

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 SUBLOTS 172/173 ELEV. = 1002.07

SECONDARY BENCHMARK TOP STEM OF HYDRANT IN FRONT OF SUBLOT 171 ON ROSEWOOD TRAIL ELEV. = 1005.75

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

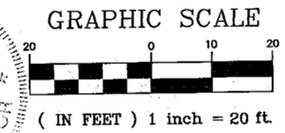
NOTE: ALL PROPOSED FOOTERS WILL REQUIRE SURVEY CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA

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 = 30.4%

HOUSE COVERAGE = 2,636 SQ.FT. DRIVEWAY COVERAGE = 1,739 SQ.FT. WALKWAY COVERAGE = 148 SQ.FT. TOTAL COVERAGE = 4,523 SQ.FT.

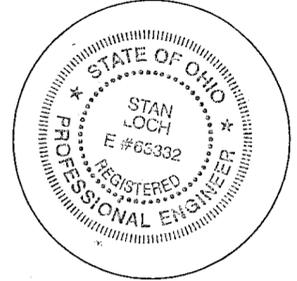
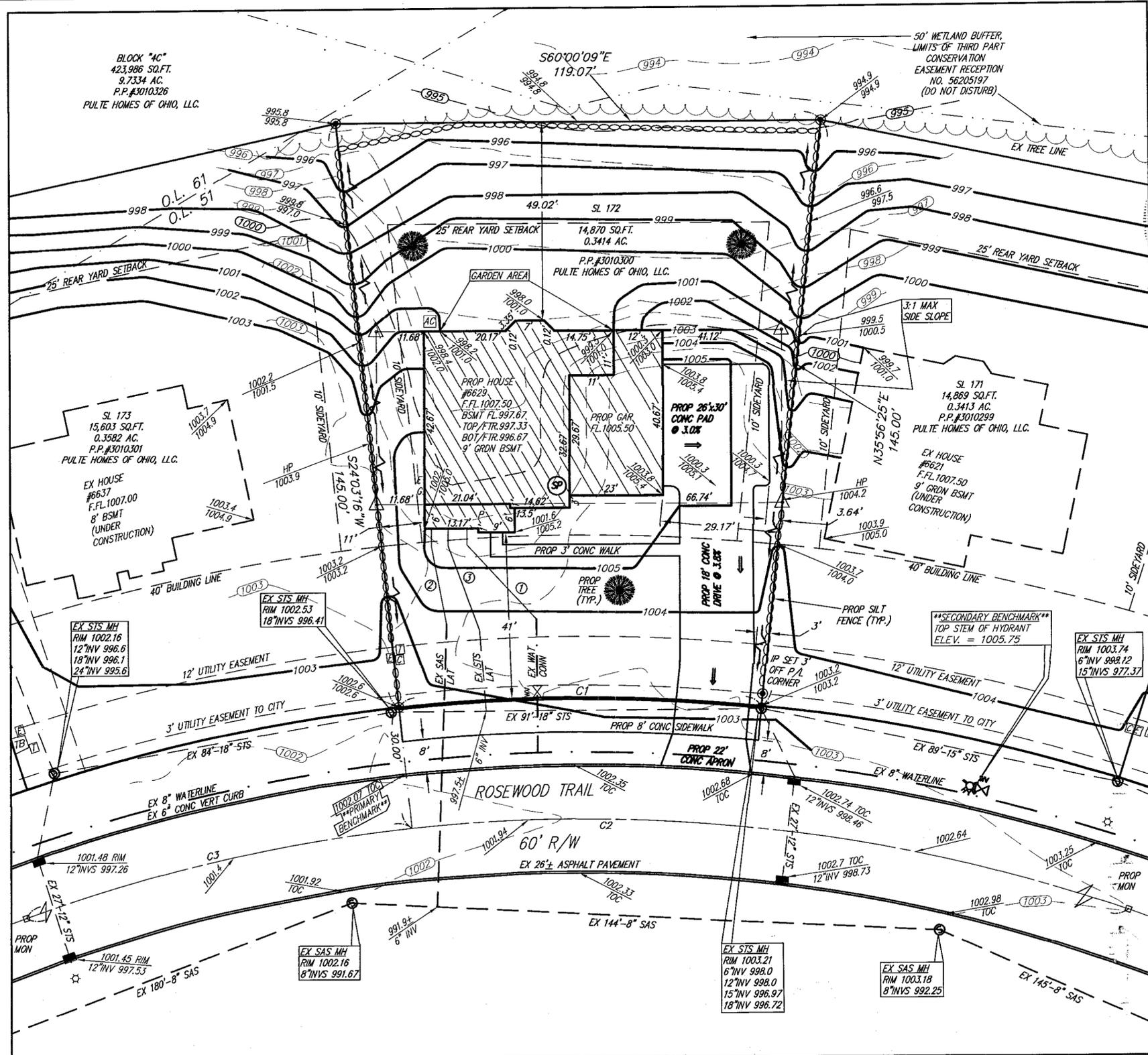
NOTE: PLEASE TAKE NOTICE. THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

TYPE OF HOUSE: PLAN # ATWATER ELEVATION: EURO COUNTRY GAR: 3 CAR SIDE RT W/9' GARDEN BASEMENT, FP, SUNROOM & STORAGE

HUDSON ENGINEERING DEPARTMENT Approved, as noted, Rejected. Reviewed By: Anthony L. Calabro 12:58 pm, May 05, 2021

DATE OF SURVEY: APRIL 14th, 2021

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



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

4-19-2021 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 SUBLLOT 172 6629 ROSEWOOD TRAIL IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

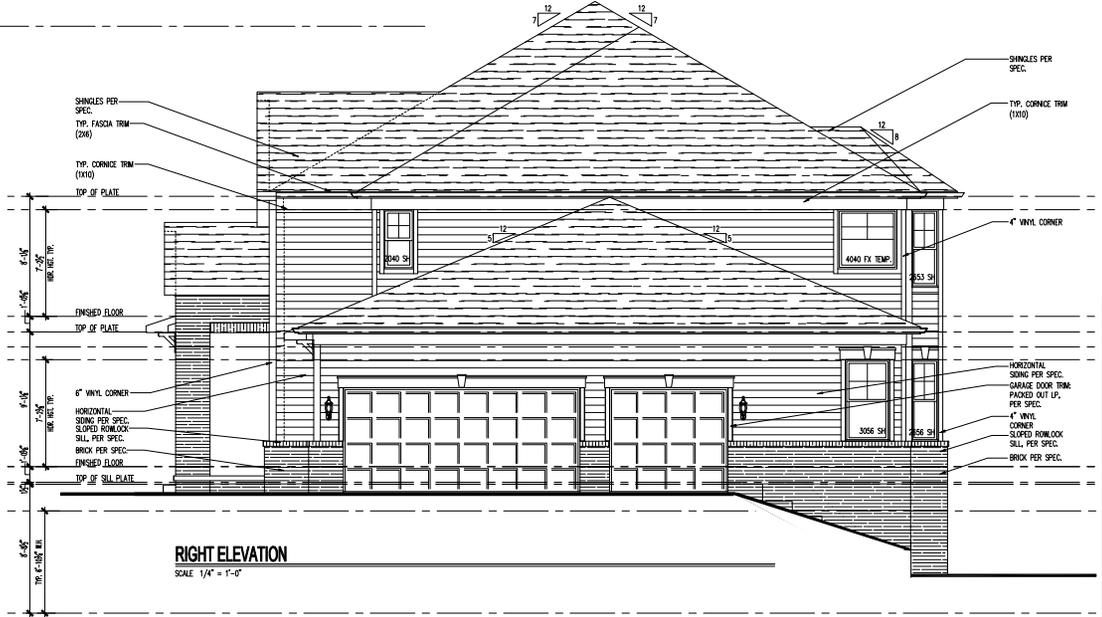
REVISIONS table with columns: NO., DATE, DESCRIPTION, BY

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

PLotted: April 8, 2021 / 2mm / 1/8" = 1" = 1/8" / PLAN-3295-03-01-00-00-00

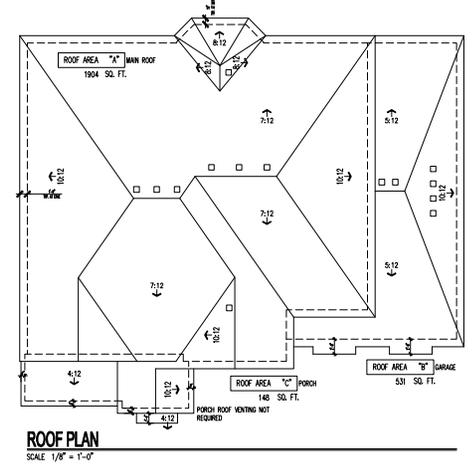


LEFT ELEVATION
SCALE 1/4" = 1'-0"



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

ATTIC VENTILATION SCHEDULE												
ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			TOTAL		
	LOC.	AREA	REQ'D VENT	AREA	REQ'D VENT	AREA	REQ'D VENT	AREA	REQ'D VENT	AREA	REQ'D VENT	
10	-	-	-	-	-	-	-	-	-	-	-	
ROOF	-	-	1904	137	139	101	89	125	-	-	-	
WALL	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	-	-	1904	137	139	101	89	125	-	-	-	



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

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



Elevation - 10 Euro-Country
 Side Elevations and Roof Plan

PRODUCTION MANAGER
 Code K1450
 RELEASE DATE: 04/09/2020
 REV # / DATE / DESCRIPTION

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

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 172

LARSON COMMUNITY ID

GARAGE FINISHING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

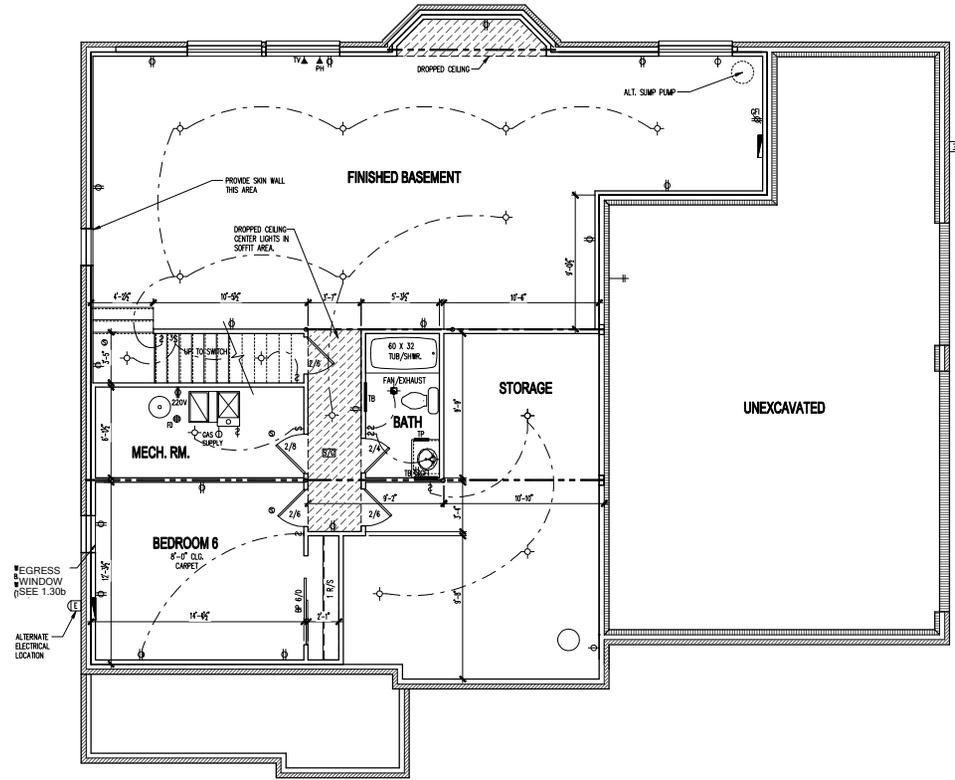
PLAN NAME
ATWATER

SPEC PLAN NUMBER
1642

LARSON PLAN ID
PLAN 3295

SHEET
7.10a3

ENGINEER OF RECORD: MULHORN & MULLEN ENGINEERS
 ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS



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

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Finished Basement Plan

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

PRODUCTION MANAGER
Chris Kelsey
DATE: 04/09/2021
REV. # / DATE / DESCRIPTION

ENGINEER OF RECORD: MULLER, MULLER & WILF, ENGINEERS
ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS**
LOT: **LOT 172**
LAWSON COMMUNITY ID:

GARAGE HANDICAP: **GARAGE RIGHT**

SPECIFICATION LEVEL: **TBD**

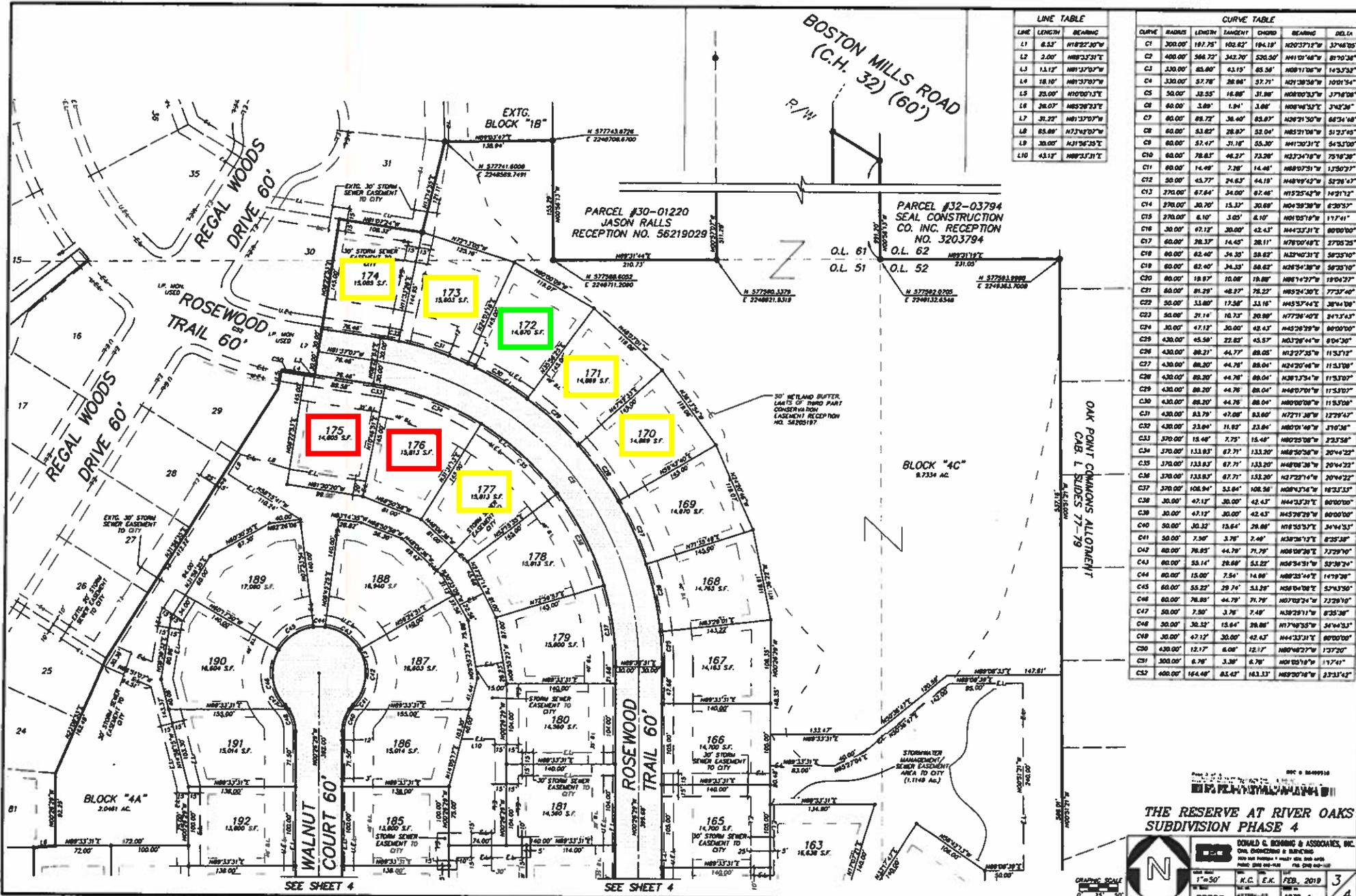
PLAN NAME: **ATWATER**
WPC PLAN NUMBER: **1642**
LAWSON PLAN ID:

LEGACY PLAN NUMBER / NAME: **PLAN 3295**

SHEET: **2.00**

Yellow - Look alikes

Red - Vacant



LINE	LENGTH	BEARING
L1	6.53'	N182°30'00"
L2	3.00'	N89°33'30"E
L3	13.12'	N81°37'00"W
L4	18.10'	N81°37'00"W
L5	23.00'	N10°00'15"E
L6	28.00'	N85°28'23"E
L7	31.22'	N81°37'00"W
L8	83.00'	N73°47'00"W
L9	30.00'	N31°56'25"E
L10	43.12'	N89°33'30"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	197.75'	102.22'	194.12'	N02°37'12"W	37°48'30"
C2	400.00'	584.72'	343.70'	520.50'	N41°09'48"W	87°50'36"
C3	300.00'	63.80'	43.12'	65.58'	N08°11'08"W	14°33'33"
C4	300.00'	57.78'	28.88'	57.71'	N01°28'58"W	10°01'54"
C5	50.00'	32.55'	16.88'	31.88'	N08°00'33"W	37°18'08"
C6	60.00'	3.89'	1.94'	3.88'	N08°46'52"E	37°42'36"
C7	60.00'	89.72'	36.40'	83.97'	N29°31'00"W	62°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°31'08"W	31°23'45"
C9	60.00'	52.47'	31.18'	55.30'	N41°30'31"E	54°53'00"
C10	60.00'	78.83'	46.27'	73.28'	N23°34'18"W	75°18'38"
C11	60.00'	14.98'	7.28'	14.48'	N88°07'31"W	17°30'27"
C12	50.00'	45.77'	24.63'	44.19'	N48°49'42"W	52°28'42"
C13	370.00'	67.64'	34.00'	67.46'	N15°25'43"W	14°21'12"
C14	370.00'	30.70'	15.32'	30.68'	N45°28'38"W	6°28'32"
C15	370.00'	6.10'	3.05'	6.10'	N01°25'16"W	17°11'41"
C16	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C17	60.00'	28.37'	14.40'	28.11'	N78°00'48"W	27°05'28"
C18	60.00'	62.40'	34.30'	58.82'	N32°40'31"E	58°33'00"
C19	60.00'	62.40'	34.30'	58.82'	N83°34'38"W	58°33'00"
C20	60.00'	18.97'	10.08'	18.81'	N81°43'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N85°34'30"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'	47.12'	20.00'	42.43'	N45°28'38"W	80°00'00"
C25	430.00'	65.58'	22.82'	63.57'	N53°28'44"W	8°04'36"
C26	430.00'	86.21'	44.77'	88.05'	N12°27'23"W	11°53'12"
C27	430.00'	88.20'	44.78'	88.04'	N24°20'48"W	11°53'08"
C28	430.00'	88.20'	44.78'	88.04'	N38°13'34"W	11°53'07"
C29	430.00'	88.20'	44.78'	88.04'	N48°07'00"W	11°53'07"
C30	430.00'	88.20'	44.78'	88.04'	N60°00'00"W	11°53'07"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	12°29'47"
C32	430.00'	53.84'	23.64'	53.64'	N80°01'48"W	37°03'38"
C33	370.00'	15.48'	7.75'	15.48'	N02°25'08"W	27°23'58"
C34	370.00'	133.83'	67.71'	133.20'	N68°30'38"W	20°44'22"
C35	370.00'	133.83'	67.71'	133.20'	N88°38'38"W	20°44'22"
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'	N08°13'14"W	18°23'33"
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'	N15°33'37"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'	44.78'	71.78'	N08°00'28"E	72°29'28"
C43	60.00'	55.14'	28.88'	51.22'	N68°34'31"W	52°28'24"
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'	44.78'	71.78'	N07°02'34"W	72°29'18"
C47	50.00'	7.50'	3.76'	7.48'	N38°28'11"W	8°25'58"
C48	50.00'	30.32'	15.64'	28.88'	N17°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°72'00"
C51	300.00'	6.78'	3.38'	6.78'	N01°05'18"W	17°11'41"
C52	400.00'	164.48'	83.42'	163.33'	N89°00'18"W	23°33'42"

THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

DONALD C. BISHOP & ASSOCIATES, INC.
Civil, Engineering & Surveying
1000 West 10th Street, Suite 400
Frisco, TX 75034-4418
Tel: 972-291-1100
Fax: 972-291-1101

DATE: 02/20/2019
SCALE: 1"=50'
PROJECT: N.C.E.K. FEB. 2019
SHEET: 3
4

Lot 173

WINDOW TRIM DETAIL
SCALE 1/4" = 1'-0"

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

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

CLAYTON BUILDING CO.
ARCHITECTS OF RECORD, 1000 W. 10TH ST., CLEVELAND, OH 44115

CLEVELAND DIVISION
387 Medina Rd. Suite 1700
Medina, OH 44256

Pulte
Division 6
Front and Rear Elevations

REVISIONS

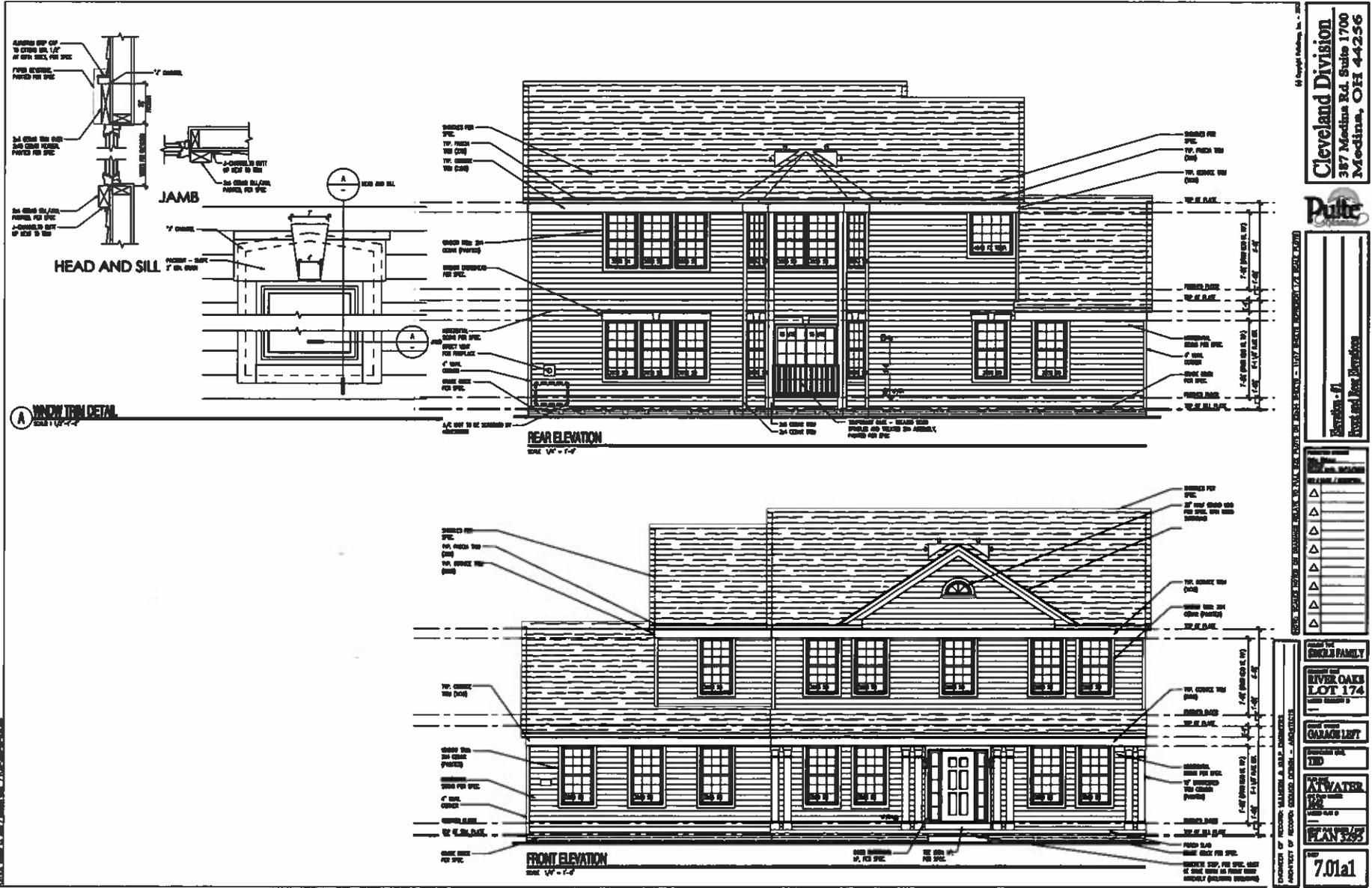
NO.	DATE	DESCRIPTION
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NOTES:

1. REFER TO SHEET 100 FOR FINISHES AND MATERIALS.
2. REFER TO SHEET 101 FOR ROOFING AND EXTERIOR WALLS.
3. REFER TO SHEET 102 FOR INTERIORS.
4. REFER TO SHEET 103 FOR MECHANICAL AND ELECTRICAL.
5. REFER TO SHEET 104 FOR PLUMBING AND SANITARY.
6. REFER TO SHEET 105 FOR FOUNDATION AND CONCRETE.
7. REFER TO SHEET 106 FOR GENERAL NOTES.
8. REFER TO SHEET 107 FOR SCHEDULES.
9. REFER TO SHEET 108 FOR DETAILS.
10. REFER TO SHEET 109 FOR FINISHES.

OWNER: THE RICKLES FAMILY
PROJECT: RIVER OAKS LOT 173
DATE: 10/1/2010
SHEET: GARAGE EXTERIOR
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"
PLANT 3146
7.06a2

Lot 174



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



Division #1
Front and Rear Elevations

NO.	DESCRIPTION
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OWNER: THE BUCK FAMILY
PROJECT: RIVER OAKS LOT 174
SHEET NO. 9
GARAGE LIFT
1TD
ATWATER
PLAN 305
7.01a1

