

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: _____

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

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

****PRIMARY BENCHMARK:****
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOT 164/165
 ELEV. = 1004.46

****SECONDARY BENCHMARK****
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 165
 ON ROSEWOOD TRAIL
 ELEV. = 1006.61

****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

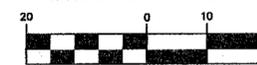


NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

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.

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 30.0%

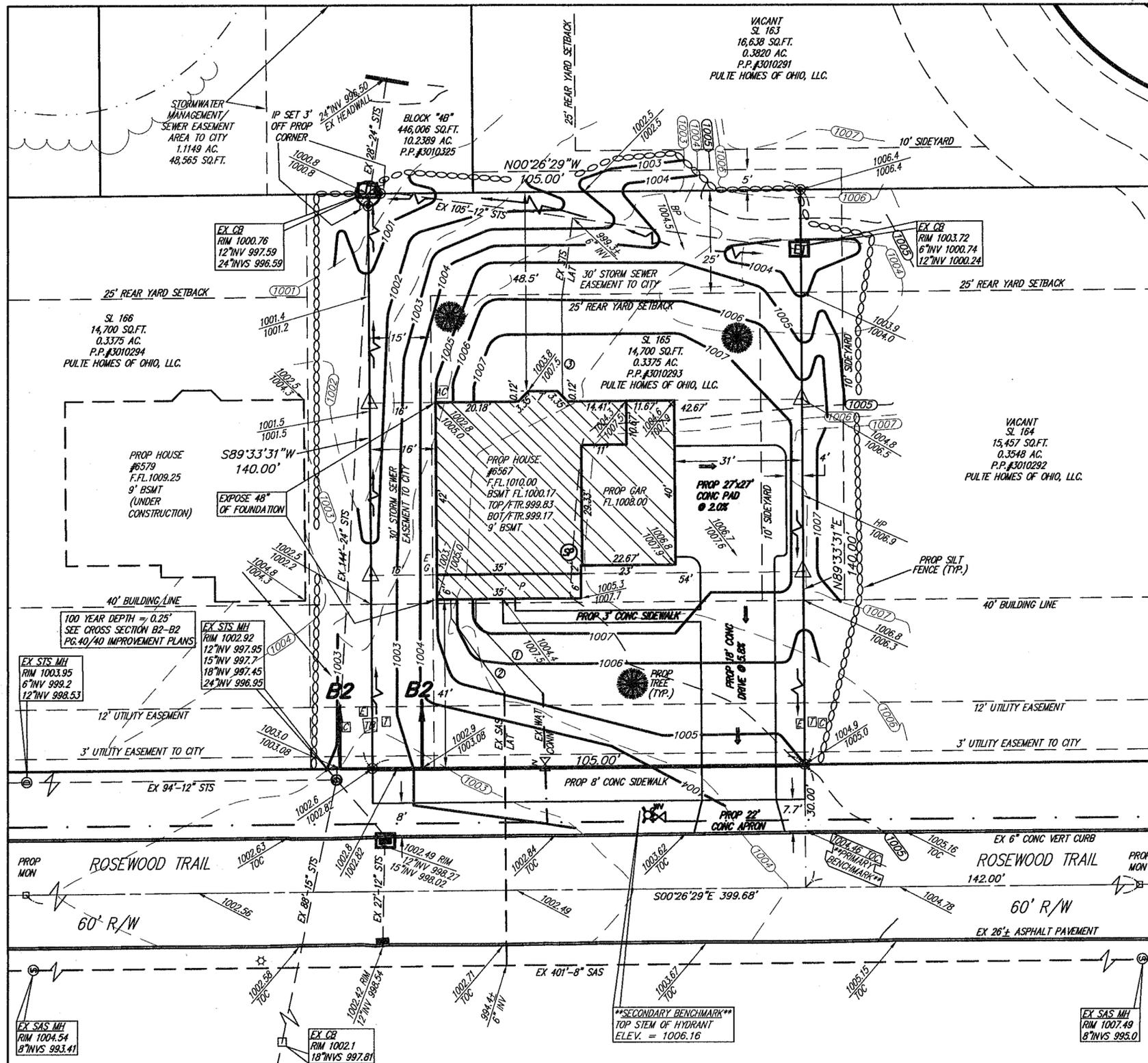
HOUSE COVERAGE = 2,624 SQ.FT.
 DRIVEWAY COVERAGE = 1,645 SQ.FT.
 WALKWAY COVERAGE = 153 SQ.FT.
 TOTAL COVERAGE = 4,422 SQ.FT.

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

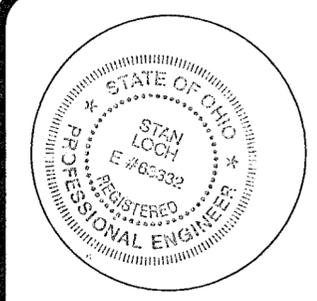
TYPE OF HOUSE:
 PLAN # AT WATER
 ELEVATION: 1
 GAR: 3 CAR SIDE RT W/ 9' BSM, FIREPLACE & SUNROOM & STORAGE

- 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:
 JANUARY 13th, 2021



- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - = EX YARD DRAIN
 - ⊙ = IRON PIN SET
 - = 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



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

STAN R. LOCH P.E. #63332 DATE 2-9-2021

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



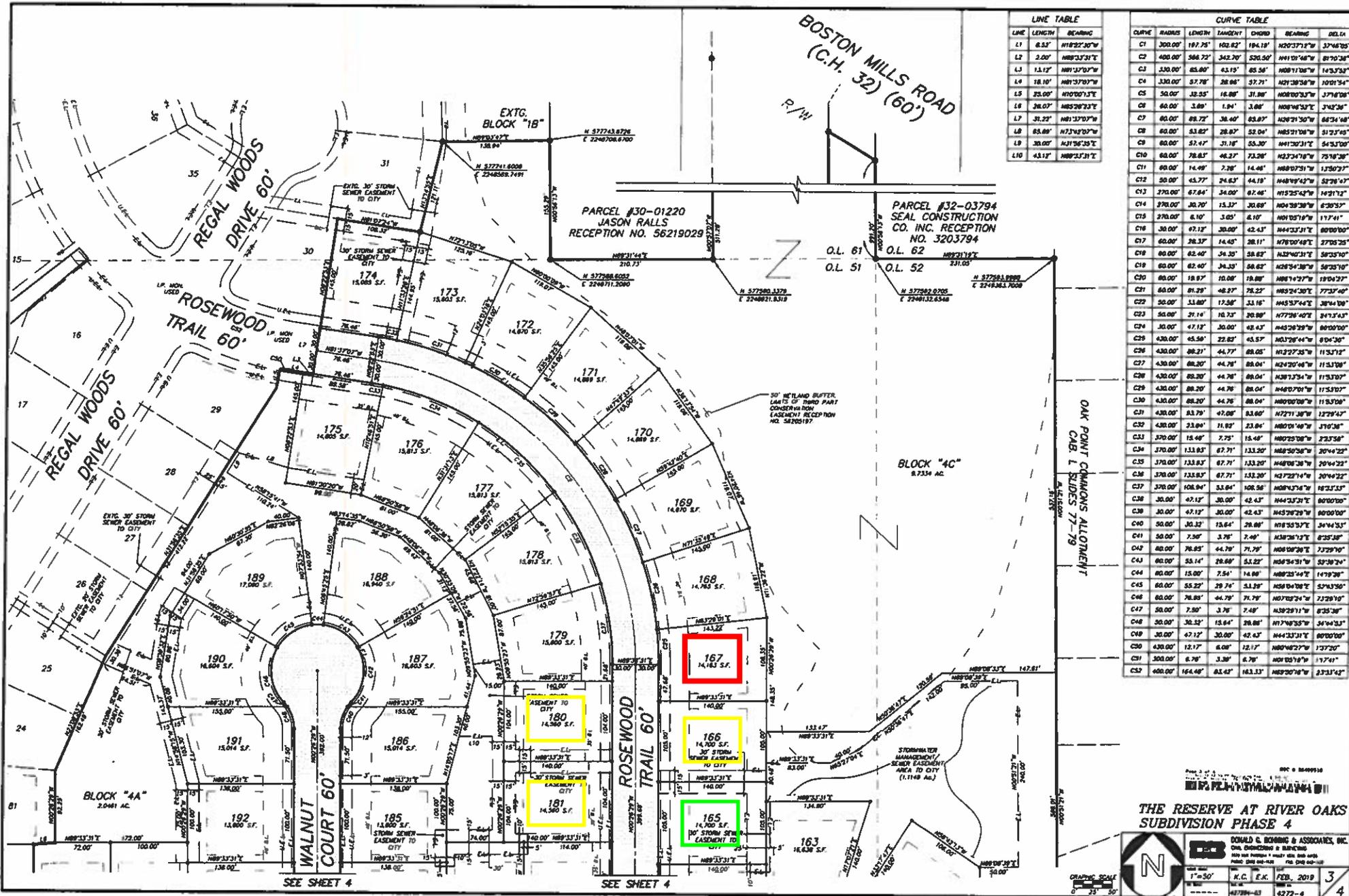
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES
 SUBLOT 165
 6567 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	1/15/21	HOUSE CHANGE	KEG
2	2/9/21	ADD 18' WIDE DRIVE	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 20'		1" = 20'	
DRAWN BY KEG		DATE 5-21-2020	
CHECKED BY SRL		DRAWING NO. 20142977-4	
JOB NO. 20142977-4		SHEET 1 OF 1	



LINE	LENGTH	BEARING
L1	300.00'	N18°22'30"W
L2	2.00'	N89°33'31"E
L3	13.12'	N89°33'31"E
L4	18.10'	N89°33'31"E
L5	23.00'	N89°33'31"E
L6	28.00'	N89°33'31"E
L7	33.22'	N89°33'31"E
L8	38.00'	N89°33'31"E
L9	43.12'	N89°33'31"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	187.75'	182.82'	194.18'	N02°37'12"W	37°48'30"
C2	400.00'	266.72'	243.70'	230.50'	N01°09'48"W	87°50'36"
C3	300.00'	63.80'	63.19'	65.58'	N08°11'08"W	143°33'31"
C4	300.00'	57.78'	58.88'	57.71'	N01°28'58"W	100°15'41"
C5	300.00'	32.55'	16.86'	31.86'	N08°00'33"W	37°18'08"
C6	60.00'	3.89'	3.89'	3.89'	N08°46'52"E	37°43'36"
C7	60.00'	88.72'	36.40'	63.97'	N29°31'50"W	64°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°31'08"W	31°23'45"
C9	60.00'	52.47'	31.16'	55.30'	N01°30'31"E	54°53'00"
C10	60.00'	78.83'	46.27'	73.26'	N23°34'18"W	75°18'38"
C11	60.00'	14.98'	7.28'	14.48'	N88°07'31"W	173°02'37"
C12	30.00'	65.77'	24.63'	44.18'	N48°49'42"W	52°28'42"
C13	370.00'	67.64'	34.00'	67.46'	N15°25'43"W	149°11'12"
C14	370.00'	30.70'	15.32'	30.68'	N04°58'38"W	62°30'37"
C15	370.00'	6.10'	3.05'	6.10'	N01°25'16"W	117°41'11"
C16	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C17	60.00'	28.37'	14.40'	26.11'	N76°00'48"W	27°05'25"
C18	60.00'	62.40'	34.30'	58.62'	N32°40'31"E	58°33'10"
C19	60.00'	62.40'	34.30'	58.62'	N89°34'38"W	58°33'10"
C20	60.00'	18.87'	10.06'	19.88'	N88°14'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N65°34'30"E	77°37'40"
C22	50.00'	53.80'	17.58'	53.16'	N45°37'44"E	38°44'08"
C23	50.00'	21.14'	10.72'	20.88'	N77°58'40"E	34°33'43"
C24	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C25	430.00'	65.58'	22.82'	43.57'	N37°28'44"W	8°04'36"
C26	430.00'	86.21'	44.77'	88.05'	N12°27'23"W	113°31'12"
C27	430.00'	86.20'	44.78'	88.04'	N24°20'48"W	113°31'08"
C28	430.00'	86.20'	44.78'	88.04'	N38°13'34"W	113°31'07"
C29	430.00'	86.20'	44.78'	88.04'	N49°07'09"W	113°31'07"
C30	430.00'	86.20'	44.78'	88.04'	N60°00'08"W	113°31'07"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	122°29'47"
C32	430.00'	53.80'	17.58'	53.64'	N80°01'46"W	37°03'36"
C33	370.00'	15.48'	7.75'	15.48'	N02°25'08"W	27°23'58"
C34	370.00'	133.83'	67.71'	133.20'	N68°30'38"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'	N27°22'14"W	20°44'22"
C37	370.00'	108.94'	53.84'	108.56'	N08°03'14"W	18°23'13"
C38	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C39	30.00'	47.12'	20.00'	42.43'	N43°29'29"W	80°00'00"
C40	50.00'	30.32'	15.64'	28.86'	N17°48'33"W	34°04'53"
C41	50.00'	7.50'	3.76'	7.48'	N38°26'12"E	8°25'58"
C42	40.00'	78.85'	44.78'	71.78'	N08°08'28"E	72°29'10"
C43	60.00'	55.14'	28.60'	51.22'	N68°34'31"W	52°38'24"
C44	60.00'	15.00'	7.54'	14.88'	N88°23'44"E	14°28'24"
C45	60.00'	55.22'	29.74'	51.20'	N58°04'08"E	57°43'50"
C46	60.00'	78.85'	44.78'	71.78'	N07°02'34"W	72°29'10"
C47	50.00'	7.50'	3.76'	7.48'	N38°29'11"W	8°25'58"
C48	30.00'	30.32'	15.64'	28.86'	N17°48'33"W	34°04'53"
C49	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°27'20"
C51	300.00'	6.78'	3.39'	6.78'	N01°25'16"W	117°41'11"
C52	400.00'	164.48'	83.47'	163.33'	N89°07'16"W	273°13'42"

Yellow= Look alike
Red= Vacant

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

DONALD C. BISHOP & ASSOCIATES, INC.
Civil, Electrical & Mechanical
1000 West Virginia Avenue, Suite 200
P.O. Box 1000, West Virginia, WV 26040-1000

DATE: 1/15/2019
SCALE: 1"=50'
PROJECT: N.C. E.K. FEB. 2019
SHEET: 3 OF 4

