

APPROVED: _____ DATE _____
STAFF APPROVAL

BUILDER: PULTE HOMES OF OHIO, LLC.

APPROVED: _____ DATE _____
ENGINEERING DEPT. APPROVAL

ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44226
PHONE: 330-239-1987

APPROVED: _____ DATE _____
LANDSCAPE ARCHITECT APPROVAL

OWNER: _____
ADDRESS: _____
PHONE: _____

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

INITIAL SITE BENCHMARK:
SUMMIT COUNTY GEODETIC MONUMENT HU 118
STATE PLAN COORDINATE
N 572,745.649
E 2,250,915.641
ELEVATION = 1006.912 NAVD 1988

CURVE LENGTH	RADIUS	ANGLE	CHORD	BEARING	DEL. TA
C1 181.24	1430.00	57.69	133.90	N72°11'38"W	12°29'47"
C2 156.72	1400.00	34.20	150.50	N41°01'48"W	81°10'33"
C3 22.18	1400.00	11.09	22.17	N80°01'49"W	37°03'36"

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 MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

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

DATE OF SURVEY:
JULY 17th, 2020

GRAPHIC SCALE



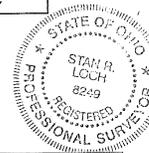
(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 24.9%

HOUSE COVERAGE = 2,088 SQ.FT.
DRIVEWAY COVERAGE = 1,357 SQ.FT.
WALKWAY COVERAGE = 234 SQ.FT.
TOTAL COVERAGE = 3,659 SQ.FT.

TYPE OF HOUSE:
PLAN# HOLBROOK
ELEVATION: 6
GAR: 3 CAR SIDE R/W/8' BASEMENT & FIREPLACE

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



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

10-6-2020
STAN R. LOCH P.E. #63332 DATE

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

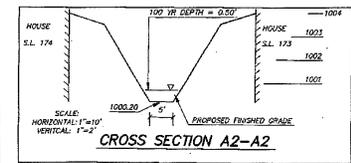
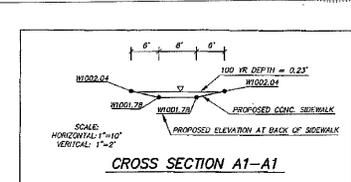
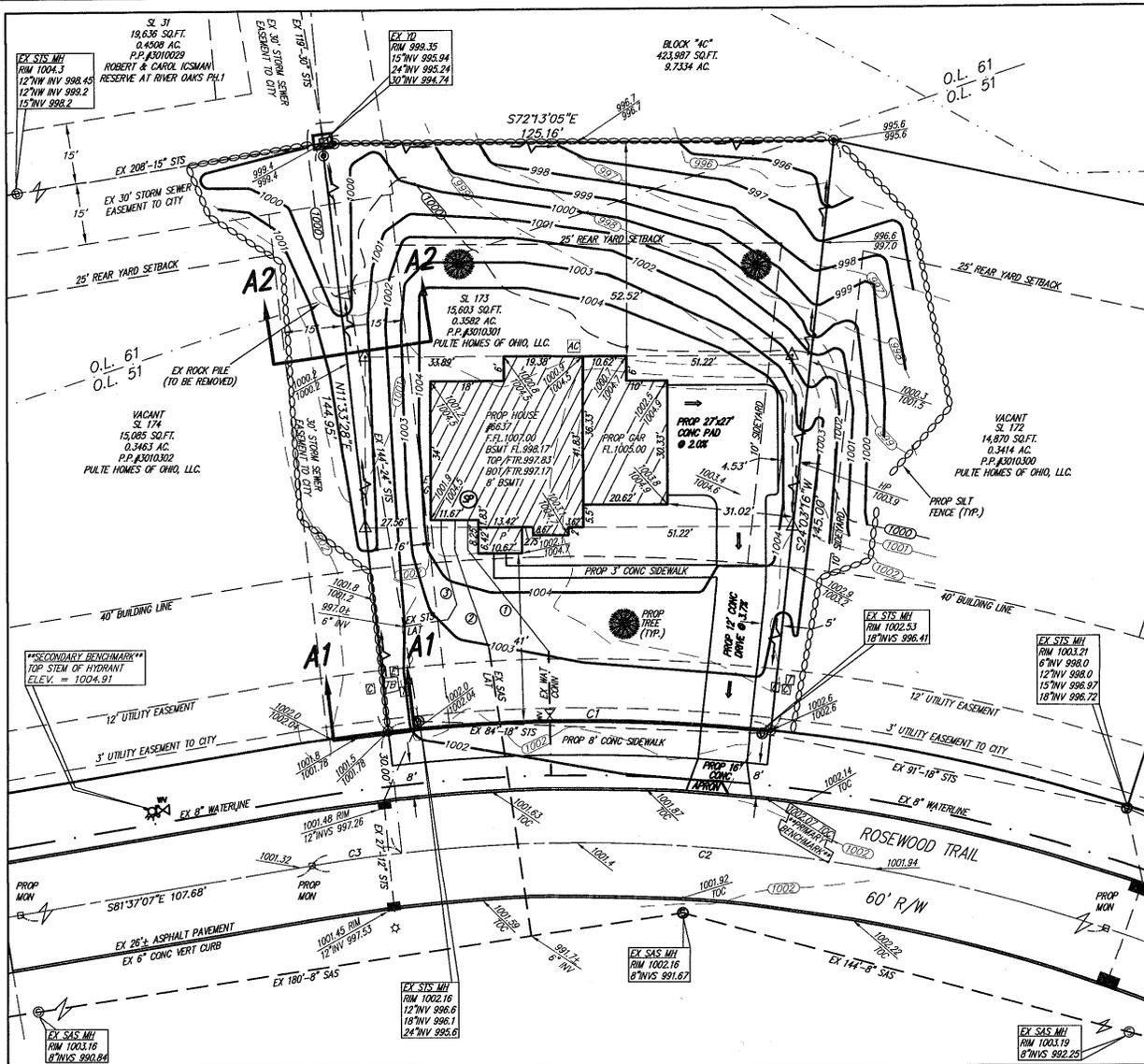
AZTECH
FAX 216-369-0259
ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN
FOR
PULTE HOMES
SUBLOT 173
6637 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
1	10/6/20	ELEVATION CHANGE	KEG

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



- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - ⊕ = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - ⊠ = EX YARD DRAIN
 - ⊙ = IRON PIN SET
 - ⊞ = EX STORM MANHOLE
 - ⊞ = 5/8"x30" REBAR CAPPED "AZTECH #6249"
 - = EXISTING GRADE
 - = PROPOSED GRADE
 - ⊞ = PROP SILT FENCE
 - ⊞ = INLET PROTECTION
 - ⊞ = ELECTRIC BOX
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = EX HYDRANT
 - ⊞ = EX WATER VALVE
 - ⊞ = SUMP PUMP
 - ⊞ = EX GAS CONNECTION
 - ⊞ = SWALE
 - ⊞ = FLOW ARROW
 - ⊞ = AIR CONDITIONER
 - ⊞ = OFFSET HUB
 - ⊞ = CABLE PEDESTAL

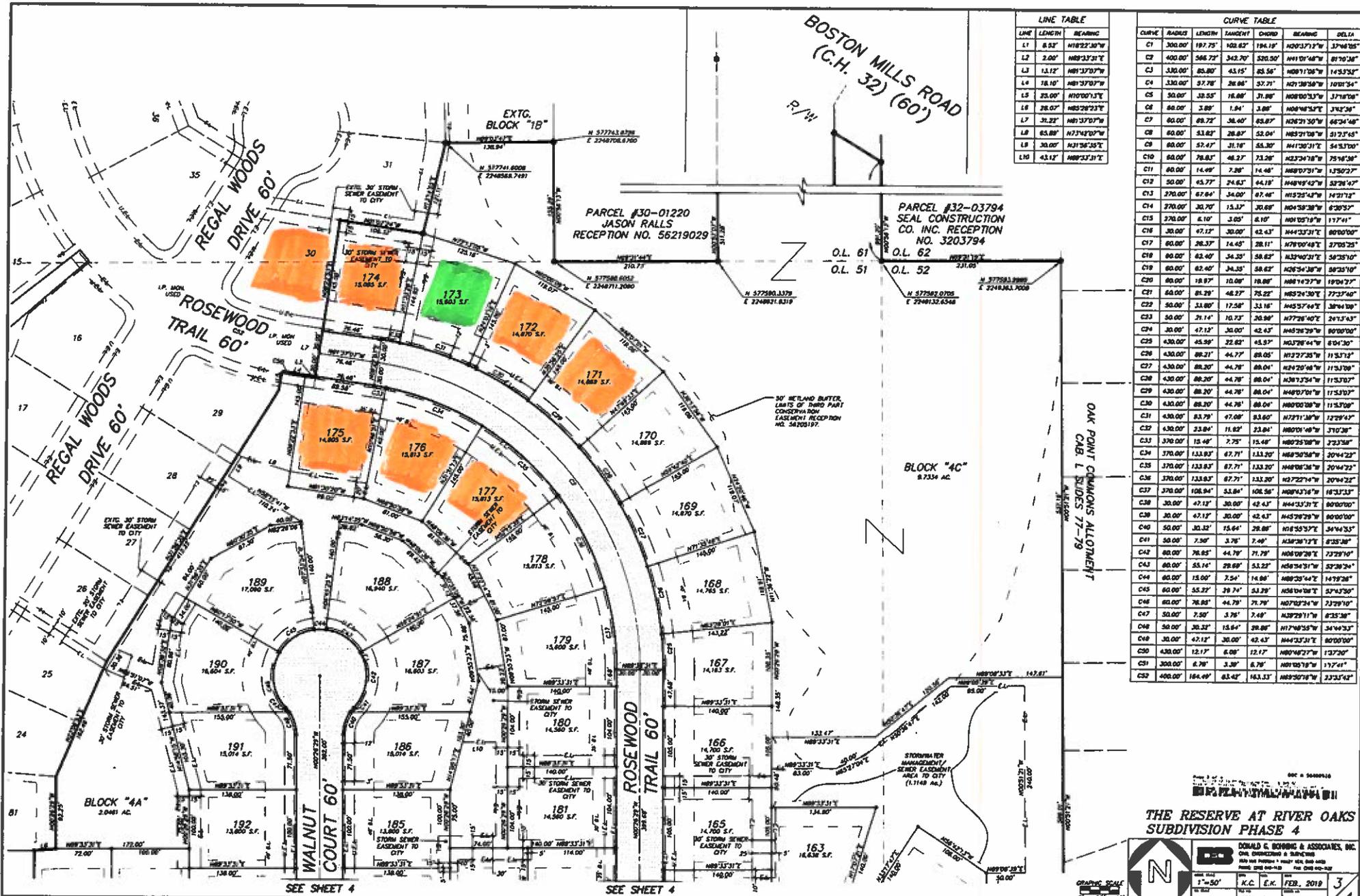


River Oaks 173
Date: 7/21/2020

City of Hudson,

Please note that there is only 1 look alike house for lot 173. All other surrounding lots are vacant.

Thank you.



LINE TABLE

LINE	LENGTH	BEARING
L1	8.52'	N89°22'38"W
L2	2.00'	N89°33'31"E
L3	12.12'	N89°37'07"W
L4	18.10'	N89°37'07"W
L5	25.00'	N90°00'13"E
L6	38.00'	N89°28'23"E
L7	31.22'	N89°37'07"W
L8	55.88'	N73°42'07"W
L9	30.00'	N31°56'35"E
L10	43.12'	N89°33'31"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	197.75'	102.62'	194.19'	N89°37'12"W	37°48'28"
C2	400.00'	266.72'	142.20'	260.30'	N91°01'48"W	81°30'38"
C3	330.00'	85.80'	43.15'	85.58'	N89°11'08"W	14°53'58"
C4	330.00'	57.78'	28.86'	57.71'	N91°38'58"W	10°01'34"
C5	50.00'	33.55'	16.88'	31.88'	N89°00'33"W	37°18'08"
C6	80.00'	3.89'	1.94'	3.88'	N89°48'52"E	37°32'38"
C7	80.00'	88.72'	38.40'	88.87'	N89°31'30"W	66°34'48"
C8	80.00'	53.82'	26.87'	52.04'	N89°21'08"W	51°23'48"
C9	80.00'	57.47'	31.78'	55.30'	N41°30'31"E	54°53'00"
C10	80.00'	78.83'	48.27'	73.28'	N23°24'18"W	75°16'38"
C11	80.00'	14.49'	7.28'	14.48'	N88°07'31"E	17°50'27"
C12	50.00'	63.77'	24.63'	64.18'	N48°45'42"W	52°38'47"
C13	270.00'	67.84'	34.00'	67.48'	N52°54'42"W	14°21'12"
C14	270.00'	30.70'	15.37'	30.68'	N84°58'38"W	6°28'37"
C15	270.00'	6.10'	3.05'	6.10'	N89°05'19"E	17°11'41"
C16	30.00'	67.12'	30.00'	62.43'	N44°23'31"E	80°00'00"
C17	60.00'	28.37'	14.45'	28.11'	N78°00'48"E	37°05'25"
C18	80.00'	62.40'	34.20'	58.62'	N33°40'31"E	56°35'10"
C19	60.00'	62.40'	34.20'	58.62'	N26°54'38"W	58°25'10"
C20	80.00'	18.97'	10.08'	18.81'	N88°14'37"E	19°04'27"
C21	60.00'	81.29'	48.27'	72.22'	N82°24'30"E	77°27'40"
C22	50.00'	21.80'	12.58'	21.16'	N45°57'44"E	38°04'00"
C23	50.00'	21.14'	10.73'	20.98'	N77°28'40"E	24°13'43"
C24	30.00'	47.12'	30.00'	42.43'	N48°28'29"W	80°00'00"
C25	430.00'	45.99'	22.82'	43.97'	N63°28'44"W	8°04'30"
C26	430.00'	88.21'	44.77'	88.05'	N12°27'35"W	11°53'18"
C27	430.00'	88.20'	44.78'	88.04'	N34°28'48"W	11°53'08"
C28	430.00'	88.20'	44.78'	88.04'	N38°13'54"W	11°53'07"
C29	430.00'	88.20'	44.78'	88.04'	N48°07'01"W	11°53'07"
C30	430.00'	88.20'	44.78'	88.04'	N80°00'08"W	11°53'08"
C31	430.00'	83.79'	47.08'	83.60'	N72°11'38"W	12°29'43"
C32	430.00'	23.84'	11.82'	23.84'	N80°01'48"W	37°03'38"
C33	370.00'	15.48'	7.75'	15.48'	N80°28'58"W	23°23'38"
C34	370.00'	133.83'	67.71'	133.20'	N88°30'58"W	20°44'22"
C35	370.00'	133.83'	67.71'	133.20'	N48°08'38"W	20°44'22"
C36	370.00'	133.83'	67.71'	133.20'	N37°22'14"W	20°44'22"
C37	370.00'	108.84'	53.81'	108.58'	N88°43'16"W	18°33'33"
C38	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C39	30.00'	47.12'	30.00'	42.43'	N45°28'29"W	80°00'00"
C40	50.00'	30.22'	15.61'	28.88'	N18°55'37"E	34°44'53"
C41	30.00'	7.50'	3.78'	7.48'	N38°38'12"E	83°35'38"
C42	80.00'	78.65'	44.79'	71.79'	N88°08'28"E	23°29'10"
C43	80.00'	55.14'	28.68'	53.22'	N58°54'31"W	23°29'10"
C44	80.00'	15.00'	7.54'	14.88'	N89°30'44"E	14°58'28"
C45	80.00'	55.27'	29.74'	53.29'	N58°10'08"E	57°43'30"
C46	80.00'	78.65'	44.79'	71.79'	N87°02'24"W	23°29'10"
C47	50.00'	7.50'	3.78'	7.48'	N38°29'11"W	83°35'38"
C48	30.00'	30.22'	15.61'	28.88'	N17°48'58"W	34°44'53"
C49	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N89°48'27"W	13°27'20"
C51	300.00'	6.78'	3.39'	6.78'	N89°05'19"E	17°11'41"
C52	400.00'	184.49'	83.42'	183.53'	N89°30'18"W	23°33'42"

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

DONALD G. BOHNING & ASSOCIATES, INC.
Civil Engineers & Surveyors
10000 N. Highway 1, Suite 100, Dallas, TX 75243
Phone: 972-462-1110 Fax: 972-462-1111

DATE: FEB. 2019
K.C. E.K.
42728-03 4272-6

GRAPHIC SCALE
0 25' 50'

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