

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:

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

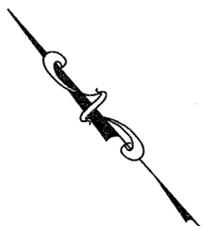
\*\*PRIMARY BENCHMARK\*\* TOC/BOC ELEV @ P/L IN FRONT OF SUBLOT'S 177/178 ELEV. = 1003.46

\*\*SECONDARY BENCHMARK\*\* TOP STEM OF HYDRANT ACROSS FROM SUBLOT 177 ON ROSEWOOD TRAIL ELEV. = 1005.75

\*\*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

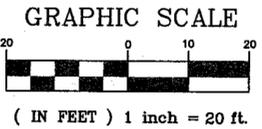
CURVE TABLE with columns: CURVE LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA. Rows C1, C2, C3.



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 = 27.1%

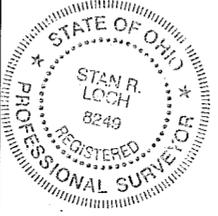
HOUSE COVERAGE = 2,504 SQ.FT. DRIVEWAY COVERAGE = 1,358 SQ.FT. WALKWAY COVERAGE = 169 SQ.FT. TOTAL COVERAGE = 4,031 SQ.FT.

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

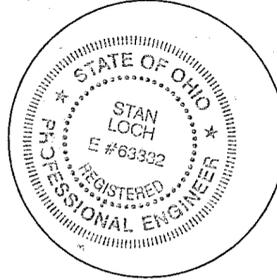
TYPE OF HOUSE: PLAN# CRAWFORD ELEVATION: EURO COUNTRY GAR: 3 CAR SIDE LT W/8" BASEMENT & FIREPLACE

- 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 6th, 2021



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



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

STAN R. LOCH P.E. #63332 DATE 1-12-2021

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



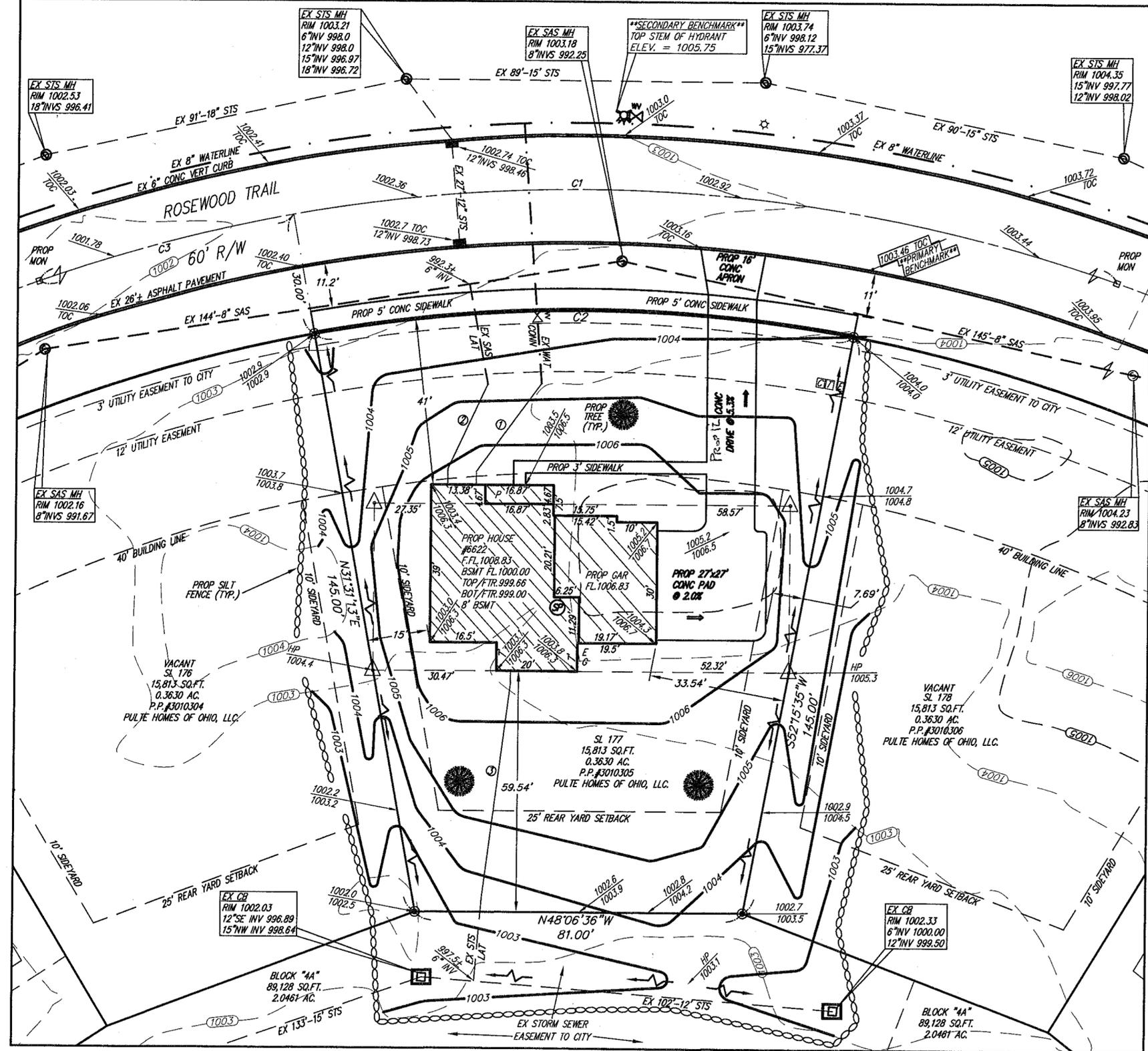
ENGINEERING and SURVEYING Civil Engineering - Land Surveying

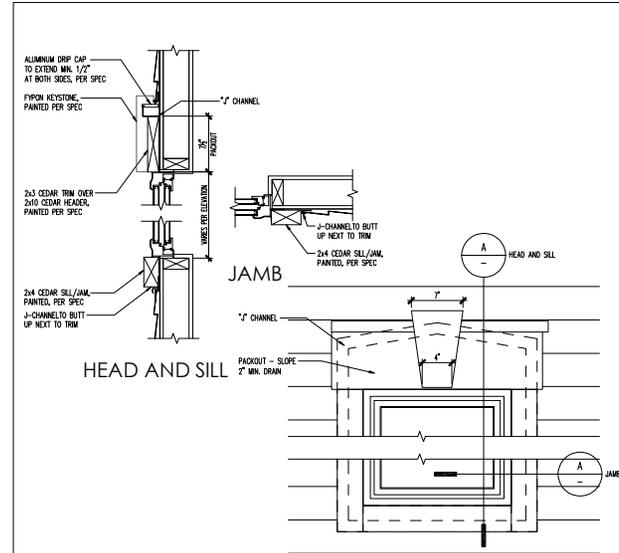
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLOT 177 6622 ROSEWOOD TRAIL IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

REVISIONS table with columns: NO., DATE, DESCRIPTION, BY

Scale and Drawing Info table with columns: HORIZ. SCALE, VERT. SCALE, DRAWN BY, DATE, CHECKED BY, DRAWING NO., JOB NO., SHEET





(c) Copyright PulteHome, Inc. - 2011  
 Pulte  
 Home  
 Elevation - 9 Euro-Country  
 Front and Rear Elevations  
 PROJECT TYPE: SINGLE FAMILY  
 COMMUNITY NAME: RIVER OAKS LOT 177  
 LARSON COMUNITY D  
 GARAGE WORKING: GARAGE LEFT  
 SPECIFICATION LEVEL: TBD  
 ARCHITECT: CLAWFORD  
 IFC PLAN NUMBER: TBD  
 LARSON PLAN ID: PLAN 2843  
 SHEET: 7.09a2

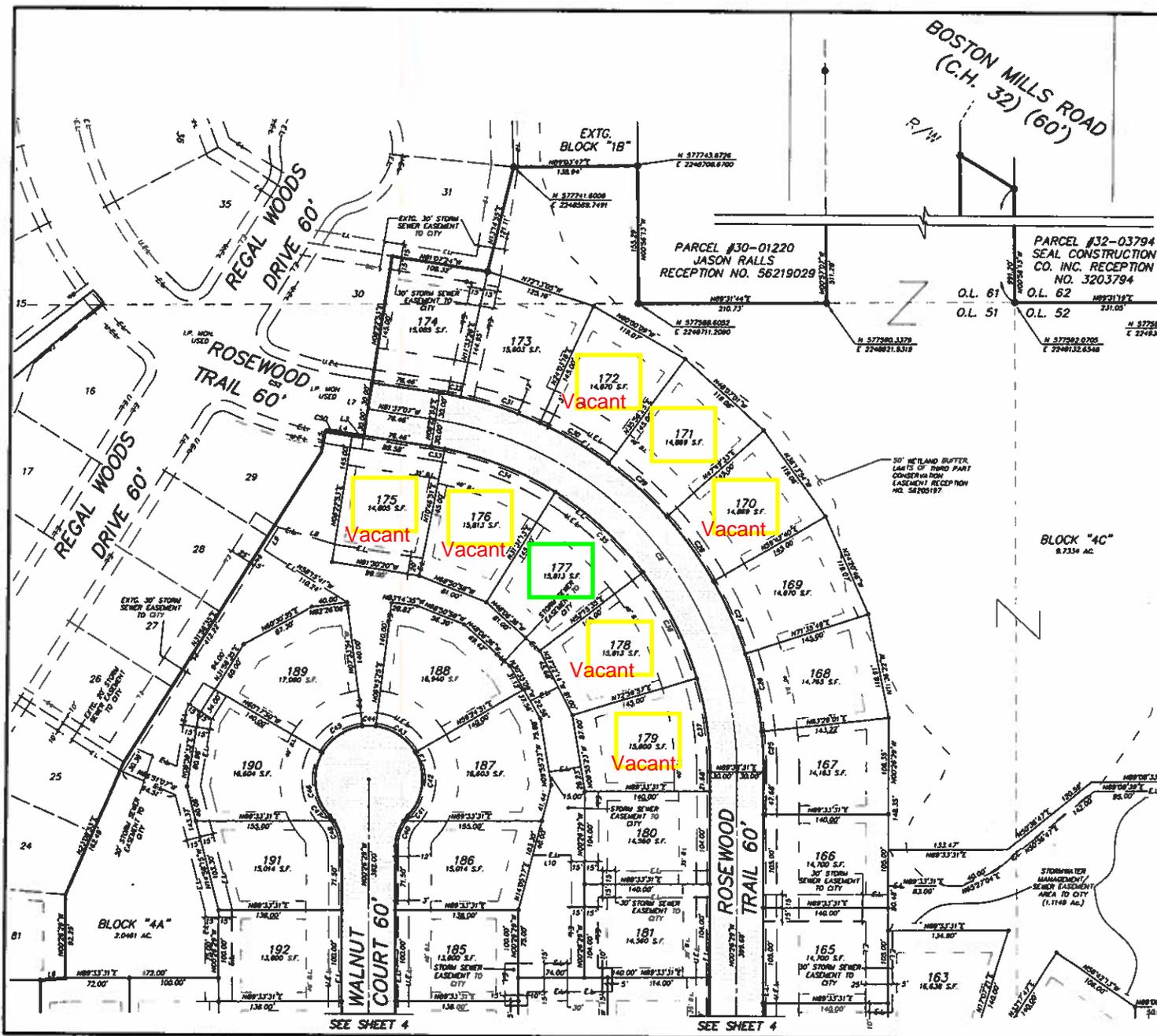
PLOTED: January 4, 2021 / 1:56pm EST / PLAN: 2843-03-10.0000











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	43.12'	N89°33'31"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	187.75'	182.82'	194.18'	N02°37'12"W	37°48'30"
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°28'58"W	100°17'54"
C5	300.00'	32.55'	31.86'	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'	63.97'	N28°34'18"W	64°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°31'08"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'	N15°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'
C16	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C17	60.00'	28.37'	14.40'	26.11'	N78°00'48"W	27°05'24"
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'	18.97'	10.06'	19.88'	N88°14'37"W	18°04'24"
C21	60.00'	81.29'	48.27'	78.22'	N85°34'30"E	77°37'48"
C22	50.00'	53.80'	17.58'	53.16'	N45°37'44"E	38°44'08"
C23	50.00'	21.14'	10.72'	20.88'	N77°58'40"E	34°33'42"
C24	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C25	430.00'	65.58'	22.82'	43.37'	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'	86.20'	44.78'	88.04'	N24°20'48"W	113°31'08"
C28	430.00'	86.20'	44.78'	88.04'	N38°13'34"W	113°31'00"
C29	430.00'	86.20'	44.78'	88.04'	N48°07'04"W	113°31'02"
C30	430.00'	86.20'	44.78'	88.04'	N80°00'08"W	113°31'00"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	122°29'42"
C32	430.00'	53.84'	11.92'	23.64'	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'	N88°30'38"W	20°44'24"
C35	370.00'	133.83'	67.71'	133.20'	N88°38'38"W	20°44'24"
C36	370.00'	133.83'	67.71'	133.20'	N47°22'14"W	20°44'22"
C37	370.00'	108.94'	53.84'	108.56'	N88°01'34"W	18°23'12"
C38	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C39	30.00'	47.12'	20.00'	42.43'	N43°28'29"W	80°00'00"
C40	50.00'	30.32'	15.64'	28.88'	N78°53'37"E	34°04'53"
C41	50.00'	7.50'	3.76'	7.48'	N38°36'12"E	8°25'48"
C42	40.00'	78.85'	44.78'	71.78'	N08°08'28"E	72°29'24"
C43	60.00'	55.14'	28.68'	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'	3.76'	7.48'	N38°29'11"W	8°25'36"
C48	50.00'	30.32'	15.64'	28.88'	N77°48'33"W	34°04'53"
C49	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°27'00"
C51	300.00'	6.78'	3.39'	6.78'	N01°05'18"W	17°41'
C52	400.00'	164.48'	83.42'	163.33'	N89°00'18"W	23°31'42"

THE RESERVE AT RIVER OAKS  
SUBDIVISION PHASE 4

DONALD G. BISHOP & ASSOCIATES, INC.  
Civil, Engineering & Surveying  
1000 West 10th Street, Suite 200  
P.O. Box 999, Tulsa, Oklahoma 74101-0999  
Tel: (918) 437-7777 Fax: (918) 437-7778

DATE: FEB. 2019  
SCALE: 1"=50'  
PROJECT: N.C. E.K. 4272-4

3



REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



**REAR ELEVATION**

SCALE 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

(c) Copyright: Pulitec, Inc. - 2020

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



Elevation - #1  
 Front and Rear Elevations

NOTE: SCALES INDICATED ON 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  
 Code K1450  
 SHEET  
 RELEASE DATE: 12/14/2020

PROJECT TYPE  
**SINGLE FAMILY**  
 COMMUNITY NAME  
**RIVER OAKS LOT 171**  
 LAYON COMMUNITY ID  
 GARAGE HAVING  
**GARAGE RIGHT**  
 SPECIFICATION LEVEL  
**TBD**  
 PLAN NUMBER  
**ATWATER**  
 SPEC PLAN NUMBER  
**164**  
 LAYON PLAN ID  
**PLAN 3295**

SHEET  
**7.01a1**

ENGINEER OF RECORD: MULLEREN & MUEP ENGINEERS  
 ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS