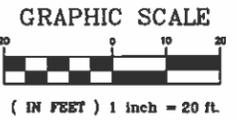


APPROVED: STAFF APPROVAL DATE
 APPROVED: ENGINEERING DEPT. APPROVAL DATE
 APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

BUILDER: PULTE HOMES OF OHIO, LLC.
 ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256
 PHONE: 330-239-1587

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



PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L
 IN FRONT OF SL 175/BLOCK "4A"
 ELEV. = 1002.65

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 ACROSS FROM SUBLT 175
 ON ROSEWOOD TRAIL
 ELEV. = 1004.91

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

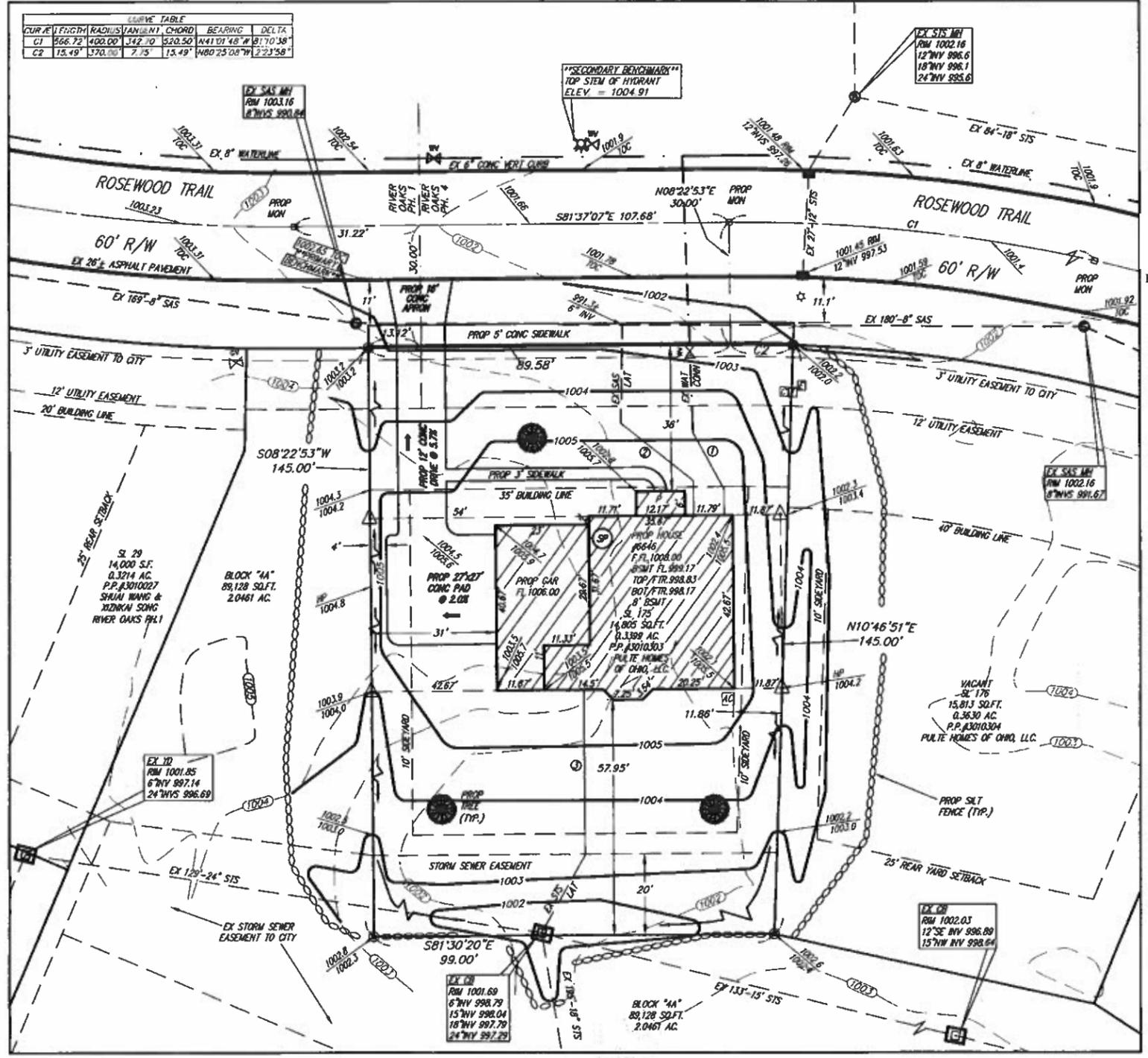
OWNER:
 ADDRESS:
 PHONE:

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

NOTE:
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

DATE OF SURVEY:
 MAY 11th, 2021

CURVE #	LENGTH	RADIUS	ANGLE	CHORD	BEARING	DELTA
C1	566.72	400.00	342.70	520.50	N41°01'48" W	81°10'38"
C2	15.49	370.00	7.15	15.49	N80°25'08" W	2°23'58"



OHIO HUDSON

ENGINEERING DEPARTMENT

- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro
 5:38 pm, May 25, 2021

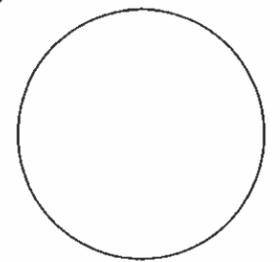
PERCENTAGE OF LOT COVERAGE = 27.1%

TYPE OF HOUSE:
 PLAN # AT WATER
 ELEVATION: 4
 GAR: 3 CAR SIDE RT W/8' BASEMENT & STORAGE & FIREPLACE

- ① - PROP 1" WAT CONN
- ② - PROP 6" PVC SAS CONN @ 1.0X MIN 10X MAX
- ③ - PROP 6" PVC SIS CONN @ 1.0X MIN 10X MAX

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

- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - = EX YARD DRAIN
 - ⊙ = IRON PIN SET 5/8" X 30" REBAR CAPPED "AZTECH #8249"
 - = 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
 - = FLOW ARROW
 - ⊙ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ⊙ = OFFSET HUB
 - ⊙ = CABLE PEDESTAL



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

5-18-2021
 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

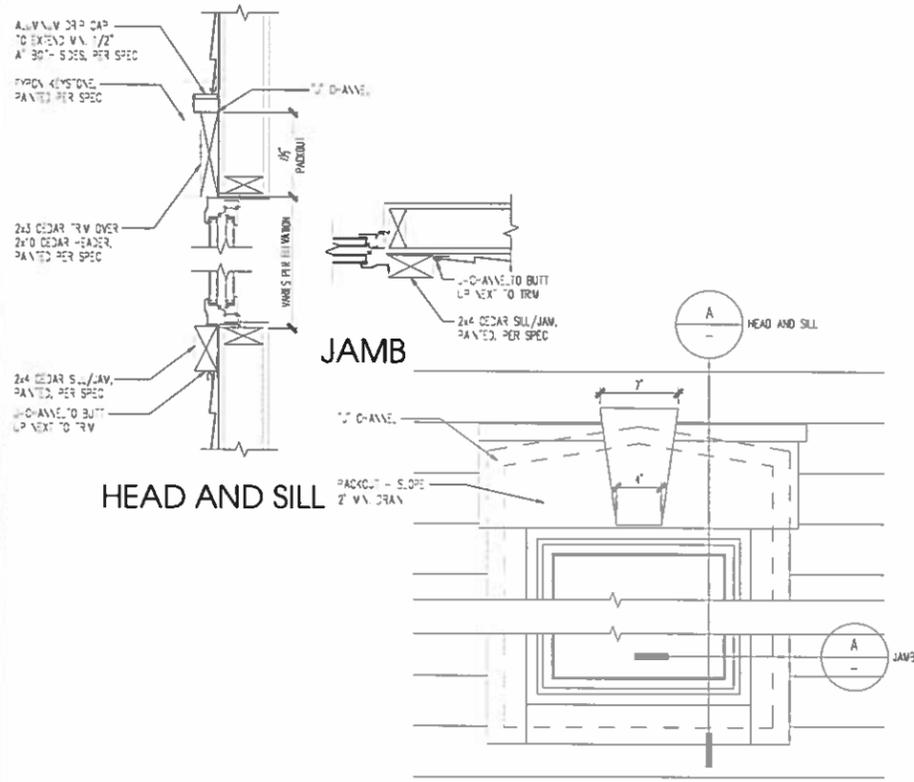
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLT 175 6646 ROSEWOOD TRAIL 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

HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY	DATE
NEG	5-17-2021
CHECKED BY	DRAWING NO.
SRL	20142977-4
SHEET NO.	SHEET
20142977-4	1 OF 1

WINDOW DETAIL
SCALE: 1/2" = 1'-0"



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



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



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



Elevation - #4
Front and Rear Elevations

PRODUCTION MANAGER
Cobie Kelsey
CURRENT RELEASE DATE: 05/04/2021

REV. #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 175
LAWSON COMMUNITY ID

GARAGE FINISHING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

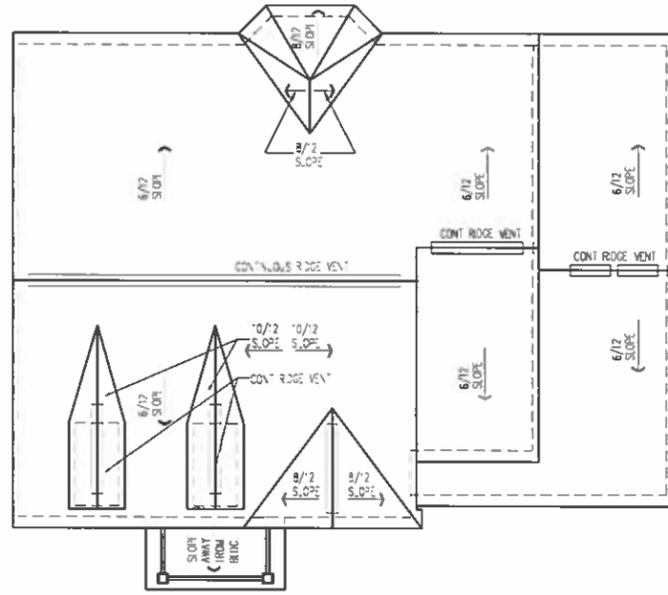
LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.04a2

PROJECT: May 4, 2021 / From Kumar / PLAN 3295-RO-110.DWG

ENGINEER OF RECORD: MULHORN & KUPP ENGINEERS ARCHITECT OF RECORD: GOODLOE DESIGN - ARCHITECTS (c) Copyright PulteGroup, Inc. - 2013 (NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS)

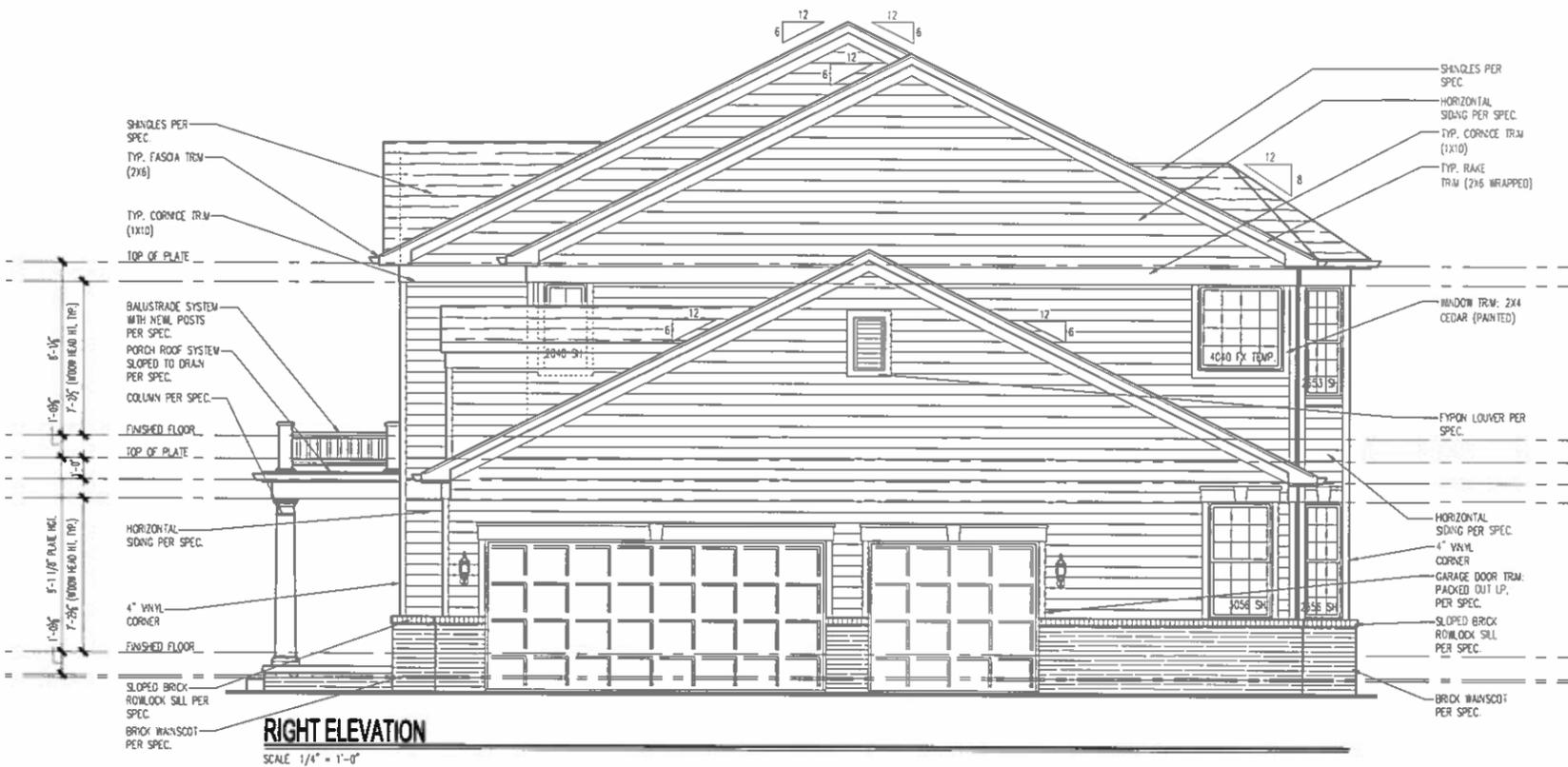
ATTIC VENTILATION SCHEDULE												
4 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			ATTIC		
	LOC	AREA	RECD	AREA	RECD	SLOPE	AREA	RECD	SLOPE	AREA	RECD	SLOPE
ROOF												
RAVE												
SAVE												
TOTAL												



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



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



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

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



Elevation - #4
Side Elevations and Roof Plan

PRODUCTION MANAGER
Cobb Kiksey
CURRENT RELEASE DATE: 05/04/2021

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 175
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

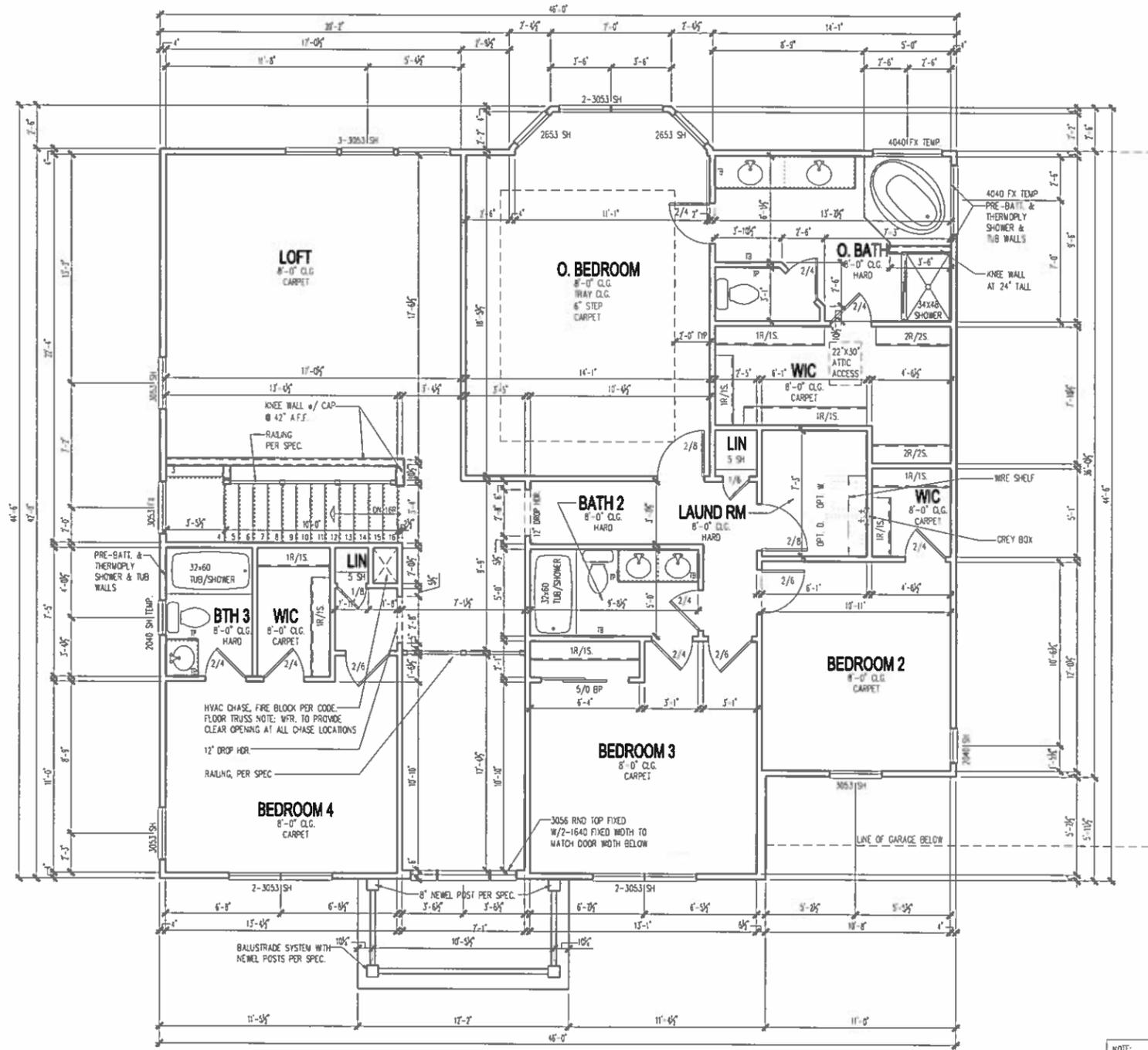
PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.04a3

11/01/11; May 4, 2021 / from Kumar / PLAN 3295; RD 11.01.DWG

ENGINEER OF RECORD: MULLEREN & KUIP, ENGINEERS. ARCHITECT OF RECORD: GODOLCO DESIGN - ARCHITECTS. (c) Copyright PulteGroup, Inc. - 2011. NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS. ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS.



SECOND FLOOR PLAN
1/4" = 1'-0"

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



Second Floor Plan

PRODUCER MANAGER
Cody Kirtsey
DATE: 05/04/2021

REV.	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 175

GARAGE HAVING
GARAGE RIGHT

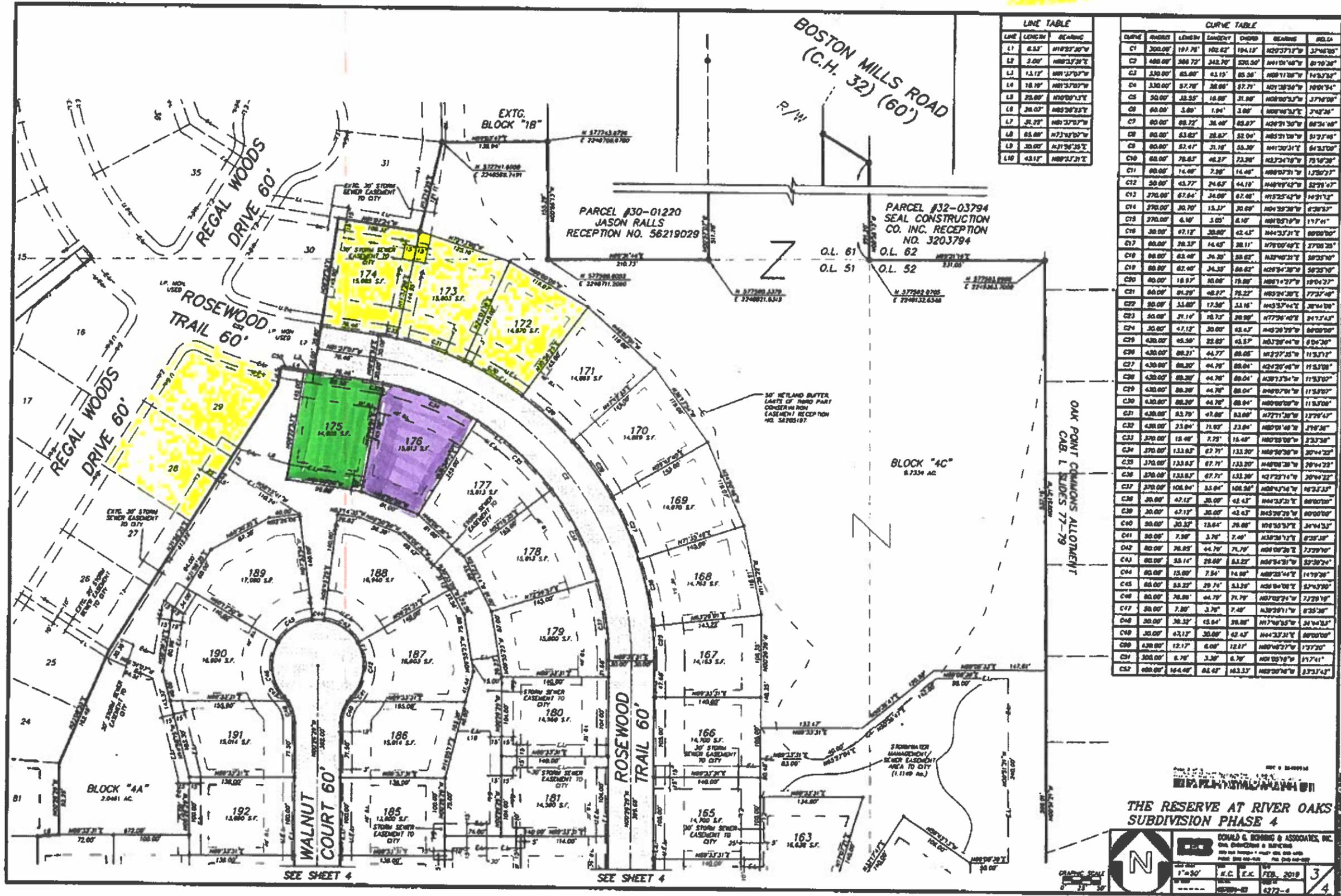
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
MPC PLAN NUMBER
1642
LANSON PLAN ID
PLAN 3295

SHEET
2.20a

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERS
ARCHITECT OF RECORD: GODDARD DESIGN, ARCHITECTS
(c) Copyright PulteGroup, Inc. - 2021
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2" SCALE PLOTS

= Vacant
 = Subject house
 = look alike



LINE	LENGTH	BEARING
L1	8.57'	N182°27'37"E
L2	3.00'	N88°23'37"E
L3	13.17'	N89°23'37"E
L4	18.16'	N89°37'07"E
L5	25.00'	N70°00'37"E
L6	38.00'	N83°28'37"E
L7	31.25'	N89°37'07"E
L8	85.00'	N73°14'07"E
L9	38.00'	N19°07'25"E
L10	43.17'	N89°23'37"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	BELO
C1	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C2	400.00'	306.72'	342.70'	N41°01'46"W	81°30'30"
C3	500.00'	455.00'	451.19'	N51°30'30"W	103°33'30"
C4	500.00'	455.00'	451.19'	N51°30'30"W	103°33'30"
C5	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C6	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C7	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C8	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C9	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C10	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C11	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C12	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C13	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C14	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C15	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C16	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C17	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C18	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C19	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C20	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C21	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C22	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C23	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C24	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C25	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C26	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C27	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C28	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C29	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C30	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C31	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C32	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C33	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C34	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C35	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C36	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C37	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C38	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C39	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C40	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C41	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C42	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C43	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C44	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C45	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C46	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C47	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C48	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C49	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C50	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C51	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"
C52	300.00'	191.75'	192.62'	N29°37'17"W	37°46'00"

**THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4**

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEER & SURVEYOR
1000 W. 10th Street, Suite 100, Lincoln, NE 68502
PH: 402-441-1111 FAX: 402-441-1112

DATE: FEB. 2019
SCALE: 1"=50'
SHEET: 3 OF 4

