

THE RESERVE AT RIVER OAKS SUBDIVISION ~ PHASE 2 IMPROVEMENT PLANS CITY OF HUDSON ~ SUMMIT COUNTY ~ STATE OF OHIO (SUBLOTS 48 thru 108)

BENCH MARK # 1
TOP OF HYDRANT
STA. 35+84 BOSTON MILLS ROAD
ELEV. 1001.06

BENCH MARK # 2
TOP OF HYDRANT
STA. 31+04 BOSTON MILLS ROAD
ELEV. 995.03

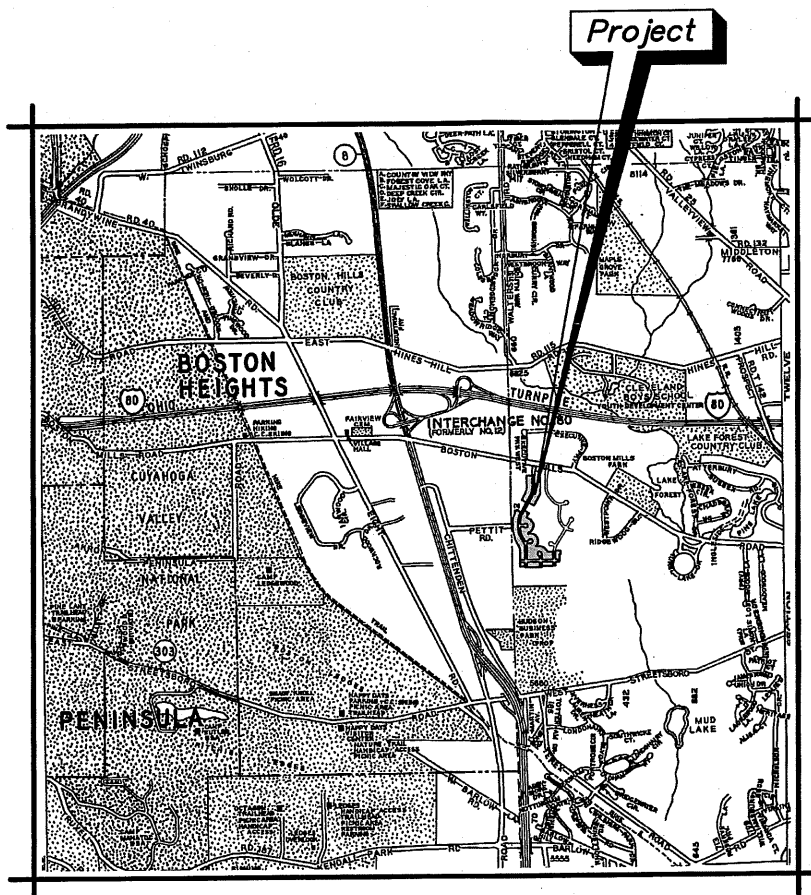
* ELEVATIONS SHOWN ARE NAVD (88) VERTICAL DATUM, AS OBSERVED USING
SUMMIT COUNTY MONUMENT H1118.

IMPERVIOUS AREA NOTES:

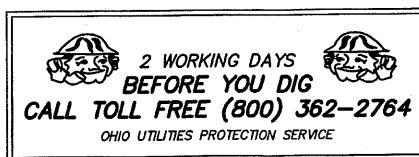
1. PER CITY OF HUDSON LAND DEVELOPMENT CODE SECTION 1207.01 THE MAXIMUM IMPERVIOUS SURFACE PER LOT IN AN OPEN SPACE CONSERVATION SUBDIVISION IS 60% OF THE TOTAL GROSS AREA OF THE UNDERLYING LOT OR LOTS. I.E. A 14,000 S.F. LOT ALLOWS 8,400 S.F. IMPERVIOUS AREA.
2. TOTAL PHASE 1 & PHASE 2 SUBLLOT AREA IS APPROXIMATELY 41.36 ACRES AND TOTAL OPEN SPACE AREA IS APPROXIMATELY 44.0 ACRES. TOTAL SITE AREA EXCLUSIVE OF RIGHT-OF-WAY = 84.9 ACRES. TOTAL IMPERVIOUS AREA ALLOWED IS 24.8 ACRES (41.36x0.6). THE PERCENTAGE OF IMPERVIOUS AREA ALLOWED IS 29.2% (24.8/84.9).

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 KEY MAP
- 3 EXISTING CONDITIONS
- 4 GENERAL NOTES
- 5 CITY OF HUDSON NOTES
- 6-24 IMPROVEMENT PLAN & PROFILES
- 25-27 INTERSECTION DETAILS
- 28-30 POND PLANS & DETAILS
- 31-32 DETAILS
- 33-36 CITY OF HUDSON DETAILS
- 37-39 GRADING PLAN
- 40-43 EARTHWORK PLAN & STORM WATER POLLUTION PREVENTION PLAN
- 44-46 EARTHWORK & S.W.P.P.P. NOTES, DETAILS & LEGEND



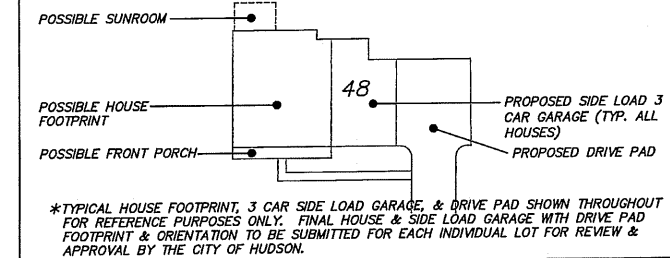
LOCATION MAP
NOT TO SCALE



NOTE:
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.

CONVENTIONAL SIGNS:

ITEM	EXISTING	PROPOSED	RECONSD'D
RIGHT OF WAY			
CENTERLINE			
PROPERTY LINE			
EASEMENT LINE	EL	EL	
GAS MAIN			
GAS CONNECTION	G.C.		
WATER MAIN			
HYDRANT & VALVE	HA	HA	
WATER CONNECTION	W.C.	W.C.	
WATER MAIN VALVE	WMV	WMV	
SANITARY SEWER	SS	SS	
SANITARY CONNECTION	SAN.C.	SAN.C.	
STORM SEWER	SS	SS	
STORM CONNECTION	ST.C.	ST.C.	
UNDERGRD. TELE. DUCTS	T	T	
UNDERGRD. ELEC. CABLE	E	E	
UNDERGRD. TV CABLE	TV	TV	
FENCE	X	X	
GUARDRAIL			
UTILITY POLE	U		X - RELOCATED
LIGHT POLE	L		X - RELOCATED
MONUMENT ASSEMBLY	M		
MANHOLE	○	○	
BASIN	□	□	
SIGN POST	S		
TREE	T		
BUSH, BRUSH	B		
WELL	W		
SEPTIC TANK	S		
SWALE	SW	SW	
SPOT ELEVATION	SE	SE	
CONTOUR ELEVATION	CE	CE	



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

DATE: _____
ENGINEER OF DESIGN - GREGORY S. MODIC

OHIO ENVIRONMENTAL PROTECTION AGENCY

(O.E.P.A.)

(SANITARY SEWER) DATE: _____

(WATER SYSTEM) DATE: _____

OHIO ENVIRONMENTAL PROTECTION AGENCY

(O.E.P.A.)

N.O.I. APPROVAL DATE: 1/17/2014

PERMIT NO.: 3GC06992*AG

REVISIONS

STATE OF OHIO
GREGORY S. MODIC
E-71335
REGISTERED PROFESSIONAL ENGINEER

DEVELOPER
PULTE HOMES OF OHIO
387 MEDINA ROAD, SUITE 1700
MEDINA, OH 44130
PHONE: (440) 670-2876

TITLE SHEET
THE RESERVE AT RIVER OAKS
SUBDIVISION ~ PHASE 2
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOWING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HIB PARKWAY • VALLEY VIEW, OHIO 44153
PHONE: (216) 642-1130 FAX: (216) 642-1432
dgb@dgba.com www.dgba.com

GRAPHIC SCALE

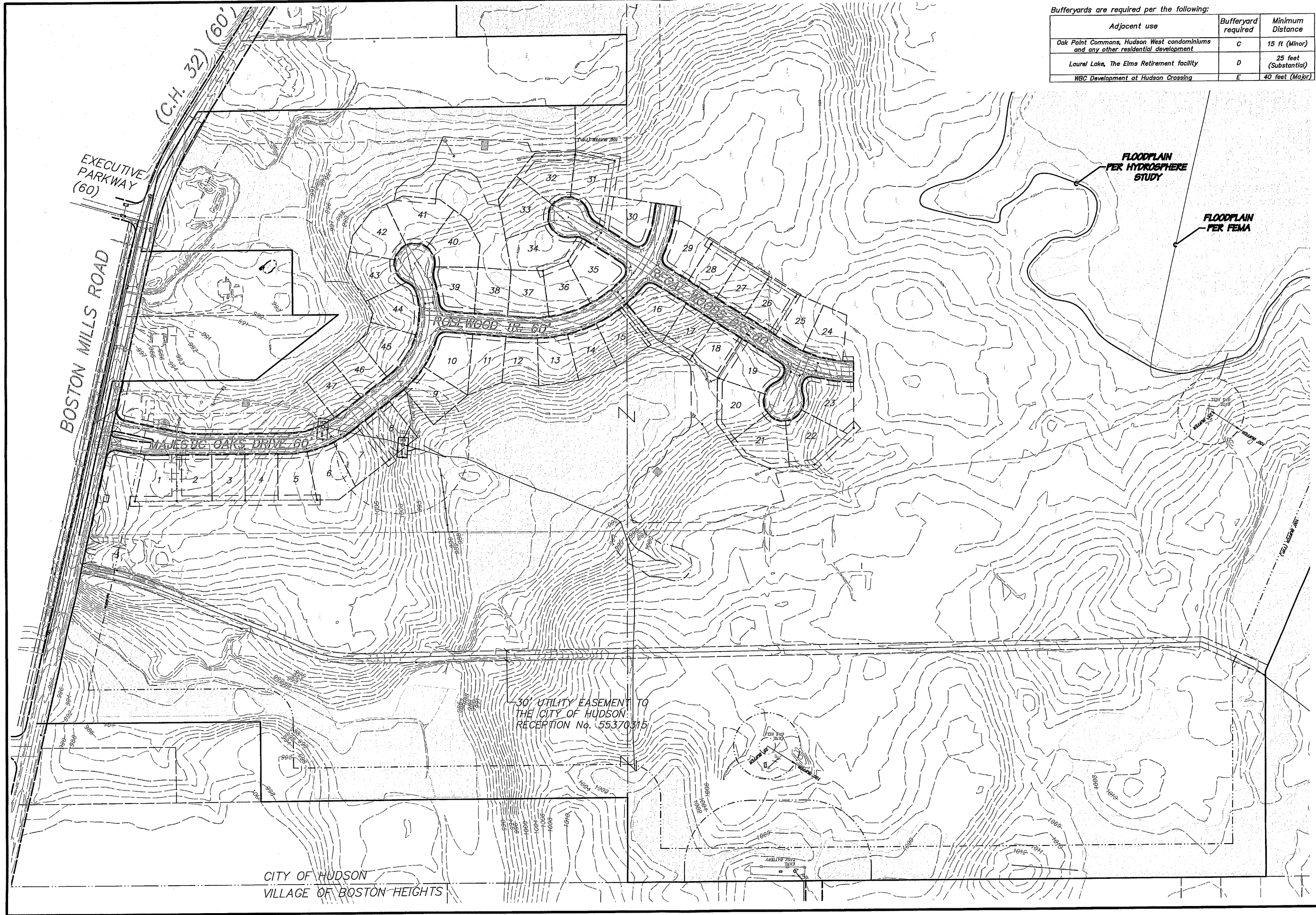
HORIZ. SCALE

VERT. SCALE

DATE
MAR., 2015

ORDER NO.
4272-2

1/46



Bufferyards 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)



EXISTING CONDITIONS
THE RESERVE AT RIVER OAKS ~ PHASE 2
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
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PHONE (216) 642-1130 FAX (216) 642-1132
an Equal Opportunity Employer



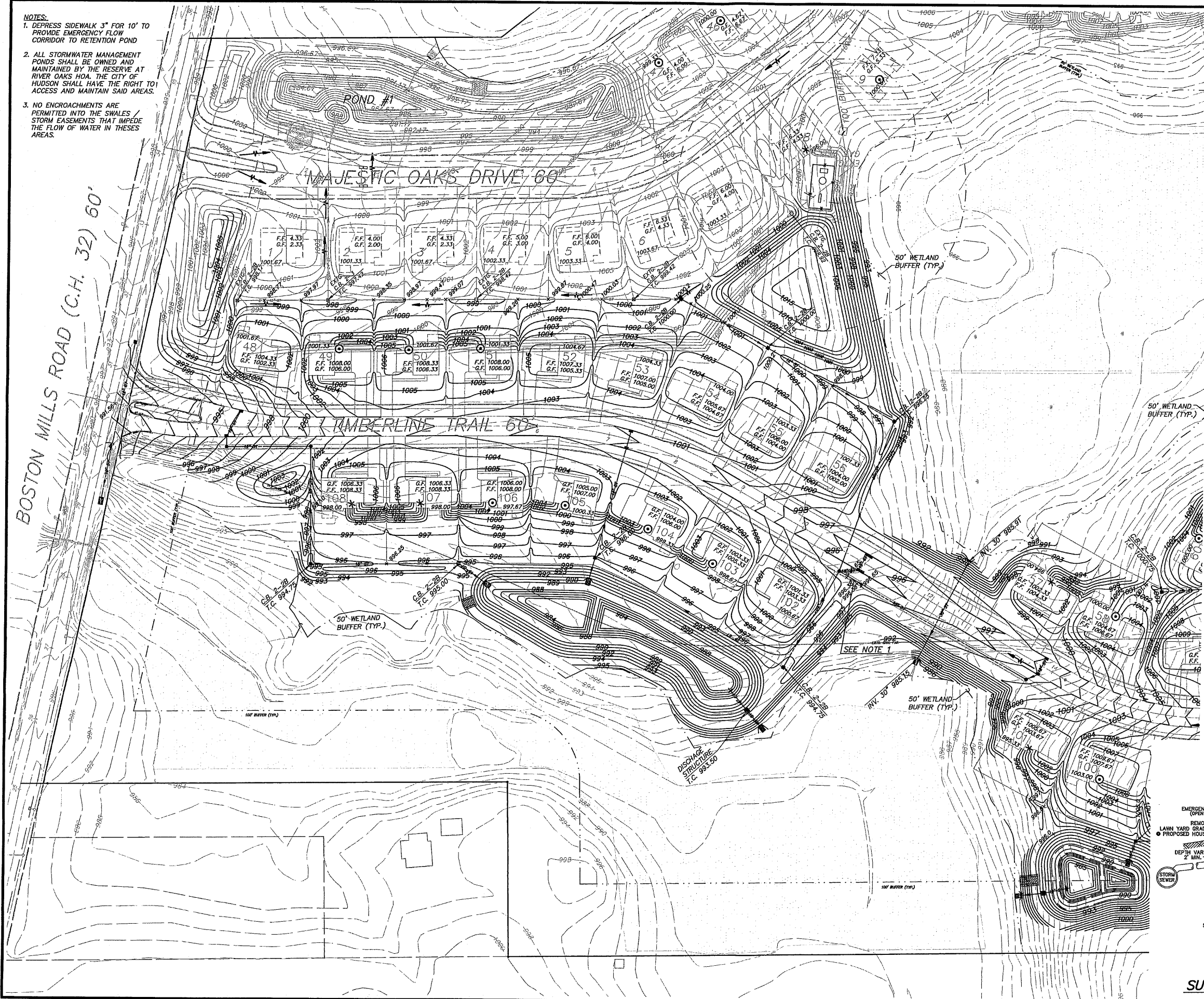
HORIZ. SCALE
1"=120'

VERT. SCALE
1"=120'

DRN. L.V. G.M.
DATE MAR., 2015

ORDER NO. 4272-2





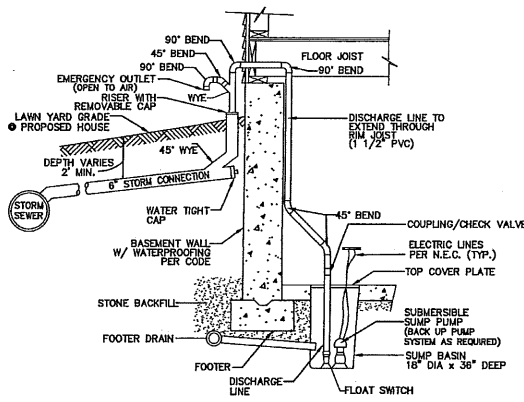
- NOTES:
1. DEPRESS SIDEWALK 3" FOR 10' TO PROVIDE EMERGENCY FLOW CORRIDOR TO RETENTION POND
 2. ALL STORMWATER MANAGEMENT PONDS SHALL BE OWNED AND MAINTAINED BY THE RESERVE AT RIVER OAKS HOA. THE CITY OF HUDSON SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN SAID AREAS.
 3. NO ENCROACHMENTS ARE PERMITTED INTO THE SWALES / STORM EASEMENTS THAT IMPEDE THE FLOW OF WATER IN THESE AREAS.

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. GAR. FLOOR ELEV.
---	---	APPROX. FIN. FLOOR ELEV. DWELLING
---	---	IN./CATCH BASIN
---	---	BASIN CALL * = Y = YARD S = SWALE
---	---	YARD BASIN SWALE BASIN
---	---	FINISH GRADE ELEVATION

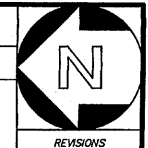
NOTE:
GENERAL HOUSE FOOTPRINT & GRADING AS PROPOSED ARE FOR GENERAL DRAINAGE PURPOSES ONLY. EACH HOME SITE PLOT PLAN SHALL ESTABLISH ACTUAL FINAL LOT GRADING AND BUILDING FOOTPRINT WITH FLOOR ELEVATIONS.

FINAL TOPS OF CASTINGS FOR YARD BASINS SHALL BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.
* - INDICATES PROPOSED "WALKOUT" BASEMENT
O - INDICATES PROPOSED "WINDOW" BASEMENT

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.



SUMP PUMP CONNECTION DETAIL
NO SCALE



REVISIONS

GRADING PLAN
THE RESERVE AT RIVER OAKS ~ PHASE 2
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132
As Verified By 10/27/2015 10/27/2015 11:55 AM



HORIZ. SCALE
1" = 60'

VERT. SCALE
1" = 60'

DWN L.V. G.M.

DATE MAR., 2015

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37
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NOTES:
1. DEPRESS SIDEWALK 3" FOR 10' TO PROVIDE EMERGENCY FLOW CORRIDOR TO RETENTION POND



REVISIONS

GRADING PLAN AT RIVER OAKS ~ PHASE 2
CITY OF HUDSON
SUMMIT COUNTY, OHIO

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CIVIL ENGINEERING & SURVEYING
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PHONE: (216) 542-1331 FAX: (216) 542-1332
AN EQUAL OPPORTUNITY FIRM



GRAPHIC SCALE
HORIZ. SCALE
1"=60'
VERT. SCALE

DATE
L.V. G.M.

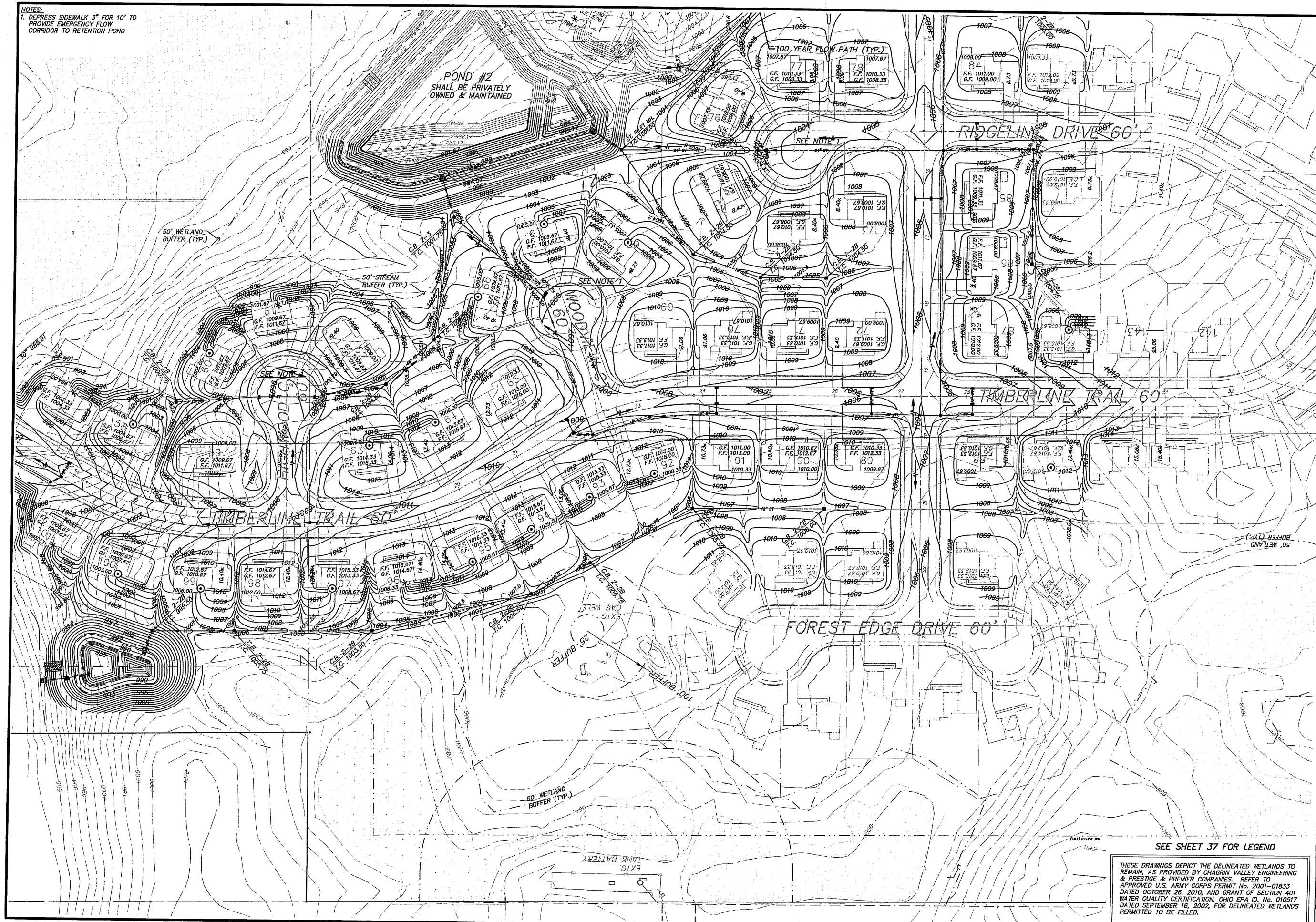
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MAR., 2015

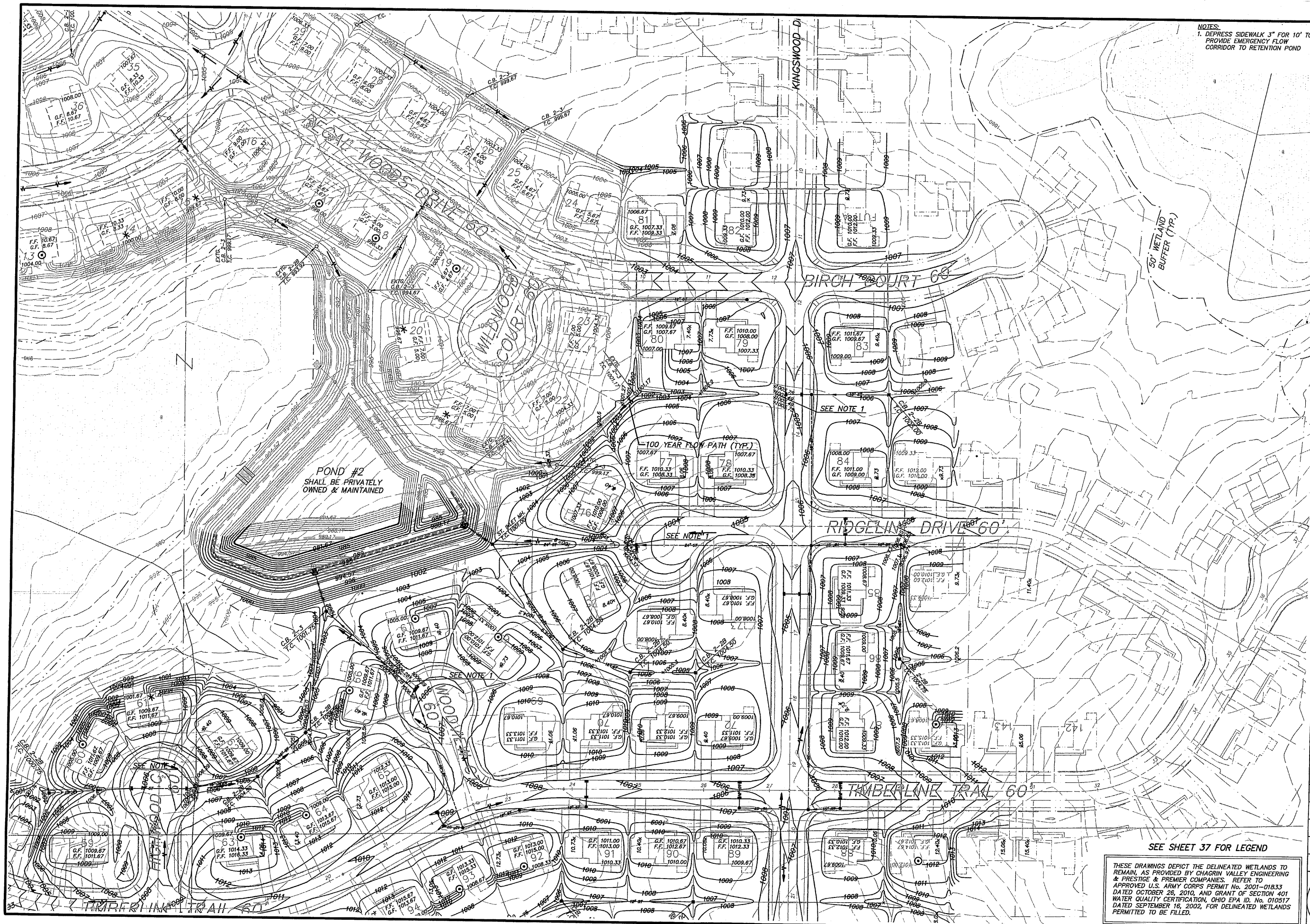
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38
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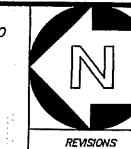
SEE SHEET 37 FOR LEGEND

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1. DEPRESS SIDEWALK 3" FOR 10' TO PROVIDE EMERGENCY FLOW CORRIDOR TO RETENTION POND



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THE RESERVE AT RIVER OAKS ~ PHASE 2
CITY OF HUDSON
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
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PHONE: (216) 642-1130 FAX: (216) 642-1132
As Issued by: 10/22/2015 12:48 PM

GRAPHIC SCALE
0' 30' 60'
HORIZONTAL SCALE
1"=60'
VERTICAL SCALE

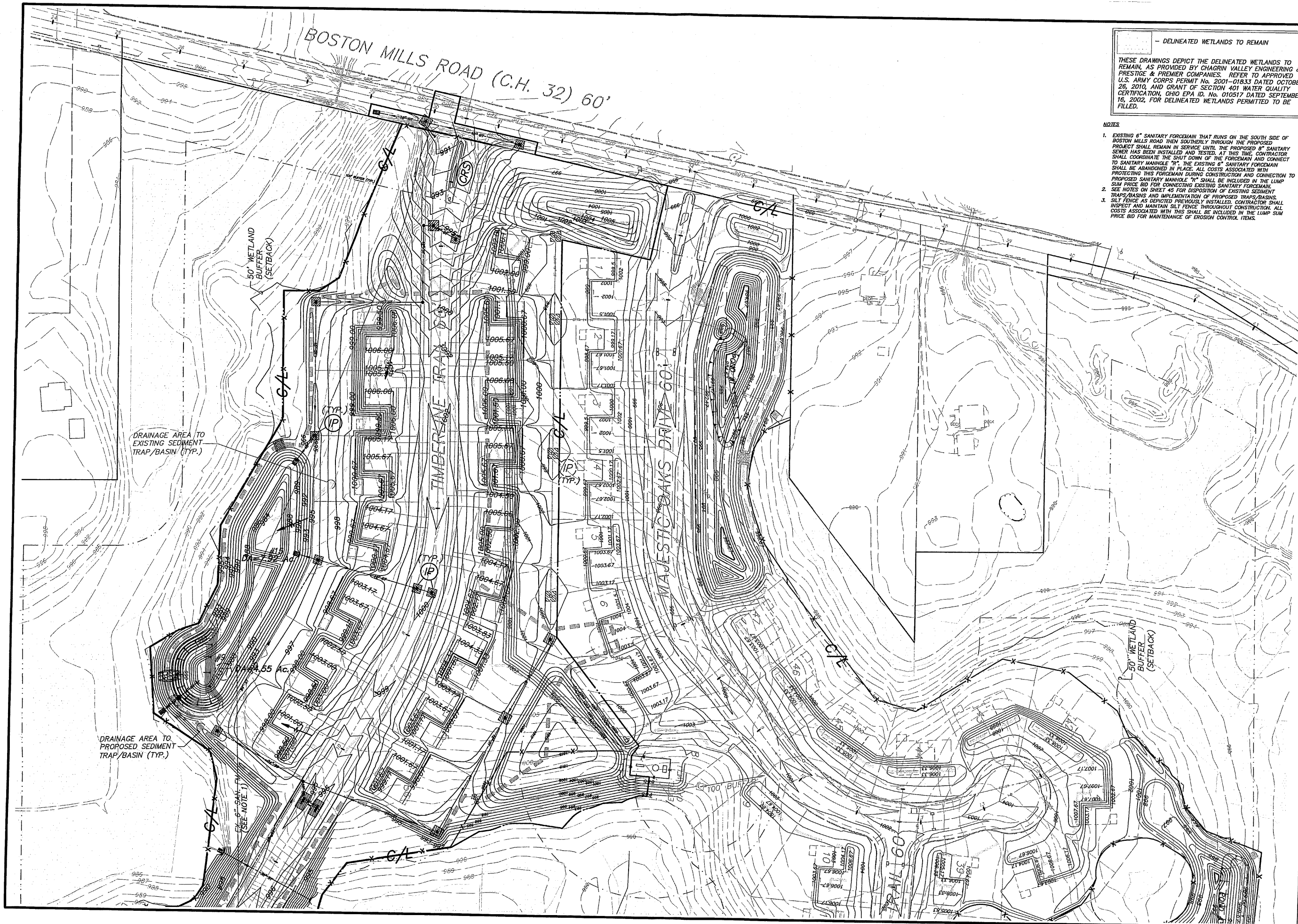
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SEE SHEET 37 FOR LEGEND

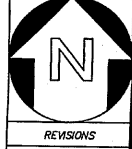
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— DELINEATED WETLANDS TO REMAIN

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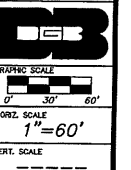
- NOTES
1. EXISTING 6" SANITARY FORCEMAIN THAT RUNS ON THE SOUTH SIDE OF BOSTON MILLS ROAD THEN SOUTHERLY THROUGH THE PROPOSED PROJECT SHALL REMAIN IN SERVICE UNTIL THE PROPOSED 8" SANITARY SEWER HAS BEEN INSTALLED AND TESTED. AT THIS TIME, CONTRACTOR SHALL COORDINATE THE SHUT DOWN OF THE FORCEMAIN AND CONNECT TO SANITARY MANHOLE "R". THE EXISTING 6" SANITARY FORCEMAIN SHALL BE ABANDONED IN PLACE. ALL COSTS ASSOCIATED WITH PROTECTING THIS FORCEMAIN DURING CONSTRUCTION AND CONNECTION TO PROPOSED SANITARY MANHOLE "R" SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR CONNECTING EXISTING SANITARY FORCEMAIN.
 2. SEE NOTES ON SHEET 45 FOR DISPOSITION OF EXISTING SEDIMENT TRAPS/BASINS AND IMPLEMENTATION OF PROPOSED TRAPS/BASINS.
 3. SILT FENCE AS DEPICTED PREVIOUSLY INSTALLED. CONTRACTOR SHALL INSPECT AND MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION. ALL COSTS ASSOCIATED WITH THIS SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR MAINTENANCE OF EROSION CONTROL ITEMS.



REVISIONS

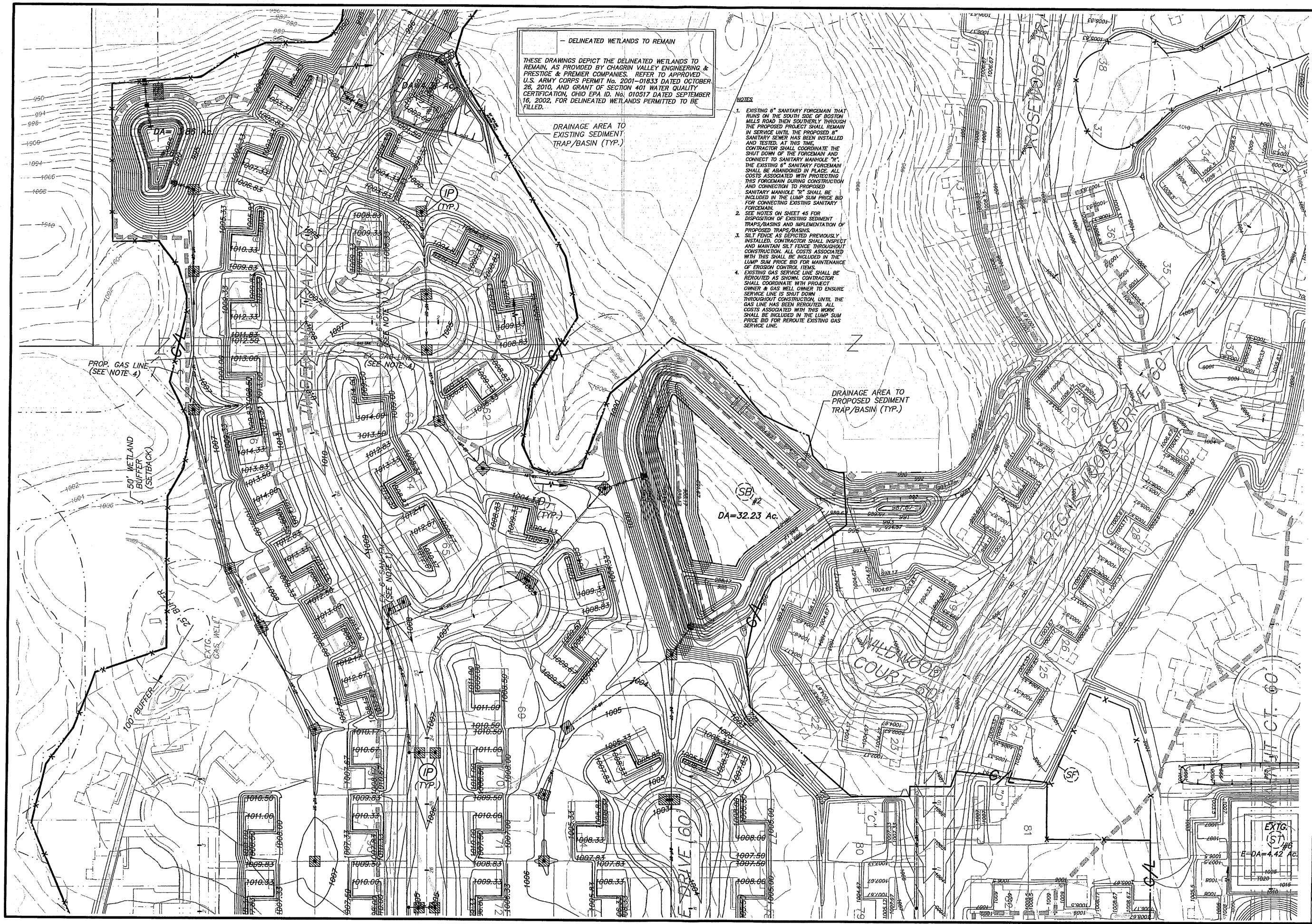
EARTHWORK & STORM WATER
POLLUTION PREVENTION PLAN
THE RESERVE AT RIVER OAKS ~ PHASE 2
CITY OF HUDSON, OHIO
SUMMIT COUNTY, OHIO

DONALD G. BOHNING & ASSOCIATES, INC.
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— 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.

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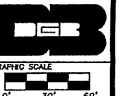
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3. SILT FENCE AS DEPICTED PREVIOUSLY INSTALLED. CONTRACTOR SHALL INSPECT AND MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION. ALL COSTS ASSOCIATED WITH THIS SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR MAINTENANCE OF EROSION CONTROL, ETC.
4. EXISTING GAS SERVICE LINE SHALL BE REROUTED AS SHOWN. CONTRACTOR SHALL COORDINATE WITH PROJECT OWNER & GAS WELL OWNER TO ENSURE SERVICE LINE IS SHUT DOWN THROUGHOUT CONSTRUCTION UNTIL THE GAS LINE HAS BEEN REROUTED. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR REROUTE EXISTING GAS SERVICE LINE.



REVISIONS

EARTHWORK & STORM WATER
POLLUTION PREVENTION PLAN
THE RESERVE AT RIVER OAKS ~ PHASE 2
CITY OF HUDSON, OHIO
SUMMIT COUNTY, OHIO

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AL (216) 845-1330 • (216) 845-1330 • (216) 845-1330



HORIZ. SCALE
1"=60'

VERT. SCALE

DATE
MAR., 2015

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BY
L.V. G.M.

41

46

