

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 STAFF APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEERING DEPT. APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 LANDSCAPE ARCHITECT APPROVAL

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

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

DIRT CALCULATION  
 \_\_\_\_\_ cu. yds. CUT/FILL

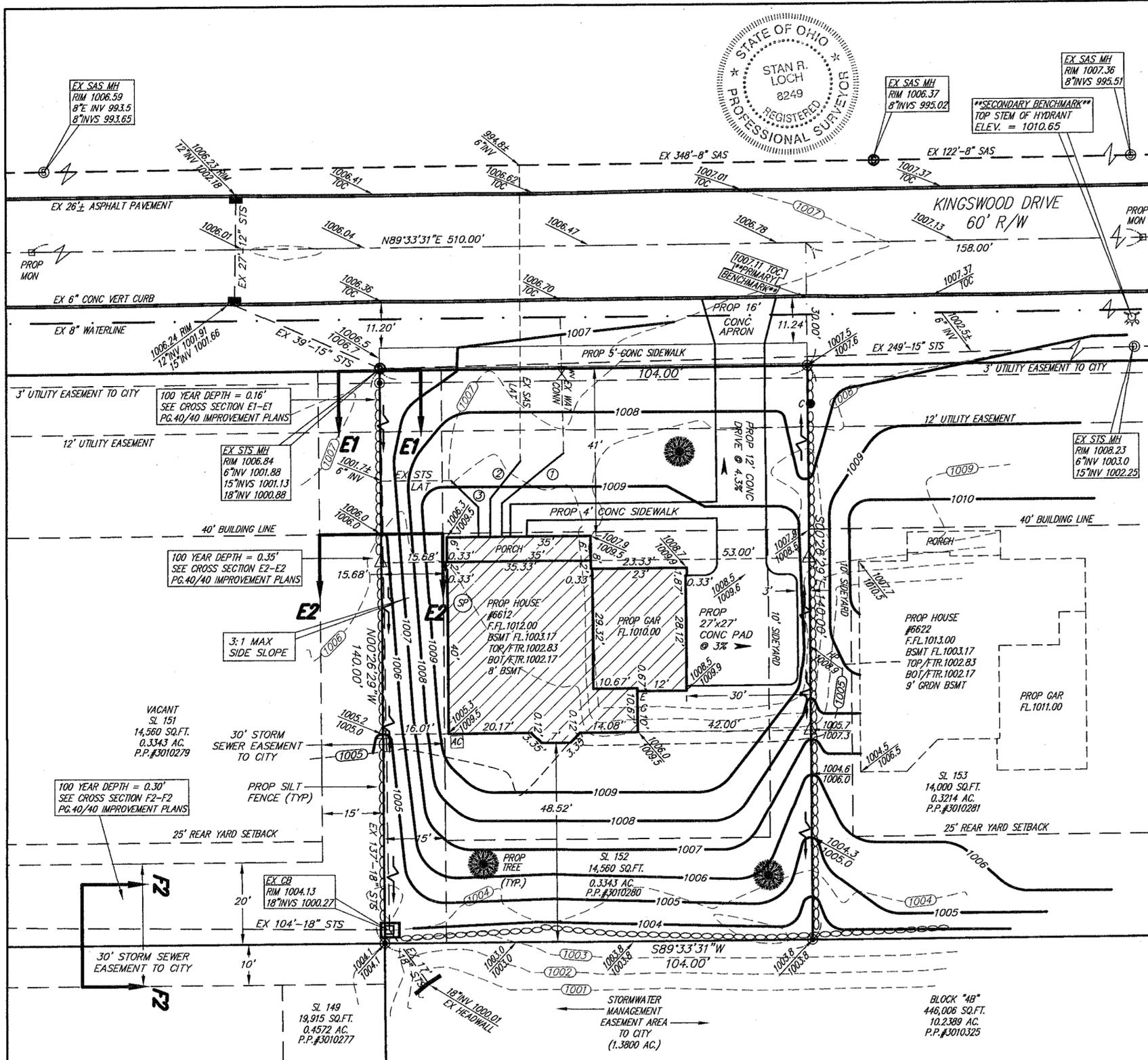
NOTE:  
 FINAL LOCATION OF (3) TREES  
 TO BE DETERMINED AND INSTALLED  
 BY PURCHASER IN COMPLIANCE  
 WITH CITY OF HUDSON LAND  
 DEVELOPMENT CODE (1207.04J).

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

\*\*PRIMARY BENCHMARK:\*\*  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOTS 152/153  
 ELEV. = 1007.11

\*\*SECONDARY BENCHMARK\*\*  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOTS 153/154  
 ON KINGSWOOD DRIVE  
 ELEV. = 1010.65

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



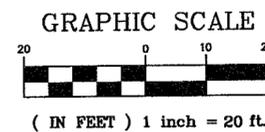
INITIAL SITE BENCHMARK:  
 SUMMIT COUNTY GEODETIC MONUMENT HU 118  
 STATE PLAN COORDINATE  
 N 572,745.649  
 E 2,250,912.641  
 ELEVATION = 1006.912 NAVD 1988

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 = 29.2%

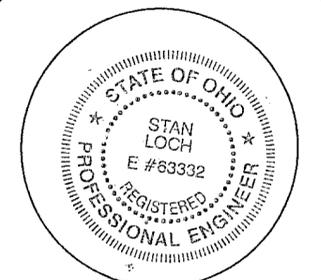
HOUSE COVERAGE = 2,504 SQ.FT.  
 DRIVEWAY COVERAGE = 1,545 SQ.FT.  
 WALKWAY COVERAGE = 209 SQ.FT.  
 TOTAL COVERAGE = 4,258 SQ.FT.

DATE OF SURVEY:  
 OCTOBER 30th, 2019

TYPE OF HOUSE:  
 PLAN # AT WATER  
 ELEVATION: 1  
 GAR: 3 CAR SIDE LEFT W/8' BASMENT

- 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
  - = PROP MONUMENT
  - = EX CURB INLET
  - ⊙ = EX SANITARY MANHOLE
  - ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH #8249"
  - = EXISTING GRADE
  - - - = PROPOSED GRADE
  - ∞ = PROP SILT FENCE
  - ⊗ = EX HYDRANT
  - ⊗ = EX WATER VALVE
  - ⊙ = SUMP PUMP
  - ⊙ = EX STORM MANHOLE
  - = SWALE
  - = FLOW ARROW
  - AC = AIR CONDITIONER
  - E = ELECTRIC CONNECTION
  - G = GAS CONNECTION
  - ▽ = OFFSET HUB
  - = CONDUIT



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

3-16-2020  
 STAN R. LOCH P.E. #83332 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  
 SUBLT 152  
 6612 KINGSWOOD COURT  
 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	3/16/20	REV DRIVEWAY TO 12'	CL

HORIZ. SCALE		VERT. SCALE	
1" = 20'			
DRAWN BY		DATE	
CL		3/13/2020	
CHECKED BY		DRAWING NO	
SRL		20142977-4	
JOB NO		SHEET	
20142977-4		1 OF 1	





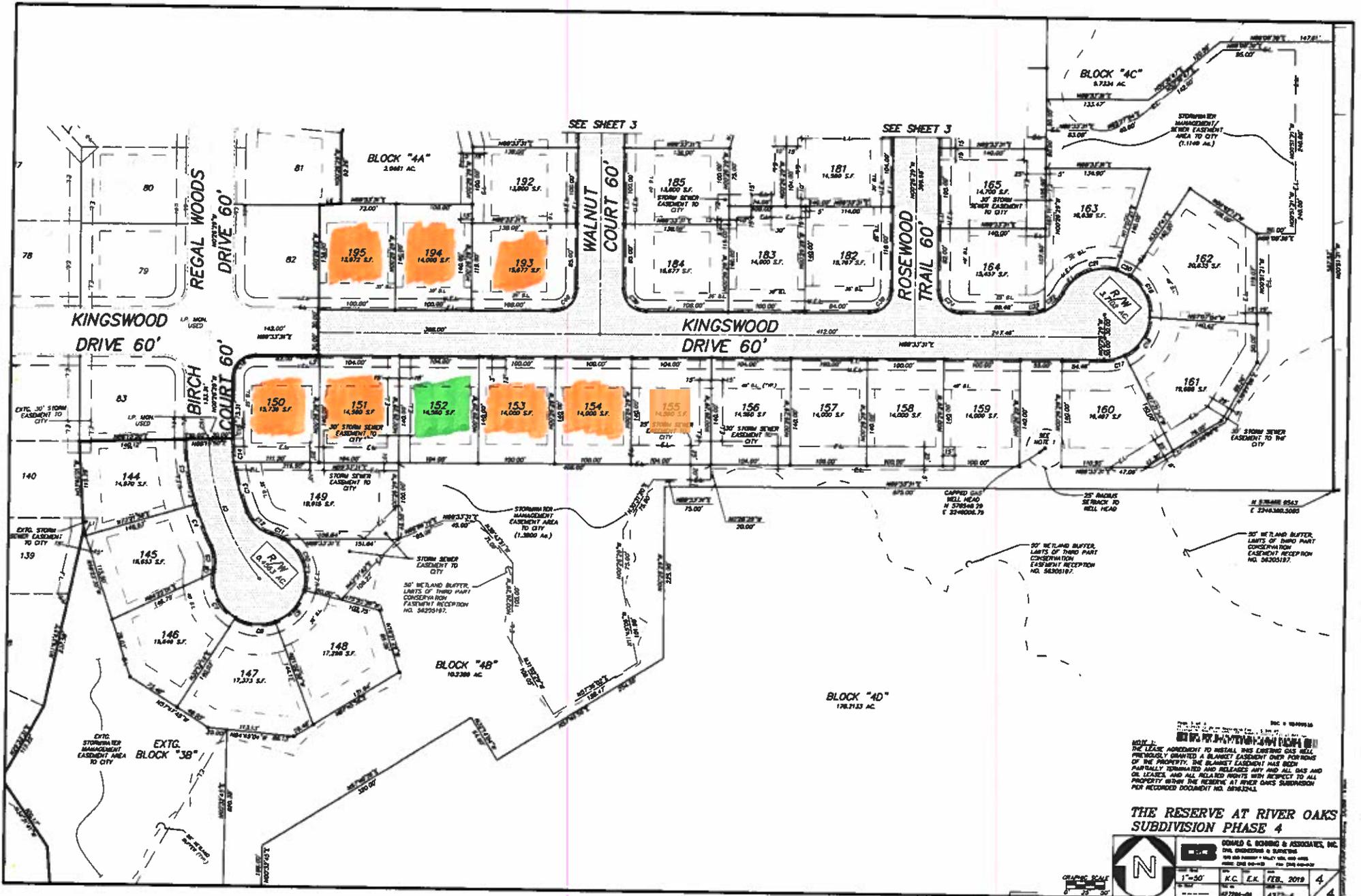












THE RESERVE AT RIVER OAKS  
 SUBDIVISION PHASE 4  
 THE LEASE AGREEMENT TO INSTALL AND MAINTAIN GAS WELLS  
 PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS  
 OF THE PROPERTY. THE BLANKET EASEMENT HAS BEEN  
 PARTIALLY TERMINATED AND RELEASED AND ALL GAS AND  
 OIL LEASES AND ALL RELATED RIGHTS WITH RESPECT TO ALL  
 PROPERTY WITHIN THE RESERVE AT RIVER OAKS SUBDIVISION  
 FOR RECORDED DOCUMENT NO. 58702624.

**THE RESERVE AT RIVER OAKS  
 SUBDIVISION PHASE 4**

	DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 10000 HUNTERS HOLLOW, SUITE 400 HOUSTON, TEXAS 77036 TEL: 281-460-0000 FAX: 281-460-0001	DATE: FEB. 2019 SHEET NO. 4 OF 4
	1"=50' K.C. E.K. FEB. 2019 4 47729-04 4277-4	





**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

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



Front Elevation - Eley 3  
Front and Rear Elevations

NOTE: SCALES INDICATED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER	DATE	REV. #	DATE / DESCRIPTION
Code Kfrisky	03/03/2022		
PROJECT			
RELEASE DATE: 03/03/2022			
△			
△			
△			
△			
△			
△			
△			

ENGINEER OF RECORD: MULLER & MUEP ENGINEERING  
ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: RIVER OAKS LOT 155

LAWSON COMMUNITY ID

GARAGE FINISHING: GARAGE RIGHT

SPECIFICATION LEVEL: TBD

PLAN NAME: CRAWFORD

REV. PLAN NUMBER: TBD

LAWSON PLAN ID

LEGACY PLAN NUMBER / DATE: PLAN 2843

SHEET: 7.09a2