



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: January 9, 2019

TO: City of Hudson Planning Commission
Meeting Date of January 14, 2019

FROM: Kris McMaster, City Planner
Greg Hannan, Community Development Director

SUBJECT: Final Plat and Site Improvement Plans for Reserve at River Oaks Phase IV
Open Space Conservation Subdivision

ZONING: District 3: Outer Village Residential Neighborhood

PC Case No: 2018-5461

Project Introduction

Pulte Homes of Ohio, LLC has applied for the Final Plat and Improvement Plans for The Reserve at River Oaks Phase IV for 52 sublots lots. The Revised Preliminary Plat including updated Public Open Space dedication was approved on December 10, 2018.

The following information is attached to this report.

1. The Reserve at River Oaks Subdivision Phase 4, pages 1-4 received December 17, 2018 from Donald G. Bohning & Associates, Inc.
2. The Reserve at River Oaks Subdivision Phase 4 Improvement Plans pages 1-3 and 32-33, received December 17, 2018 from Donald G. Bohning & Associates, Inc.
3. Davey Resource Group, Water Resources Evaluations for River Oaks Subdivision, Phase 4, Dated December 18, 2018.
4. Engineering Department review comments, prepared by City Engineer, Brad Kosco dated January 3, 2019.
5. Planning Commission Draft Decision dated December 10, 2018.

A summary of the applicable Planning Commission cases for the Reserve at River Oaks subdivision since the project was resumed in 2013 is listed below:

Case#	Meeting Date	Action
2013-19	September 9, 2013	Preliminary Plan approval for 144 unit, 353 acres
2013-24	December 9, 2013	Site plan approval for tree clearing activities
2013-23	March 10, 2014	Map amendment (request not approved)
2014-01	March 10, 2014	Compatibility review for subject parcel
2014-05	April 14, 2014	Final Plat and Plans for Phase I - 47 sublots
2014-14	August 11, 2014	Map amendment (request approved 10/1/14)
2015-01	January 26, 2015	Preliminary Plan approval for an additional 88 sublots for a total subdivision of 236 sublots.
2015-02	January 26, 2015	Site Plan approval from tree clearing activities
2015-10	May 11, 2015	Final Plat and plans for Phase II (recorded September 11, 2015)
2016-17	July 7, 2016	Grading approval for future phases
2018-2628	January 8, 2018	Final Plat and plans for Phase III (recorded on May 18, 2018)
2018-5349	December 10, 2018	Revised Preliminary Subdivision Plan approval for Phase I-V and Preliminary Plan approval for an additional 52 sublots for Phase IV.

Adjacent Development:

Across Boston Mills Road to the north is commercial office development within District 6. Hudson Crossing commercial/industrial development within District 6 is immediately south of the subject parcel. The Village of Boston Heights abuts most of the western boundary of the subdivision. The abutting village zoning is large lot residential along Boston Mills Road, general business abutting the central portion of the development, and light industrial abutting the southern portion.

Phase IV Final Plat and Improvement Plans

Chapter 1205 – District Regulations

Lot Dimensional and Setback Standards: The proposed sublots are in compliance with applicable lot dimensional and setback standards. Staff notes orientation of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if street is curved.

Section 1207 Zoning Development and Site Plan Standards

Tree and Vegetation Protection: The limits of disturbance have been delineated on the plans. Tree clearing within the limits of disturbance was previously approved for this area per PC Case #2015-02 and has been completed.

Wetland/Stream Corridor Protection: The subject parcel contains significant wetland areas as well as a 100-foot width riparian corridor located within the interior of the wetland areas. No disturbances are proposed to the existing wetland, riparian corridors, or their setbacks. Staff notes sublots 168 and 169 encroaches into these properties and should require the applicant to advise the future property owner of the required setbacks.

As part of the Preliminary Plan review (2015-01) the applicant submitted documentation related to U.S. Army Corp of Engineers (ACOE) permit 98-5120009 and 2001-01833, issued to Duke Realty for wetland and stream disturbances within the subject property and Hudson Crossing Industrial Park to the south. The associated stream and wetland disturbances authorized under the ACOE permits were completed between 2003 and 2005. The submitted documentation indicates the applicant completed the applicable disturbances and mitigation work within the requirements of the ACOE.

The applicant has submitted comments regarding the Water Resources Evaluation-River Oaks Subdivision, Phase 4 Boston Mills Road, Hudson, Summit County, Ohio from Davey Resource Group dated December 18, 2018 indicating that “the project site consists of previously disturbed upland areas that were cleared and rough graded several years ago during initial construction of the residential subdivision. The project was authorized by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act (Department of Army Np. 2000-02403). No regulated aquatic resources are present within the footprint of Phase IV of the River Oaks site. Attached letter has been submitted for your reference.

Landscaping/Buffering: Bufferyard C, a minimum width of fifteen (15) feet is required adjacent to single family residential. Landscaping plans are required to be submitted to indicate Bufferyard C is being met with existing landscaping or new landscaping for sublots 160-163.

Open Space: The applicant received approval from Planning Commission on December 10, 2018 to revise the public open space requirement to relocate the location of the pedestrian path and water main link that connected Phase IV to Phase V. After the detailed review of the wetland conditions with respect with the feasibility to install the path and watermain line it was determined that the installation of the path and water main and future maintenance was not advisable. Pulte Homes received approval to submit a payment in-lieu to allow the city to install as part of upcoming trail projects along Boston Mills Road and to revise the watermain to connect Hudson Industrial Parkway as part of the PC approved Decision.

Required Public Open Space-The subdivision will include an eight-foot-wide pedestrian path from Boston Mills Road to Phase IV and will submit a payment of \$625,610.94 in-lieu of completing the trail to the south due to the wetland conditions to allow the city to install as part of upcoming trail projects along Boston Mills Road and to revise the watermain to connect

Hudson Industrial Parkway. Additionally, 70% (311 acres) of the subdivision is dedicated as a conservation easement. This significant dedication along with the multi-purpose trail extension was previously determined to meet the public open space requirements.

Perimeter Setbacks: Per Section 1207.06(e)(2)(C)(5) Perimeter Setbacks Buildings shall be setback at least one hundred (100) feet from the perimeter property line for the subdivision. The applicant received BZBA approval on October 17, 2016 per Case No. 2013-15 for variances to the open space subdivision setbacks. Proposed plan is acceptable.

Sidewalk and Pathway Requirements: Sidewalks have been appropriately depicted on both sides of the interior streets. A multi-purpose path has been required through the eastern phases of the development and along the south side of Boston Mills Road frontage. Staff notes the existing 8-foot sidewalk in Phase II on Rosewood Trail connecting with Phase IV on Rosewood Drive transitions to a 5-foot-wide sidewalk. Staff recommends the sidewalk width transition at a street intersection. The applicant may replace the existing 8' sidewalk on Rosewood Drive to Regal Woods Drive with a 5-foot sidewalk or install an 8-foot sidewalk to the corner of Rosewood Drive and Kingswood Drive.

Traffic Impact: At the request of the City Engineer, upon completion of the project and occupancy of 95% of homes, the developer will be required to verify the estimates of the Traffic Impact Study dated 12/28/2017 by TMS Engineers. An updated traffic count will be required to verify traffic volumes identified in study.

Storm Sewer Easement: Should be noted that there is a storm sewer easement to the city on Sublot 149 encroaching into the rear/side property lines.

Special Development Standards: The development contains an existing plugged gas well adjacent to sublots 159 and 160 requiring a 25' setback radius within the subdivision easement. Proposed plan is acceptable.

Engineering Comments: City Engineer, Bradley Kosco has completed his review of the improvement plans and plat per his letter dated January 3, 2019.

Fire Department Comments: Fire inspector Shawn Kasson has completed a review and is satisfied with the submitted plans.

Chapter 1208 – Subdivision Design and Improvement/Dedication Standards

Improvement guarantees: The subdivider and the city shall execute a Final Subdivision Improvement Agreement setting forth what improvements are to be installed and when. A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of such improvements at or before a time the agreement is executed.

Additional Comments:

Declaration of Restrictions: The Developer has previously established the Declaration of Restriction for the Subdivision.

Findings: Section 1204.05(c) Final Subdivision Plat

Staff finds that the application complies with applicable sections of the Land Development Code, except as discussed above and recommended below. The subdivider has committed to execute a Final Subdivision Improvement Agreement and post the required bonds pursuant to Section 1208.15(a).

Required PC Action, Chapter 1203.10(d)(1)(B)

The PC shall take final action on the Final Plat application by reviewing the application and all submitted plans and reports, and then either approving, approving with conditions, or denying the application based on its compliance with the standards summarized in this report.

All decisions of the Commission shall be based on written findings of fact related to the relevant standards of the Code.

Recommendation

Approve the application for Case No. 2018-5461 for Final Plat and Improvement Plans for The Reserve at River Oaks Phase IV according to plans dated as received December 17, 2018 with the condition that the applicant must address the following:

1. The Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.
2. Revised the transition of the eight-foot path to a five-foot path to occur at a street intersection.
3. Upon completion of the project and occupancy of 95% of homes, the developer will be required to verify the estimates of the Traffic Impact Study dated 12/28/2017 by TMS Engineers. An updated traffic count will be required to verify traffic volumes identified in study. The review and acceptance of the study must be accepted by the City Engineer, Bradley Kosco.
4. Landscaping plans are required to be submitted to indicate Bufferyard C is met with existing landscaping or new landscaping for sublots 160-163.
5. Open Space dedication cash in-lieu of \$625,610.94 approved per Case No. 2018-5349 shall be submitted prior to authorization to commence construction.
3. A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of improvements at or before a time the Final Subdivision Improvement Agreement is executed.
4. No clearing or grading of any kind shall commence prior to the issuance of a zoning certificate.

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

BEING A RESUBDIVISION OF BLOCK 3C IN THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 3 AS RECORDED IN RECEPTION NUMBER 56384063 OF SUMMIT COUNTY RECORDS, BEING PART OF ORIGINAL HUDSON TOWNSHIP LOTS 41, 42, 51, 52 AND 61 NOW IN THE CITY OF HUDSON SUMMIT COUNTY, OHIO

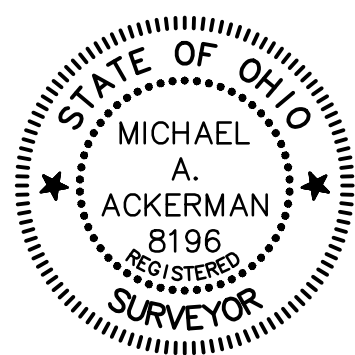
Donald G. Bohning & Associates, Inc.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF.
◆ INDICATES IRON MONUMENTS & ● INDICATES IRON PINS SET ~ 5/8" DIA. x 30" LONG REBAR WITH "D.G. BOHNING ASSOC." IDENTIFICATION. SAID MONUMENTATION WILL BE SET AFTER SUBDIVISION IMPROVEMENTS HAVE BEEN CONSTRUCTED. ALL OF WHICH I STATE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MICHAEL A. ACKERMAN
REG. SURVEYOR NO. 8196

WITNESS

WITNESS



STATE OF OHIO
COUNTY OF CUYAHOGA] S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE AFOREMENTIONED

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HUDSON, OHIO, THIS _____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

APPROVED BY THE CITY MANAGER OF THE CITY OF HUDSON, OHIO, THIS _____ DAY OF _____, 20____.

JANE HOWINGTON, CITY MANAGER

APPROVED BY THE ENGINEER FOR THE CITY OF HUDSON, OHIO, THIS _____ DAY OF _____, 20____.

BRADLEY S. KOSCO, P.E., P.S., CITY ENGINEER

ACCEPTANCE OF DEDICATION

DEDICATION ACCEPTED BY THE COUNCIL OF THE CITY OF HUDSON, OHIO BY

ORDINANCE No. _____ EFFECTIVE THIS _____ DAY OF _____, 20____.

COUNCIL PRESIDENT

CLERK OF COUNCIL

RECORDING

AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 20____.

COUNTY AUDITOR

RECORDER

RECORDED IN _____, THIS _____ DAY OF _____, 20____.

COUNTY RECORDER

DEPUTY COUNTY RECORDER



LOCATION MAP

N.T.S.



AREA CHART

Description	Acreage
SUBLOTS (52)	18.4381
BLOCKS "4A"~"4D"	200.2311
DEDICATED RIGHT-OF-WAY	4.1665
TOTAL SUBDIVISION	222.8363

UTILITY EASEMENTS (U.E.L.)

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF HUDSON, THE COUNTY OF SUMMIT, HUDSON ELECTRIC DEPARTMENT, DOMINION EAST OHIO, WINDSTREAM AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL TO A THREE (3) FOOT UTILITY EASEMENT GRANTED TO THE CITY OF HUDSON AND THE COUNTY OF SUMMIT TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPES, GAS PIPELINES SURFACE OR BELOW MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPELINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. GRANTEEES SHALL ALSO BE GRANTED THE RIGHT OF ACCESS, INGRESS AND EGRESS OVER AND THROUGH SAID THREE (3) FOOT UTILITY EASEMENT GRANTED TO THE CITY OF HUDSON AND THE COUNTY OF SUMMIT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GRANTOR:

PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY

BRAD PIROLI, VICE PRESIDENT OF ACQUISITION

GRANTEEES:

CITY OF HUDSON:

SIGN:

PRINT:

DOMINION EAST OHIO

SIGN:

PRINT:

WINDSTREAM

SIGN:

PRINT:

CHARTER COMMUNICATIONS

SIGN:

PRINT:

ACCEPTANCE, DEDICATION & EASEMENTS

WE THE UNDERSIGNED: PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY

OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION PLAT AND ITS ESTABLISHED SETBACK LINES, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT IT/OUR REQUEST, AND HEREBY DEDICATE THE THOROUGHFARES TO PUBLIC USE AS SHOWN BY GRAPHIC SYMBOL ON THIS PLAT AND ALSO HEREBY GRANT UNTO THE CITY OF HUDSON AND ITS CORPORATE SUCCESSORS, PERMANENT EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC FACILITIES AND APPURTENANCES AS SHOWN HEREON. ALL STORM WATER MANAGEMENT/RETENTION FACILITIES SHALL BE MAINTAINED BY THE RESERVE AT RIVER OAKS HOMEOWNERS' ASSOCIATION AND LANDS FOR SUCH, INCLUDING ACCESS AND SECONDARY STORM DRAINAGE AREAS ARE HEREIN GRANTED TO THE RESERVE AT RIVER OAKS HOMEOWNERS ASSOCIATION AS SHOWN.

PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY

BRAD PIROLI
VICE PRESIDENT OF ACQUISITION

WITNESS

WITNESS

STATE OF OHIO
COUNTY OF _____] S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SANITARY SEWER EASEMENTS

WE THE UNDERSIGNED: PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY GRANT UNTO THE COUNTY OF SUMMIT AND ITS CORPORATE SUCCESSORS, PERMANENT EASEMENTS AS DEPICTED HEREON, BEING AN EASEMENT THREE (3) FEET IN WIDTH PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, UNDER, OVER, AND THRU ALL SUBLOTS AND ALL LANDS SHOWN HEREON. EASEMENTS FIVE (5) FEET IN WIDTH AND PARALLEL TO TO ALL SIDE AND REAR PROPERTY LINES, UNDER, OVER, AND THRU ARE GRANTED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING PUBLIC SANITARY FACILITIES.

GRANTOR:

PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY

GRANTEE:

COUNTY OF SUMMIT

BRAD PIROLI, VICE PRESIDENT OF ACQUISITION

ILENE SHAPIRO, COUNTY EXECUTIVE

COVENANTS AND RESTRICTIONS

THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND THE CODE OF REGULATIONS FOR THE RESERVE AT RIVER OAKS SUBDIVISION AS RECORDED ARE INCORPORATED HEREIN BY REFERENCE AS IF FULLY REWRITTEN HEREON, AS RECORDED IN RN _____, OF THE OFFICIAL RECORDS OF SUMMIT COUNTY.

AN EASEMENT THREE (3) FEET IN WIDTH PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON, AS WELL AS FIVE (5) FEET IN WIDTH PARALLEL WITH AND CONTIGUOUS TO ALL SIDE AND REAR PROPERTY LINES, UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF HUDSON AND THE COUNTY OF SUMMIT FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING SANITARY AND STORM SEWERS AND WATERMAIN.

THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED PRIOR TO AND DURING THE CONSTRUCTION OF THIS SUBDIVISION BY THE DEVELOPER AND THE INDIVIDUAL SUBLOTS OF THIS SUBDIVISION BY THE HOME BUILDERS.

EASEMENTS OF VARYING WIDTHS UNDER, OVER AND THROUGH SUBLOTS 144, 145, 149-152, 155-162, 165, 166, 173-181, 183, 185, 190-192, 194 AND BLOCKS "4A" AND "4B", AS DEPICTED ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF HUDSON FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING STORM SEWERS.

STORMWATER MANAGEMENT EASEMENTS, AS DEPICTED ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF HUDSON FOR THE CONSTRUCTION, OPERATING AND MAINTAINING STORM SEWERS AND FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, SECONDARY TO THE HOMEOWNERS ASSOCIATION, AND WITH NO OBLIGATION TO PERFORM SUCH INSPECTION & MAINTENANCE.

CONSERVATION EASEMENT

A CONSERVATION EASEMENT HAS BEEN GRANTED TO OHIO STREAM PRESERVATION, INC. OVER PORTIONS OF THE PROPERTY AS DESCRIBED IN THE GRANT OF CONSERVATION EASEMENT RECORDED IN RN 55495627 OF THE OFFICIAL RECORDS OF SUMMIT COUNTY.

WETLAND NOTICE

THE LANDS DEPICTED HEREON ARE SUBJECT TO THE U.S. ARMY CORPS PERMIT No. 2001-01833 DATED OCTOBER 26, 2010, AND GRANT OF SECTION 401 WATER QUALITY CERTIFICATION, OHIO EPA ID. No. 010517 DATED SEPTEMBER 16, 2002. ALL RELEVANT PROVISIONS OF THESE PERMITS SHALL APPLY.

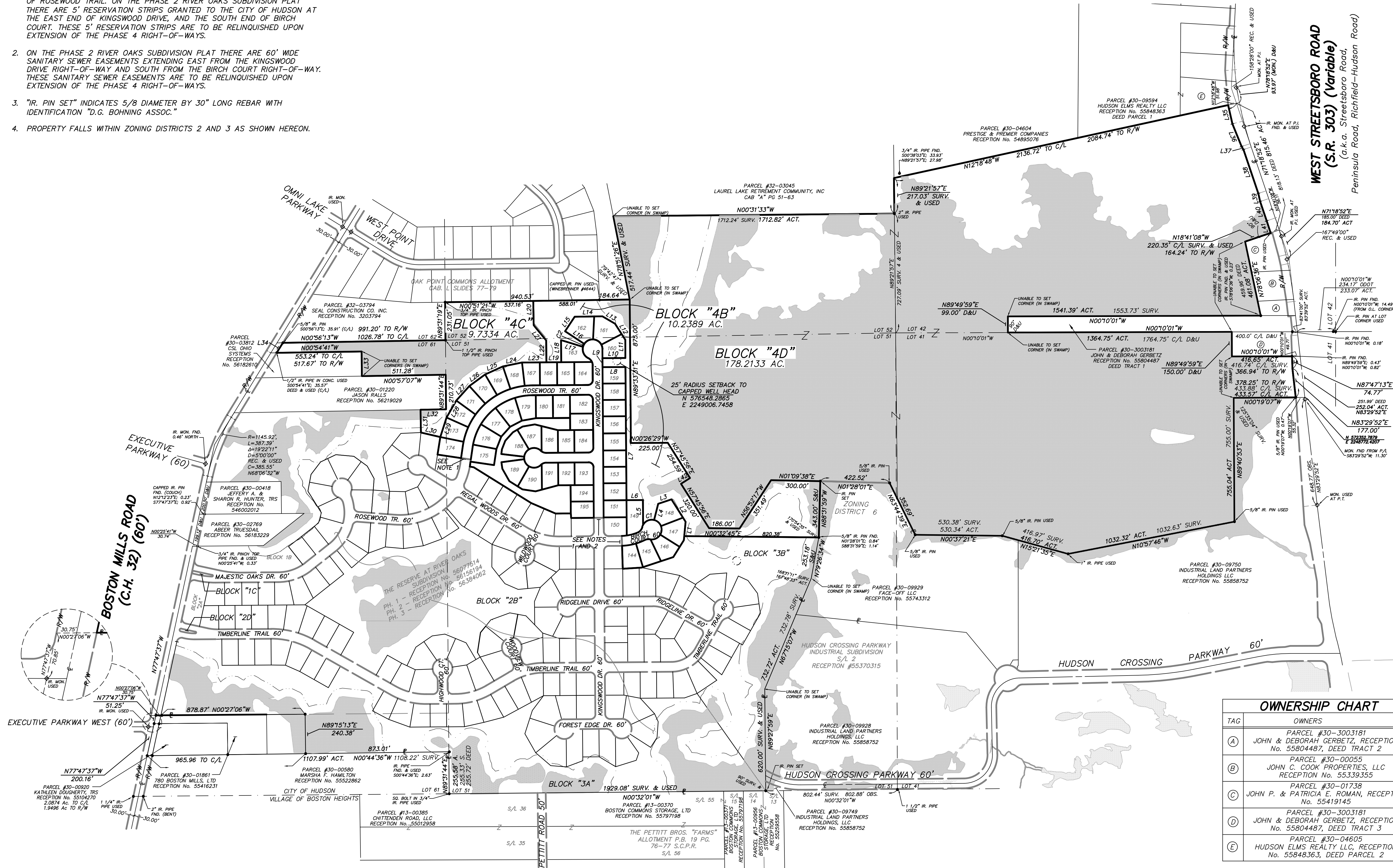
DB DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY * VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE -----	DRN K.C.	OKD E.K.	DATE DEC., 2018
VERT. SCALE -----	FILE NO. 427204-01	ORDER NO. 4272-4	1 4

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	88.13'	N84°45'04"W	L12	116.30'	N57°28'06"E	L23	148.35'	N0°26'29"W	L34	71.70'	N58°25'26"W
L2	161.12'	N57°45'56"E	L13	89.26'	N30°27'06"E	L24	118.91'	N11°36'22"W	L35	117.16'	N77°08'58"E
L3	85.06'	N18°21'29"W	L14	169.07'	N0°51'21"W	L25	119.07'	N24°20'46"W	L36	148.84'	N67°58'28"E
L4	102.75'	N75°55'59"W	L15	106.00'	N56°42'13"W	L26	119.06'	N36°13'54"W	L37	22.09'	N58°31'16"E
L5	151.64'	N89°33'31"E	L16	140.00'	N33°17'47"E	L27	119.06'	N48°07'01"W	L38	282.59'	N71°19'04"E
L6	100.00'	N0°26'29"W	L17	140.00'	N17°07'21"E	L28	119.07'	N60°00'09"W	L39	50.25'	N77°01'42"E
L7	812.00'	N89°33'31"E	L18	134.90'	N89°33'31"E	L29	125.16'	N72°13'05"W	L40	124.42'	N71°19'04"E
L8	140.00'	N0°26'29"W	L19	90.48'	N0°26'29"W	L30	121.11'	N13°14'55"E	L41	77.55'	N72°06'30"E
L9	55.00'	N89°33'31"E	L20	147.61'	N89°08'39"E	L31	138.94'	N89°03'47"E	L42	64.90'	N32°14'04"W
L10	140.00'	N0°26'29"W	L21	120.59'	N50°36'47"E	L32	155.29'	N0°56'13"W			
L11	110.55'	N89°33'31"E	L22	133.47'	N89°33'31"E	L33	150.17'	N89°25'02"E			

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	78.83'	46.27'	73.28'	N23°34'18"W	75°16'39"
C2	60.00'	19.97'	10.08'	19.88'	N66°14'27"W	19°04'27"

NOTES:

- ON THE PHASE 1 RIVER OAKS SUBDIVISION PLAT THERE IS A 5' RESERVATION STRIP GRANTED TO THE CITY OF HUDSON AT THE EAST END OF ROSEWOOD TRAIL, ON THE PHASE 2 RIVER OAKS SUBDIVISION PLAT THERE ARE 5' RESERVATION STRIPS GRANTED TO THE CITY OF HUDSON AT THE EAST END OF KINGSWOOD DRIVE, AND THE SOUTH END OF BIRCH COURT. THESE 5' RESERVATION STRIPS ARE TO BE RELINQUISHED UPON EXTENSION OF THE PHASE 4 RIGHT-OF-WAYS.
- ON THE PHASE 2 RIVER OAKS SUBDIVISION PLAT THERE ARE 60' WIDE SANITARY SEWER EASEMENTS EXTENDING EAST FROM THE KINGSWOOD DRIVE RIGHT-OF-WAY AND SOUTH FROM THE BIRCH COURT RIGHT-OF-WAY. THESE SANITARY SEWER EASEMENTS ARE TO BE RELINQUISHED UPON EXTENSION OF THE PHASE 4 RIGHT-OF-WAYS.
- "R. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."
- PROPERTY FALLS WITHIN ZONING DISTRICTS 2 AND 3 AS SHOWN HEREON.



SURVEY REFERENCES:

- SURV: MAP OF SURVEY MADE FOR PULTE GROUP, INC. BY DONALD G. BOHNING & ASSOC., INC. DATED FEB. 2013
- SURV 2: MAP OF SURVEY MADE FOR PULTE GROUP, INC. BY DONALD G. BOHNING & ASSOC., INC DATED FEB. 2015
- ODOT: STATE ROUTE 303 CENTERLINE PLAT SUM-303-(8.13-8.96)(10.70-12.59)(14.00)

BENCH MARK

SUMMIT COUNTY GEODETIC MONUMENT HU 118
STATE PLANE COORDINATE
N 572,745.649
E 2,250,912.641

ELEVATION: 1006.912 NAVD 1988

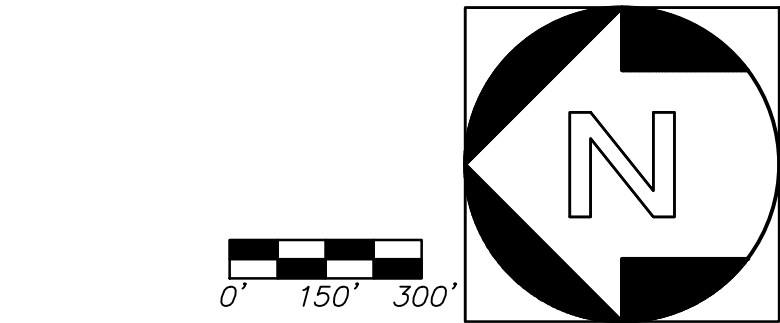
BASIS OF BEARINGS

- SUMMIT COUNTY GEODETIC MONUMENT HU 118 ON STATE PLANE COORDINATES OHIO NORTH ZONE NAD 1983 (1986)
- SUMMIT COUNTY GEODETIC MONUMENT HU 118 HAS MATCHING STATE PLANE & GROUND COORDINATES. MULTIPLICATION FACTOR 0.999900637.
- COORDINATES SHOWN ON SURVEY ARE GROUND COORDINATES.

SURVEY REQUIREMENT NOTES:

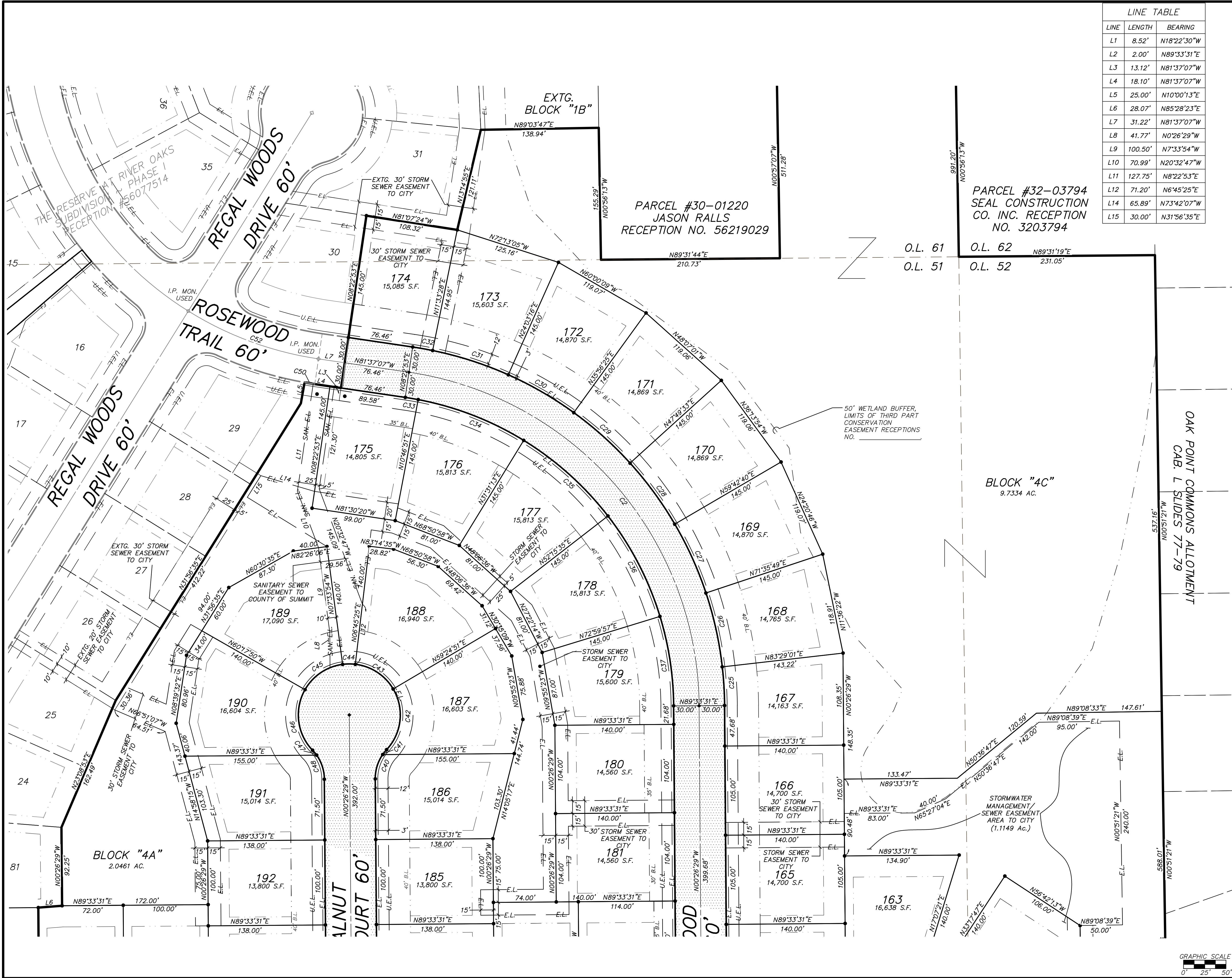
DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF.

OWNERSHIP CHART	
TAG	OWNERS
(A)	PARCEL #30-003181 JOHN & DEBORAH GERBETZ, RECEPTION No. 55804487, DEED TRACT 2
(B)	PARCEL #30-00055 JOHN C. COOK PROPERTIES, LLC RECEPTION No. 55339355
(C)	PARCEL #30-01738 JOHN P. & PATRICIA E. ROMAN, RECEPTION No. 55419145
(D)	PARCEL #30-003181 JOHN & DEBORAH GERBETZ, RECEPTION No. 55804487, DEED TRACT 3
(E)	PARCEL #30-04605 HUDSON ELMS REALTY LLC, RECEPTION No. 55848363, DEED PARCEL 2



THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

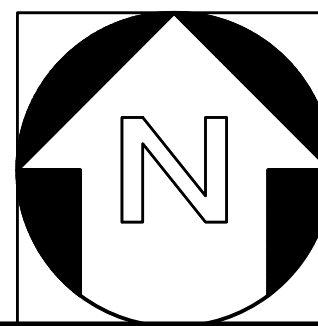
		DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132	
HORIZ. SCALE 1"=300'	DRN K.C.	ORD. E.K.	DATE DEC., 2018
OR. SCALE -----	FILE NO. 427204-02	ORDER NO. 4272-4	2/4



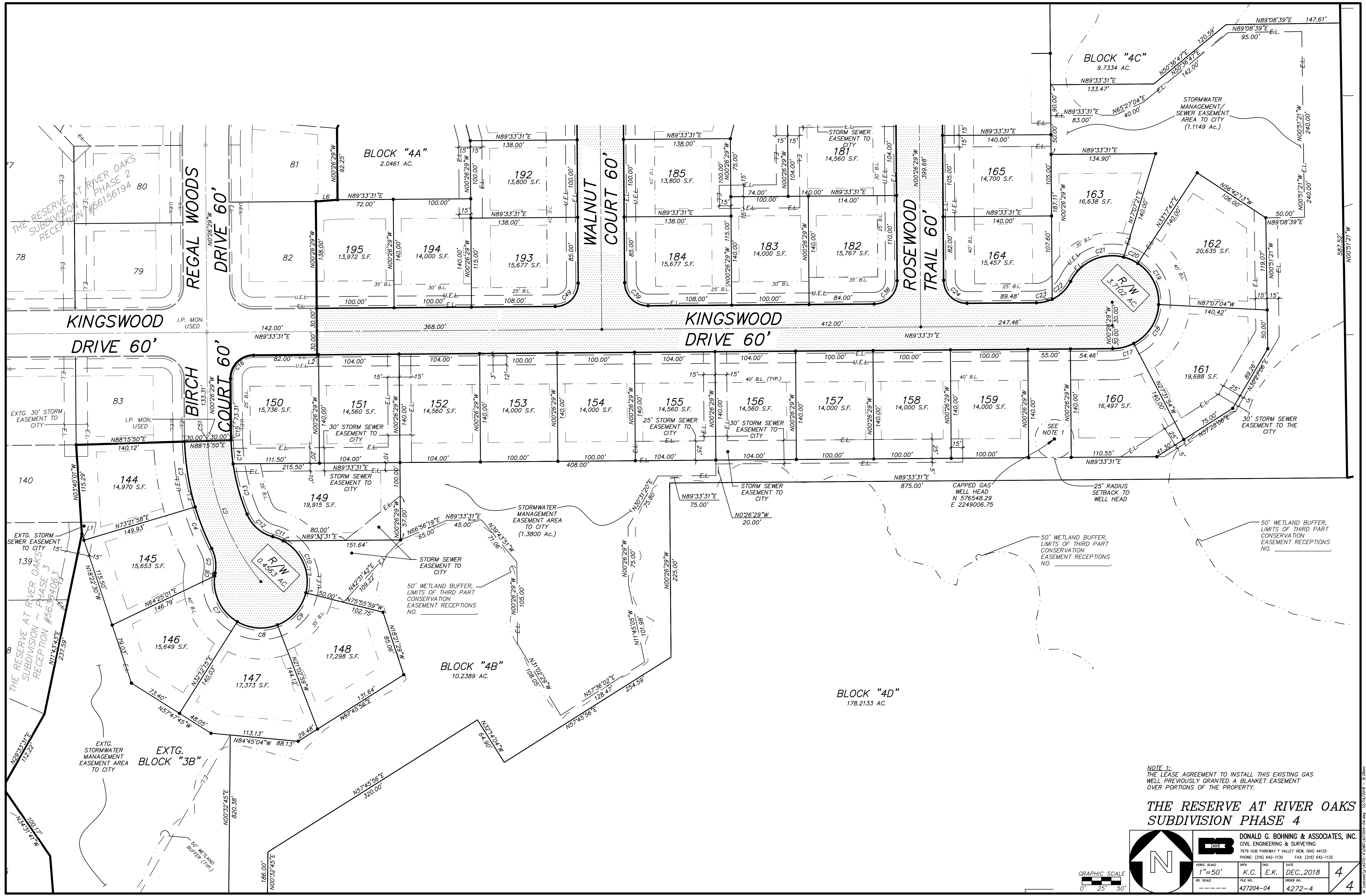
LINE TABLE		
LINE	LENGTH	BEARING
L1	8.52'	N18°22'30"W
L2	2.00'	N89°33'31"E
L3	13.12'	N81°37'07"W
L4	18.10'	N81°37'07"W
L5	25.00'	N10°00'13"E
L6	28.07'	N85°28'23"E
L7	31.22'	N81°37'07"W
L8	41.77'	N0°26'29"W
L9	100.50'	N7°33'54"W
L10	70.99'	N20°32'47"W
L11	127.75'	N8°22'53"E
L12	71.20'	N6°45'25"E
L14	65.89'	N73°42'07"W
L15	30.00'	N31°56'35"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	197.75'	102.62'	194.19'	N20°37'12"W	37°46'05"
C2	400.00'	566.72'	342.70'	520.50'	N41°01'48"W	81°10'38"
C3	330.00'	85.80'	43.15'	85.56'	N09°11'06"W	14°53'52"
C4	330.00'	57.78'	28.96'	57.71'	N21°38'59"W	10°01'54"
C5	50.00'	32.55'	16.88'	31.98'	N08°00'53"W	37°18'06"
C6	60.00'	3.89'	1.94'	3.88'	N08°46'52"E	3°42'36"
C7	60.00'	69.72'	39.40'	65.87'	N26°21'50"W	66°34'48"
C8	60.00'	53.82'	28.87'	52.04'	N85°21'06"W	51°23'45"
C9	60.00'	57.47'	31.16'	55.30'	N41°30'31"E	54°53'00"
C10	60.00'	78.83'	46.27'	73.28'	N23°34'18"W	75°16'39"
C11	60.00'	14.49'	7.28'	14.46'	N68°07'51"W	13°50'27"
C12	50.00'	45.77'	24.63'	44.19'	N48°49'42"W	52°26'47"
C13	270.00'	67.64'	34.00'	67.46'	N15°25'42"W	14°21'12"
C14	270.00'	30.70'	15.37'	30.69'	N04°59'38"W	6°30'57"
C15	270.00'	6.10'	3.05'	6.10'	N01°05'19"W	1°17'41"
C16	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	90°00'00"
C17	60.00'	28.37'	14.45'	28.11'	N76°00'49"E	27°05'25"
C18	60.00'	62.40'	34.35'	59.62'	N32°40'31"E	59°35'10"
C19	60.00'	62.40'	34.35'	59.62'	N26°54'38"W	59°35'10"
C20	60.00'	19.97'	10.08'	19.88'	N66°14'27"W	19°04'27"
C21	60.00'	81.29'	48.27'	75.22'	N65°24'30"E	77°37'40"
C22	50.00'	33.80'	17.58'	33.16'	N45°57'44"E	38°44'09"
C23	50.00'	21.14'	10.73'	20.99'	N77°26'40"E	24°13'43"
C24	30.00'	47.12'	30.00'	42.43'	N45°26'29"W	90°00'00"
C25	430.00'	45.59'	22.82'	45.57'	N03°28'44"W	6°04'30"
C26	430.00'	89.21'	44.77'	89.05'	N12°27'35"W	11°53'12"
C27	430.00'	89.20'	44.76'	89.04'	N24°20'46"W	11°53'09"
C28	430.00'	89.20'	44.76'	89.04'	N36°13'54"W	11°53'07"
C29	430.00'	89.20'	44.76'	89.04'	N48°07'01"W	11°53'07"
C30	430.00'	89.20'	44.76'	89.04'	N60°00'09"W	11°53'09"
C31	430.00'	93.79'	47.08'	93.60'	N72°11'38"W	12°29'47"
C32	430.00'	23.84'	11.92'	23.84'	N80°01'49"W	3°10'36"
C33	370.00'	15.49'	7.75'	15.49'	N80°25'08"W	2°23'58"
C34	370.00'	133.93'	67.71'	133.20'	N68°50'58"W	20°44'22"
C35	370.00'	133.93'	67.71'	133.20'	N48°06'36"W	20°44'22"
C36	370.00'	133.93'	67.71'	133.20'	N27°22'14"W	20°44'22"
C37	370.00'	106.94'	53.84'	106.56'	N08°43'16"W	16°33'33"
C38	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	90°00'00"
C39	30.00'	47.12'	30.00'	42.43'	N45°26'29"W	90°00'00"
C40	50.00'	30.32'	15.64'	29.86'	N16°55'57"E	34°44'53"
C41	50.00'	7.50'	3.76'	7.49'	N38°36'12"E	8°35'38"
C42	60.00'	76.95'	44.79'	71.79'	N06°09'26"E	73°29'10"
C43	60.00'	55.14'	29.69'	53.22'	N56°54'51"W	52°39'24"
C44	60.00'	15.00'	7.54'	14.96'	N89°35'44"E	14°19'26"
C45	60.00'	55.22'	29.74'	53.29'	N56°04'06"E	52°43'50"
C46	60.00'	76.95'	44.79'	71.79'	N07°02'24"W	73°29'10"
C47	50.00'	7.50'	3.76'	7.49'	N39°29'11"W	8°35'38"
C48	50.00'	30.32'	15.64'	29.86'	N17°48'55"W	34°44'53"
C49	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	90°00'00"
C50	430.00'	12.17'	6.09'	12.17'	N80°48'27"W	1°37'20"
C51	300.00'	6.78'	3.39'	6.78'	N01°05'19"W	1°17'41"
C52	400.00'	164.49'	83.42'	163.33'	N69°50'16"W	23°33'42"

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

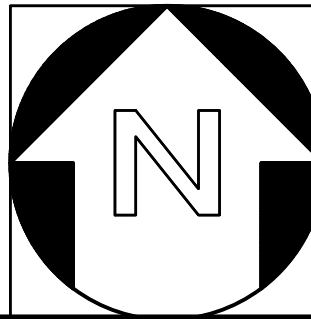


DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE 1"=50'	DRN K.C.	CHD. E.K.	DATE DEC, 2018
FILE NO. 427204-03	ORDER NO. 4272-4	3 4	



NOTE 1:
THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS
WELL PREVIOUSLY GRANTED A BLANKET EASEMENT
OVER PORTIONS OF THE PROPERTY.

**THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4**



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE 1"=50'	DRN K.C.	ORD. E.K.	DATE DEC., 2018
FILE NO. 427204-04	ORDER NO. 4272-4	4	

BENCH MARK # 1
TOP OF HYDRANT
STA. 10+26 KINGSWOOD DRIVE
ELEV. 1009.31

BENCH MARK # 2
TOP OF HYDRANT
STA. 6+43 ROSEWOOD TRAIL
ELEV. 1007.51

* ELEVATIONS SHOWN ARE NAVD (88) VERTICAL DATUM, AS OBSERVED USING
SUMMIT COUNTY MONUMENT HU118.

- ZONING DISTRICT 3 (OPEN SPACE CONSERVATION)
- TYPICAL SETBACKS (SEE PLAT FOR EACH LOT SETBACK)
 - SIDE 10'
 - FRONT 40'
 - REAR 25'
- DENSITY FOR OVERALL SUBDIVISION PER PRELIMINARY PLAN APPROVED
JANUARY 2015
 - ALLOWABLE: 381 UNITS
 - PROPOSED: 236 UNITS
- SEE RECORD PLAT FOR EACH PHASE FOR OPEN SPACE PROVIDED

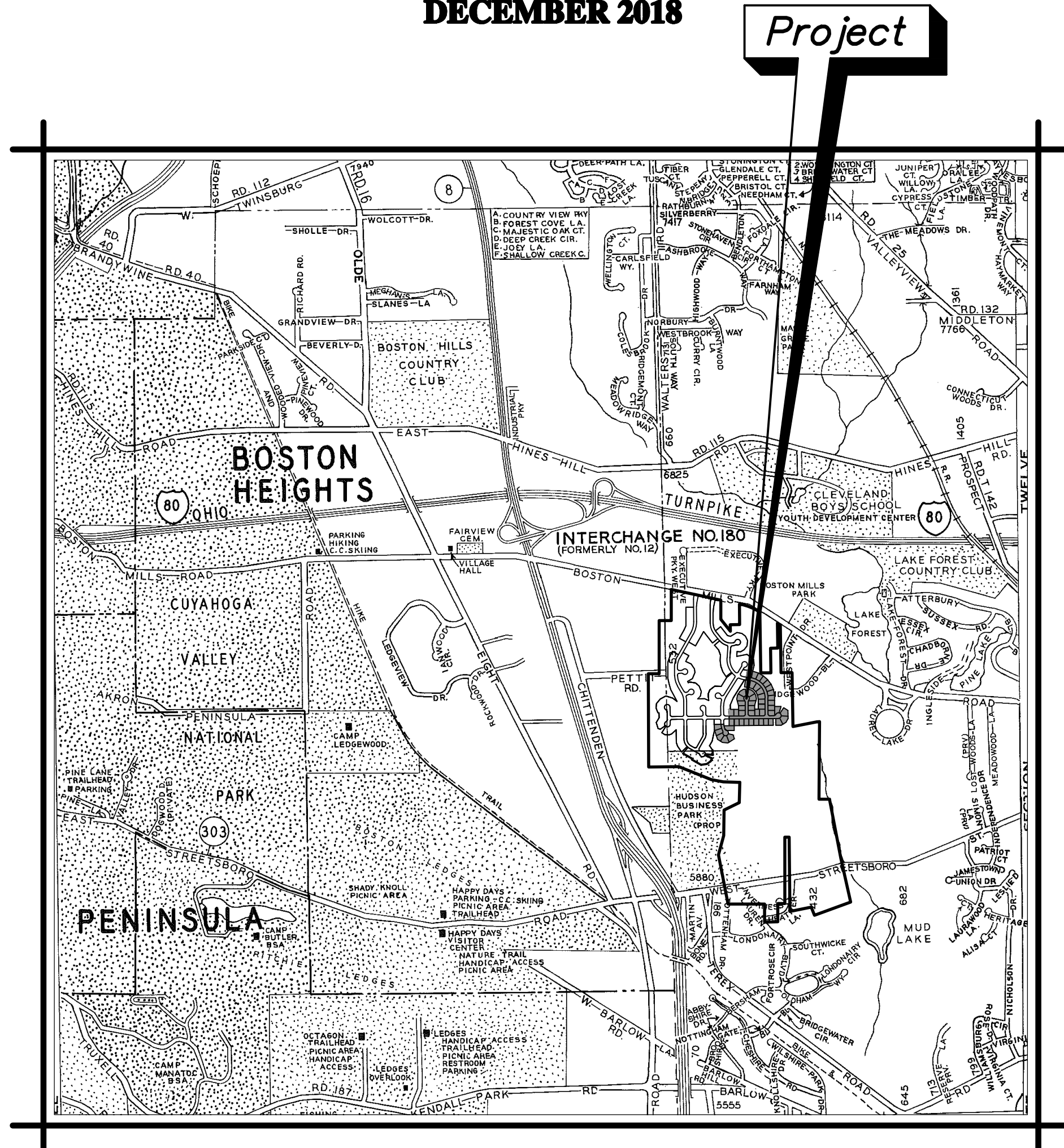
THE RESERVE AT RIVER OAKS SUBDIVISION ~ PHASE 4 IMPROVEMENT PLANS

CITY OF HUDSON ~ SUMMIT COUNTY ~ STATE OF OHIO

(SUBLOTS 144 thru 195)
D.S.S.S. PROJECT NO. _____

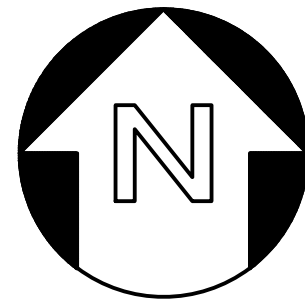
NEORS - SOUTHERLY W.W.T.P. VIA CVI

DECEMBER 2018



LOCATION MAP

NOT TO SCALE





2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE (800) 362-2764
OHIO UTILITIES PROTECTION SERVICE
OGPUPS CALL (614)-715-2984
OHIO OIL & GAS PRODUCERS
UNDERGROUND PROTECTION SERVICE



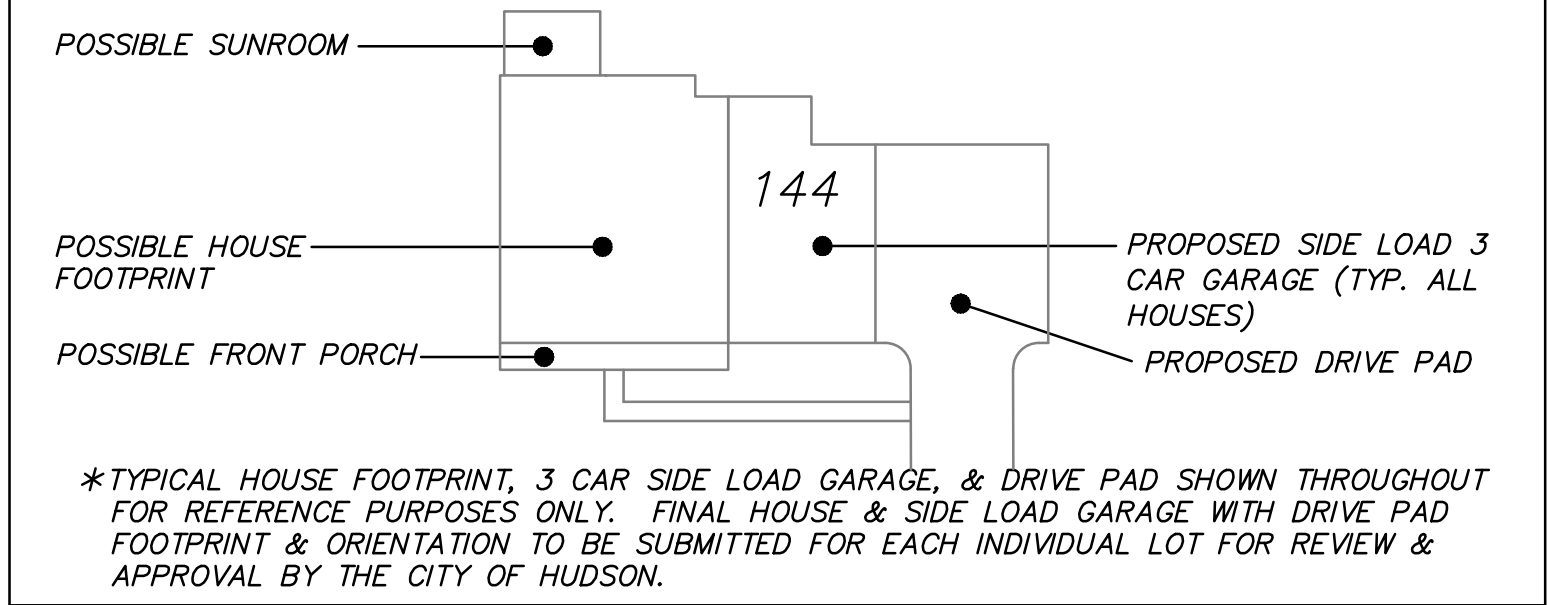
INDEX OF SHEETS

- | | |
|-------|---------------------------------------|
| 1 | TITLE SHEET |
| 2 | KEY MAP |
| 3 | EXISTING CONDITIONS |
| 4 | GENERAL NOTES |
| 5 | CITY OF HUDSON AND D.S.S.S. NOTES |
| 6-23 | IMPROVEMENT PLAN & PROFILES |
| 24-25 | INTERSECTION DETAILS |
| 26-27 | POND PLANS & DETAILS |
| 28-30 | DETAILS |
| 31 | CITY OF HUDSON ELECTRIC PLAN |
| 32-33 | GRADING PLAN |
| 34-35 | EARTHWORK PLAN |
| 36-37 | STORM WATER POLLUTION PREVENTION PLAN |
| 38-39 | S.W.P.P.P. NOTES, DETAILS & LEGEND |
| 40 | CROSS SECTIONS |

- NOTES:
- 1.) THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS OF RECORDING NECESSARY DOCUMENTS ASSOCIATED WITH THIS PROJECT.
 - 2.) ANY USE WITHIN A CHANNEL/SWALE EASEMENT THAT WOULD IMPAIR THE PROPER FUNCTIONING OF THE DRAINAGE FACILITY IS PROHIBITED.
 - 3.) THE DEVELOPER IS RESPONSIBLE FOR ALL STREET SIGNAGE.
 - 4.) THE HOUSE FOOTPRINT SHOWN FOR THIS SET OF PLANS IS A COMPOSITE HOUSE BASED ON PULTE MODELS HOLBROOK, ATWATER, ELLICOTT, DRESDEN AND CRAWFORD. NEWER HOUSE PLANS WITH A LARGER FOOTPRINT OFFERED FOR PHASE 4 ARE THE KIRKLAND, AND EDINBURG.

CONVENTIONAL SIGNS:

ITEM	EXISTING	PROPOSED	RECONST'D
RIGHT OF WAY			
CENTERLINE			
PROPERTY LINE			
EASEMENT LINE	EL	EL	
GAS MAIN	G		
GAS CONNECTION	G.C.		
WATER MAIN	W	W	
HYDRANT & VALVE	H.V.	H.V.	H.V.
WATER CONNECTION	W.C.	W.C.	
WATER MAIN VALVE	W.M.V.	W.M.V.	
SANITARY SEWER	SAN	SAN	
SANITARY CONNECTION	SAN.C.	SAN.C.	
STORM SEWER	ST	ST	
STORM CONNECTION	ST.C.	ST.C.	
UNDERGRD. TELE. DUCTS	T	T	
UNDERGRD. ELEC. CABLE	E	E	
UNDERGRD. TV CABLE	OTV	OTV	
FENCE	X X X	X X X	
GUARDRAIL			
UTILITY POLE	φ		X - RELOCATED
LIGHT POLE	φ		X - RELOCATED
MONUMENT ASSEMBLY	◇		
MANHOLE	○	●	●
BASIN	□	■	■
SIGN POST	+		
TREE	⊗	●	
BUSH, BRUSH	⊗		
WELL	+W		
SEPTIC TANK	S		
SWALE	—V—	—V—	
SPOT ELEVATION	X	X	
CONTOUR ELEVATION	700	700	



DATE: _____
HUDSON CITY ENGINEER — THOMAS J. SHERIDAN, PE, PS

DATE: _____
ENGINEER OF DESIGN — TRAVIS COYNE, PE

OHIO ENVIRONMENTAL PROTECTION AGENCY
(O.E.P.A.)

(SANITARY SEWER) DATE: _____
(WATER SYSTEM) DATE: _____

SEWERAGE SYSTEM APPROVAL

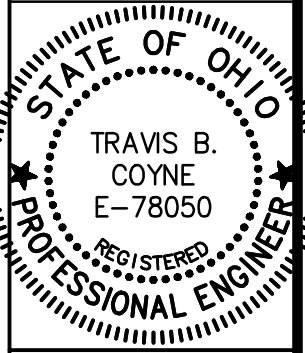
DATE: _____
DEPUTY DIRECTOR OF ENGINEERING
DEPARTMENT OF SANITARY SEWER SERVICES

DATE: _____
DIRECTOR — MICHAEL A. WEANT
DEPARTMENT OF SANITARY SEWER SERVICES

OHIO ENVIRONMENTAL PROTECTION AGENCY
(O.E.P.A.)

N.O.I. APPROVAL DATE: 10-15-18
PERMIT NO.: 3GC06993*BG

REVISIONS



DEVELOPER
PULTE HOMES OF OHIO
387 MEDINA ROAD, SUITE 1700
MEDINA OH, 44256
ATTN: DAVID FRANCESCONI
PHONE: (330) 849-3487

TITLE SHEET
THE RESERVE AT RIVER OAKS
SUBDIVISION ~ PHASE 4
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 INDIAN PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132
12/13/2018 12:00 PM



GRAPHIC SCALE

HORIZ. SCALE

VERT. SCALE

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

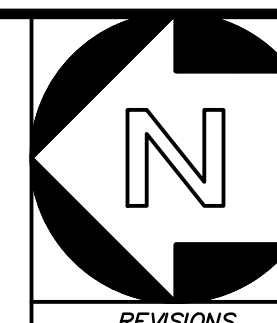
BENCH MARK # 1
TOP OF HYDRANT
STA. 10+26 KINGSWOOD DRIVE
ELEV. 1009.31

BENCH MARK # 2
TOP OF HYDRANT
STA. 6+43 ROSEWOOD TRAIL
ELEV. 1007.51

NOTE:
1. PROPERTY SUBLT FRONTAGES,
SETBACKS AND WIDTHS ARE LOCATED
ON PAGES 3 AND 4 OF THE RECORD
PLAT.

LEGEND

SAN. MH. No. XX



REVISIONS

MAP
KEY RESERVE AT RIVER OAKS ~ PHASE 4
THE RESERVE AT RIVER OAKS
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132
12/12/2018 2:28 AM



GRAPHIC SCALE
0' 40' 80'

HORIZ. SCALE
1"=80'

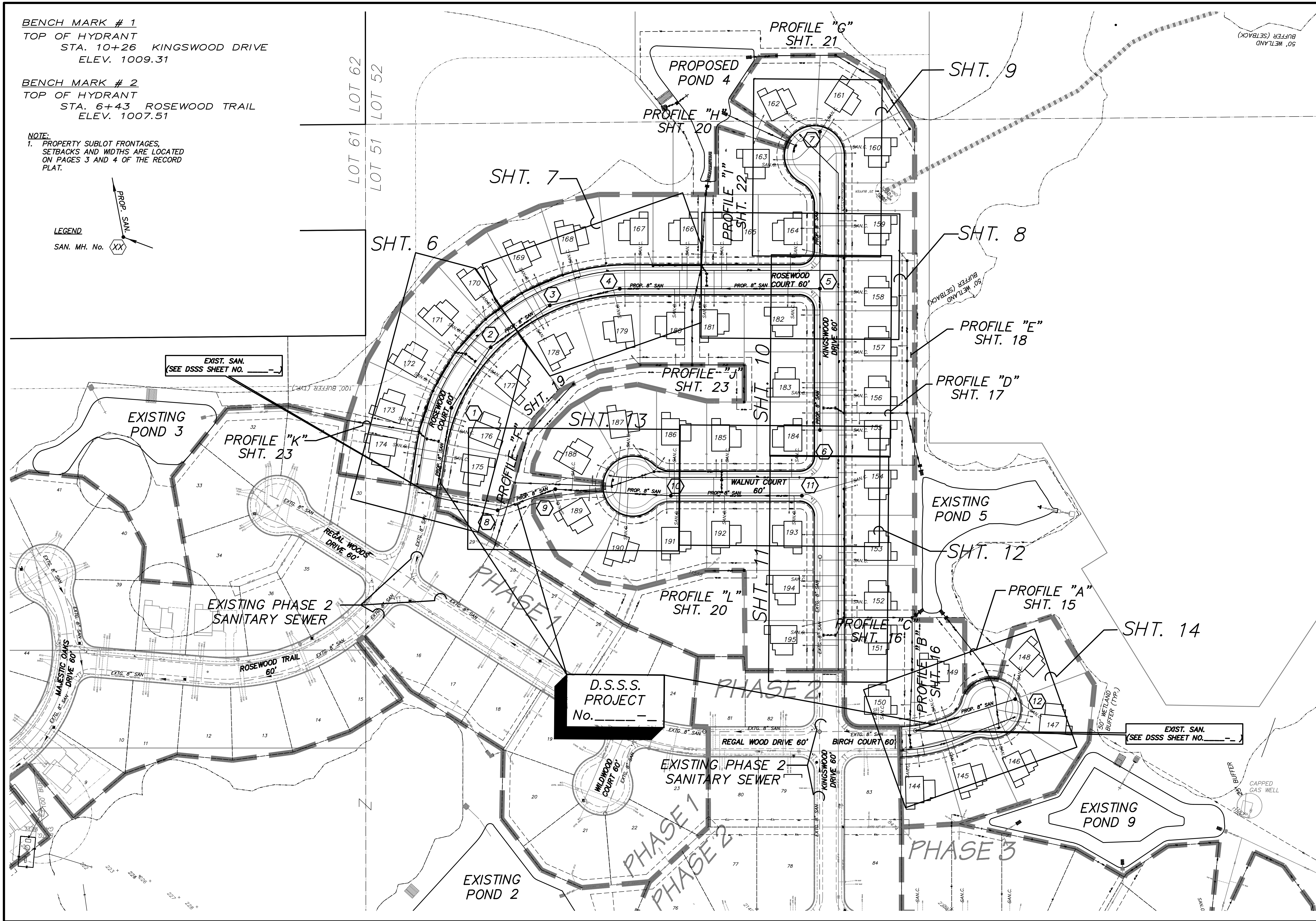
VERT. SCALE

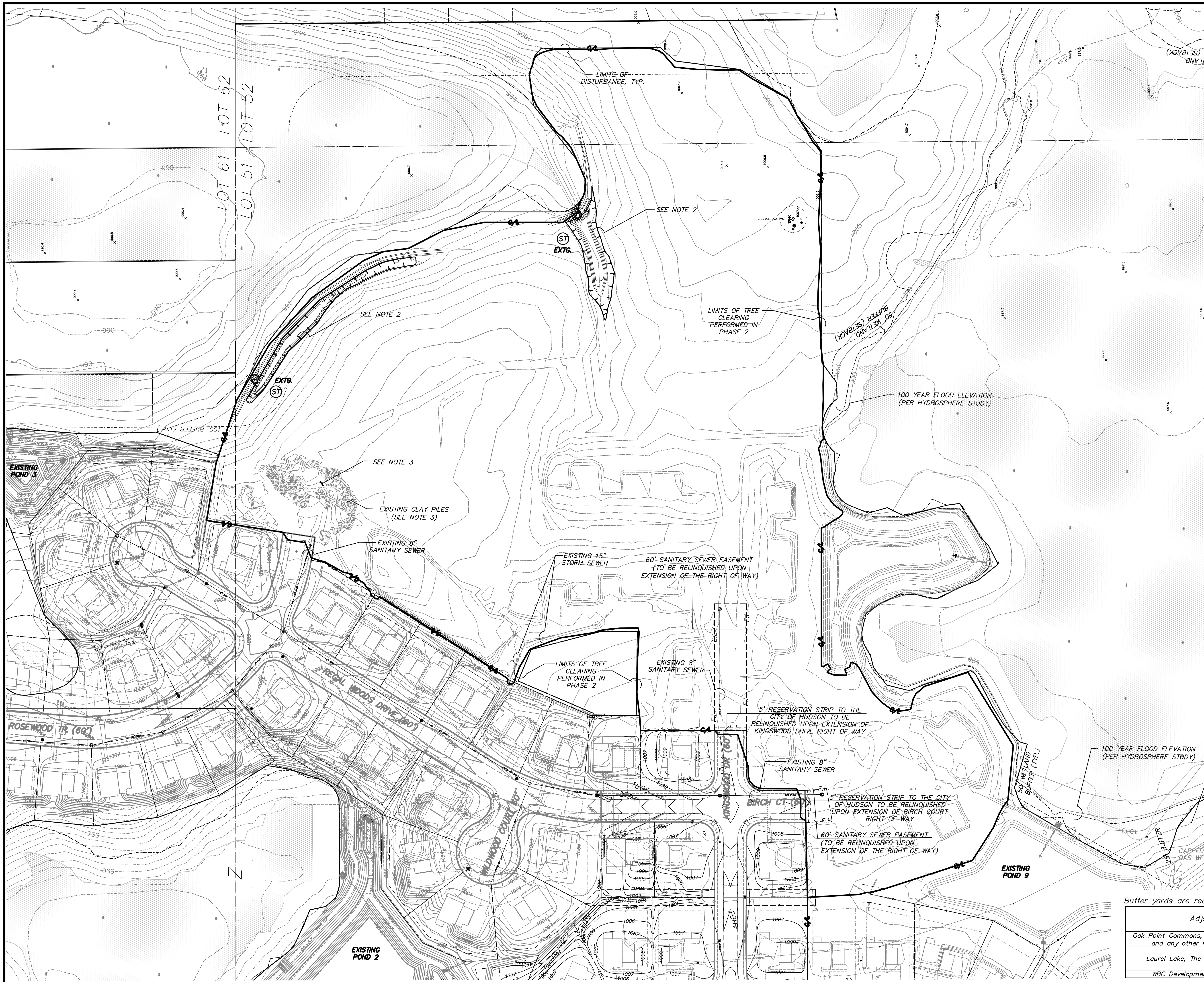
DRN
K.C. OKD
T.C.

DATE
DEC., 2018

ORDER NO.
4272-4

2
40





SWPPP LEGEND	
SYMBOL	DESCRIPTION
(ST)	- EXTG. SEDIMENT TRAP

- NOTES:
- ALL TREES HAVE BEEN REMOVED WITHIN THE PROPOSED PHASE 4 LIMITS OF DISTURBANCE. SITE SHALL BE GRUBBED/MOWED OF ANY EXISTING GRASS AND SHRUBS PRIOR TO CONSTRUCTION.
 - EXISTING SEDIMENT TRAPS TO BE UTILIZED EARLY IN CONSTRUCTION AND COMPLETELY REMOVED AS APPROVED BY THE CITY.
 - TOPOGRAPHIC SURVEY DEPICTS STOCKPILES OF EXCESS MATERIAL FROM PHASE 2 HOUSE CONSTRUCTION. ADDITIONAL 250 C.Y. OF MATERIAL HAS BEEN ADDED SINCE SURVEY. CONTRACTOR SHALL INCORPORATE PILES INTO EARTHWORK.

EXISTING WETLANDS

Buffer yards are required per the following:

Adjacent use	Bufferyard required	Minimum Distance
Oak Point Commons, Hudson West condominiums and any other residential development	C	15 ft (Minor)
Laurel Lake, The Elms Retirement facility	D	25 feet (Substantial)
WBC Development at Hudson Crossing	E	40 feet (Major)

REVISIONS

EXISTING CONDITIONS
THE RESERVE AT RIVER OAKS ~ PHASE 4
CITY OF HUDSON
SUMMIT COUNTY, OHIO

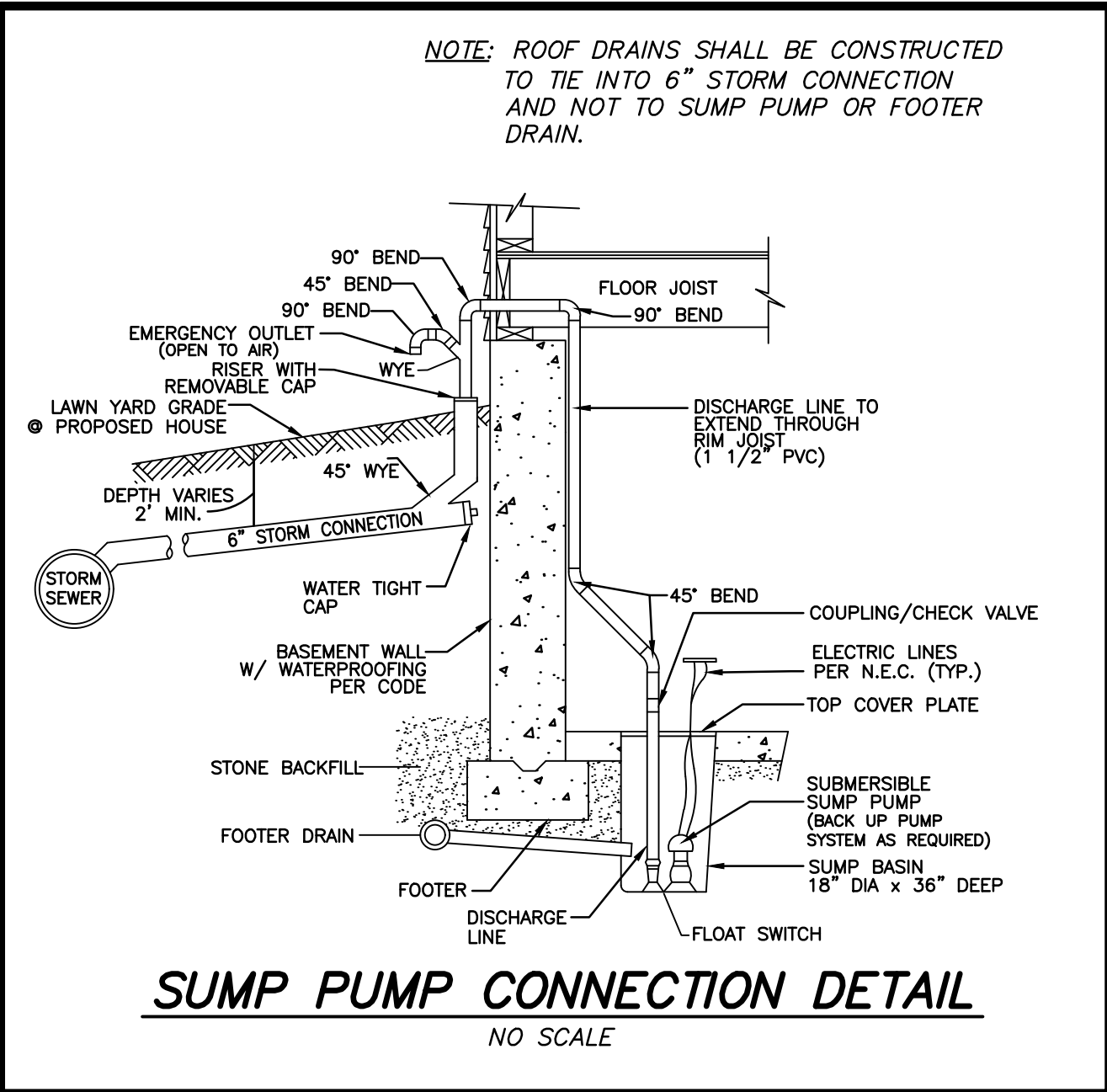
DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132
M. L. Lohmeyer, P.E. 12/12/2018 1:58 PM

GRAPHIC SCALE
0' 40' 80'
HORIZ. SCALE
1"=80'
VERT. SCALE
1"=80'

DRN	OKD
K.C.	T.C.
DATE	DEC., 2018
ORDER NO.	4272-4

3

40



- NOTES:
1. DEPRESS SIDEWALK 3" FOR 8' TO PROVIDE EMERGENCY FLOW CORRIDOR TO RETENTION POND.
 2. ALL STORMWATER MANAGEMENT PONDS SHALL BE OWNED AND MAINTAINED BY THE RESERVE AT RIVER OAKS HOA. THE CITY OF HUDSON SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN SAID AREAS.
 3. NO ENCROACHMENTS ARE PERMITTED INTO THE SWALES / STORM EASEMENTS THAT IMPEDE THE FLOW OF WATER IN THESE AREAS.
 4. 100 YEAR FLOW DEPTHS SHOWN IN CROSS SECTIONS ASSUMES ALL RUNOFF IS FLOWING OVER LAND. SEE SHEET 40 FOR CROSS SECTION DETAILS.
 5. ALL HOUSES ARE REQUIRED TO HAVE A SUMP PUMP. SEE SUMP PUMP DETAIL ON THIS SHEET.

NOTE:
GENERAL HOUSE FOOTPRINT & GRADING AS PROPOSED ARE FOR GENERAL DRAINAGE PURPOSES ONLY. EACH HOME SITE PLOT PLAN SHALL ESTABLISH ACTUAL FINAL LOT GRADING AND BUILDING FOOTPRINT WITH FLOOR ELEVATIONS.

ADD 1,000' TO ALL SPOT ELEVATIONS SHOWN.

"STANDARD" BASEMENT 2.67' F.F. TO ELEV. AT BACK OF HOUSE.

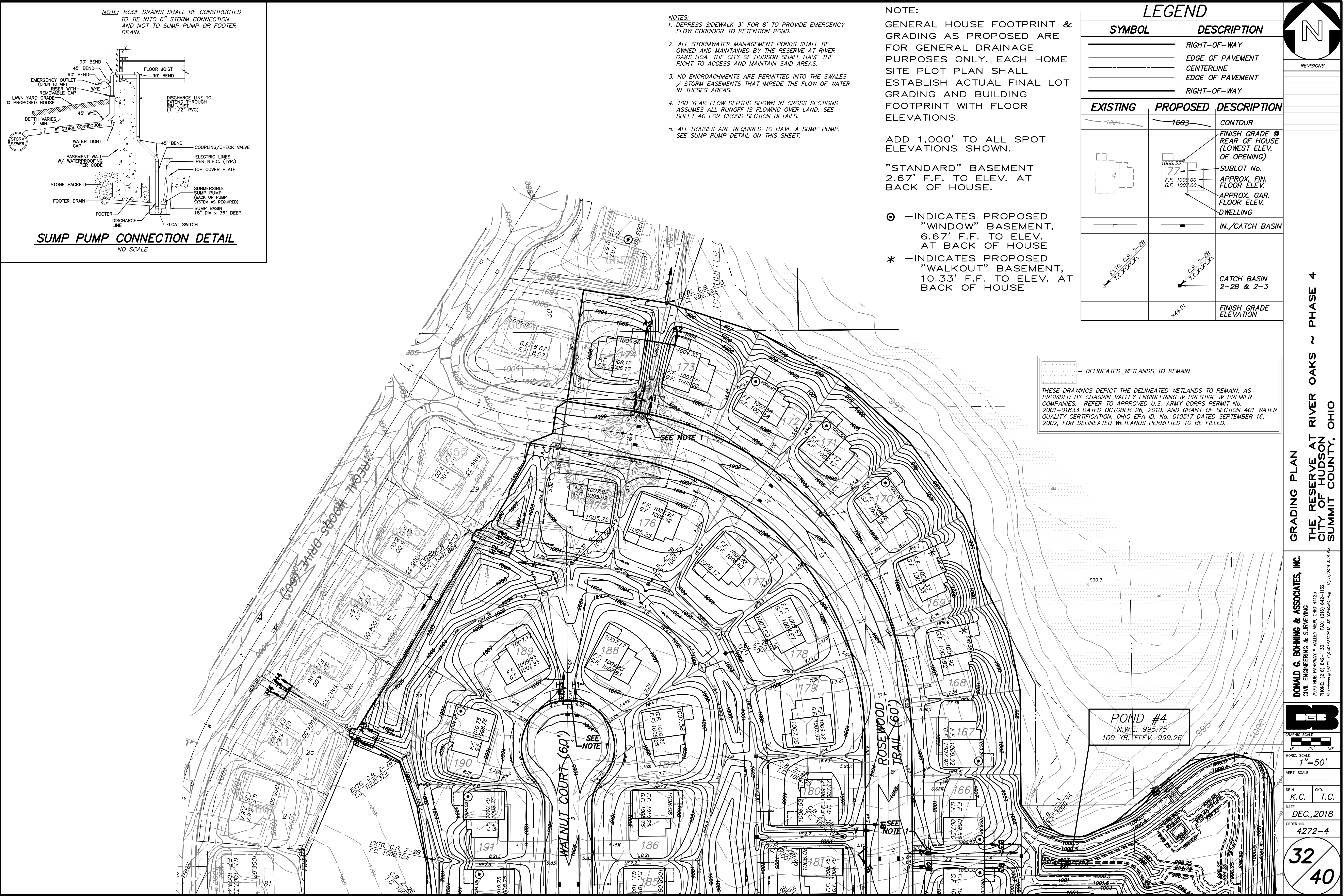
- ⊙ -INDICATES PROPOSED "WINDOW" BASEMENT, 6.67' F.F. TO ELEV. AT BACK OF HOUSE
- * -INDICATES PROPOSED "WALKOUT" BASEMENT, 10.33' F.F. TO ELEV. AT BACK OF HOUSE

LEGEND

SYMBOL	DESCRIPTION
	RIGHT-OF-WAY
	EDGE OF PAVEMENT
	CENTERLINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY
EXISTING	PROPOSED DESCRIPTION
	CONTOUR
	FINISH GRADE @ REAR OF HOUSE (LOWEST ELEV. OF OPENING) SUBLOT No. APPROX. FIN. FLOOR ELEV. APPROX. GAR. FLOOR ELEV. DWELLING
	IN./CATCH BASIN
	CATCH BASIN 2-2B & 2-3
	FINISH GRADE ELEVATION

— DELINEATED WETLANDS TO REMAIN

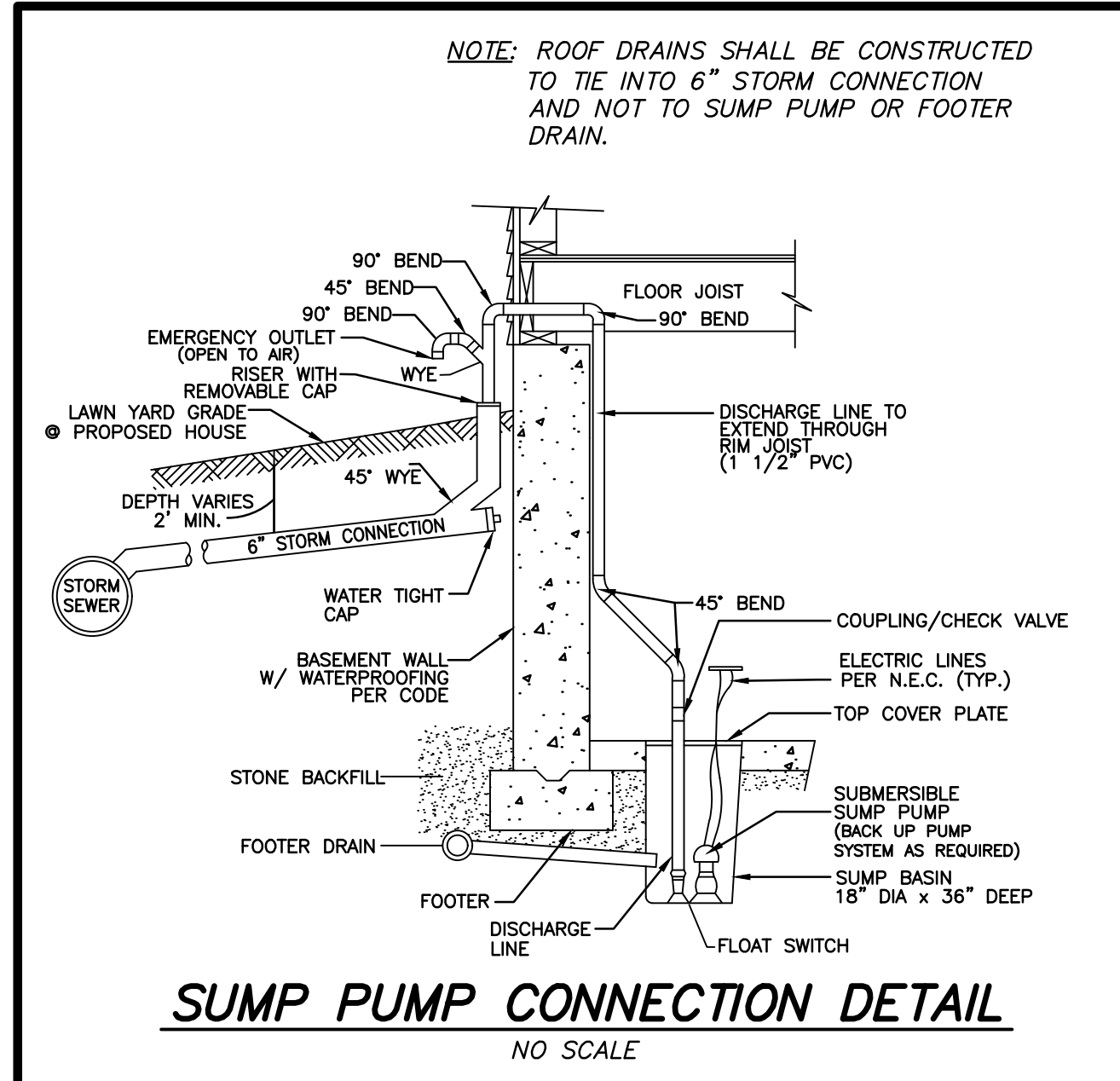
THESE DRAWINGS DEPICT THE DELINEATED WETLANDS TO REMAIN, AS PROVIDED BY CHAGRIN VALLEY ENGINEERING & PRESTIGE & PREMIER COMPANIES. REFER TO APPROVED U.S. ARMY CORPS PERMIT No. 2001-01833 DATED OCTOBER 26, 2010, AND GRANT OF SECTION 401 WATER QUALITY CERTIFICATION, OHIO EPA ID. No. 010517 DATED SEPTEMBER 16, 2002, FOR DELINEATED WETLANDS PERMITTED TO BE FILLED.



GRADING PLAN
THE RESERVE AT RIVER OAKS ~ PHASE 4
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132
M: (216) 642-1132 E: dbohning@dhassociates.com

DB
GRAPHIC SCALE
0' 25' 50'
HORIZ. SCALE
1"=50'
VERT. SCALE
1"=10'
DRN. K.C. T.C.
DATE DEC., 2018
ORDER NO. 4272-4
32/40



— DELINEATED WETLANDS TO REMAIN

THESE DRAWINGS DEPICT THE DELINEATED WETLANDS TO REMAIN, AS PROVIDED BY CHAGRIN VALLEY ENGINEERING & PRESTIGE & PREMIER COMPANIES. REFER TO APPROVED U.S. ARMY CORPS PERMIT No. 2001-01833 DATED OCTOBER 26, 2010, AND GRANT OF SECTION 401 WATER QUALITY CERTIFICATION, OHIO EPA ID. No. 010517 DATED SEPTEMBER 16, 2002, FOR DELINEATED WETLANDS PERMITTED TO BE FILLED.

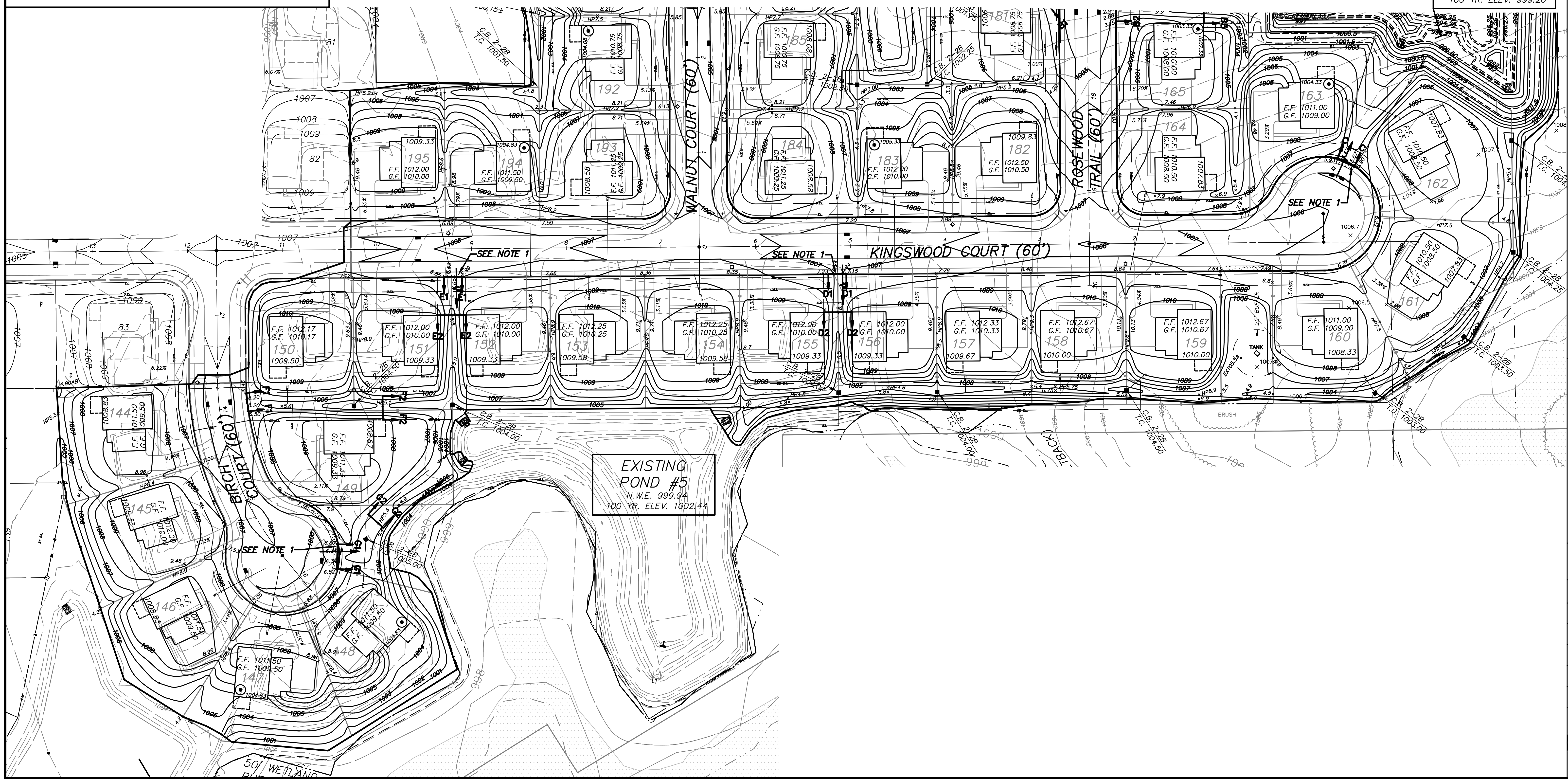
NOTE:
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ADD 1,000' TO ALL SPOT ELEVATIONS SHOWN.

LEGEND		EXISTING	PROPOSED	DESCRIPTION
SYMBOL	DESCRIPTION			CONTOUR
—	RIGHT-OF-WAY			FINISH GRADE @ REAR OF HOUSE (LOWEST ELEV. OF OPENING)
—	EDGE OF PAVEMENT			SUBLOT No.
—	CENTERLINE			APPROX. FIN. FLOOR ELEV.
—	EDGE OF PAVEMENT			APPROX. GAR. FLOOR ELEV.
—	RIGHT-OF-WAY			DWELLING
				IN./CATCH BASIN
				CATCH BASIN 2-2B & 2-3
				FINISH GRADE ELEVATION

NOTES:
1. DEPRESS SIDEWALK 3" FOR 8' TO PROVIDE EMERGENCY FLOW CORRIDOR.
2. ALL STORMWATER MANAGEMENT PONDS SHALL BE OWNED AND MAINTAINED BY THE RESERVE AT RIVER OAKS HOA. THE CITY OF HUDSON SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN SAID AREAS.
3. NO ENCROACHMENTS ARE PERMITTED INTO THE SWALES / STORM EASEMENTS THAT IMPEDE THE FLOW OF WATER IN THESE AREAS.
4. 100 YEAR FLOW DEPTHS SHOWN IN CROSS SECTIONS ASSUMES ALL RUNOFF IS FLOWING OVER LAND. SEE SHEET 40 FOR CROSS SECTION DETAILS.
5. ALL HOUSES ARE REQUIRED TO HAVE A SUMP PUMP. SEE SUMP PUMP DETAIL ON THIS SHEET.

POND #4
N.W.E. 995.75
100 YR. ELEV. 999.26



N

REVISIONS

GRADING PLAN

THE RESERVE AT RIVER OAKS ~ PHASE 4

CITY OF HUDSON

SUMMIT COUNTY, OHIO

DB

GRAPHIC SCALE

0' 25' 50'

HORIZ. SCALE

1"=50'

VERT. SCALE

1"=5'

K.C.

T.C.

DATE

DEC., 2018

ORDER NO.

4272-4

33

40

DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125

PHONE: (216) 642-1130 FAX: (216) 642-1132

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12/11/2018 3:18 PM



Corporate Headquarters

1500 North Mantua Street

PO Box 5193

Kent, Ohio 44240-5193

330.673.5685

Toll Free 1.800.828.8312

Fax 330.673.0860

December 18, 2018

Brad Piroli, Vice President of Land Acquisition
Pulte Homes of Ohio, LLC
387 Medina Road, Suite 1700
Medina, Ohio 44256

RE: *Water Resources Evaluation* — River Oaks Subdivision, Phase 4, Boston Mills Road, Hudson, Summit County, Ohio

Dear Mr. Piroli:

As requested, Davey Resource Group, Inc. has evaluated Phase 4 of the River Oaks subdivision located south of Boston Mills Road in Hudson, Summit County, Ohio for the presence of potentially regulated aquatic resources. The study area was evaluated by Senior Biologist Greg Snowden in accordance with the procedures outlined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (U.S. Army Corps of Engineers 2012), and associated regulations.

The project site consists of previously disturbed upland areas that were cleared and rough graded several years ago during initial construction of the residential subdivision. The project was authorized by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act (Department of Army No. 2000-02403). No regulated aquatic resources are present within the footprint of Phase 4 of the River Oaks site. Several sediment traps identified on the project's stormwater pollution prevention plan are located within the study area; however, per 33 CFR 328.3(b)(6), these man-made features, which were constructed to convey, treat or store stormwater, are not Waters of the United States and are not regulated. Additionally, per 33 CFR 328.3(b)(4)(v), water-filled depressions created in dry land incidental to construction activities are also categorically excluded from Waters of the United States and are not regulated. Historically delineated wetlands that were avoided as part of initial phases of the development remain in natural areas, outside Phase 4. The boundaries of these resources have been previously reviewed and past delineation mapping accurately reflects existing conditions in these portions of the property.

If you have any questions regarding the content of this letter, please contact me at 800-828-8312, extension 8008 or by email at greg.snowden@davey.com. Thank you for allowing us to assist you with this project.

Sincerely,

Greg Snowden, MS, PWS, Senior Biologist
Natural Resource Consulting



ENGINEERING • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1770

Date: January 3, 2019
To: Kris McMaster, City Planner, Community Development
From: Bradley Kosco, P.E., P.S., City Engineer
Re: Reserve at River Oaks Phase 4 Plat and Traffic – Engineering Review

The City of Hudson Engineering Department has reviewed the plans submitted and the comments are below. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website www.hudson.oh.us under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1770) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

Plat Comments:

1. See red-line comments attached.
2. Provide closure sheets with next submittal.
3. Verify if Summit County Department of Sanitary Sewer Services will sign plat?
4. What is status of easement creation for proposed waterline extension from Hudson Crossing Parkway?

Traffic Impact Study:

1. Upon completion of the project and occupancy of 95% of homes, the developer will be required to verify the estimates of the Traffic Impact Study dated 12/28/17 by TMS Engineers. An updated traffic count will be required to verify traffic volumes identified in study.

Please resubmit the plat for further review. If you have any questions, please contact me at 330-342-1197.

Sincerely,

Bradley Kosco, P.E., P.S.
City Engineer

C: File.



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

PLANNING COMMISSION

CASE NO. 2018-5349

REVISED PRELIMINARY SUBDIVISION PLAN APPROVAL FOR THE SINGLE-FAMILY RESIDENTIAL OPEN SPACE CONSERVATION SUBDIVISION, THE RESERVE AT RIVER OAKS PHASES I - V

DECISION

Based on the evidence and representations to the Commission by Mr. Brad Piroli, the applicant representing The Pulte Group, 387 Medina Road, Medina, Ohio, 44256 and City staff at a meeting of the Planning Commission held on December 10, 2018, the Planning Commission approves the Revised Preliminary Subdivision Plan approval, Case Number 2018 – 5349, for the single family residential open space conservation subdivision know as Reserve at River Oaks Phases I - V, according to plans dated as received November 2, 2018 with the condition that the applicant must address the following as part of the final plat and improvement plan submissions.

1. Submit final subdivision plans for future phases.
2. Verify the wetland documentation is still valid.
3. Indicates how the existing widened 8-foot walkway will transition to a 5-foot sidewalk for Phase IV.
4. Applicant to submit a cash amount of \$625,610.94 as payment in lieu to comply with the required public open space and utility requirement. City of Hudson will utilize the submitted funds to compete the utility installation and to apply the trail funds toward a larger trail development project along Boston Mills Road.

Dated: December 10, 2018

CITY OF HUDSON
PLANNING COMMISSION

Robert S. Kagler, Chair