

APPROVED: STAFF APPROVAL _____ DATE _____
 APPROVED: *[Signature]* 6-15-2016
 ENGINEERING DEPT. APPROVAL DATE
 APPROVED: _____
 LANDSCAPE ARCHITECT APPROVAL DATE

BUILDER: PULTE HOMES OF OHIO, LLC.
 ADDRESS: 307 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44130
 PHONE: 330-232-1587

OWNER: _____
 ADDRESS: _____
 PHONE: _____

PRIMARY BENCHMARK:
 100' CONC ELEV @ 17.7'
 IN FRONT OF SUBLOTS 94/95
 ELEV. = 1010.57

SECONDARY BENCHMARK:
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOTS 95/98
 ELEV. = 1013.89

THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CONDO 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:
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).

INITIAL SITE BENCHMARK:
 SUMMIT COUNTY GEODETIC MONUMENT HU 118
 STATE PLAIN COORDINATE
 N 572,748.649
 E 2,250,912.641
 ELEVATION = 1008.912 NAVD 1988

NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SLUMP 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 ARI, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

DATE OF SURVEY:
 MAY 10th, 2016

TYPE OF HOUSE:
 PLAN: GREEN
 ELEVATION: EURO COUNTRY
 CAR: 3 CAR SIDE RICH BY 9' GREEN BSMT & EXTENDED GATHERING ROOM

- ① = PROP 1" MAT CONN
- ② = PROP 6" PVC GAS CONN @ 2.0' MIN FOR MIN
- ③ = PROP 4" PVC STC CONN @ 1.0' MIN FOR MIN

LEGEND:

- = PROPOSED TREE
- = PROP MONUMENT
- ⊠ = EX CURB INLET
- ⊙ = EX SANITARY MANHOLE
- ⊙ = IRON PIV SET 5/8"x30" REBAR CAPPED "AZTECH #8249"
- = EXISTING GRADE
- - - = PROPOSED GRADE
- = SILT FENCE
- ⊙ = EX HYDRANT
- ⊙ = EX WATER VALVE
- ⊙ = SLUMP PUMP
- ⊙ = EX STORM MANHOLE
- = SWALE
- = FLOW ARROW
- ⊙ = ELECTRIC STAB
- ⊙ = CABLE PEDISTAL
- ⊙ = TELEPHONE PEDISTAL
- ⊙ = TRANSFORMER BOX
- ⊙ = AIR CONDENSER
- ⊙ = ELECTRIC CONNECTION
- ⊙ = GAS CONNECTION
- ⊙ = OFFSET HUB
- ⊙ = LIGHT POST



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

6-9-16
 STAN R. LOCH P.E. #63332 DATE

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

AZTECH
 FAX 216-988-0259
 ENGINEERING and SURVEYING
 Civil Engineering • Land Surveying

SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES
 SUBLOT 95
 5662 TIMBERLINE TRAIL
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.2
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

NO.	DATE	REVISIONS	DESCRIPTION	BY
1	6/7/16	REVISED PER CITY		REG

ANAL. SCALE	SCALE
1" = 20'	
GRAPHIC	AS SHOWN
DRAWN BY	DRP/MS/20
SCALE	River Oaks 2
JOB NO	20142077-2
	SHEET 1 OF 1

Approved by the City of Hudson
[Signature]
 RECEIVED
 JUN 16 2016

CITY OF HUDSON
 2016-216 APPROVED JUN 16 16

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	91.49'	430.00'	45.92'	91.32'	S23°45'07"E	127°1'26"
C2	209.44'	400.00'	107.19'	207.06'	S15°26'20"E	30°00'00"
C-A	4.15'	400.00'	2.02'	4.15'	S30°05'40"E	0°25'39"

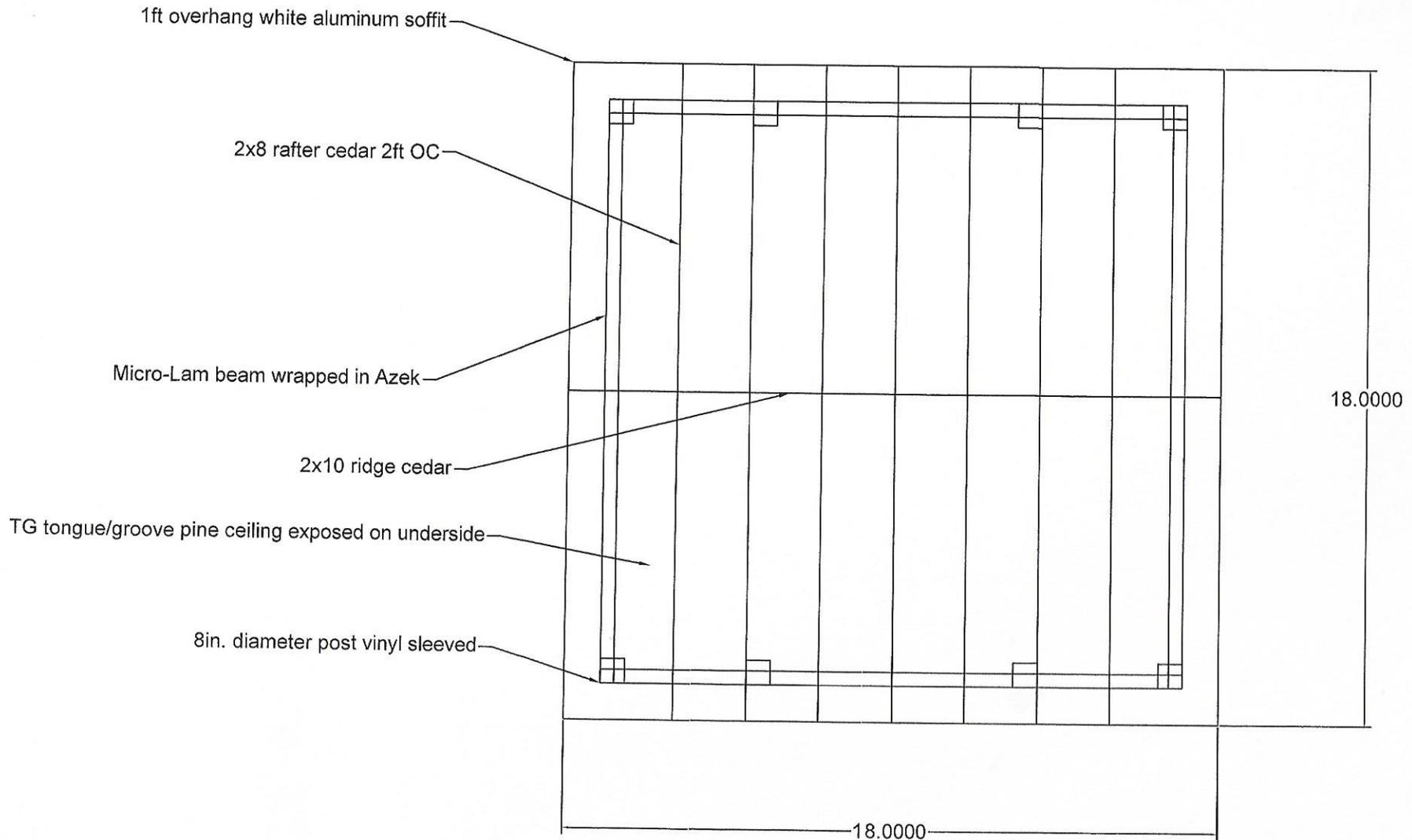
Impervious Coverage = 32%

Staff Copy

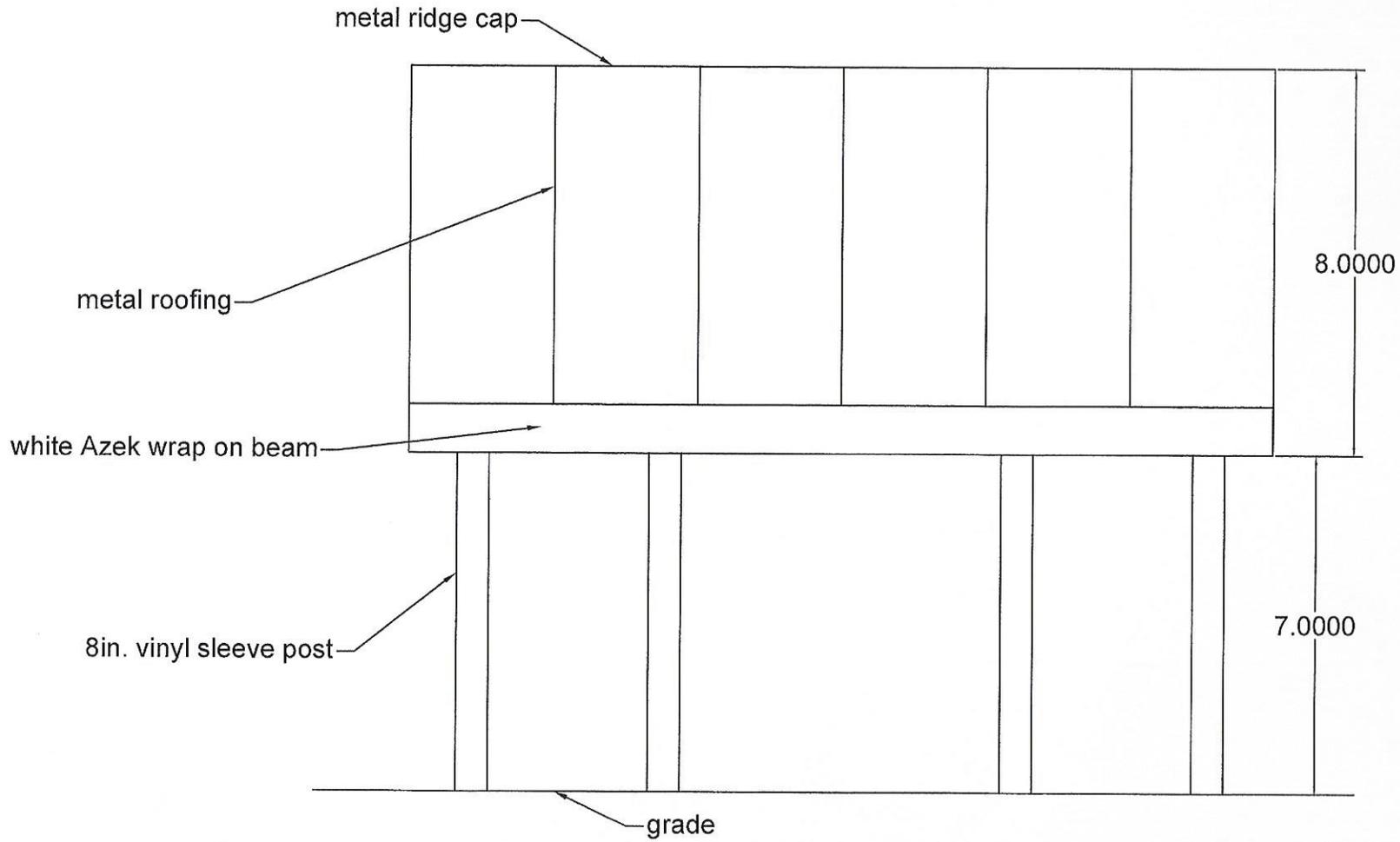
Doc 6-17-16

AUSTIN DECK & FENCE, LLC
1248 Sterling Rd.
Creston, OH 44217
330-435-6163

OVERVIEW



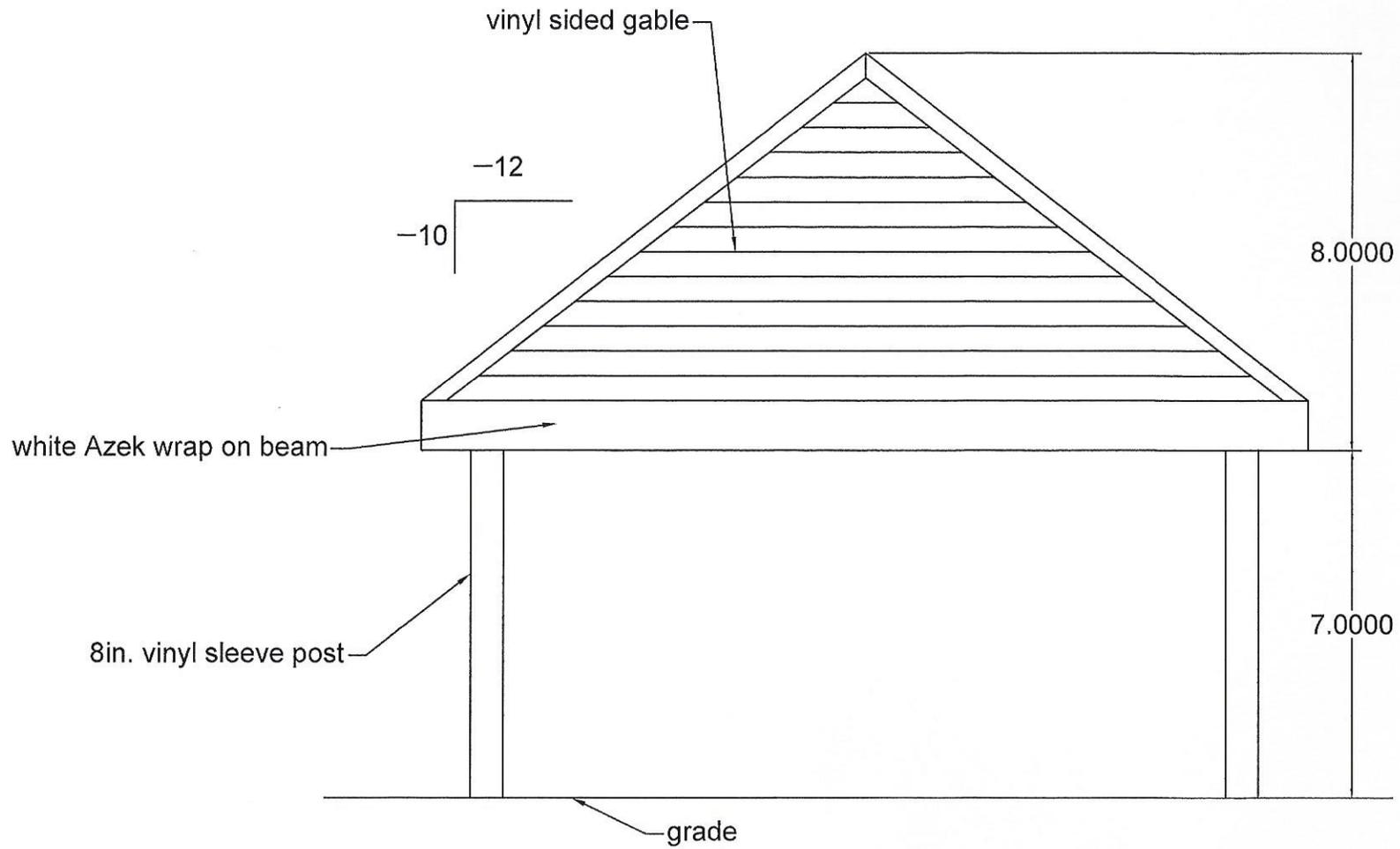
AUSTIN DECK & FENCE, LLC
1248 Sterling Rd.
Creston, OH 44217
330-435-6163



—FRONT ELEVATION/ REAR ELEVATION

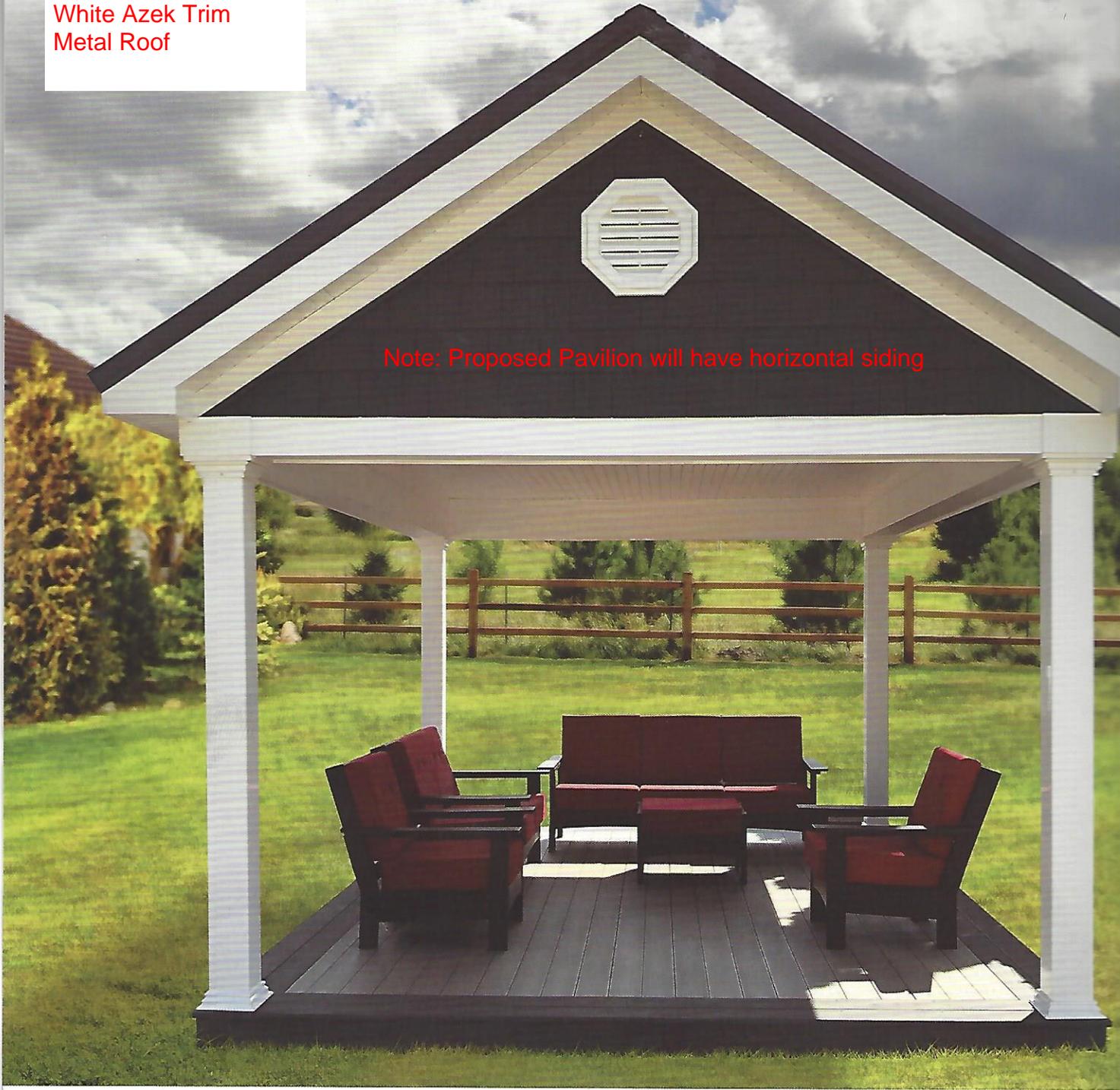
AUSTIN DECK & FENCE, LLC
1248 Sterling Rd.
Creston, OH 44217
330-435-6163

SIDE ELEVATION



Vinyl Sided Gables
White Azek Trim
Metal Roof

Note: Proposed Pavilion will have horizontal siding





5662









