

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

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

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

OWNER: _____
 ADDRESS: _____
 PHONE: _____

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

NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

PRIMARY BENCHMARK:
 TOC/BOC ELEV OF INLET BASIN IN FRONT OF SUBLOTS 83/84 ELEV. = 1005.13

SECONDARY BENCHMARK
 TOP SIEM OF HYDRANT IN FRONT OF SUBLT 83 ON KINGSWOOD DRIVE ELEV. = 1008.23

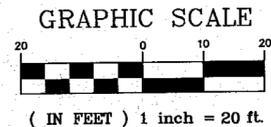
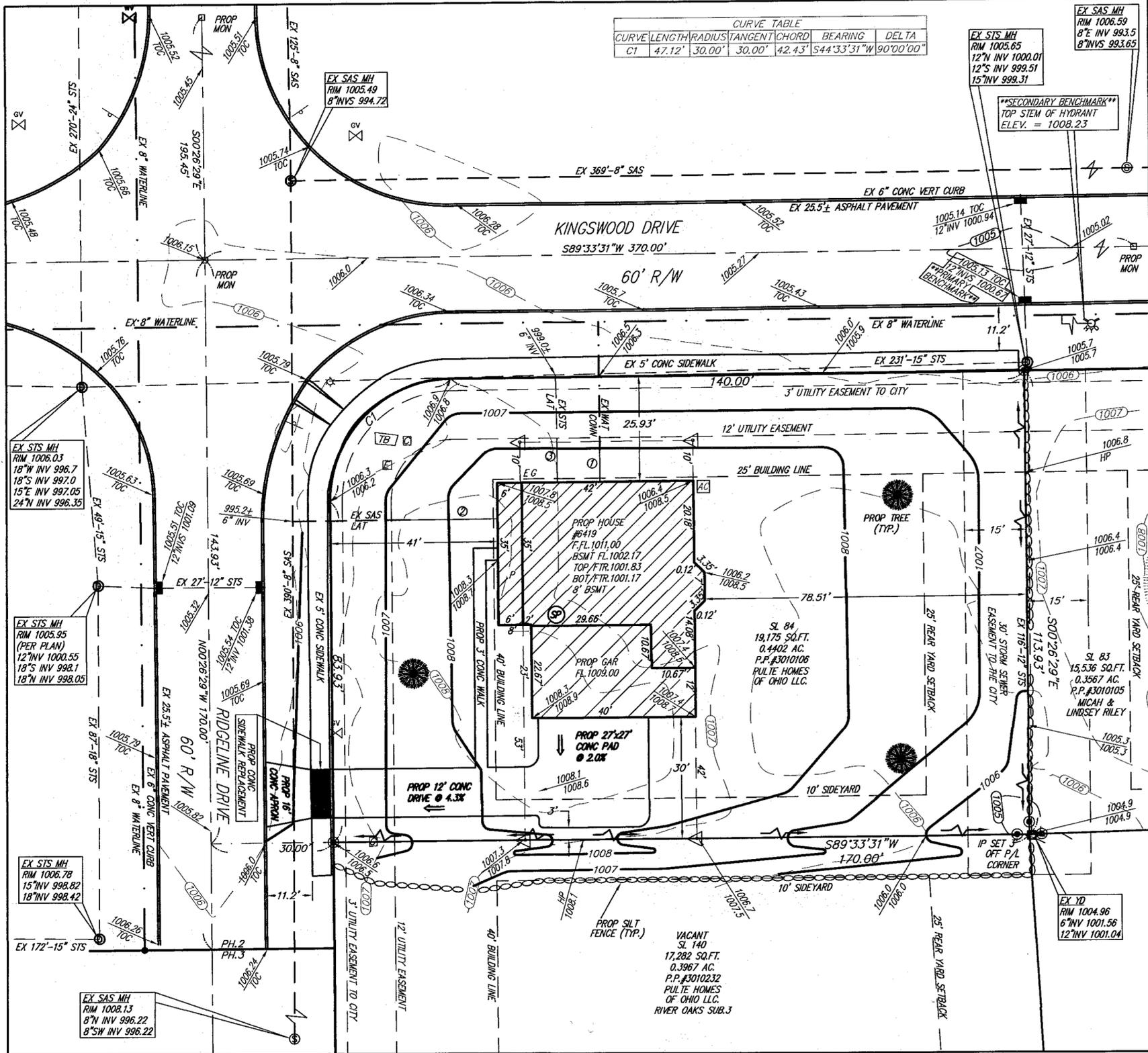
THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION.

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

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



PERCENTAGE OF LOT COVERAGE = 29.1%

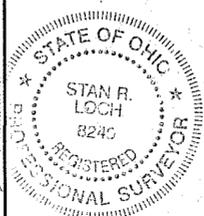
HOUSE COVERAGE = 2,629 SQ.FT.
 DRIVEWAY COVERAGE = 1,684 SQ.FT.
 WALKWAY COVERAGE = 205 SQ.FT.
 TOTAL COVERAGE = 4,518 SQ.FT.

DATE OF SURVEY:
 FEBRUARY 23rd, 2021

TYPE OF HOUSE:
 PLAN # AT WATER
 ELEVATION: 5
 GAR: 3 CAR SIDE RIGHT W/B 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

- LEGEND:
- = PROPOSED TREE
 - = EX 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
 - ⊗ = ELECTRIC STUB
 - ⊗ = CABLE PEDESTAL
 - ⊗ = TELEPHONE PEDESTAL
 - ⊗ = TRANSFORMER BOX
 - ⊗ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ▽ = OFFSET HUB
 - ⊗ = EX SIGN
 - ⊗ = GAS VALVE



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

3-3-2021
 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
 SUBLT 84
 6419 RIDGELINE DRIVE
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.2
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

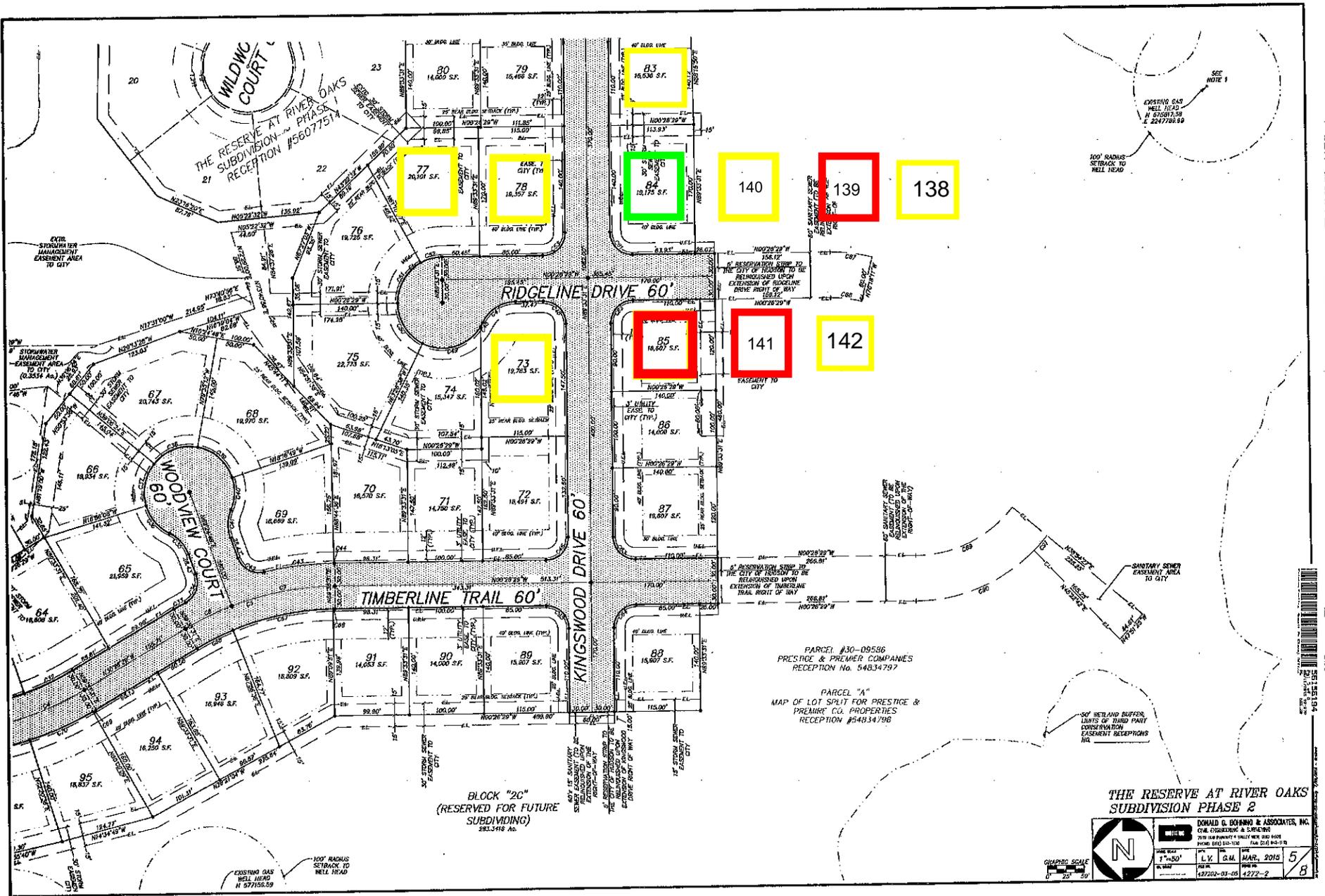
REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'

DRAWN BY	DATE
KEG	3-2-2021

CHECKED BY	DRAWING NO.
SRL	River Oaks 2

JOB NO.	SHEET
20142977-2	1 OF 1

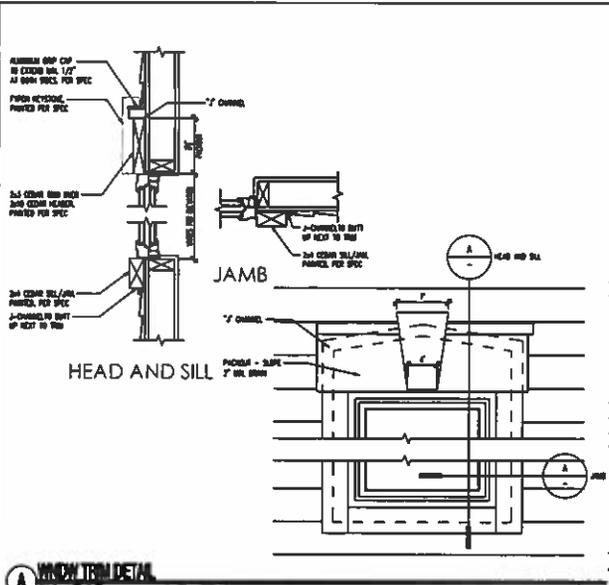


- Look alike
- Vacant

**THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 2**

				DONALD G. BOHNO & ASSOCIATES, INC. CIVIL ENGINEERS & SURVEYORS 2000 10th Street, Suite 100 Irvine, CA 92614-1000 Phone: (949) 453-1100 Fax: (949) 453-1110
	GRAPHIC SCALE 0' 25' 50'		DATE: MAR. 2015 SHEET: 5 OF: 8	

Lot 140



REAR ELEVATION
SCALE 1/4\"/>



FRONT ELEVATION
SCALE 1/4\"/>

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



Division - 1
Front and Rear Elevations

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

OWNER: SINGLA FAMILY
PROPERTY: RIVER OAKS LOT 140
PROJECT: GARAGE BUILT
DATE: 1/20/25
AT WATER
PLAN 7.01a

7.01a

DATE: 1/20/25

Lot 142



SCALE 1/4" = 1'-0"



FRONT ELEVATION