

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

HUDSON
 ENGINEERING DEPARTMENT
 Approved
 Approved, as noted
 Rejected
 Reviewed By: Anthony L. Calabro
 8:54 am, Mar 03, 2020

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

CURVE	LENGTH	RADIUS	ANGENT	CHORD	BEARING	DELTA
C1	204.53'	300.00'	106.42'	200.59'	S19°58'22"E	39°03'46"
C2	57.78'	330.00'	28.96'	57.71'	S21°38'59"E	10°11'54"
C3	32.55'	50.00'	16.88'	31.98'	N08°00'53"W	37°18'06"
C4	3.89'	60.00'	1.94'	3.88'	S08°46'52"W	3°42'36"
C5	32.84'	300.00'	16.44'	32.83'	S36°22'04"E	6°16'21"

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

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).

OWNER: _____
 ADDRESS: _____
 PHONE: _____

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 SUBLOT'S 145/146
 ELEV. = 1007.17

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT'S 146/147
 ON BIRCH COURT
 ELEV. = 1009.18

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



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

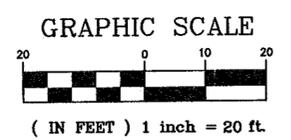


I CERTIFY THAT THIS PLAN WAS
 PREPARED BY ME AND IS CORRECT TO
 THE BEST OF MY KNOWLEDGE AND
 BELIEF.

STAN R. LOCH P.E. #63332 DATE 2-13-2020

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

AZTECH
 ENGINEERING and SURVEYING
 Civil Engineering · Land Surveying



PERCENTAGE OF
 LOT COVERAGE = 25.3%

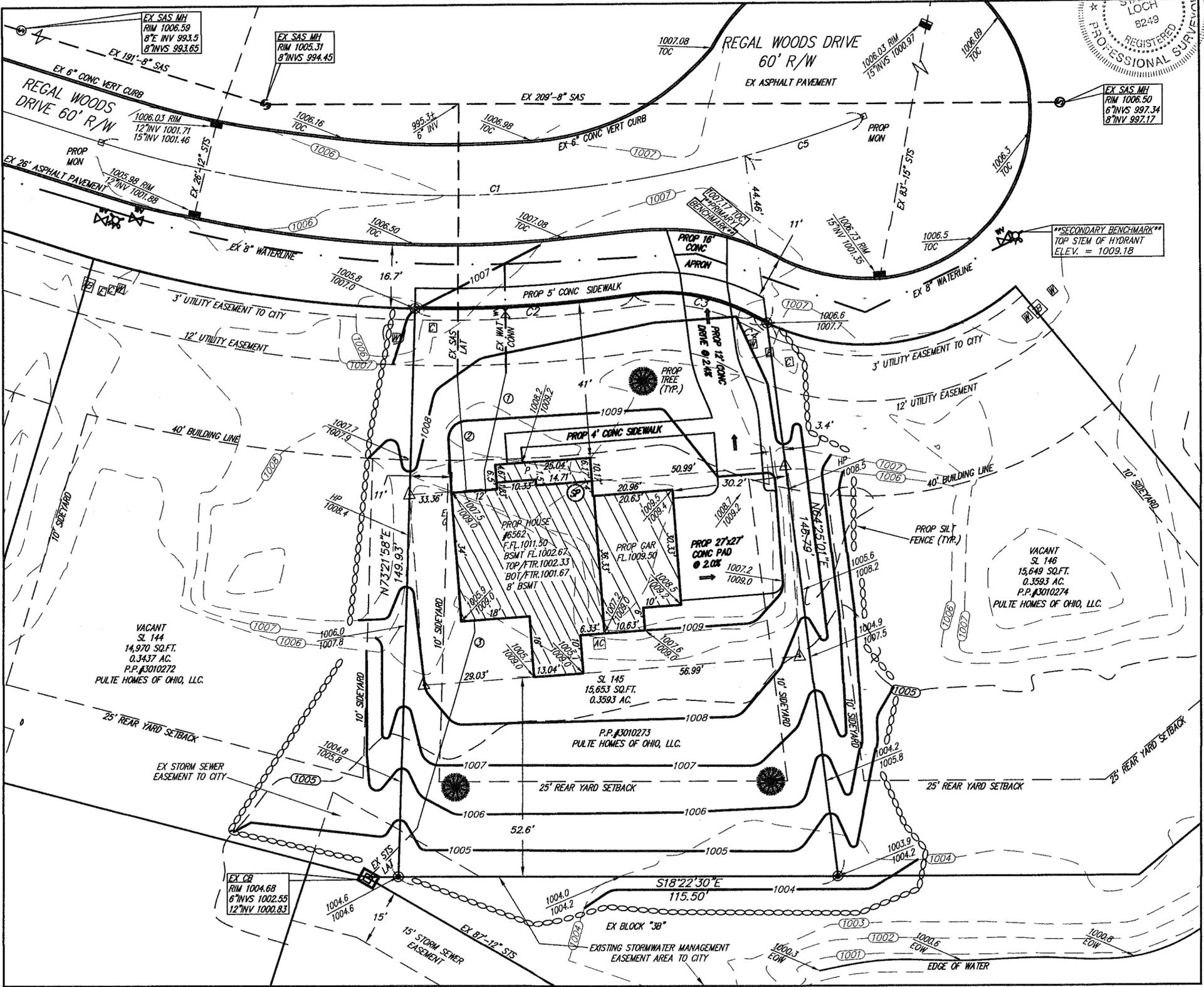
HOUSE COVERAGE = 2,368 SQ.FT.
 DRIVEWAY COVERAGE = 1,358 SQ.FT.
 WALKWAY COVERAGE = 235 SQ.FT.
 TOTAL COVERAGE = 3,961 SQ.FT.

DATE OF SURVEY:
 FEBRUARY 3rd, 2020

TYPE OF HOUSE:
 PLAN# HOLBROOK
 ELEVATION: 1
 GAR: 3 CAR SIDE LEFT W/8' BASEMENT,
 SUNROOM & FIREPLACE

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

- 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
 - ⊗ = EX HYDRANT
 - ⊗ = EX WATER VALVE
 - ⊙ = SUMP PUMP
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - AC = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ▽ = OFFSET HUB
 - ⊕ = CABLE PEDESTAL
 - ⊕ = ELECTRIC BOX
 - ⊕ = TELEPHONE PEDESTAL

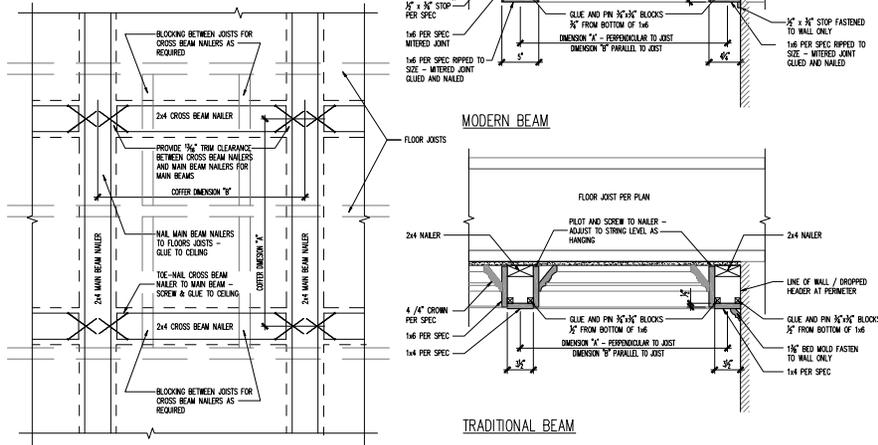


SHEET CONTENT

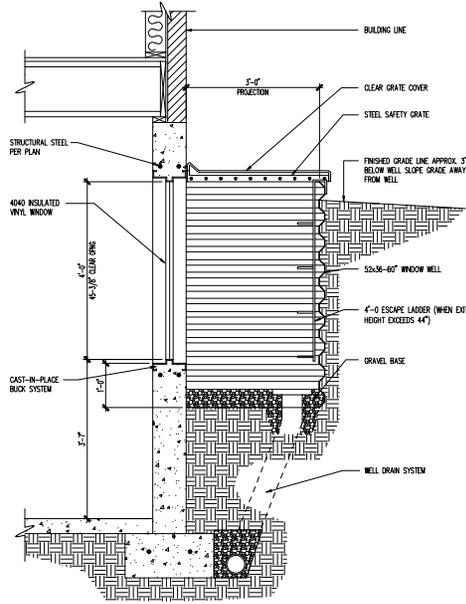
SITE PLAN FOR
 PULTE HOMES
 SUBLOT 145
 6562 REGAL WOODS DRIVE
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.4
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/13/20	RELOCATE SUMP PUMP	KEG

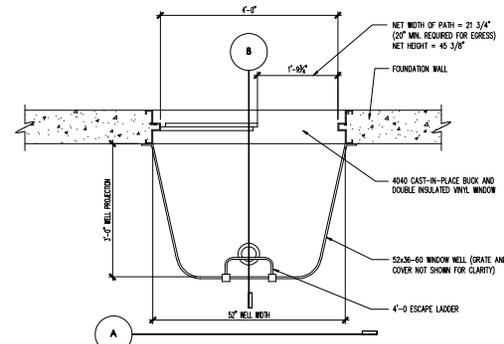
HORIZ. SCALE		VERT. SCALE	
1" = 20'			
DRAWN BY KEG		DATE 2-11-2020	
CHECKED BY SRL		DRAWING NO 20142977-4	
JOB NO 20142977-4		SHEET 1 OF 1	



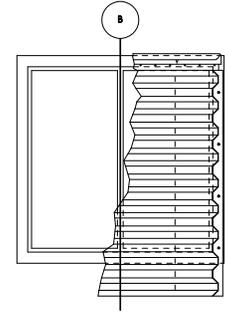
11-22 COFFERED CEILING DETAIL
 SC. 1-1/2" = 1'-0"
 MODERN AND TRADITIONAL



B TYPICAL ESCAPE WINDOW WELL
 SC. 3/4" = 1'-0" DETAIL SECTION



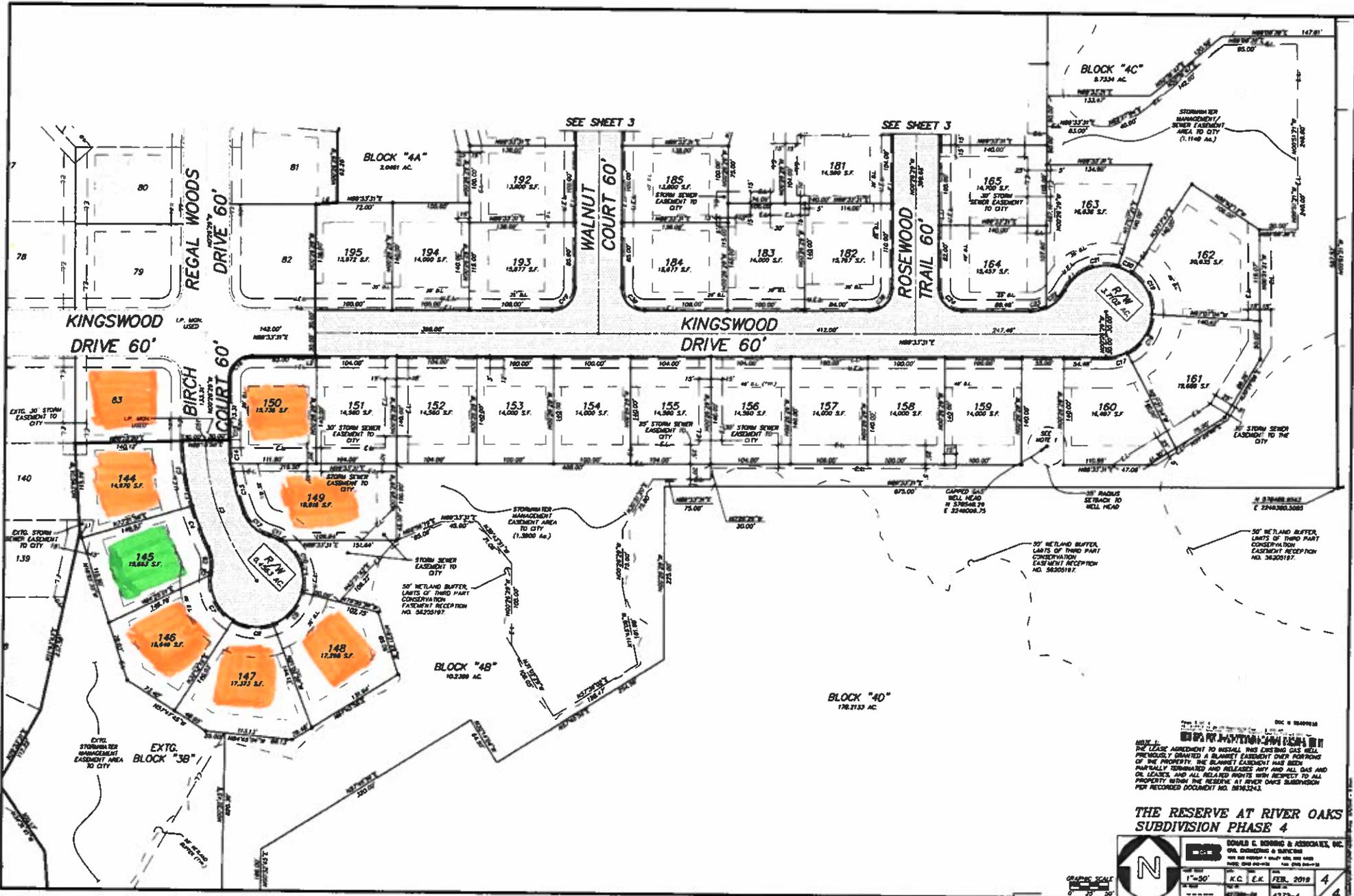
M06 TYPICAL ESCAPE WINDOW WELL
 SC. 3/4" = 1'-0" PLAN VIEW



A TYPICAL ESCAPE WINDOW WELL
 SC. 3/4" = 1'-0" ELEVATION

REV #	DATE / DESCRIPTION
1	UPDATE COL LOC. 06/25/2015
2	UPDATE MISC. 11/24/2015
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DRAWING: _____
 PFC PLAN NUMBER: _____
 LAYOUT PLAN ID: _____
 SHEET: AD
 3.7



THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 4
 THE EASE AGREEMENT TO INSTALL AND MAINTAIN GAS WELLS
 PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS
 OF THE PROPERTY. THE BLANKET EASEMENT HAS BEEN
 PARTIALLY FORWARDED AND RELEASES ANY AND ALL GAS AND
 OIL LEASES, AND ALL RELATED RIGHTS WITH RESPECT TO ALL
 PROPERTY WITHIN THE RESERVE AT RIVER OAKS SUBDIVISION
 PER RECORDED DOCUMENT NO. 18163241.

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

		DONALD C. ROBBINS & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202-1000 PHONE: 303.733.8800 FAX: 303.733.8801	K.C. E.K. FEB. 2019 4277-4
		1"=50' K.C. E.K. FEB. 2019 4277-4	



River Oaks 145
Date: 2/17/2020

City of Hudson

Please note that there are only three look alike lots for lot 145. All other lots are vacant.

Thank you.

