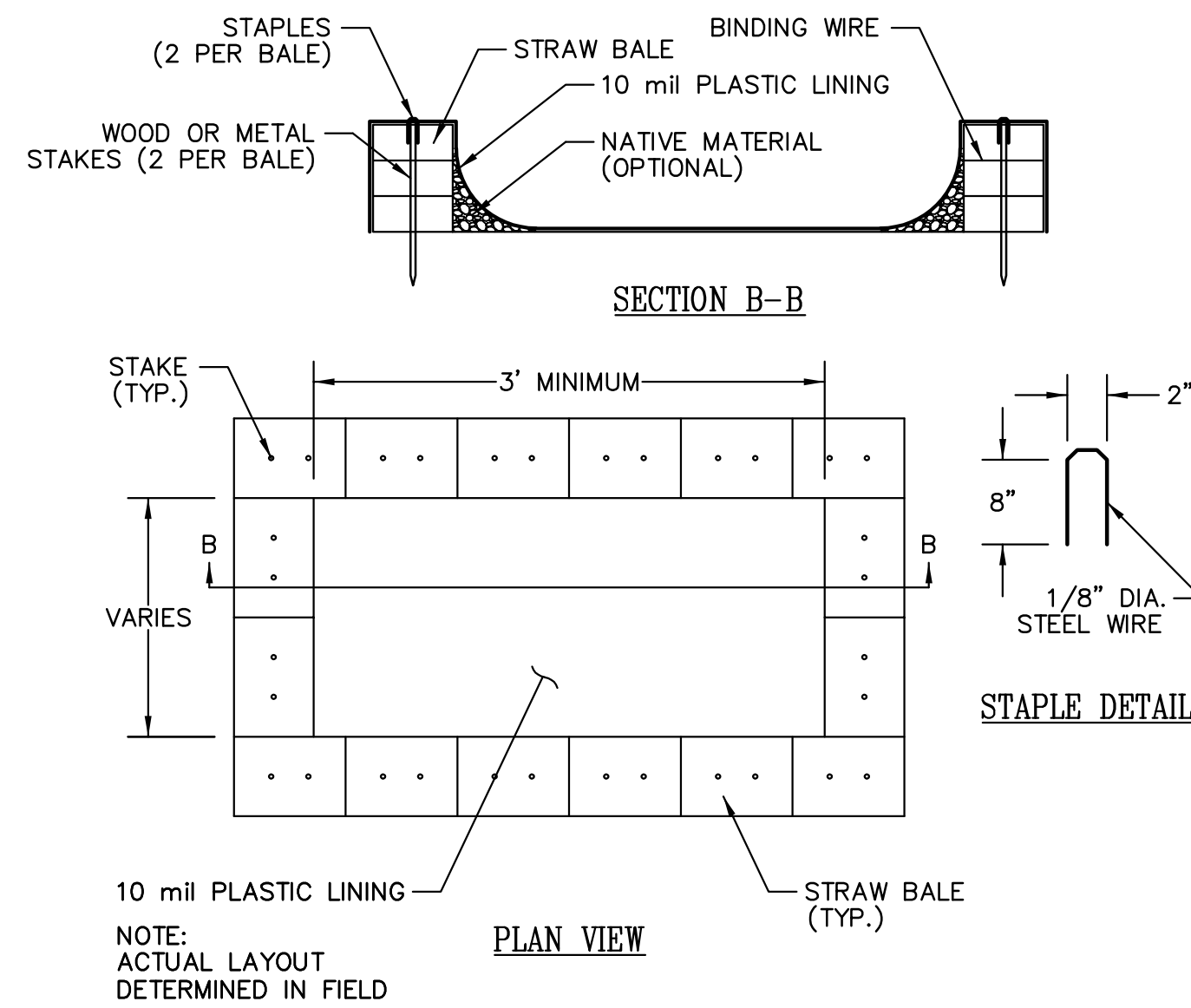
SILT FENCE:
THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. SEE DIAGRAM.

- 1 THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
- 2 THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINT. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- 3 POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- 4 A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPED FROM THE BARRIER.
- 5 WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OF HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 6 THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO THE EXISTING TREES.
- 7 WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- 8 THE TRENCH SHALL BE BACK FILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- 9 SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

- MAINTENANCE**
- 1 SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - 2 SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - 4 ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

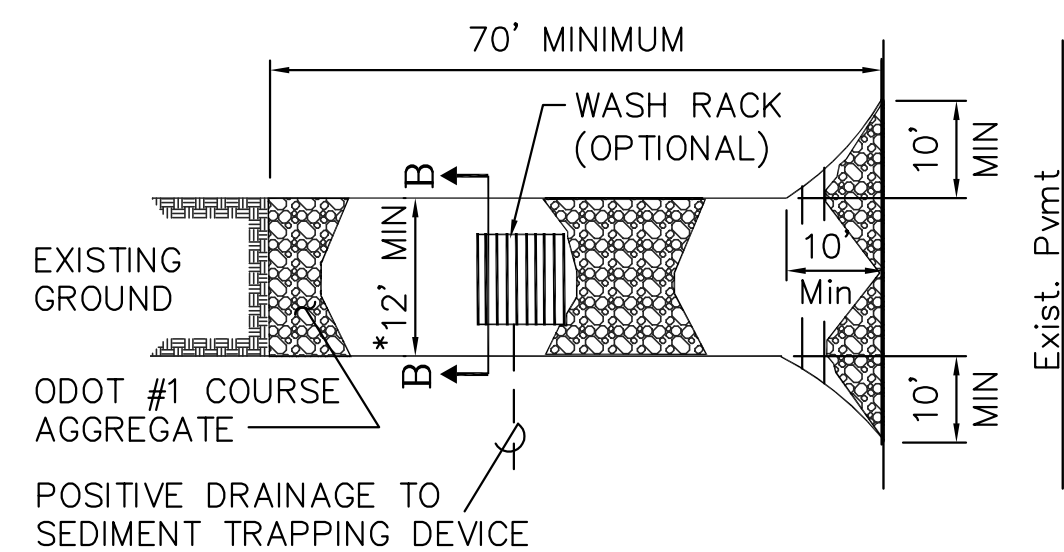
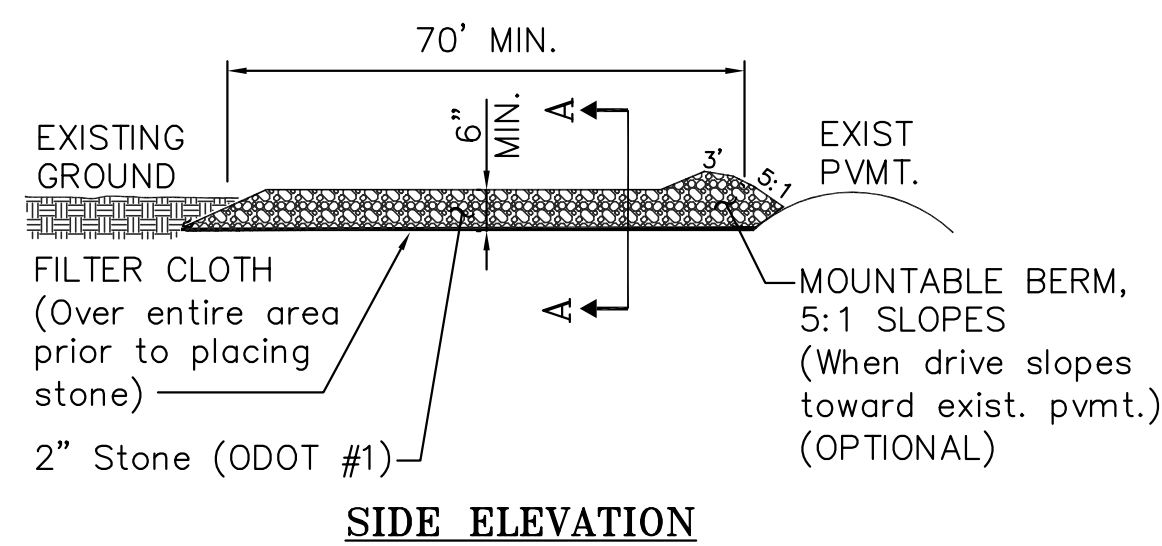


SILT FENCE
NOT TO SCALE



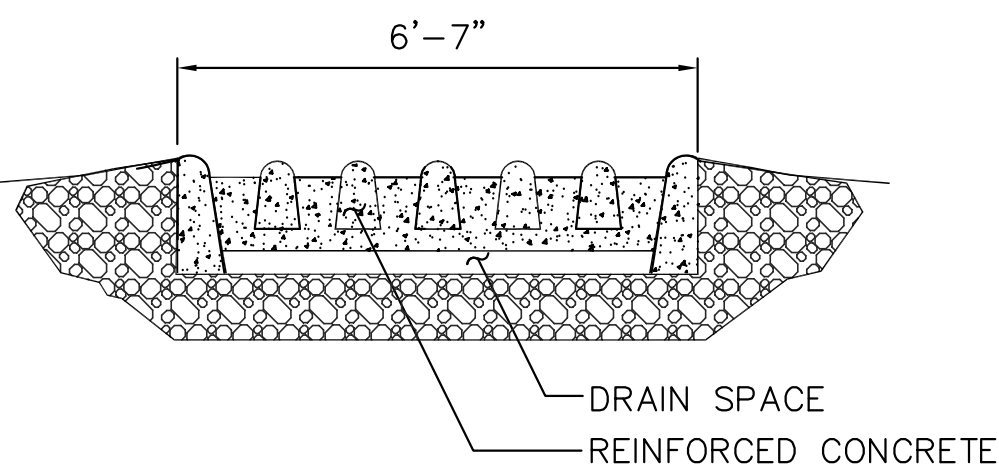
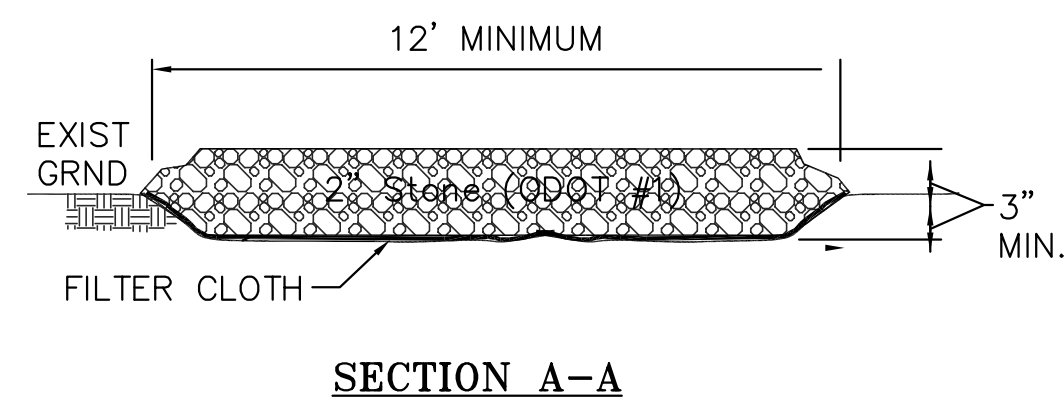
CONCRETE WASHOUT PIT
NOT TO SCALE

MAXIMUM SLOPE LENGTH ABOVE AND DIAMETER					
SLOPE	RATIO (H:V)	8 INCH	12 INCH	18 INCH	24 INCH
0%-2%	10%-20%	125	250	300	350
10%-20%	50:1-10:1	100	125	200	250
2%-10%	10:1-5:1	75	100	150	200
20%-33%	5:1-2:1	50	75	100	100
> 50%	> 2:1		25	50	75



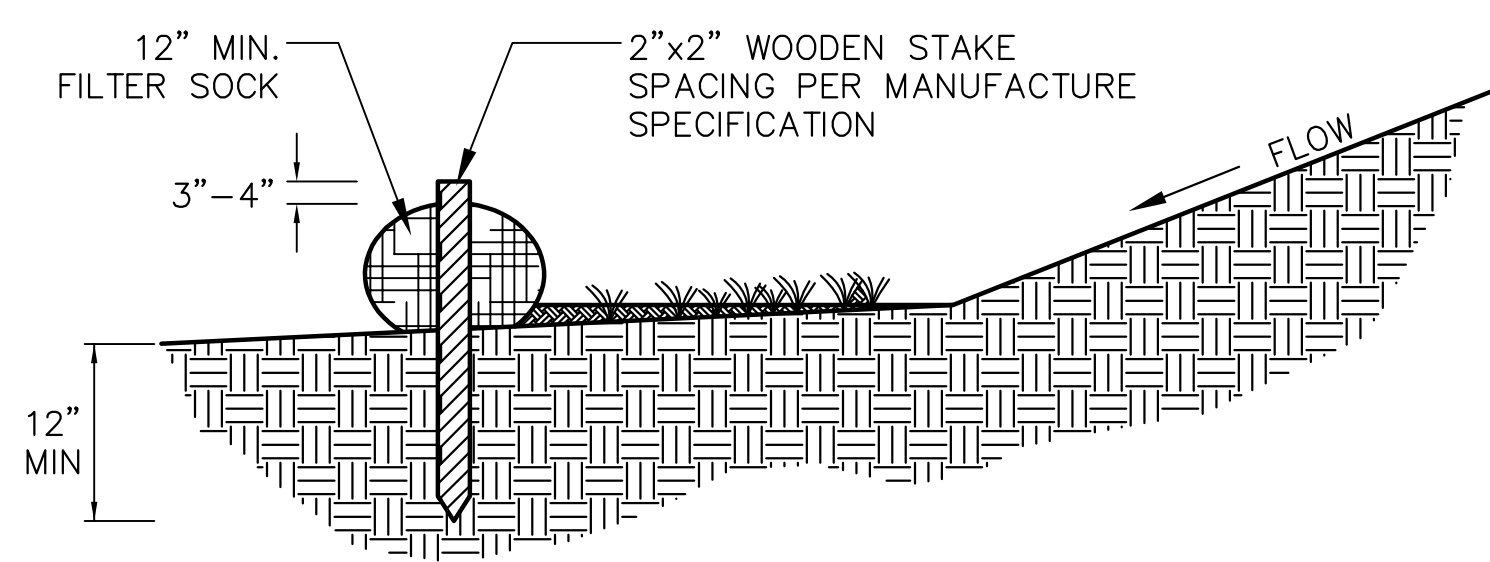
* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION

STONE CONSTRUCTION ENTRANCE (IF REQ'D)
NOT TO SCALE



FILTER SOCK
NOT TO SCALE

1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM WILL-DEVELOPED SOURCE OF ORGANIC MATTER AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
 2. FILTER SOCKS SHALL BE 3 OR 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
 3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MID-SLOPE.
 4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.
- MAINTENANCE:**
6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
 7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
 8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 9. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.
- INSTALLATION:**



SEEDING CHART

SEEDING AND MULCHING OF ALL DISTURBED AREAS WHETHER PERMANENT OR TEMPORARY MUST FOLLOW THE FOLLOWING SCHEDULE AS APPLICABLE:

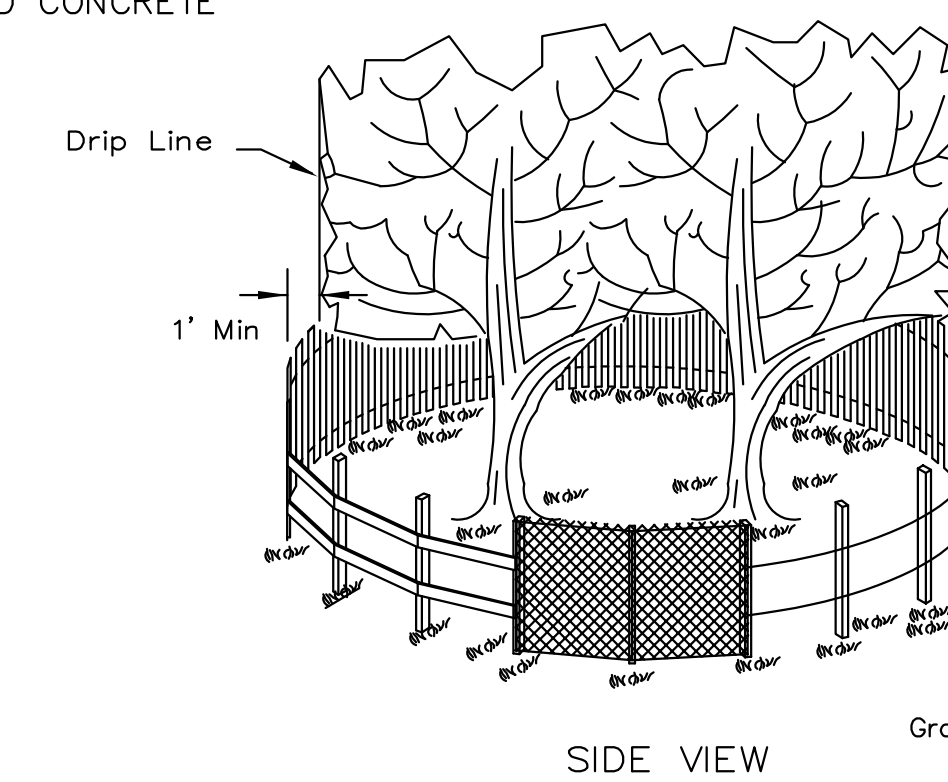
TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREA THAT WILL LIE DORMANT FOR ONE YEAR OR MORE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
ANY DISTURBED AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF REACHING FINAL GRADE.
ANY OTHER AREAS AT FINAL GRADE.	WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.

TABLE 2: TEMPORARY STABILIZATION

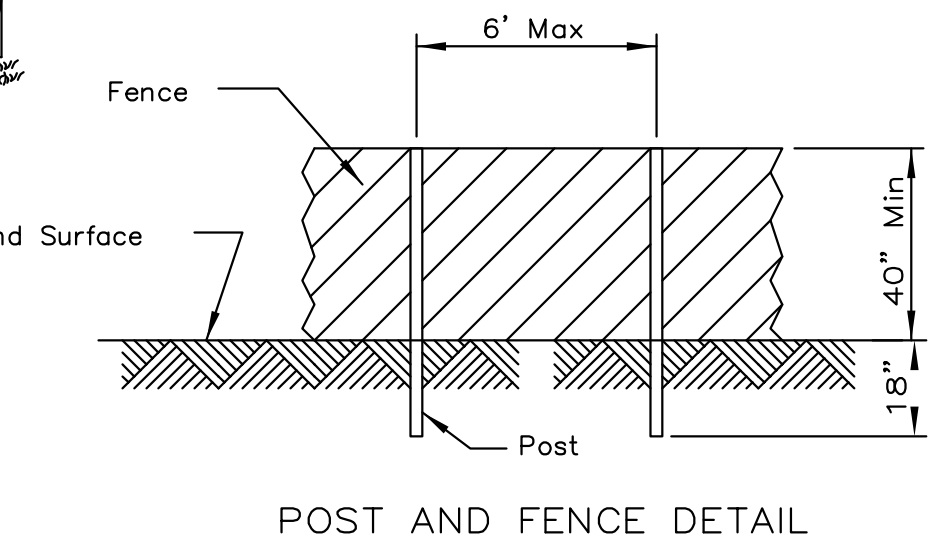
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE.	WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS.
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE.	WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER.	PRIOR TO THE ONSET OF WINTER WEATHER.

NOTE: WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNOBTAINABLE, ALTERNATIVE STABILIZATION TECHNIQUES MUST BE EMPLOYED. PERMANENT AND TEMPORARY STABILIZATION ARE DEFINED IN PART VII PER OHIO EPA NPDES GENERAL CONSTRUCTION PERMIT OHCO00005.



- NOTES:**
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

TREE PROTECTION FENCE
NOT TO SCALE



POST AND FENCE DETAIL

5/7/2026 11:25:15 AM F:\Land Projects (CSD)\Brookes & Henderson\Hudson Street\DWG\Hudson Street Civil Site 2 4-17-26.dwg

PREPARED UNDER THE SUPERVISION OF:

HUDSON STREET PROPERTY CIVIL SITE PLAN
SWPPP DETAILS
SITUATED: 159 HUDSON STREET, CITY OF HUDSON, STATE OF OHIO

Site Address:
159 Hudson Street
Hudson, OH 44236

Prepared For:
Brookes & Henderson
Building Co.
16710 W Park Circle Dr.
Chagrin Falls, OH 44023

Contact:
Pat Horsburgh
440-488-2798

DATE: 4/21/26

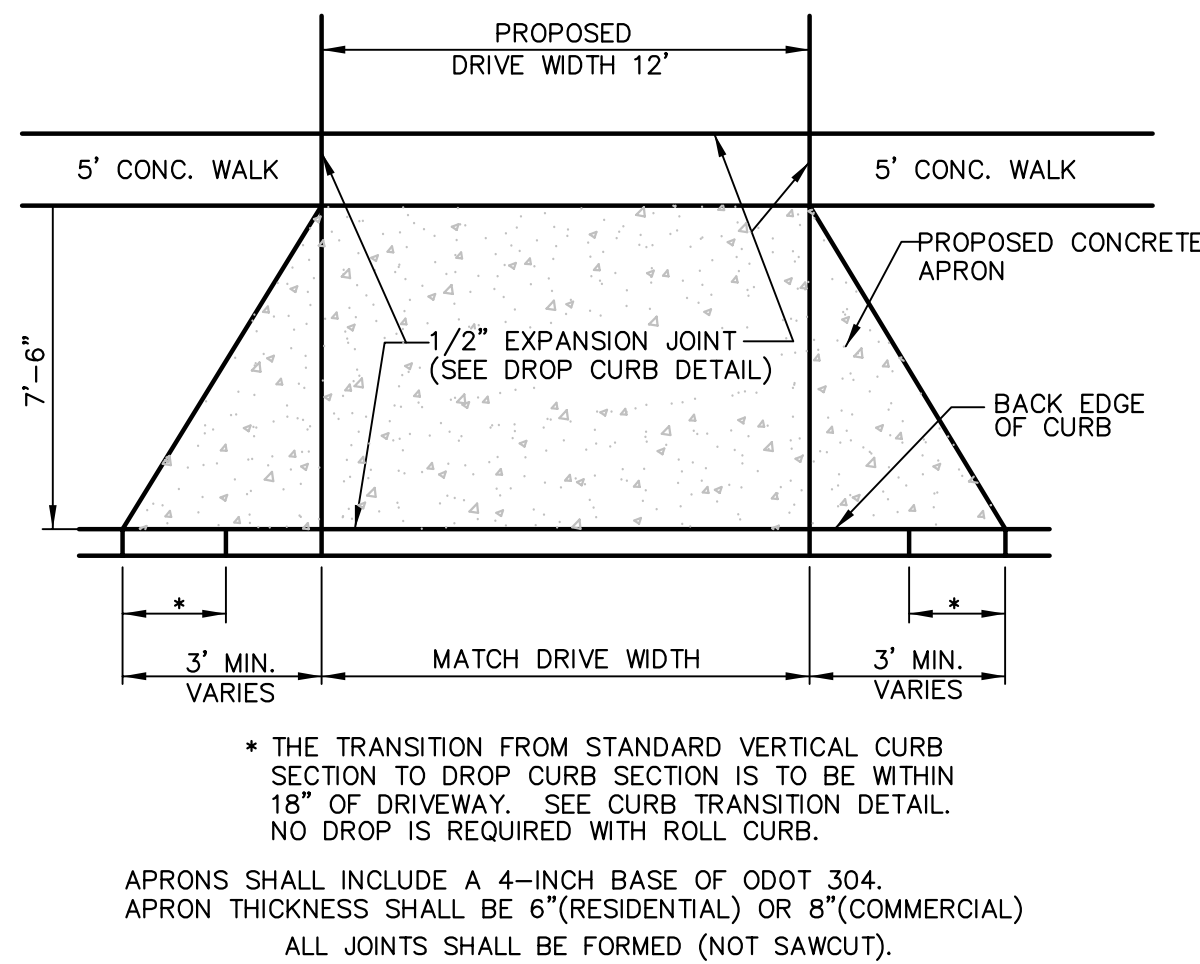
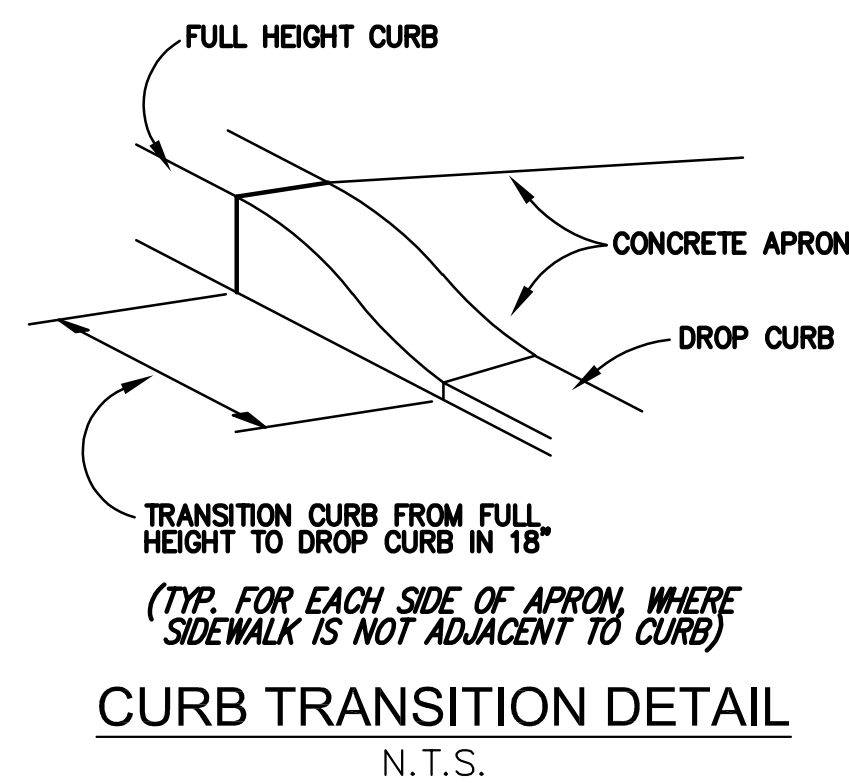
SCALE: N/A H. N/A V.

DRWN. G3 | CHCK. GJH

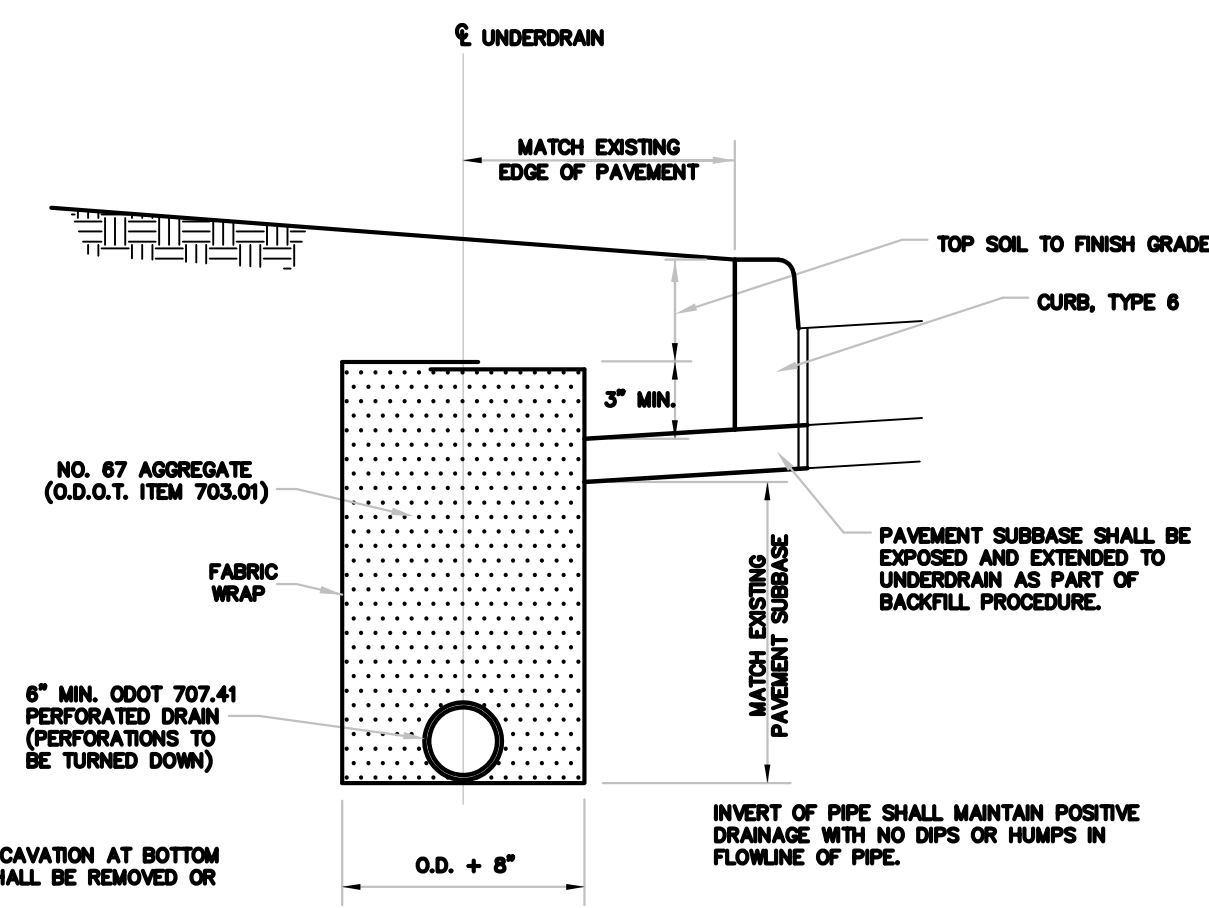
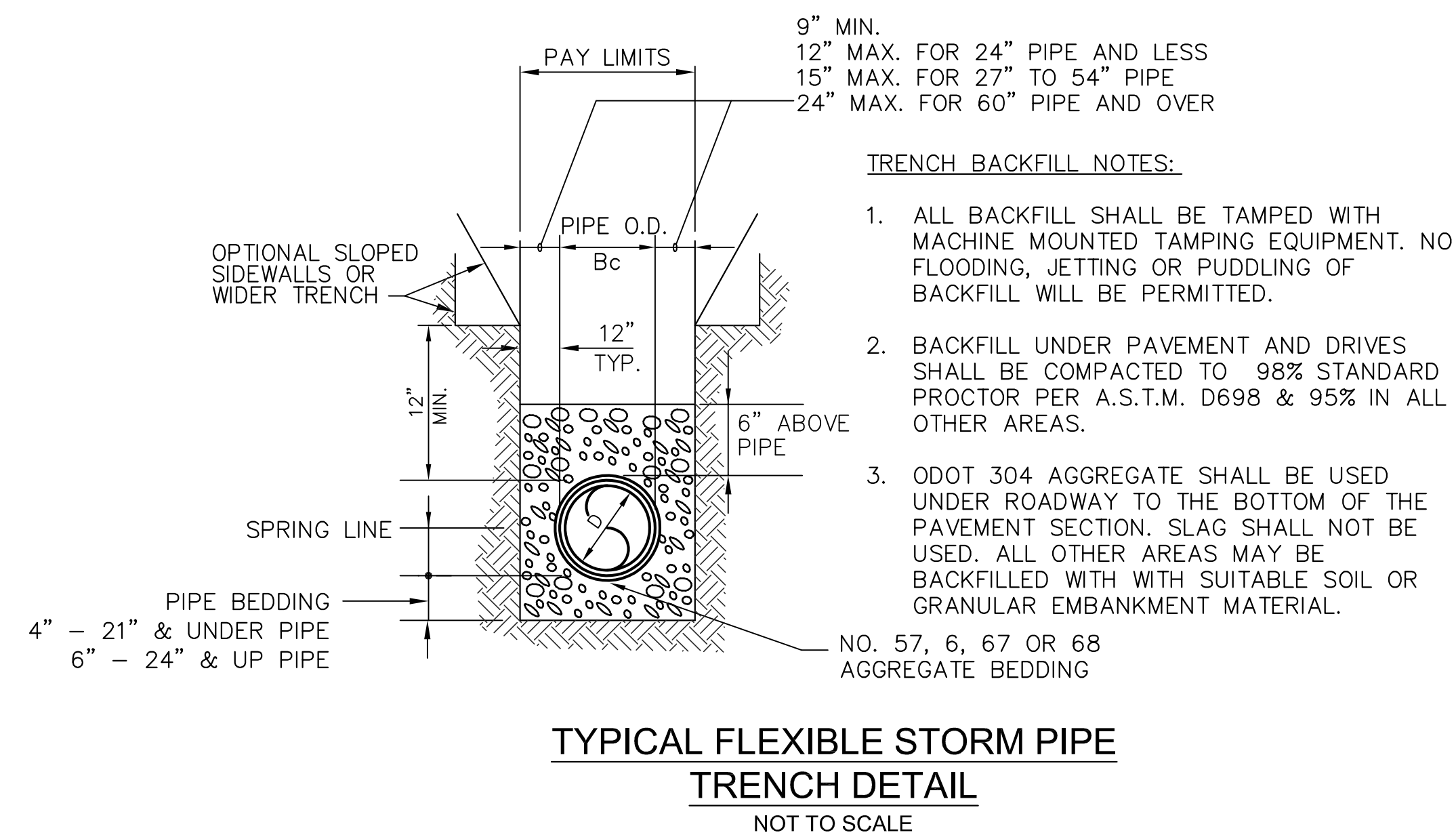
JOB NO. 262832

SHEET NO. C6

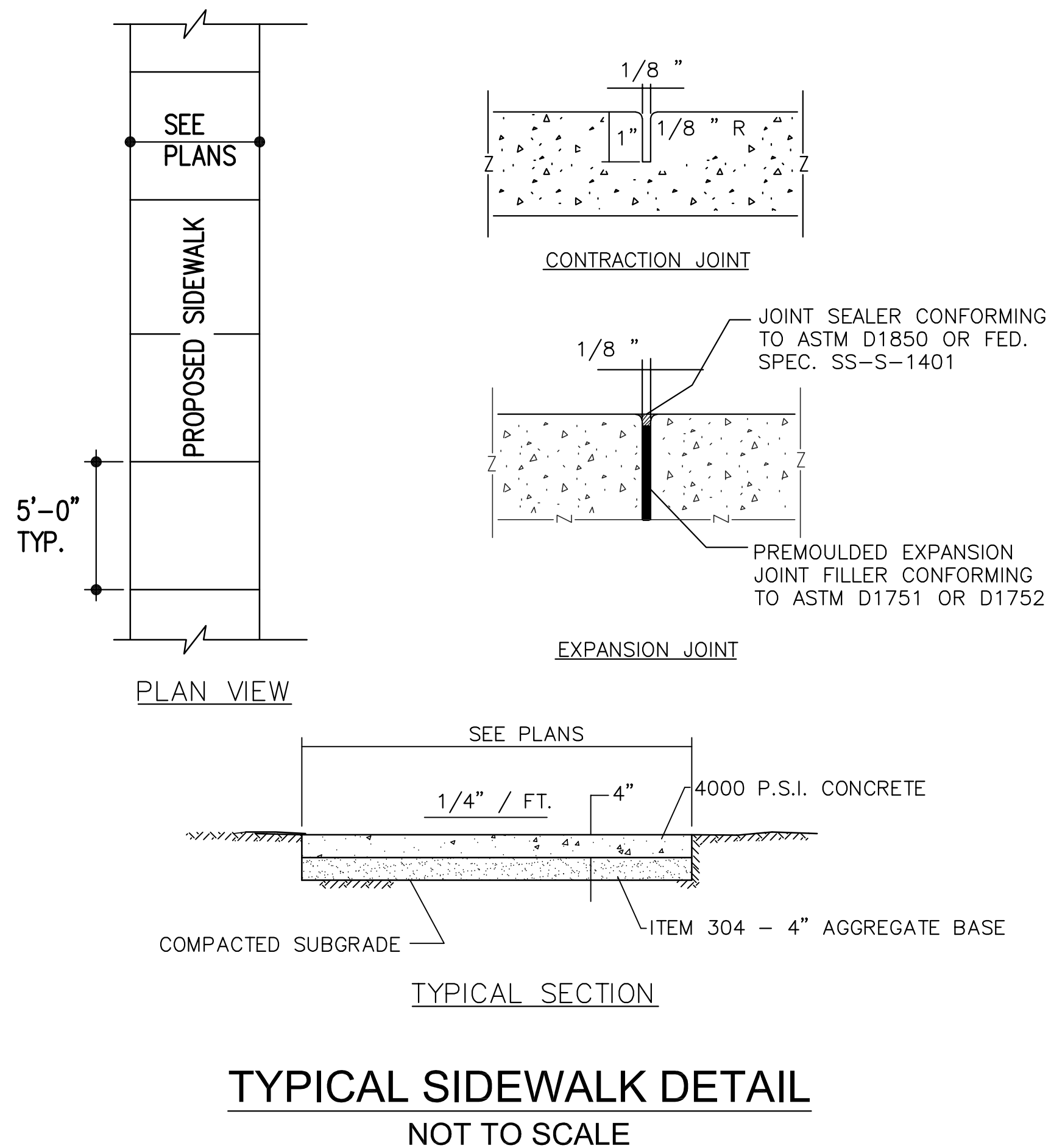
buckleygroup
 engineering + surveying
 12121 KINSMAN ROAD, NEWBURY OH 44065 (440) 564-8008 - www.buckleygroup.com



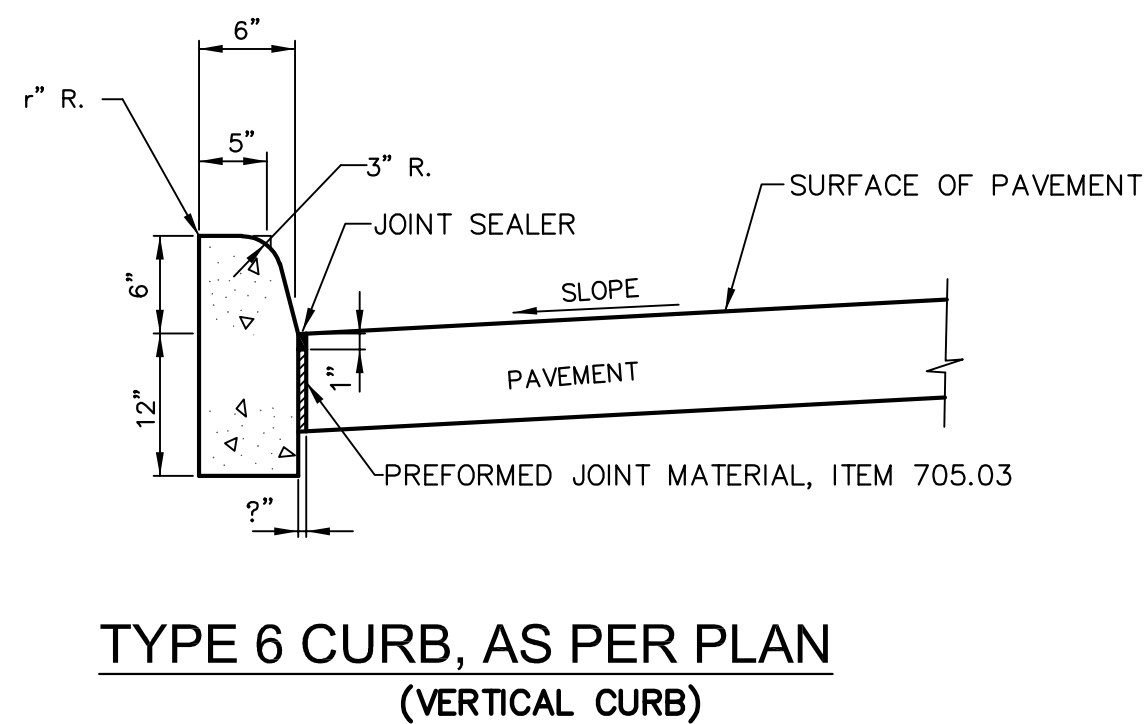
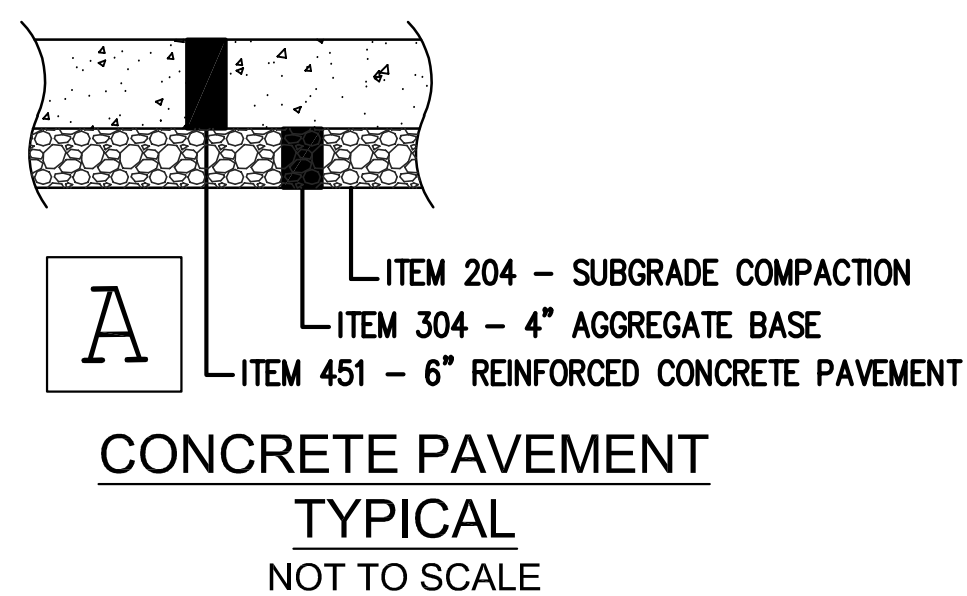
DRIVE APRON PLAN W/ CURB AND WALK

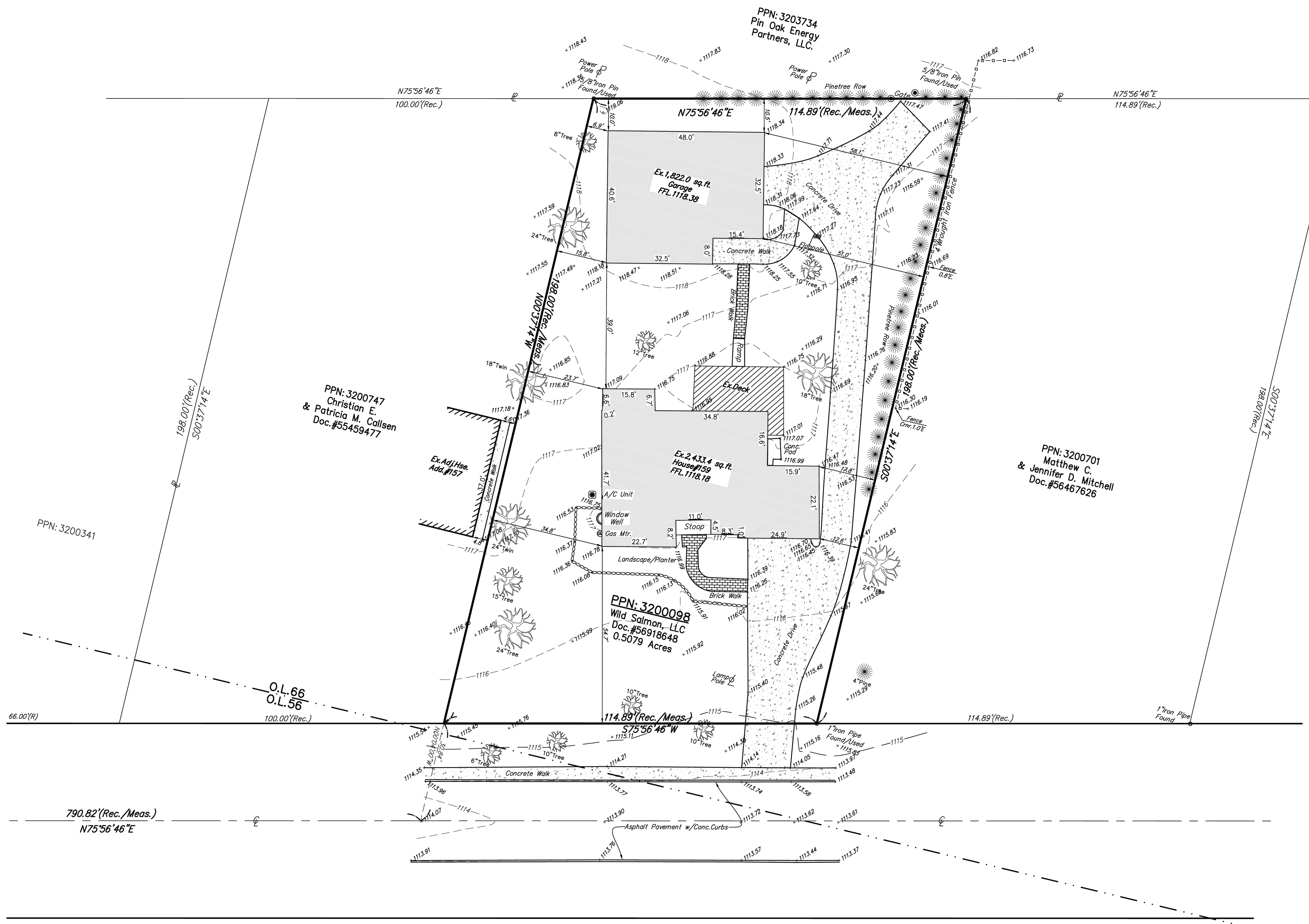


UNDERDRAIN DETAIL - IF REQUIRED



NOTE: WALK TO BE DIVIDED INTO EQUALLY SPACED BLOCKS AT APPROXIMATELY 5' INTERVALS. EXPANSION JOINT FILLER 1" THICK SHALL BE INSTALLED BETWEEN WALK AND ANY FIXED STRUCTURE EXTENDING FOR THE FULL DEPTH OF THE SIDEWALK. THE EXPANSION JOINT FILLER SHALL BE 1" THICK WHERE WALK IS INSTALLED AGAINST BACK OF CURB.





PPN: 3203734
Pin Oak Energy
Partners, LLC.

PPN: 3200747
Christian E.
& Patricia M. Callsen
Doc. #55459477

PPN: 3200701
Matthew C.
& Jennifer D. Mitchell
Doc. #56467626

PPN: 3200098
Wild Salmon, LLC
Doc. #56918648
0.5079 Acres

PPN: 3200341

Hudson Street 60'

survey - existing
1/4" = 1'-0"

1
A0.01

1133 BROADWAY SUITE 1416
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a new house
for
159 HUDSON STREET
HUDSON, OH 44236

2026-04-21

SURVEY - EXISTING

A0.01



existing house - street view



existing house - front



existing house - front s.e. corner



existing house - rear n.e. corner



existing house - rear n.w. corner



existing house - rear



existing barn

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2026-04-21

DATE

EXISTING HOUSE IMAGES

TITLE

SHEET No

A0.02



157 Hudson Street - adjacent house left



159 Hudson Street



167 Hudson Street - adjacent house right



147 Hudson Street



neighborhood aerial map



181 Hudson Street



139 Hudson Street



185 Hudson Street

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212.414.1272 MICALPINEHOUSE.COM

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2026-04-21

DATE

PLAY MAP & SURROUNDING PROPERTIES

TITLE

A0.20
SHEET No



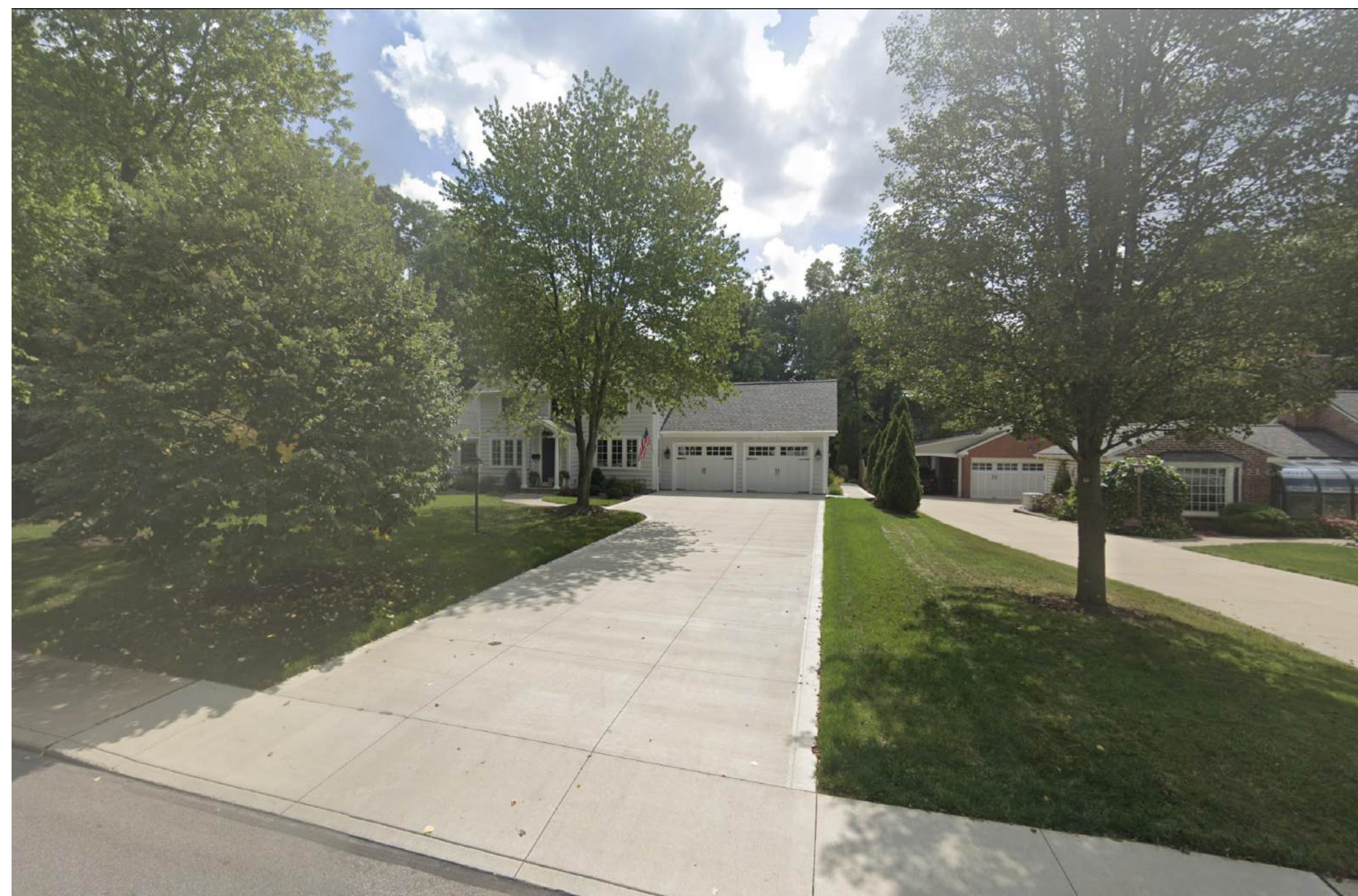
152 Hudson Street - across the street west



159 Hudson Street



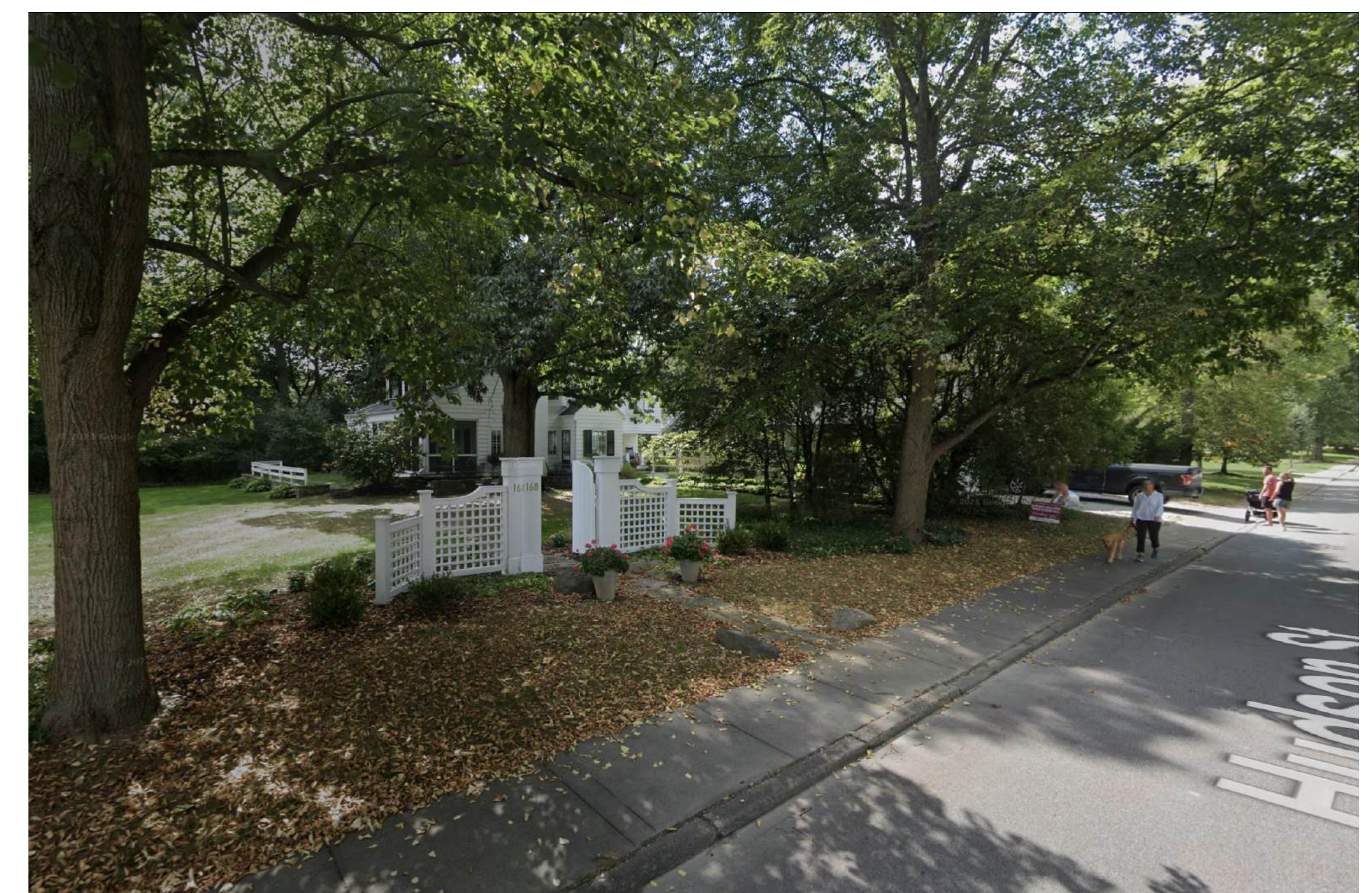
168 Hudson Street (image 1) - across the street east



166 Hudson Street - directly across street



neighborhood aerial map



168 Hudson Street (image 2) - across the street east

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2026-04-21

DATE

PLAN MAP & SURROUNDING PROPERTIES

TITLE

A0.30

SHEET No