

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

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 SUBLOTS 187/188
 ELEV. = 1004.45

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 188
 ON WALNUT COURT
 ELEV. = 1007.32

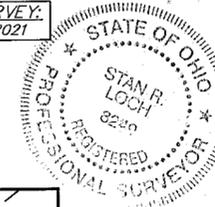
THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION.

OWNER: _____
 ADDRESS: _____
 PHONE: _____

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	7.50'	50.00'	3.76'	7.49'	S38°36'12"W	8°35'38"
C2	76.95'	60.00'	44.79'	71.79'	N06°09'26"E	73°29'10"

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

DATE OF SURVEY:
 MARCH 24th, 2021

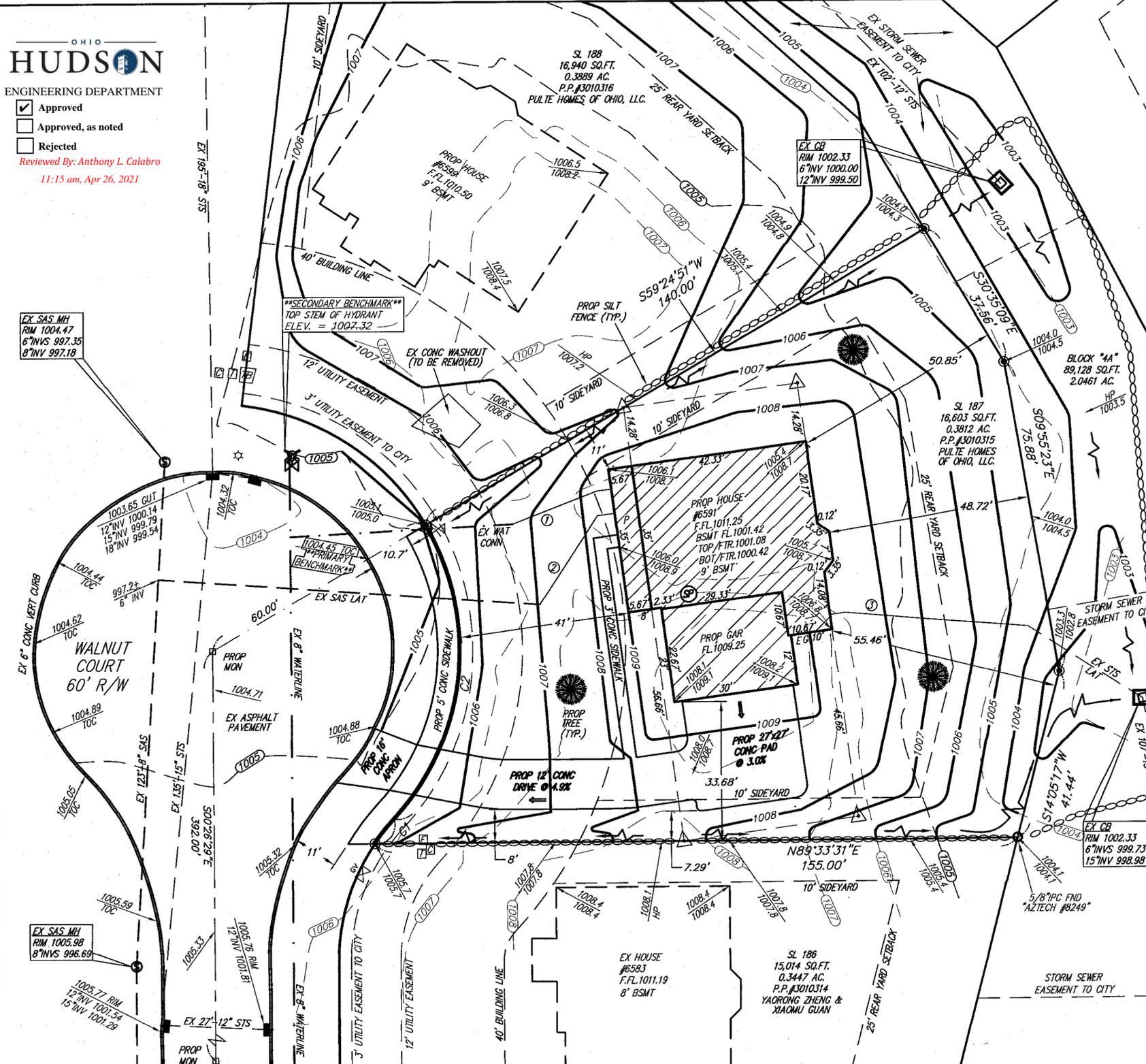


NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

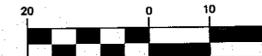
NOTE:
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).

OHIO
HUDSON
 ENGINEERING DEPARTMENT

Approved
 Approved, as noted
 Rejected
 Reviewed By: Anthony L. Calabro
 11:15 am, Apr 26, 2021



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 25.2%

HOUSE COVERAGE = 2,504 SQ.FT.
 DRIVEWAY COVERAGE = 1,501 SQ.FT.
 WALKWAY COVERAGE = 171 SQ.FT.
 TOTAL COVERAGE = 4,176 SQ.FT.

TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: 5 W/ FIREPLACE
 GAR: 3 CAR SIDE RT W/ 9' BASEMENT

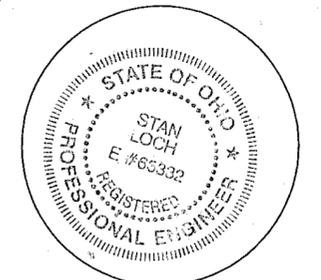
NOTE:
 PLEASE TAKE NOTICE THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

- 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

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

LEGEND:

● = PROPOSED TREE	⊠ = EX HYDRANT
□ = PROP MONUMENT	⊞ = EX WATER VALVE
⊞ = EX CURB INLET	⊞ = EX SANITARY MANHOLE
⊞ = EX YARD DRAIN	⊞ = SUMP PUMP
⊞ = IRON PIN SET	⊞ = EX STORM MANHOLE
⊞ = 5/8"X30" REBAR CAPPED "AZTECH #8249"	⊞ = SWALE
⊞ = IRON PIN FOUND	⊞ = FLOW ARROW
⊞ = EXISTING GRADE	⊞ = AIR CONDITIONER
⊞ = PROPOSED GRADE	⊞ = GAS CONNECTION
⊞ = PROP SILT FENCE	⊞ = OFFSET HUB
⊞ = INLET PROTECTION	⊞ = CABLE PEDESTAL
⊞ = ELECTRIC BOX	⊞ = EXPOSED CONDUIT
⊞ = TELEPHONE PEDESTAL	



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

4-8-2021
 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

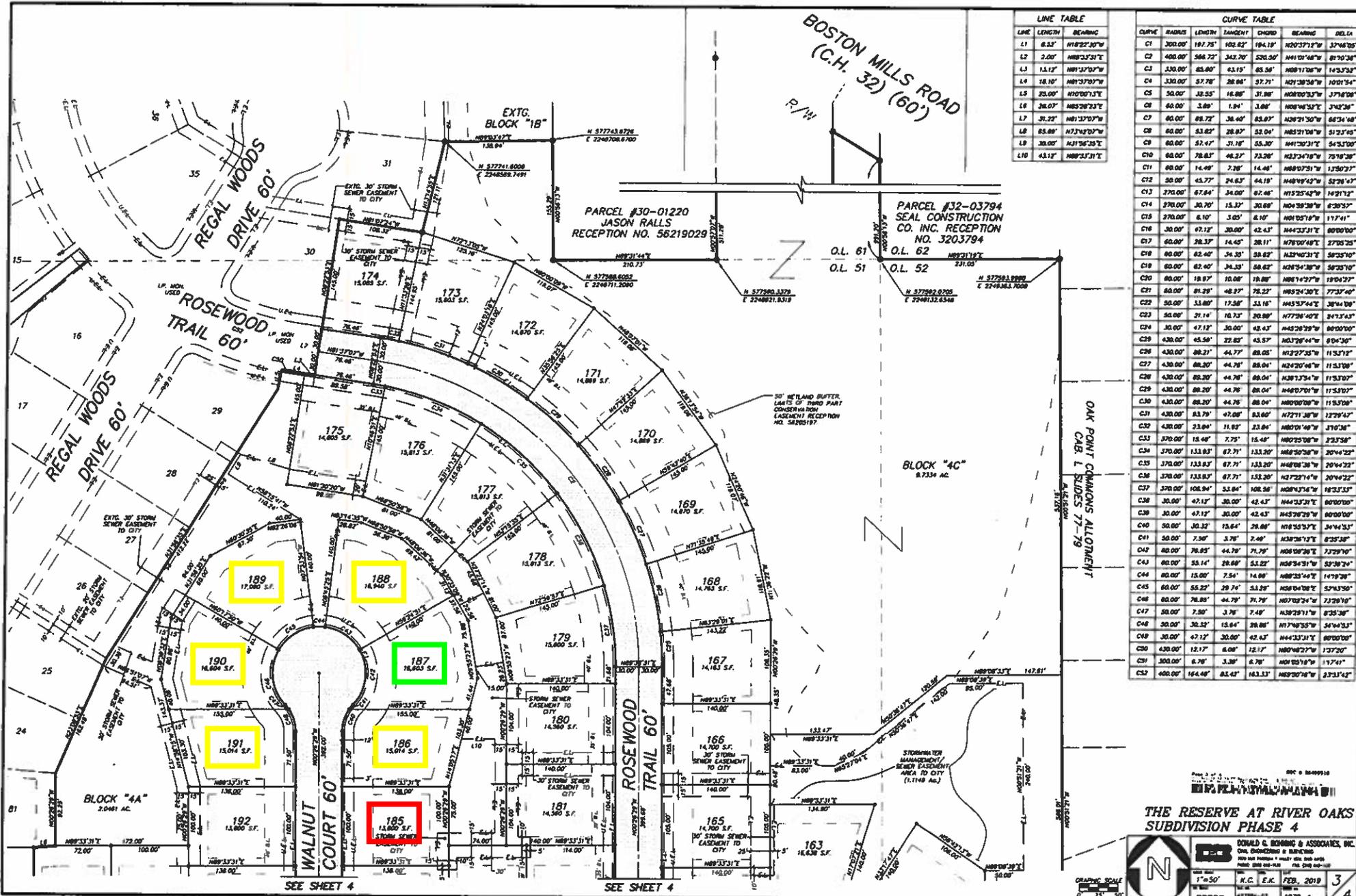
SITE PLAN FOR
 PULTE HOMES
 SUBLLOT 187
 6591 WALNUT COURT
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH. 4
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY KEG	DATE 4-7-2021
CHECKED BY SRL	DRAWING NO. 20142977-4
JOB NO. 20142977-4	SHEET 1 OF 1

Yellow - Look alikes

Red - Vacant



LINE	LENGTH	BEARING
L1	300.00'	N182°31'30"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	30.00'	N89°33'31"E
L10	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°46'38"
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'	57.88'	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'	1.94'	3.88'	N08°46'52"E	37°43'36"
C7	60.00'	88.72'	36.40'	83.97'	N29°31'07"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'	46.23'	73.26'	N23°34'18"W	75°18'38"
C11	60.00'	14.98'	7.28'	14.48'	N88°07'51"W	173°02'27"
C12	30.00'	65.77'	24.63'	44.19'	N48°49'42"W	52°28'42"
C13	370.00'	67.64'	34.00'	67.46'	N19°25'43"W	149°11'12"
C14	370.00'	30.70'	15.32'	30.68'	N49°38'38"W	62°30'32"
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'	N78°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'	18.97'	10.08'	19.88'	N88°14'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N85°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°28'40"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°04'30"
C26	430.00'	86.21'	44.77'	88.05'	N12°27'23"W	113°31'12"
C27	430.00'	88.20'	44.78'	88.04'	N24°20'48"W	113°31'08"
C28	430.00'	88.20'	44.78'	88.04'	N38°13'34"W	113°31'07"
C29	430.00'	88.20'	44.78'	88.04'	N49°07'09"W	113°31'07"
C30	430.00'	88.20'	44.78'	88.04'	N80°00'00"W	113°31'07"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	122°29'47"
C32	430.00'	53.84'	27.82'	53.64'	N80°01'46"W	37°03'38"
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'	N88°30'38"W	20°44'22"
C35	370.00'	133.83'	67.71'	133.20'	N88°30'38"W	20°44'22"
C36	370.00'	133.83'	67.71'	133.20'	N37°22'14"W	20°44'22"
C37	370.00'	108.94'	53.84'	108.56'	N88°01'34"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'	28.88'	N19°33'31"E	34°04'53"
C41	50.00'	7.50'	3.76'	7.48'	N38°28'12"E	8°25'58"
C42	40.00'	78.85'	44.78'	71.78'	N08°00'28"E	72°29'10"
C43	60.00'	55.14'	28.60'	51.22'	N86°34'31"W	52°38'24"
C44	60.00'	15.00'	7.54'	14.88'	N88°23'44"E	14°28'28"
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	50.00'	30.32'	15.64'	28.88'	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	17°41'11"
C52	400.00'	164.48'	83.43'	163.33'	N89°00'16"W	27°31'42"

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

DONALD C. BOHNING & ASSOCIATES, INC.
Civil, Engineering & Surveying
1000 West 10th Street, Suite 400
Frisco, TX 75034-1108
Phone: 972-442-1100 Fax: 972-442-1101

DATE: 02/19/2019
SCALE: 1"=50'
PROJECT: N.C.E.K. FEB. 2019
SHEET: 3 OF 4

