

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 44258
 PHONE: 330-239-1587

OWNER: _____
 ADDRESS: _____
 PHONE: _____

****PRIMARY BENCHMARK****
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOT'S 179/180
 ELEV. = 1003.96

****SECONDARY BENCHMARK****
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 165
 ON ROSEWOOD TRAIL
 ELEV. = 1006.16

****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

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

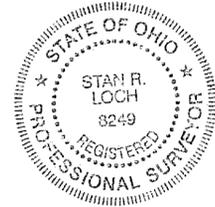
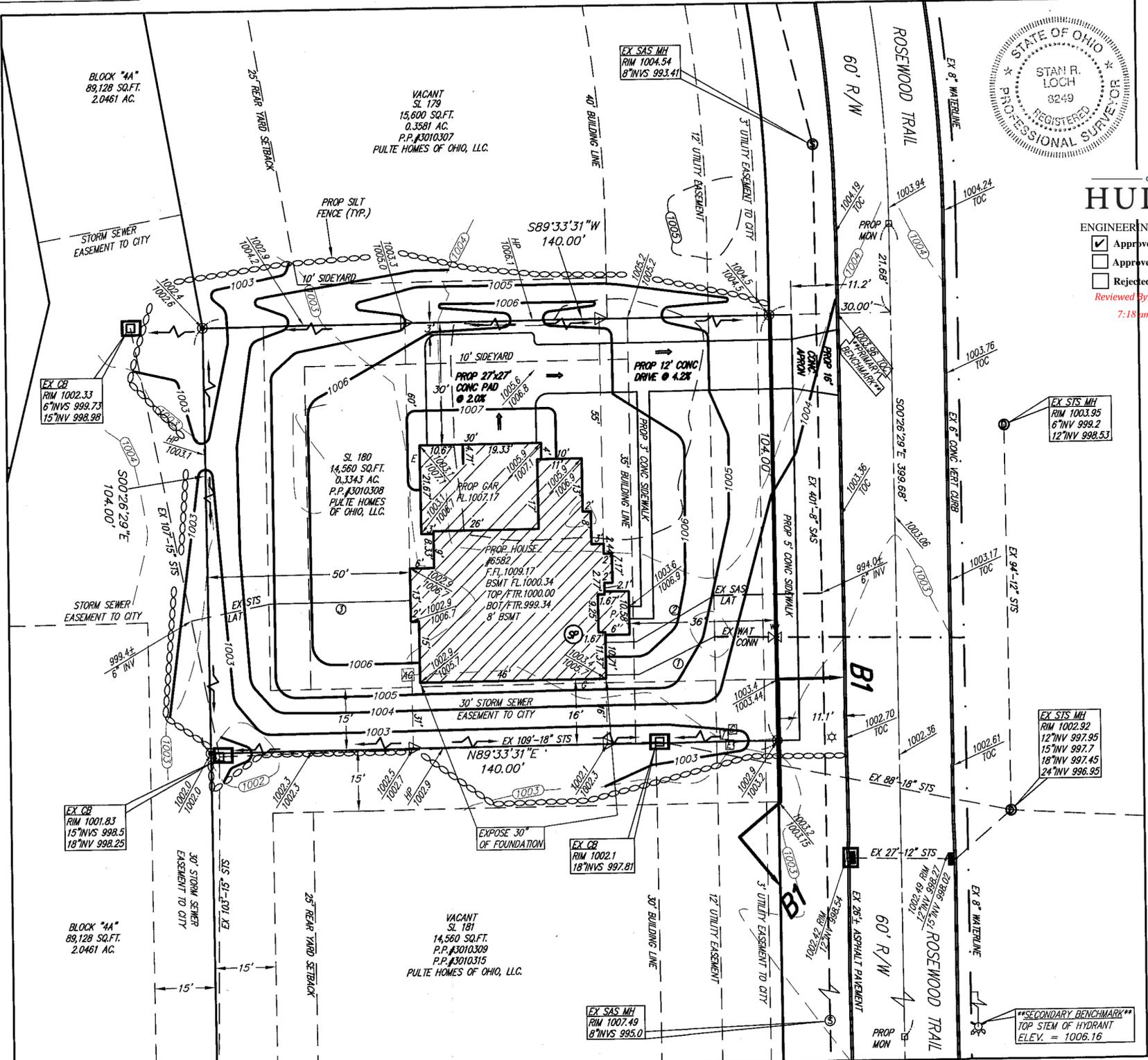
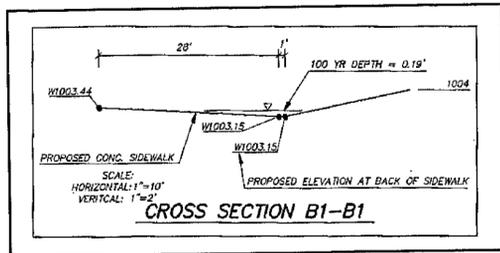
NOTE:
 PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE

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

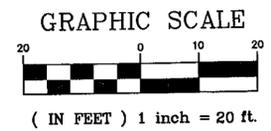
NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

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

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



OHIO
HUDSON
 ENGINEERING DEPARTMENT
 Approved
 Approved, as noted
 Rejected
 Reviewed By: Anthony L. Calabro
 7:18 am, Aug 03, 2020



PERCENTAGE OF LOT COVERAGE = 28.6%

HOUSE COVERAGE = 2,568 SQ.FT.
 DRIVEWAY COVERAGE = 1,427 SQ.FT.
 WALKWAY COVERAGE = 176 SQ.FT.
 TOTAL COVERAGE = 4,171 SQ.FT.

TYPE OF HOUSE:
 PLAN# DRESDEN
 ELEVATION: 7
 GAR: 3 CAR SIDE RT W/8' BASEMENT & EXTENDED GATHERING ROOM & 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

DATE OF SURVEY:
 MAY 20th, 2020

- LEGEND:**
- = PROPOSED TREE
 - = PROP 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
 - ⊙ = ELECTRIC BOX
 - = TELEPHONE PEDESTAL
 - ⊙ = EX HYDRANT
 - ⊙ = EX WATER VALVE
 - ⊙ = SUMP PUMP
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊙ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ⊙ = OFFSET HUB
 - ⊙ = CABLE PEDESTAL
 - ⊙ = LIGHT POST



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

2-21-2020
 STAN R. LOCH P.E. #63332 DATE

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



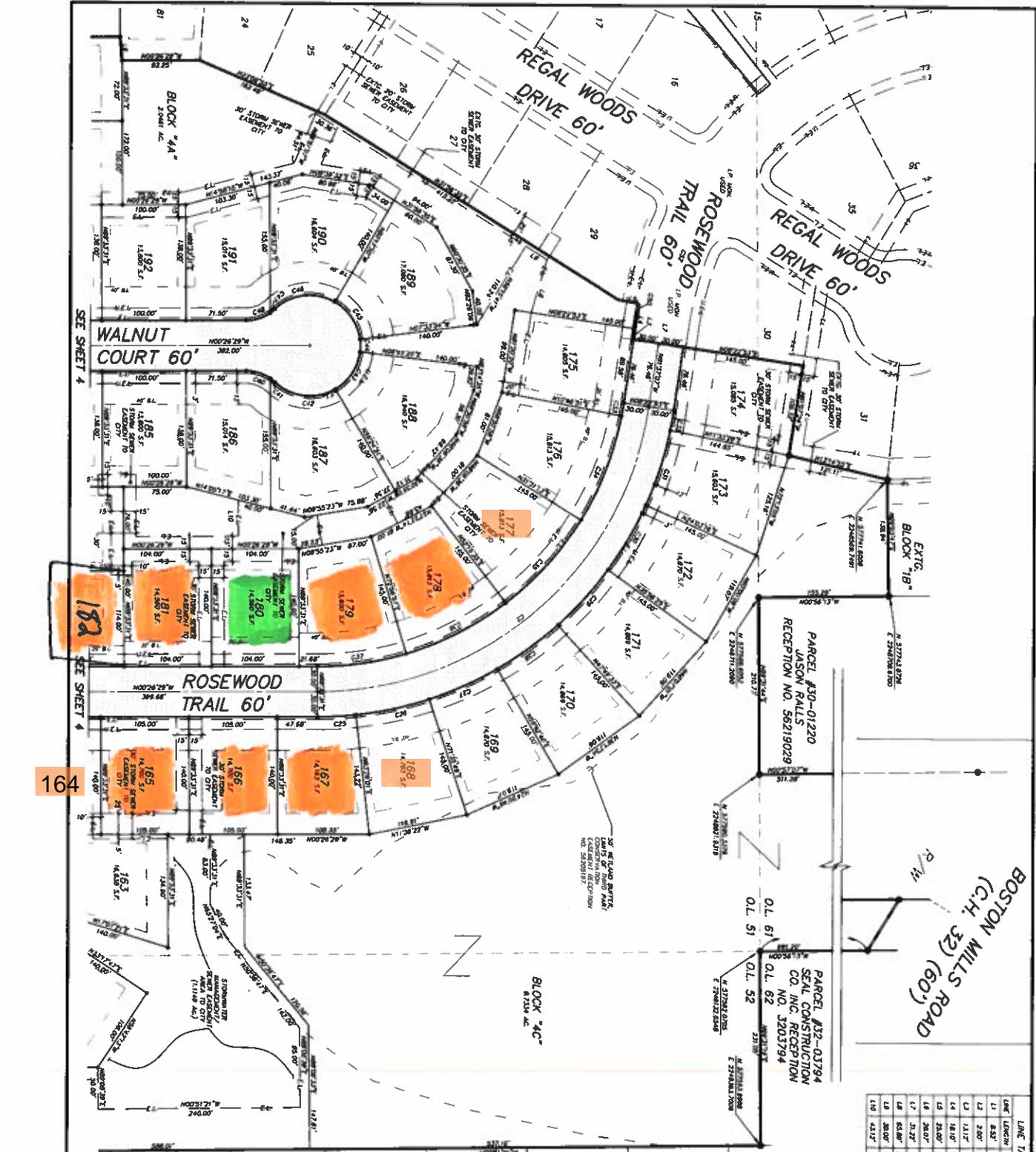
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLOT 180
 6582 ROSEWOOD TRAIL IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY	DATE
KEG	7-20-2020
CHECKED BY	DRAWING NO.
SRL	20142977-4
JOB NO.	SHEET
20142977-4	1 OF 1



164

LINE TABLE

LINE	LENGTH	BEARING
L1	8.50'	N82°07'12"W
L2	2.00'	N82°07'12"W
L3	1.112'	N82°07'12"W
L4	18.00'	N82°07'12"W
L5	28.00'	N82°07'12"W
L6	28.00'	N82°07'12"W
L7	27.72'	N82°07'12"W
L8	62.84'	N82°07'12"W
L9	28.00'	N82°07'12"W
L10	43.17'	N82°07'12"W

CURVE TABLE

CHORD	LENGTH	INCHES	CHORD	BEARING	DELTA
C1	306.00'	181.75'	102.62'	N82°07'12"W	37°06'12"
C2	408.00'	242.37'	136.82'	N82°07'12"W	49°08'24"
C3	510.00'	303.00'	171.00'	N82°07'12"W	61°10'36"
C4	612.00'	363.60'	210.00'	N82°07'12"W	73°12'48"
C5	714.00'	424.20'	252.00'	N82°07'12"W	85°15'00"
C6	816.00'	484.80'	294.00'	N82°07'12"W	97°17'12"
C7	918.00'	545.40'	336.00'	N82°07'12"W	109°19'24"
C8	1020.00'	606.00'	378.00'	N82°07'12"W	121°21'36"
C9	1122.00'	666.60'	420.00'	N82°07'12"W	133°23'48"
C10	1224.00'	727.20'	462.00'	N82°07'12"W	145°26'00"
C11	1326.00'	787.80'	504.00'	N82°07'12"W	157°28'12"
C12	1428.00'	848.40'	546.00'	N82°07'12"W	169°30'24"
C13	1530.00'	909.00'	588.00'	N82°07'12"W	181°32'36"
C14	1632.00'	969.60'	630.00'	N82°07'12"W	193°34'48"
C15	1734.00'	1030.20'	672.00'	N82°07'12"W	205°37'00"
C16	1836.00'	1090.80'	714.00'	N82°07'12"W	217°39'12"
C17	1938.00'	1151.40'	756.00'	N82°07'12"W	229°41'24"
C18	2040.00'	1212.00'	798.00'	N82°07'12"W	241°43'36"
C19	2142.00'	1272.60'	840.00'	N82°07'12"W	253°45'48"
C20	2244.00'	1333.20'	882.00'	N82°07'12"W	265°48'00"
C21	2346.00'	1393.80'	924.00'	N82°07'12"W	277°50'12"
C22	2448.00'	1454.40'	966.00'	N82°07'12"W	289°52'24"
C23	2550.00'	1515.00'	1008.00'	N82°07'12"W	301°54'36"
C24	2652.00'	1575.60'	1050.00'	N82°07'12"W	313°56'48"
C25	2754.00'	1636.20'	1092.00'	N82°07'12"W	325°59'00"
C26	2856.00'	1696.80'	1134.00'	N82°07'12"W	338°01'12"
C27	2958.00'	1757.40'	1176.00'	N82°07'12"W	350°03'24"
C28	3060.00'	1818.00'	1218.00'	N82°07'12"W	362°05'36"
C29	3162.00'	1878.60'	1260.00'	N82°07'12"W	374°07'48"
C30	3264.00'	1939.20'	1302.00'	N82°07'12"W	386°09'60"
C31	3366.00'	1999.80'	1344.00'	N82°07'12"W	398°11'72"
C32	3468.00'	2060.40'	1386.00'	N82°07'12"W	410°13'84"
C33	3570.00'	2121.00'	1428.00'	N82°07'12"W	422°15'96"
C34	3672.00'	2181.60'	1470.00'	N82°07'12"W	434°18'08"
C35	3774.00'	2242.20'	1512.00'	N82°07'12"W	446°20'20"
C36	3876.00'	2302.80'	1554.00'	N82°07'12"W	458°22'32"
C37	3978.00'	2363.40'	1596.00'	N82°07'12"W	470°24'44"
C38	4080.00'	2424.00'	1638.00'	N82°07'12"W	482°26'56"
C39	4182.00'	2484.60'	1680.00'	N82°07'12"W	494°29'08"
C40	4284.00'	2545.20'	1722.00'	N82°07'12"W	506°31'20"
C41	4386.00'	2605.80'	1764.00'	N82°07'12"W	518°33'32"
C42	4488.00'	2666.40'	1806.00'	N82°07'12"W	530°35'44"
C43	4590.00'	2727.00'	1848.00'	N82°07'12"W	542°37'56"
C44	4692.00'	2787.60'	1890.00'	N82°07'12"W	554°40'08"
C45	4794.00'	2848.20'	1932.00'	N82°07'12"W	566°42'20"
C46	4896.00'	2908.80'	1974.00'	N82°07'12"W	578°44'32"
C47	4998.00'	2969.40'	2016.00'	N82°07'12"W	590°46'44"
C48	5100.00'	3030.00'	2058.00'	N82°07'12"W	602°48'56"
C49	5202.00'	3090.60'	2100.00'	N82°07'12"W	614°51'08"
C50	5304.00'	3151.20'	2142.00'	N82°07'12"W	626°53'20"
C51	5406.00'	3211.80'	2184.00'	N82°07'12"W	638°55'32"
C52	5508.00'	3272.40'	2226.00'	N82°07'12"W	650°57'44"
C53	5610.00'	3333.00'	2268.00'	N82°07'12"W	662°59'56"
C54	5712.00'	3393.60'	2310.00'	N82°07'12"W	675°02'08"
C55	5814.00'	3454.20'	2352.00'	N82°07'12"W	687°04'20"
C56	5916.00'	3514.80'	2394.00'	N82°07'12"W	699°06'32"
C57	6018.00'	3575.40'	2436.00'	N82°07'12"W	711°08'44"
C58	6120.00'	3636.00'	2478.00'	N82°07'12"W	723°10'56"
C59	6222.00'	3696.60'	2520.00'	N82°07'12"W	735°13'08"
C60	6324.00'	3757.20'	2562.00'	N82°07'12"W	747°15'20"
C61	6426.00'	3817.80'	2604.00'	N82°07'12"W	759°17'32"
C62	6528.00'	3878.40'	2646.00'	N82°07'12"W	771°19'44"
C63	6630.00'	3939.00'	2688.00'	N82°07'12"W	783°21'56"
C64	6732.00'	4000.00'	2730.00'	N82°07'12"W	795°24'08"
C65	6834.00'	4060.60'	2772.00'	N82°07'12"W	807°26'20"
C66	6936.00'	4121.20'	2814.00'	N82°07'12"W	819°28'32"
C67	7038.00'	4181.80'	2856.00'	N82°07'12"W	831°30'44"
C68	7140.00'	4242.40'	2898.00'	N82°07'12"W	843°32'56"
C69	7242.00'	4303.00'	2940.00'	N82°07'12"W	855°35'08"
C70	7344.00'	4363.60'	2982.00'	N82°07'12"W	867°37'20"
C71	7446.00'	4424.20'	3024.00'	N82°07'12"W	879°39'32"
C72	7548.00'	4484.80'	3066.00'	N82°07'12"W	891°41'44"
C73	7650.00'	4545.40'	3108.00'	N82°07'12"W	903°43'56"
C74	7752.00'	4606.00'	3150.00'	N82°07'12"W	915°46'08"
C75	7854.00'	4666.60'	3192.00'	N82°07'12"W	927°48'20"
C76	7956.00'	4727.20'	3234.00'	N82°07'12"W	939°50'32"
C77	8058.00'	4787.80'	3276.00'	N82°07'12"W	951°52'44"
C78	8160.00'	4848.40'	3318.00'	N82°07'12"W	963°54'56"
C79	8262.00'	4909.00'	3360.00'	N82°07'12"W	975°57'08"
C80	8364.00'	4969.60'	3402.00'	N82°07'12"W	987°59'20"
C81	8466.00'	5030.20'	3444.00'	N82°07'12"W	999°61'32"
C82	8568.00'	5090.80'	3486.00'	N82°07'12"W	1011°63'44"
C83	8670.00'	5151.40'	3528.00'	N82°07'12"W	1023°65'56"
C84	8772.00'	5212.00'	3570.00'	N82°07'12"W	1035°68'08"
C85	8874.00'	5272.60'	3612.00'	N82°07'12"W	1047°70'20"
C86	8976.00'	5333.20'	3654.00'	N82°07'12"W	1059°72'32"
C87	9078.00'	5393.80'	3696.00'	N82°07'12"W	1071°74'44"
C88	9180.00'	5454.40'	3738.00'	N82°07'12"W	1083°76'56"
C89	9282.00'	5515.00'	3780.00'	N82°07'12"W	1095°79'08"
C90	9384.00'	5575.60'	3822.00'	N82°07'12"W	1107°81'20"
C91	9486.00'	5636.20'	3864.00'	N82°07'12"W	1119°83'32"
C92	9588.00'	5696.80'	3906.00'	N82°07'12"W	1131°85'44"
C93	9690.00'	5757.40'	3948.00'	N82°07'12"W	1143°87'56"
C94	9792.00'	5818.00'	3990.00'	N82°07'12"W	1155°90'08"
C95	9894.00'	5878.60'	4032.00'	N82°07'12"W	1167°92'20"
C96	9996.00'	5939.20'	4074.00'	N82°07'12"W	1179°94'32"
C97	10098.00'	6000.00'	4116.00'	N82°07'12"W	1191°96'44"
C98	10200.00'	6060.60'	4158.00'	N82°07'12"W	1203°98'56"
C99	10302.00'	6121.20'	4200.00'	N82°07'12"W	1215°10'08"
C100	10404.00'	6181.80'	4242.00'	N82°07'12"W	1227°12'20"

OAK POINT COMMONS ALLOTMENT
CAB. L SLIDES 77-79

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

DAVID S. BROWN & ASSOCIATES, INC.
PLANNING ARCHITECTURE ENGINEERING

DATE: 08/20/2019

SCALE: 1" = 40'

3



River Oaks 180
Date: 7/21/2020

City of Hudson,

Please note that there is only 1 look alike house for lot 180. All other surrounding lots are vacant.

Thank you.

Lot 165



Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256



Front Elevation
Rear and Rear Elevation

REAR ELEVATION

△
△
△
△
△
△
△
△
△
△

PROPERTY OF RECORD: MAUREN A. DAVIS, ENGINEERING
ARCHITECT OF RECORD: CRAWFORD DESIGN - ARCHITECTS

PLANNED FOR
SINGLE FAMILY

PROJECT: **RIVER OAKS LOT 165**

RECORDING DATE: **7/10/2020**

RECORDING OFFICE: **CRAWFORD**

PLAN NO: **7.01a1**

DATE: 07/10/2020 11:53 AM / FROM: PULTE / TO: CRAWFORD