

APPROVED: STAFF APPROVAL DATE
 APPROVED: ENGINEERING DEPT. APPROVAL DATE
 APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

BUILDER: PULTE HOMES OF OHIO, LLC.
 ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256
 PHONE: 330-239-1587

OWNER:
 ADDRESS:
 PHONE:

****PRIMARY BENCHMARK:****
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOT 85/86
 ELEV. = 1005.37

****SECONDARY BENCHMARK****
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 85
 ELEV. = 1008.19

****THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION.****

NOTE:
 ALL PROPOSED FOOTERS WILL REQUIRE SURVEY CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION

NOTE:*****
 PLEASE TAKE NOTICE THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

NOTE:
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).

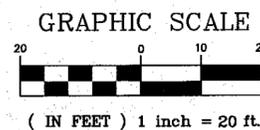
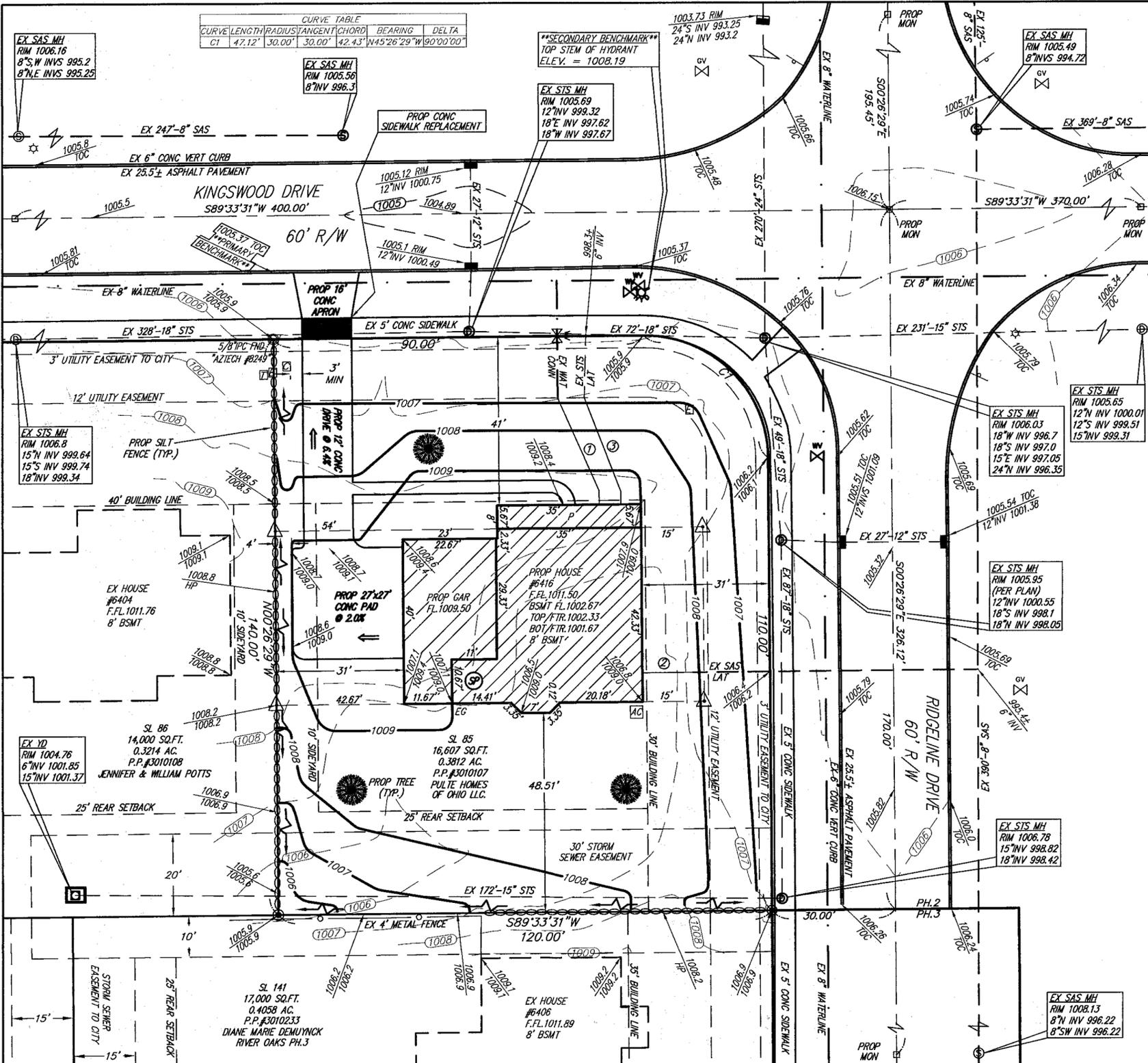
INITIAL SITE BENCHMARK:
 SUMMIT COUNTY GEODETIC MONUMENT HU 118
 STATE PLAN COORDINATE
 N 572,745.649
 E 2,250,912.641
 ELEVATION = 1006.912 NAVD 1988

NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

NOTE:
 PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.

NOTE:
 PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE



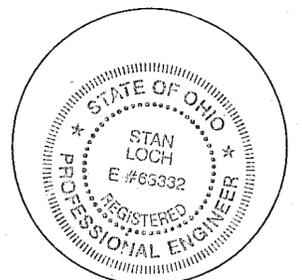
PERCENTAGE OF LOT COVERAGE = 24.9%
 HOUSE COVERAGE = 2,624 SQ.FT.
 DRIVEWAY COVERAGE = 1,339 SQ.FT.
 WALKWAY COVERAGE = 165 SQ.FT.
 TOTAL COVERAGE = 4,128 SQ.FT.

DATE OF SURVEY:
 MARCH 12th, 2021

TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: 5
 GAR: 3 CAR SIDE RIGHT W/B' BASEMENT, SUNROOM & FIREPLACE

- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC STS CONN @ 1.0% MIN 10% MAX

- LEGEND:**
- = PROPOSED TREE
 - = EX MONUMENT
 - ⊕ = EX CURB INLET
 - ⊗ = EX SANITARY MANHOLE
 - = EX YARD DRAIN
 - ⊙ = IRON PIN SET 5/8"x30" REBAR CAPPED "AZTECH #8249"
 - = EXISTING GRADE
 - - - = PROPOSED GRADE
 - ⊘ = PROP SILT FENCE
 - = INLET PROTECTION
 - ⊕ = EX HYDRANT
 - ⊗ = EX WATER VALVE
 - ⊙ = SUMP PUMP
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊕ = ELECTRIC STUB
 - ⊕ = CABLE PEDESTAL
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = TRANSFORMER BOX
 - ⊕ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ▽ = OFFSET HUB
 - ⊕ = EX SIGN
 - ⊕ = GAS VALVE
 - ⊙ = IRON PIN FOUND



I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3-11-2021
 STAN R. LOCH P.E. #63332 DATE

5425 WARNER ROAD - SUITE 12
 VALLEY VIEW, OHIO 44125
 440-602-9071



ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES
 SUBLOT 85
 6416 KINGSWOOD DRIVE
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.2
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	3-16-2021
CHECKED BY	DRAWING NO.
SRL	River Oaks 2
JOB NO.	SHEET
20142977-2	1 OF 1

