

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

OWNER:

ADDRESS:

PHONE:

PRIMARY BENCHMARK: TOC/BOC ELEV @ P/L IN FRONT OF SUBLOT 180/181 ELEV. = 1002.70

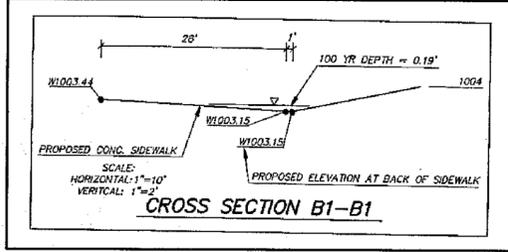
SECONDARY BENCHMARK: TOP STEM OF HYDRANT ACROSS FROM SUBLOT 181 ON ROSEWOOD TRAIL ELEV. = 1006.16

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

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

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

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

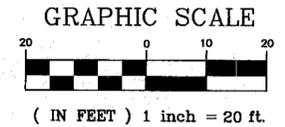


INITIAL SITE BENCHMARK: SUMMIT COUNTY GEODETIC MONUMENT HU 118 STATE PLAN COORDINATE N 572,745.649 E 2,250,912.641 ELEVATION = 1006.912 NAVD 1988

NOTE: 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 = 25.0%

HOUSE COVERAGE = 2,256 SQ.FT. DRIVEWAY COVERAGE = 1,227 SQ.FT. WALKWAY COVERAGE = 152 SQ.FT. TOTAL COVERAGE = 3,635 SQ.FT.

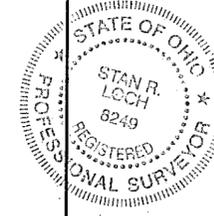
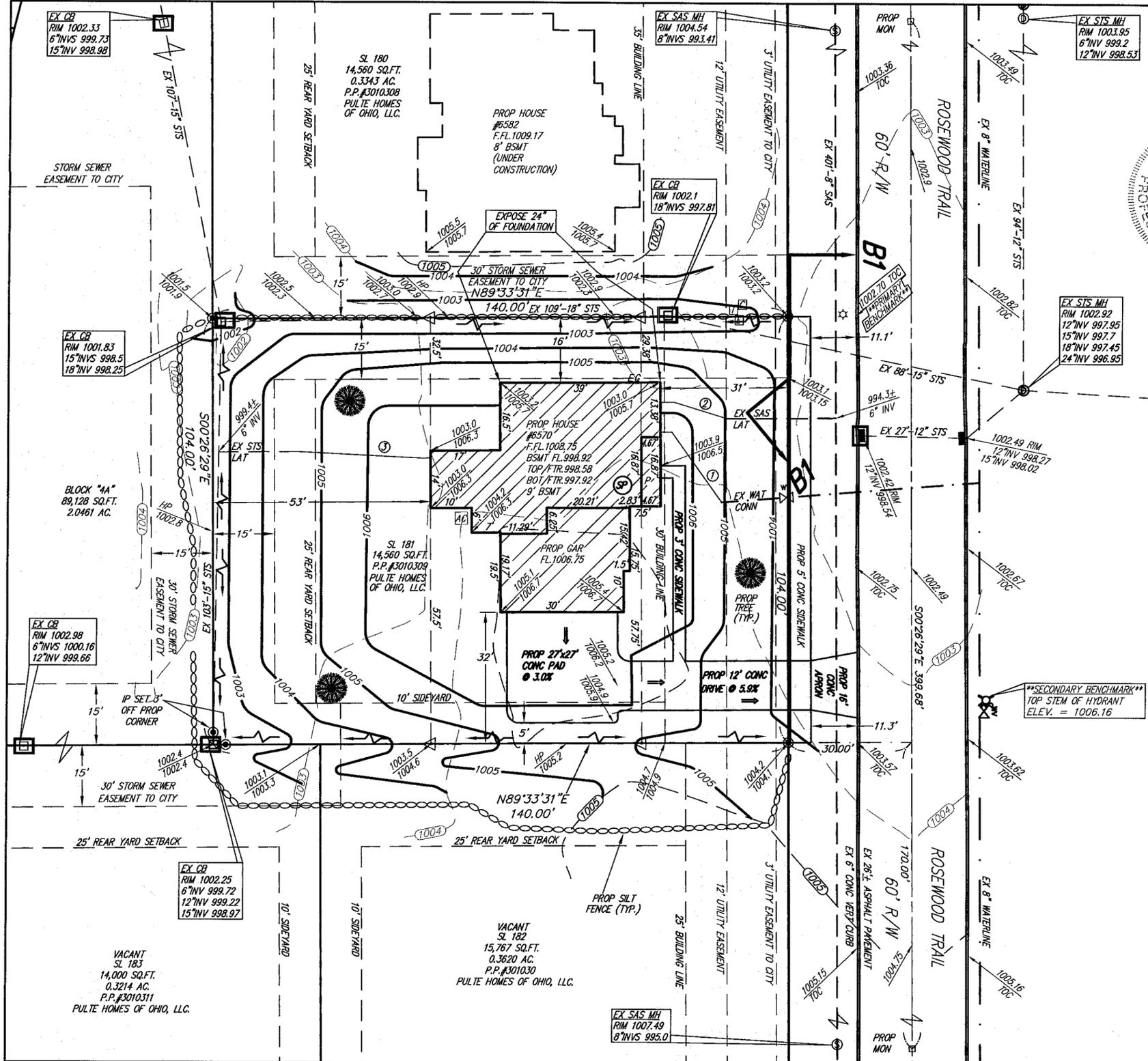
NOTE: PLEASE TAKE NOTICE THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

TYPE OF HOUSE: PLAN # CRAWFORD ELEVATION: EURO COUNTRY GAR: 3 CAR SIDE LT W/ 9' BASEMENT, SUNROOM & 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: JANUARY 12th, 2021

- LEGEND: PROPOSED TREE, PROP MONUMENT, EX CURB INLET, EX SANITARY MANHOLE, EX YARD DRAIN, IRON PIN SET, INLET PROTECTION, ELECTRIC BOX, TELEPHONE PEDESTAL, EX HYDRANT, EX WATER VALVE, SUMP PUMP, EX STORM MANHOLE, SWALE, FLOW ARROW, AIR CONDITIONER, ELECTRIC CONNECTION, GAS CONNECTION, OFFSET HUB, CABLE PEDESTAL, LIGHT POST



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

1-19-2021 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

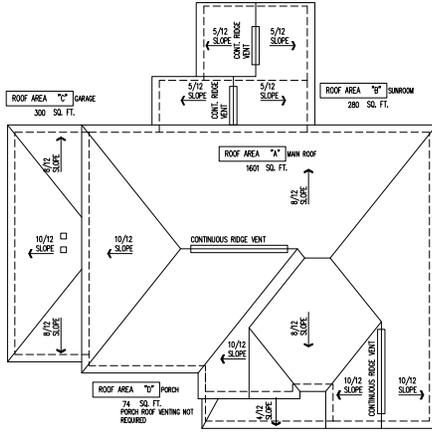
SITE PLAN FOR PULTE HOMES SUBLot 181 6570 ROSEWOOD TRAIL IN THE RESERVE AT RIVER OAKS SUBDIVISION PH. 4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

Table with columns: NO., DATE, DESCRIPTION, BY. Contains revision history.

Table with columns: HORIZ. SCALE, VERT. SCALE, DRAWN BY, DATE, CHECKED BY, DRAWING NO., JOB NO., SHEET. Contains project details.



ATTIC VENTILATION SCHEDULE											
ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			W/A	
	LOC	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP
9	200	0.47	280	280	2.87	330	300	0.50	0.85		
TOTAL	200	0.47	280	280	2.87	330	300	0.50	0.85		



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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



**Front Elevation - Elev. 9**  
Side Elevations and Roof Plan

INDIC. SCALES. INDIC. IN DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

REV. #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PRODUCTION MANAGER  
Cody Kelsey  
DATE: 01/14/2020  
REVISION DATE: 01/14/2020

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 181**

LAWSON COMMUNITY ID

GARAGE HARDWARE  
**GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**CRAWFORD**

REV. PLAN NUMBER  
**TBD**

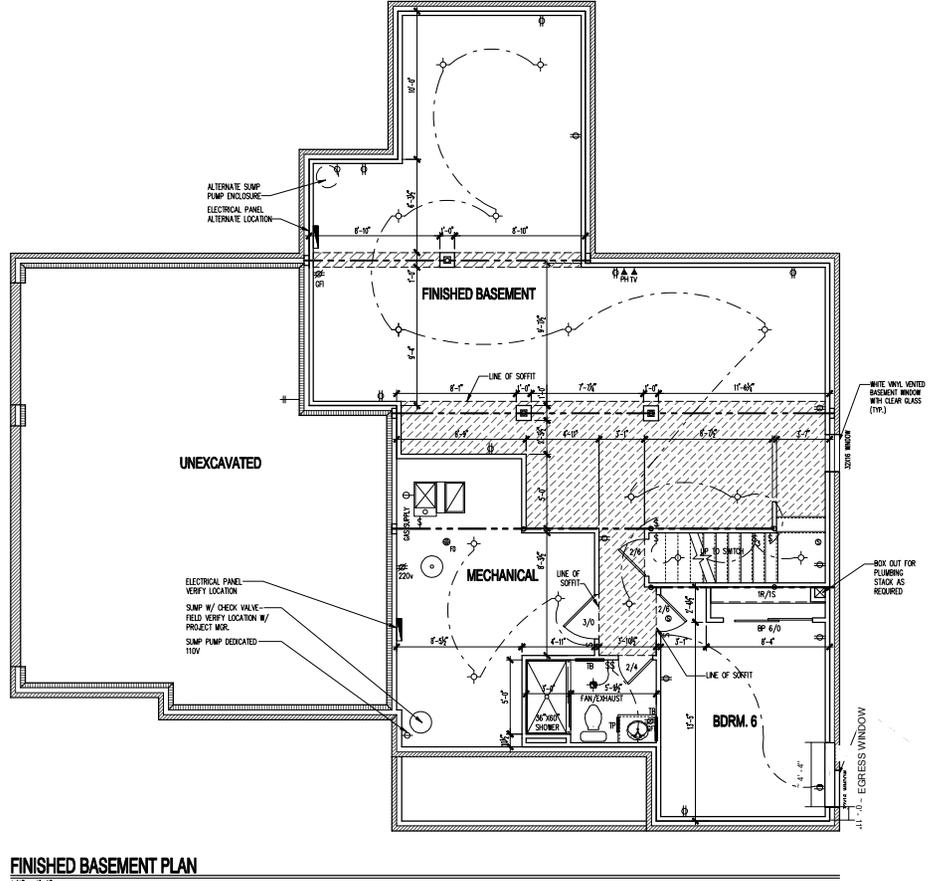
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 2843**

SHEET  
**7.09a3**

PLANS - January 14, 2020 / 2:00pm - 2:30pm / 13405-2843-03-010-000





**FINISHED BASEMENT PLAN**  
1/4" = 1'-0"

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



Finished Basement Plan

NOTE: SCALE: INDICATED ON DRAWINGS RELATIVE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

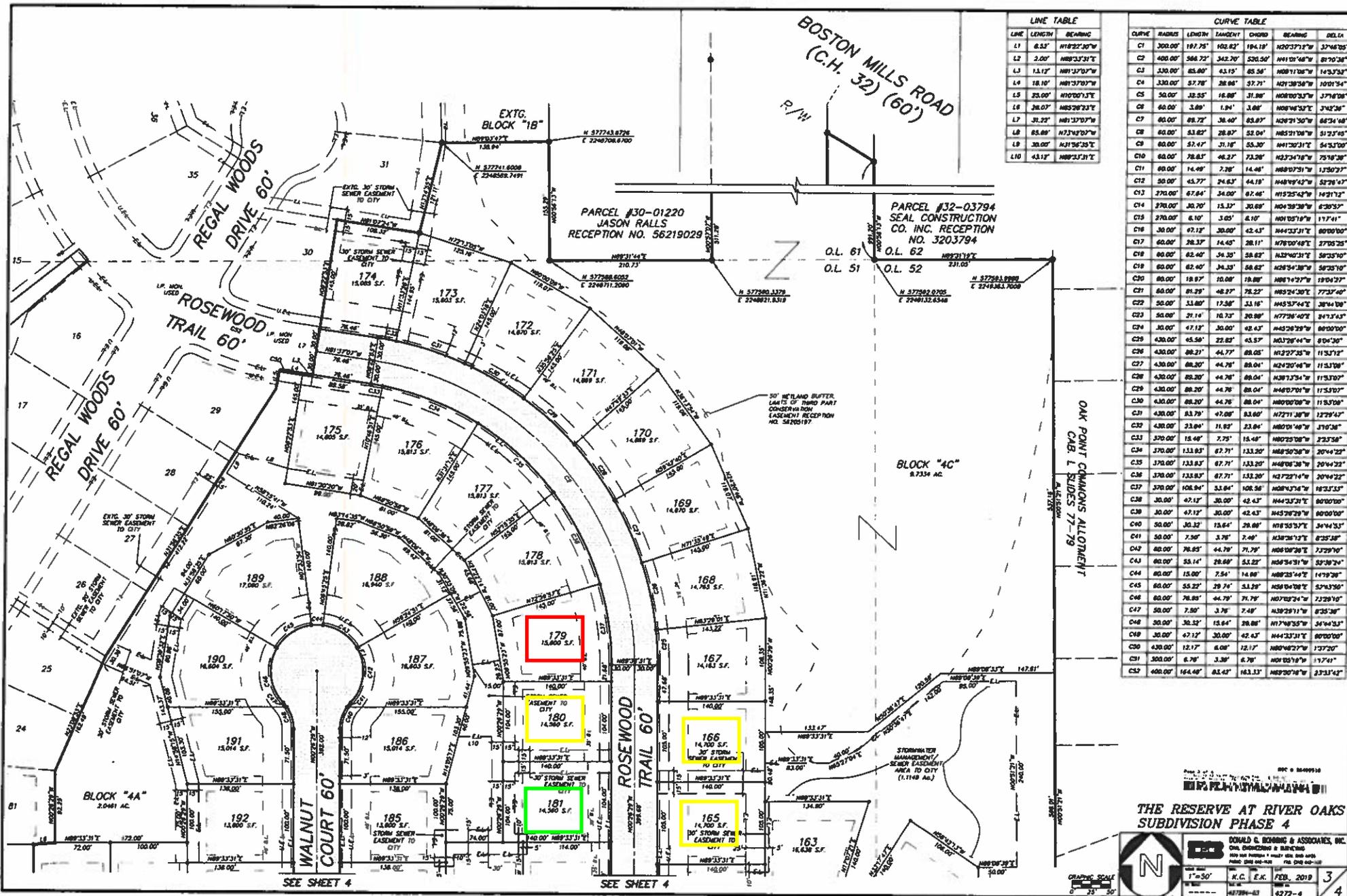
PRODUCTION MANAGER
Chris Kipsey
DATE: 01/14/2025
BY: A. LANE / DESCRIPTION:
△
△
△
△
△
△

ENGINEER OF RECORD: MULHLEN & WILF, ENGINEERING  
ARCHITECT OF RECORD: GOOD DESIGN - ARCHITECTS

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 181
LAWSON COMMUNITY ID	
GARAGE HANDICAP	GARAGE LEFT
SPECIFICATION LEVEL	TBD
OWNER NAME	CLAWFORD
DEC PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 2843
SHEET	2.00







LINE	LENGTH	BEARING
L1	300.00'	N18°22'30"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

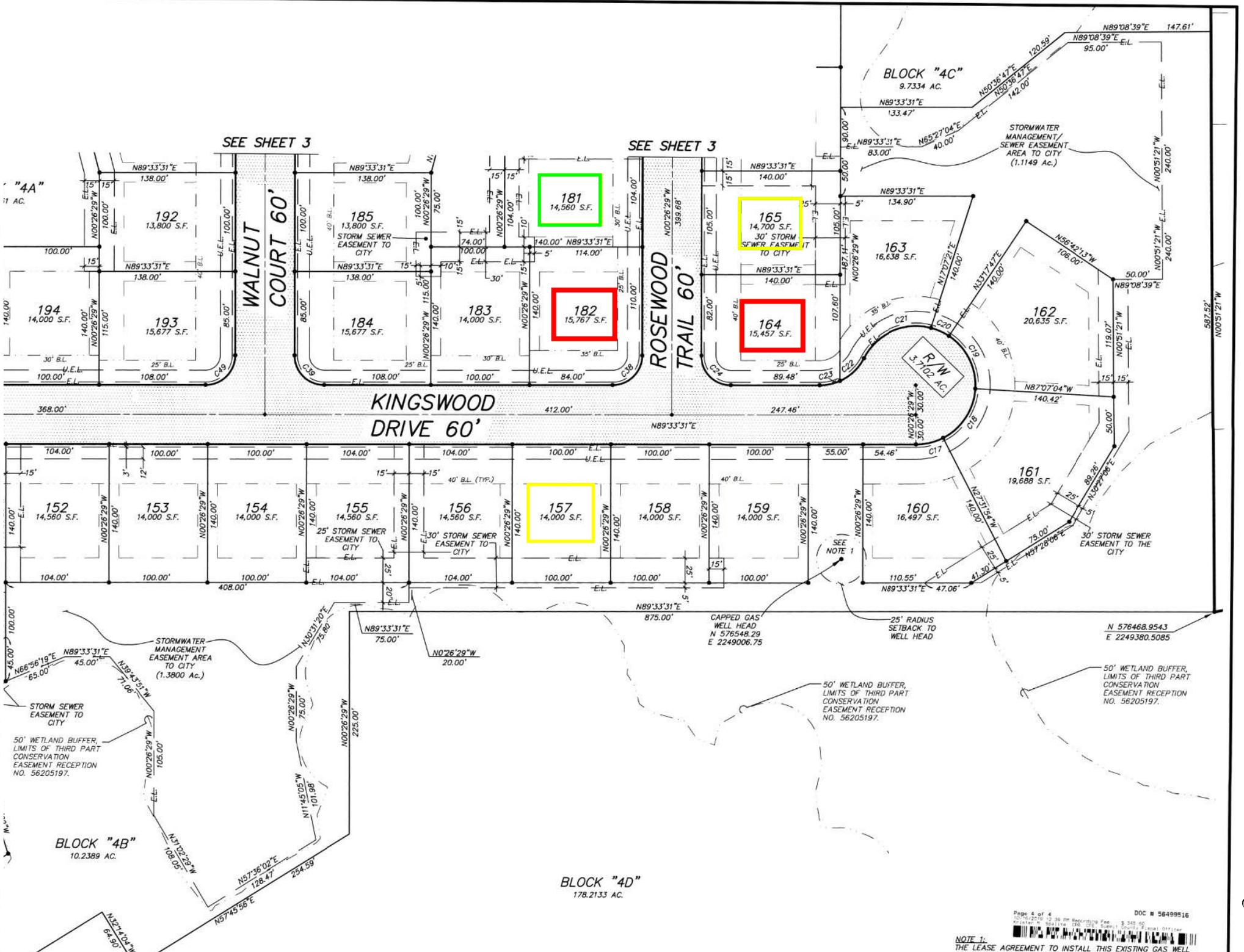
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	187.75'	182.62'	194.18'	N02°37'12"W	37°46'30"
C2	400.00'	266.72'	243.70'	230.50'	N01°09'48"W	87°03'36"
C3	300.00'	63.80'	63.12'	65.58'	N08°11'08"W	143°33'31"
C4	300.00'	57.78'	58.66'	57.71'	N01°28'58"W	100°13'54"
C5	300.00'	32.55'	16.86'	31.86'	N08°00'33"W	37°18'08"
C6	60.00'	3.89'	3.89'	3.89'	N08°46'52"E	37°43'36"
C7	60.00'	88.72'	36.40'	63.07'	N28°31'50"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'	46.27'	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'	44.18'	N48°49'42"W	52°28'42"
C13	370.00'	67.64'	34.00'	67.46'	N15°25'43"W	149°11'12"
C14	370.00'	30.70'	15.32'	30.68'	N04°58'38"W	62°30'32"
C15	370.00'	6.10'	3.05'	6.10'	N01°25'16"W	117°41'
C16	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	60°00'00"
C17	60.00'	28.37'	14.40'	26.11'	N76°00'48"W	27°05'28"
C18	60.00'	62.40'	34.30'	58.62'	N32°40'31"E	58°33'00"
C19	60.00'	62.40'	34.30'	58.62'	N89°34'38"W	58°33'00"
C20	60.00'	18.87'	10.06'	18.86'	N88°14'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N65°34'50"E	77°37'40"
C22	50.00'	53.80'	12.58'	53.16'	N45°37'44"E	38°44'08"
C23	50.00'	21.14'	10.72'	20.88'	N77°58'40"E	34°33'43"
C24	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	60°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°31'28"
C27	430.00'	86.20'	44.76'	88.04'	N24°20'48"W	113°31'08"
C28	430.00'	86.20'	44.76'	88.04'	N38°13'34"W	113°31'00"
C29	430.00'	86.20'	44.76'	88.04'	N49°07'09"W	113°31'02"
C30	430.00'	86.20'	44.76'	88.04'	N60°00'08"W	113°31'02"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	122°29'42"
C32	430.00'	53.80'	11.92'	53.64'	N80°01'48"W	37°03'36"
C33	370.00'	15.48'	7.75'	15.48'	N02°58'08"W	27°32'58"
C34	370.00'	133.83'	67.71'	133.20'	N68°30'38"W	20°44'28"
C35	370.00'	133.83'	67.71'	133.20'	N48°08'38"W	20°44'28"
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°13'14"W	162°33'33"
C38	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	60°00'00"
C39	30.00'	67.12'	30.00'	42.43'	N43°28'29"W	60°00'00"
C40	50.00'	30.32'	15.64'	28.86'	N15°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'	44.76'	71.76'	N08°08'28"E	72°29'28"
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°28'28"
C45	60.00'	55.22'	29.74'	51.20'	N58°04'08"E	57°43'50"
C46	60.00'	78.85'	44.76'	71.76'	N07°02'34"W	72°29'16"
C47	50.00'	7.50'	3.76'	7.48'	N38°28'11"W	8°25'58"
C48	50.00'	30.32'	15.64'	28.86'	N17°48'33"W	34°04'53"
C49	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	60°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	117°41'
C52	400.00'	164.48'	83.42'	163.33'	N89°07'16"W	273°13'42"

Red= Vacant  
Yellow= Look alike

THE RESERVE AT RIVER OAKS  
SUBDIVISION PHASE 4

DONALD G. BOHNING & ASSOCIATES, INC.  
Civil, Engineering & Surveying  
1000 West Virginia Avenue, Suite 200  
P.O. Box 1000, Raleigh, NC 27602-1000  
Phone: 919-876-1100 Fax: 919-876-1101

DATE: 02/19/2019  
SCALE: 1"=50'  
PROJECT: N.C. E.K. FEB. 2019  
SHEET: 3 OF 4  
JOB NO: 487399-03 4272-0



Page 4 of 4  
 10/16/2019 12:36 PM Bookkeeping Fee: \$ 348.00  
 Printed At: Southfield, MI 48034  
 Doc # 56499516

NOTE 1:  
 THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY. THE BLANKET EASEMENT HAS BEEN







