

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

| CURVE LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|--------------|--------|---------|--------|--------------------|-----------|
| CT | 33.80' | 50.00' | 17.58' | 33.16' N45°57'44"E | 38°44'08" |
| C2 | 87.29' | 60.00' | 48.27' | 75.22' S65°24'30"W | 77°37'40" |



HUDSON
 ENGINEERING DEPARTMENT

- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro
 11:23 am, Apr 26, 2021

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

PERCENTAGE OF LOT COVERAGE = 28.9%

HOUSE COVERAGE = 2,542 SQ.FT.
 DRIVEWAY COVERAGE = 2,109 SQ.FT.
 WALKWAY COVERAGE = 153 SQ.FT.
 TOTAL COVERAGE = 4,804 SQ.FT.

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 572,745.649
 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

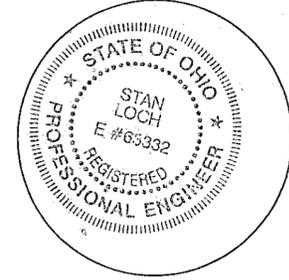
PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L IN FRONT OF SUBLOTS 163/164
 ELEV. = 1006.70

DATE OF SURVEY:
 MARCH 24th, 2021

SECONDARY BENCHMARK:
 TOP STEM OF HYDRANT IN FRONT OF SUBLOT 162 ON KINGSWOOD DRIVE
 ELEV. = 1008.12

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



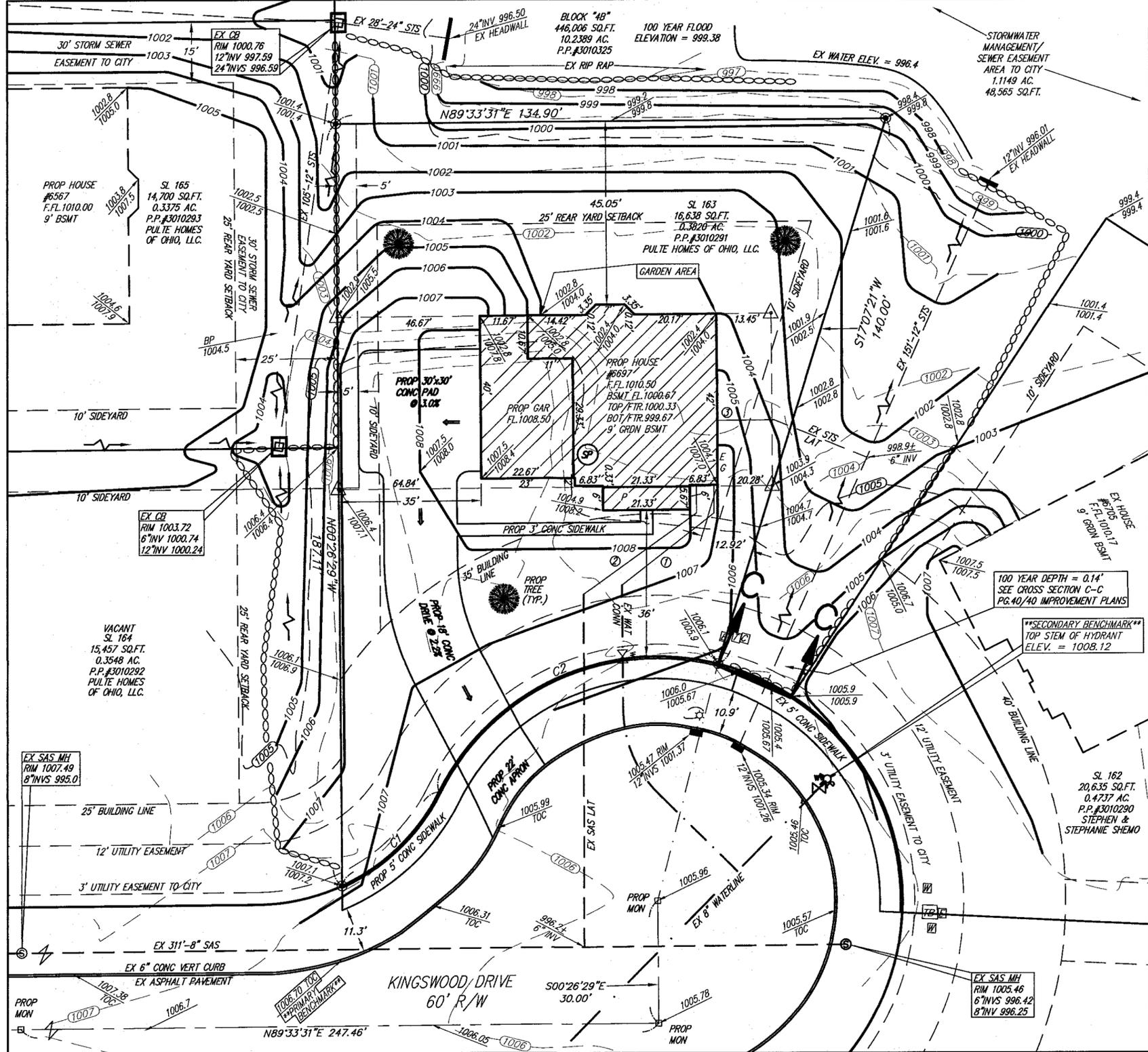
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4-8-2021
 STAN R. LOCH P.E. #63332 DATE

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



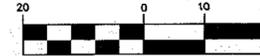
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying



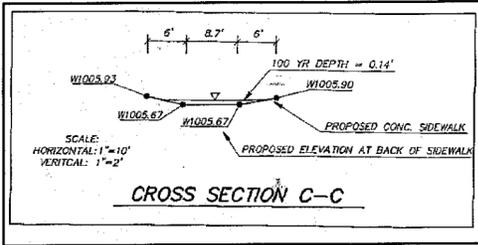
NOTE: PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.

NOTE: PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.



TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: 2
 GAR: 3 CAR SIDE LEFT W/9' GRDN BSMT, FP, STORAGE & DRIVEWAY EXTENSION

- 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

SHEET CONTENT

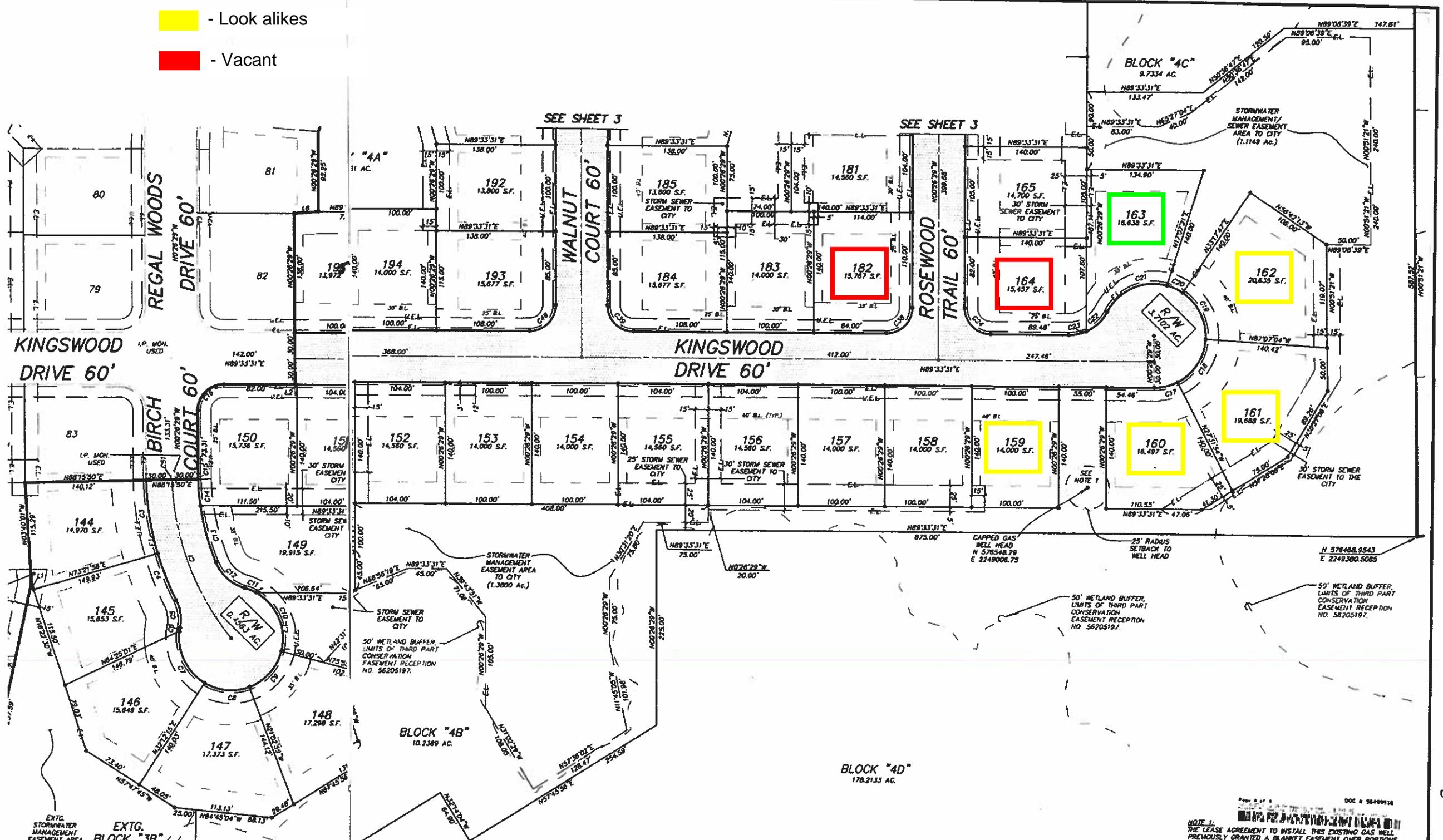
SITE PLAN FOR PULTE HOMES SUBLT 163 6697 KINGSWOOD DRIVE IN THE RESERVE AT RIVER OAKS SUBDIVISION PH. 4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

| REVISIONS | | | |
|-----------|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
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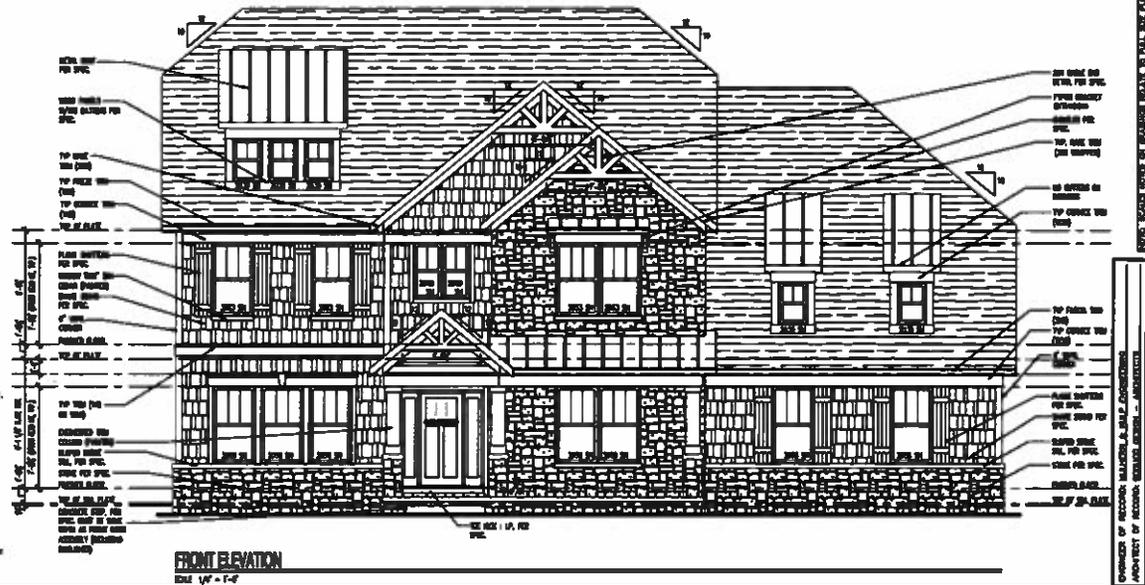
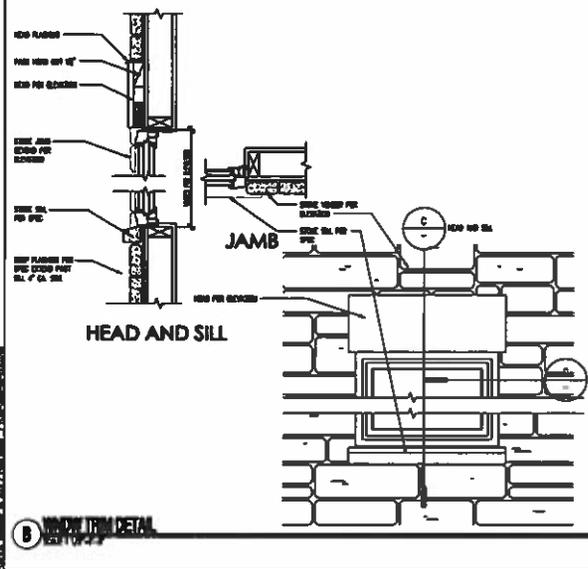
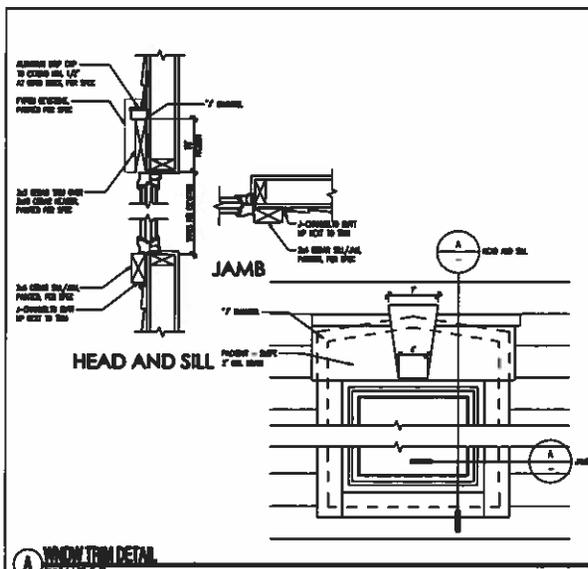
| HORIZ. SCALE | VERT. SCALE |
|--------------|-------------|
| 1" = 20' | 1" = 2' |
| DRAWN BY | DATE |
| KEG | 4-8-2021 |
| CHECKED BY | DRAWING NO |
| SRL | 20142977-4 |
| JOB NO | SHEET |
| 20142977-4 | 1 OF 1 |

 - Look alike

 - Vacant



NOTE 1:
THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL
PREVIOUSLY GRANTED A BLANKET EASEMENT OVER THE PROPERTY



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



Division 2 - Northern Counties
Front Load Box Structure

| | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| NO. 1 | NO. 2 | NO. 3 | NO. 4 | NO. 5 | NO. 6 | NO. 7 | NO. 8 | NO. 9 | NO. 10 |
| | | | | | | | | | |

OWNER: SINGLE FAMILY
PROJECT: RIVER OAKS LOT 160
OWNER: GARAGE EXIST
DATE: 1/10/10
DRAWN BY: M. SCOTT
SCALE: AS SHOWN
PLAN 160

7.09a2

