

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

OWNER: _____
 ADDRESS: _____
 PHONE: _____

PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOT'S 169/170
 ELEV. = 1003.82

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 168
 ON ROSEWOOD TRAIL
 ELEV. = 1007.62

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

OHIO
HUDSON

ENGINEERING DEPARTMENT

- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro

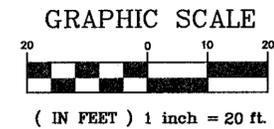
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NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

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.



PERCENTAGE OF LOT COVERAGE = 27.9%

HOUSE COVERAGE = 2,624 SQ.FT.
 DRIVEWAY COVERAGE = 1,359 SQ.FT.
 WALKWAY COVERAGE = 171 SQ.FT.
 TOTAL COVERAGE = 4,154 SQ.FT.

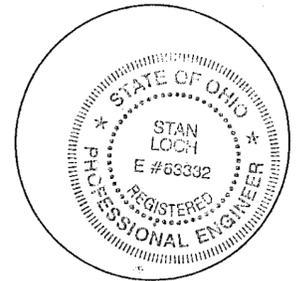
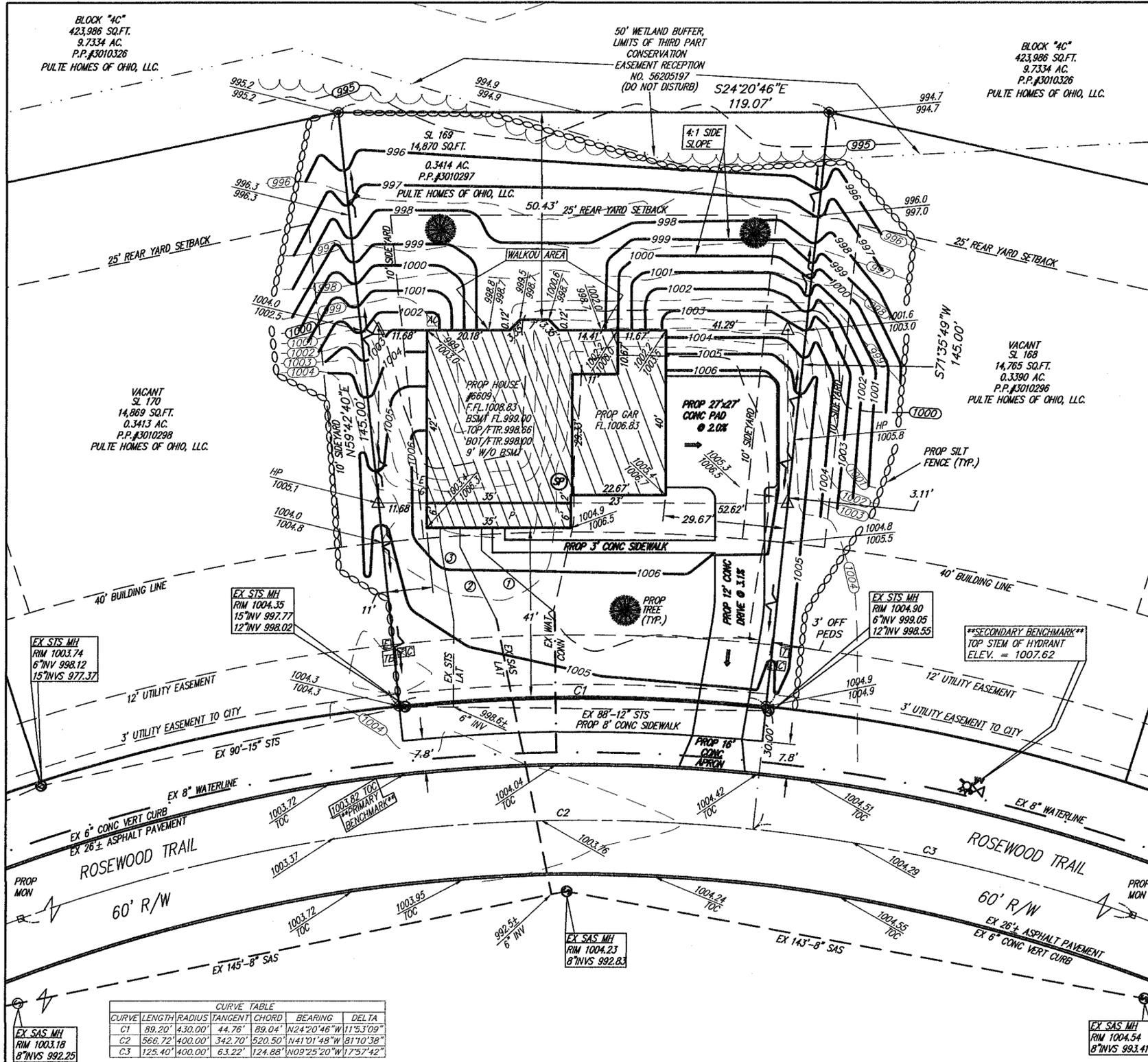
TYPE OF HOUSE:
 PLAN # AT WATER
 ELEVATION: 1
 GAR: 3 CAR SIDE RT W/9' WALKOUT BASEMENT, SUNROOM, STORAGE & FIREPLACE

- 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:
 OCTOBER 16th, 2020

LEGEND:

| | | | |
|--|--|--|------------------------------|
| | = PROPOSED TREE | | = EX HYDRANT |
| | = PROP MONUMENT | | = EX WATER VALVE |
| | = EX CURB INLET | | = SUMP PUMP |
| | = EX SANITARY MANHOLE | | = EX STORM MANHOLE |
| | = EX YARD DRAIN | | = SWALE |
| | = IRON PIN SET | | = FLOW ARROW |
| | = 5/8" X 30" REBAR CAPPED "AZTECH #8249" | | = AIR CONDITIONER CONNECTION |
| | = EXISTING GRADE | | = ELECTRIC CONNECTION |
| | = PROPOSED GRADE | | = GAS CONNECTION |
| | = PROP SILT FENCE | | = OFFSET HUB |
| | = INLET PROTECTION | | = CABLE PEDESTAL |
| | = ELECTRIC BOX | | = TRANSFORMER BOX |
| | = TELEPHONE PEDESTAL | | |



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

10-29-2020
 STAN R. LOCH P.E. #63332 DATE

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



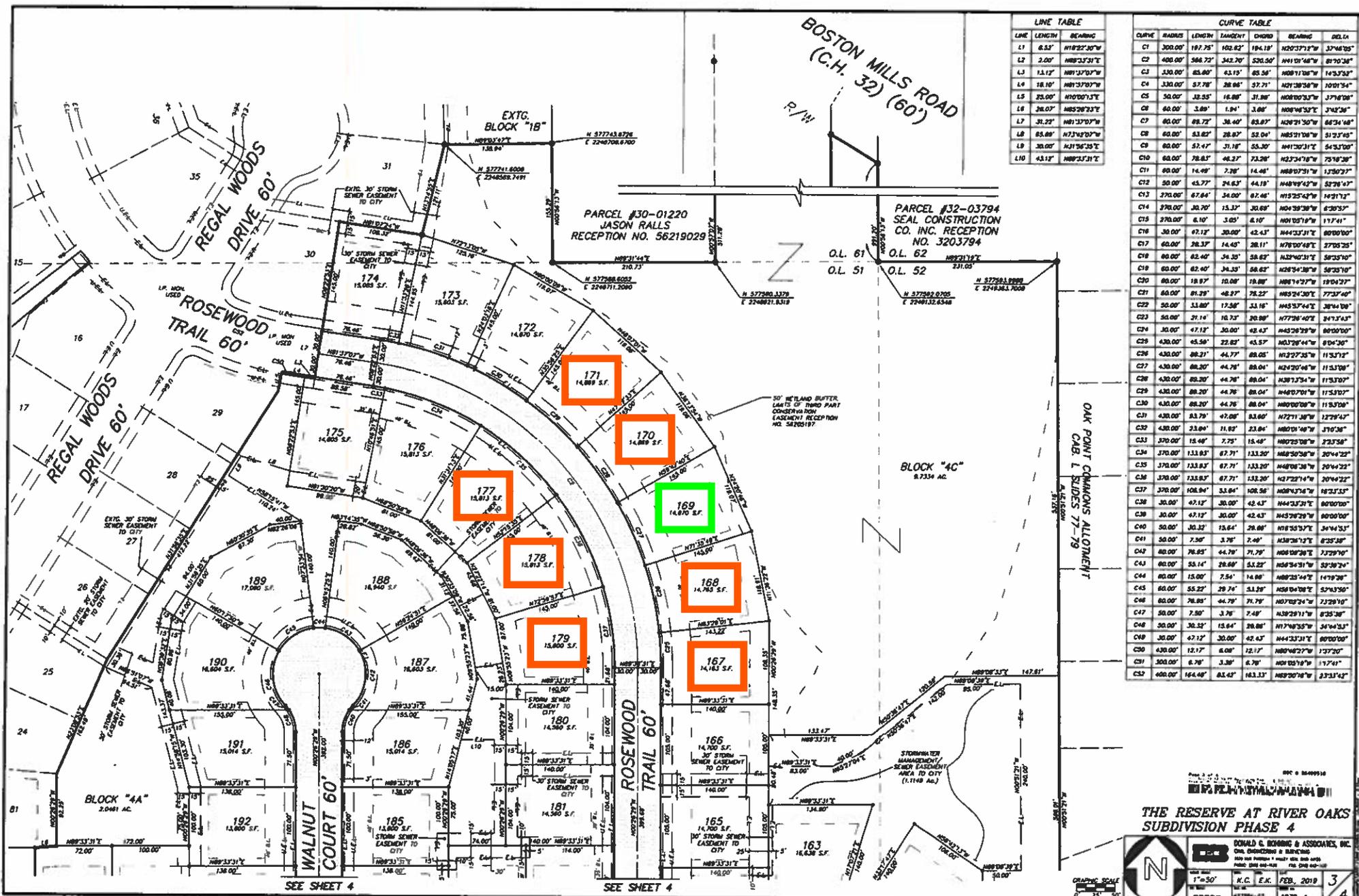
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES
 SUBLOT 169
 6609 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 |
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| HORIZ. SCALE | VERT. SCALE |
|--------------|-------------|
| 1" = 20' | |
| DRAWN BY | DATE |
| KEG | 10-26-2020 |
| CHECKED BY | DRAWING NO. |
| SRL | 20142977-4 |
| JOB NO. | SHEET |
| 20142977-4 | 1 OF 1 |



| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 300.00' | N182°30'00" |
| L2 | 2.00' | N89°33'30"E |
| L3 | 13.12' | N89°33'30"E |
| L4 | 18.10' | N89°33'30"E |
| L5 | 23.00' | N89°33'30"E |
| L6 | 28.00' | N89°33'30"E |
| L7 | 33.22' | N89°33'30"E |
| L8 | 38.00' | N89°33'30"E |
| L9 | 30.00' | N89°33'30"E |
| L10 | 43.12' | N89°33'30"E |

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|-------------|------------|
| C1 | 300.00' | 187.75' | 182.82' | 194.18' | N02°37'12"W | 37°46'30" |
| C2 | 400.00' | 266.72' | 243.70' | 230.50' | N01°09'48"W | 87°50'36" |
| C3 | 300.00' | 63.80' | 63.12' | 65.58' | N08°11'08"W | 143°33'30" |
| C4 | 300.00' | 57.78' | 57.28' | 58.86' | N01°20'58"W | 100°13'54" |
| C5 | 300.00' | 32.55' | 16.86' | 31.86' | N08°00'33"W | 37°18'06" |
| C6 | 60.00' | 3.89' | 3.89' | 3.89' | N08°46'52"E | 37°43'36" |
| C7 | 60.00' | 89.72' | 36.40' | 63.97' | N29°34'18"W | 64°34'48" |
| C8 | 60.00' | 53.62' | 28.87' | 52.04' | N01°10'08"W | 31°23'48" |
| 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°18'36" |
| C11 | 60.00' | 14.98' | 7.28' | 14.48' | N88°07'31"W | 173°02'30" |
| 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' | N12°25'43"W | 149°11'12" |
| C14 | 370.00' | 30.70' | 15.32' | 30.68' | N04°58'38"W | 62°30'30" |
| C15 | 370.00' | 6.10' | 3.05' | 6.10' | N01°25'16"W | 117°41'12" |
| C16 | 30.00' | 67.12' | 30.00' | 42.43' | N44°33'31"E | 80°00'00" |
| C17 | 60.00' | 28.37' | 14.40' | 26.11' | N76°00'48"W | 27°05'24" |
| C18 | 60.00' | 62.40' | 34.30' | 58.62' | N32°03'31"E | 58°33'00" |
| C19 | 60.00' | 62.40' | 34.30' | 58.62' | N88°34'38"W | 58°33'00" |
| C20 | 60.00' | 18.97' | 10.06' | 18.88' | N88°14'37"W | 18°04'24" |
| C21 | 60.00' | 81.29' | 48.27' | 78.22' | N65°34'30"E | 77°37'48" |
| C22 | 50.00' | 53.80' | 17.58' | 53.16' | N45°37'44"E | 38°44'06" |
| C23 | 50.00' | 21.14' | 10.72' | 20.88' | N77°58'40"E | 34°33'42" |
| C24 | 30.00' | 67.12' | 30.00' | 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' | 88.20' | 44.78' | 88.04' | N24°20'48"W | 113°31'06" |
| C28 | 430.00' | 88.20' | 44.78' | 88.04' | N38°13'34"W | 113°31'00" |
| C29 | 430.00' | 88.20' | 44.78' | 88.04' | N49°07'04"W | 113°31'02" |
| C30 | 430.00' | 88.20' | 44.78' | 88.04' | N60°00'08"W | 113°31'04" |
| C31 | 430.00' | 83.79' | 47.00' | 83.60' | N72°11'38"W | 122°29'42" |
| C32 | 430.00' | 53.84' | 27.82' | 53.64' | N80°01'48"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°44'24" |
| 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°23'12" |
| C38 | 30.00' | 67.12' | 30.00' | 42.43' | N44°33'31"E | 80°00'00" |
| C39 | 30.00' | 67.12' | 30.00' | 42.43' | N43°29'29"W | 80°00'00" |
| C40 | 50.00' | 30.32' | 15.64' | 28.86' | N12°53'37"E | 34°04'33" |
| C41 | 50.00' | 7.50' | 3.75' | 7.49' | N38°36'12"E | 8°25'38" |
| C42 | 40.00' | 78.85' | 44.78' | 71.78' | N08°00'28"E | 72°29'24" |
| 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°29'18" |
| C47 | 50.00' | 7.50' | 3.75' | 7.49' | N38°29'11"W | 8°25'38" |
| C48 | 30.00' | 30.32' | 15.64' | 28.86' | N17°48'33"W | 34°04'33" |
| C49 | 30.00' | 67.12' | 30.00' | 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°05'18"W | 17°41'12" |
| C52 | 400.00' | 164.48' | 83.42' | 163.33' | N89°00'18"W | 273°14'12" |

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

DONALD C. BISHOP & ASSOCIATES, INC.
Civil, Engineering & Surveying
1000 West 10th Street, Suite 200
P.O. Box 999, Tulsa, OK 74101

DATE: 1/11/2019
SCALE: 1"=50'
PROJECT: N.C.E.K. FEB. 2019
SHEET: 3 OF 4



River Oaks 169
Date: 10/27/2020

City of Hudson,

Please note that there are no look alike lots to compare for 169. All surrounding lots are vacant.

Thank you.