

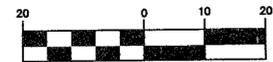
APPROVED: STAFF APPROVAL DATE
 APPROVED: ENGINEERING DEPT. APPROVAL DATE
 APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

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

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 27.5%

HOUSE COVERAGE = 2,624 SQ.FT.
 DRIVEWAY COVERAGE = 1,346 SQ.FT.
 WALKWAY COVERAGE = 171 SQ.FT.
 TOTAL COVERAGE = 4,141 SQ.FT.

TYPE OF HOUSE:
 PLAN # AT WATER
 ELEVATION: 1
 GAR: 3 CAR SIDE LT W/ 9' BASEMENT & STORAGE

- 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

PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 173/174
 ELEV. = 1001.53

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 174
 ON ROSEWOOD TRAIL
 ELEV. = 1004.91

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

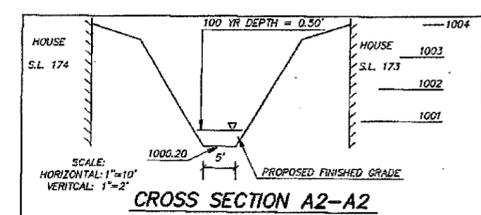
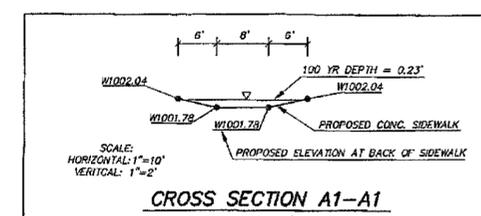
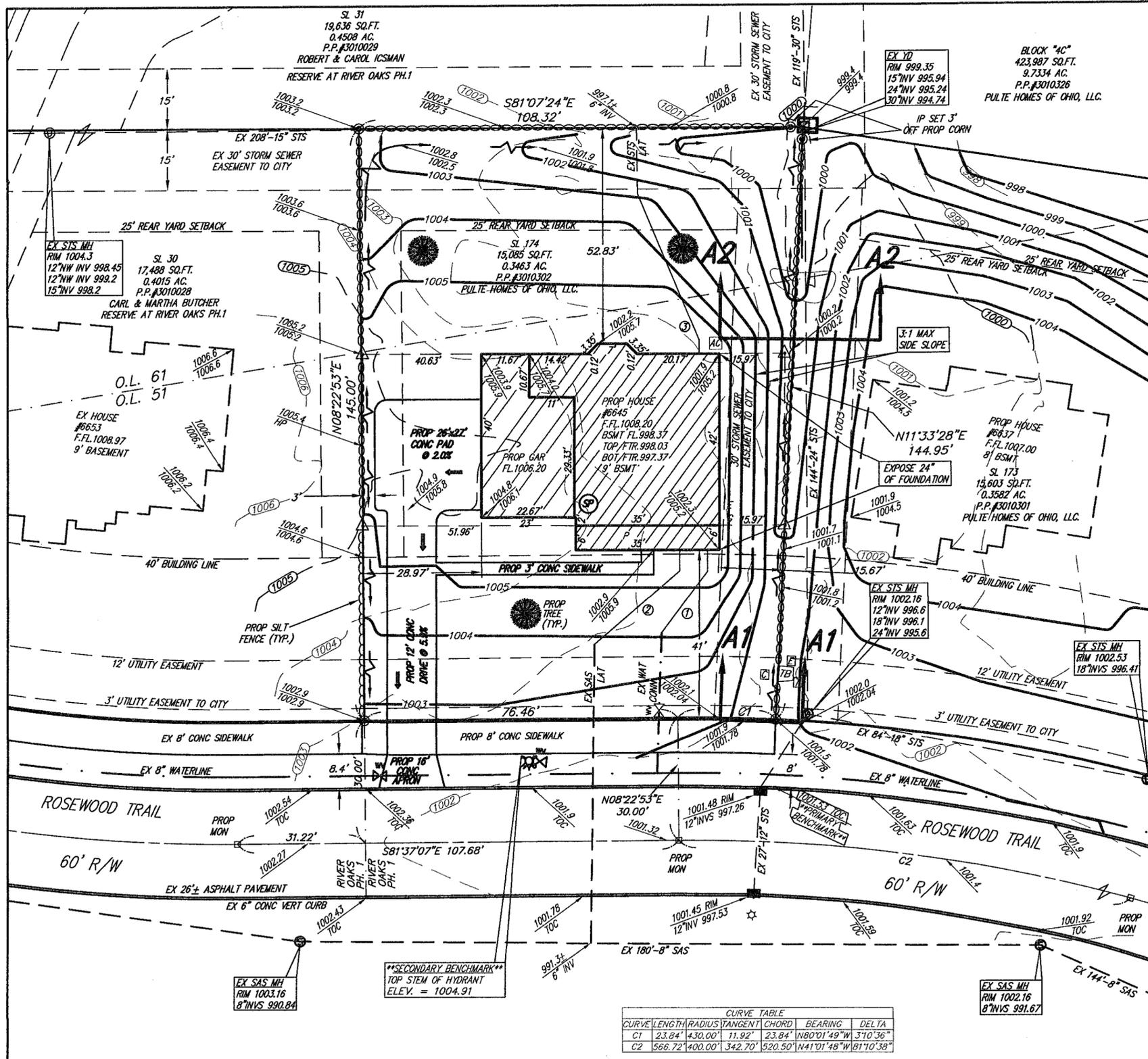
NOTE:
 ALL PROPOSED FOOTERS WILL REQUIRE SURVEY CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION

NOTE:
 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.

NOTE:
 PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.

DATE OF SURVEY:
 OCTOBER 16th, 2020

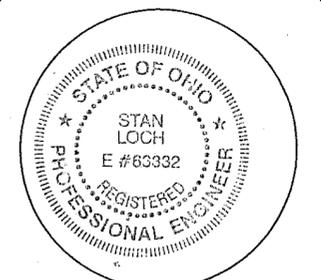


OHIO
HUDSON
 ENGINEERING DEPARTMENT

- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro
 12:30 pm, Nov 06, 2020

- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - = EX YARD DRAIN
 - ⊙ = IRON PIN SET
 - ⊙ = 5/8"X30" REBAR CAPPED "AZTECH #8249"
 - = INLET PROTECTION
 - = ELECTRIC BOX
 - = TELEPHONE PEDESTAL
 - ⊙ = EX HYDRANT
 - ⊙ = EX WATER VALVE
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - = EXISTING GRADE
 - = PROPOSED GRADE
 - ∞ = PROP SILT FENCE
 - = 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.

10-27-2020
 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

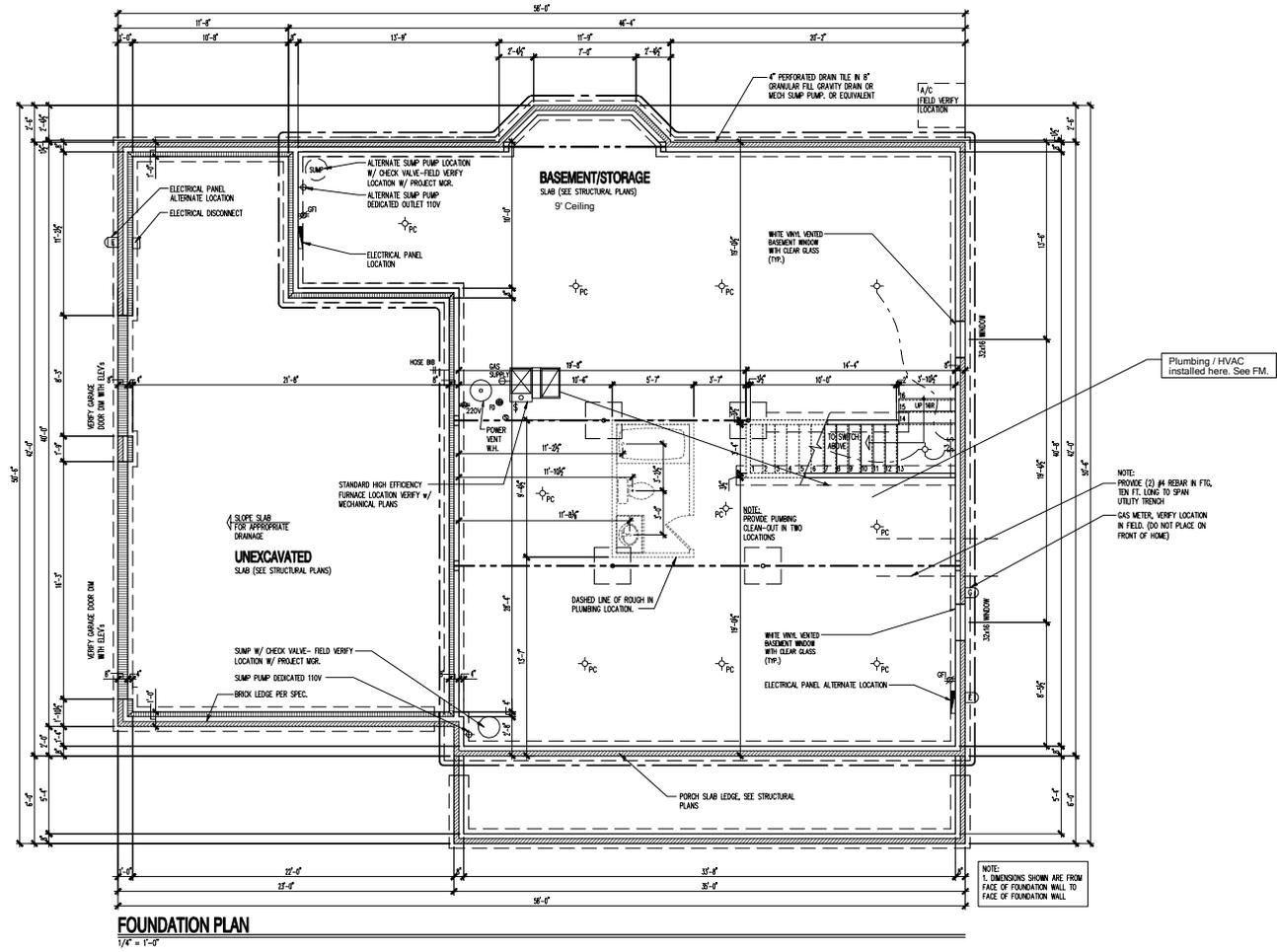
SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES
 SUBLLOT 174
 6645 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'	
DRAWN BY	DATE
KEG	10-26-2020
CHECKED BY	DRAWING NO.
SRL	20142977-4
JOB NO.	SHEET
20142977-4	1 OF 1

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.84'	430.00'	11.92'	23.84'	N80°01'49"W	31°0'36"
C2	566.72'	400.00'	342.70'	520.50'	N41°01'48"W	81°10'38"



FOUNDATION PLAN
1/4" = 1'-0"

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



Full Basement Foundation Plan

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

PROJECT NUMBER	DATE	BY & DATE / DESCRIPTION
0000000000	10/13/2020	
△		
△		
△		
△		
△		

ENGINEER OF RECORD: MULHLEN & MULLEN ENGINEERS
ARCHITECT OF RECORD: GOOD DESIGN - ARCHITECTS

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 174**

LAWSON COMMUNITY ID: **TBD**

GARAGE HANDICAP: **GARAGE LEFT**

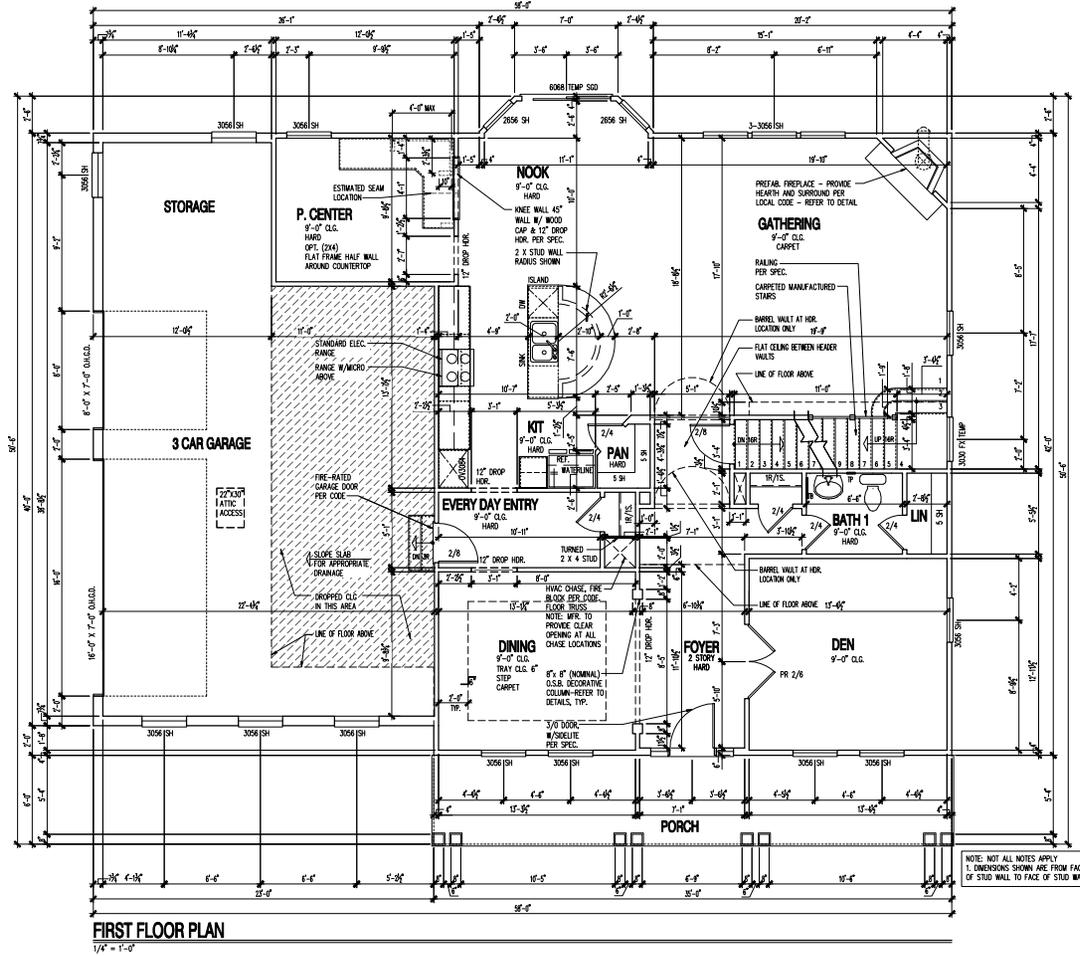
SPECIFICATION LEVEL: **TBD**

PLAN NAME: **ATWATER**

IPC PLAN NUMBER: **1642**

LAWSON PLAN ID: **PLAN 3295**

SHEET: **1.30a**



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



First Floor Plan

PROJECT NUMBER
CDDP 1700
DATE
REVISION DATE: 10/13/2020
REV. # / DATE / DESCRIPTION

- △
- △
- △
- △
- △
- △
- △

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 174

GARAGE HAVING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

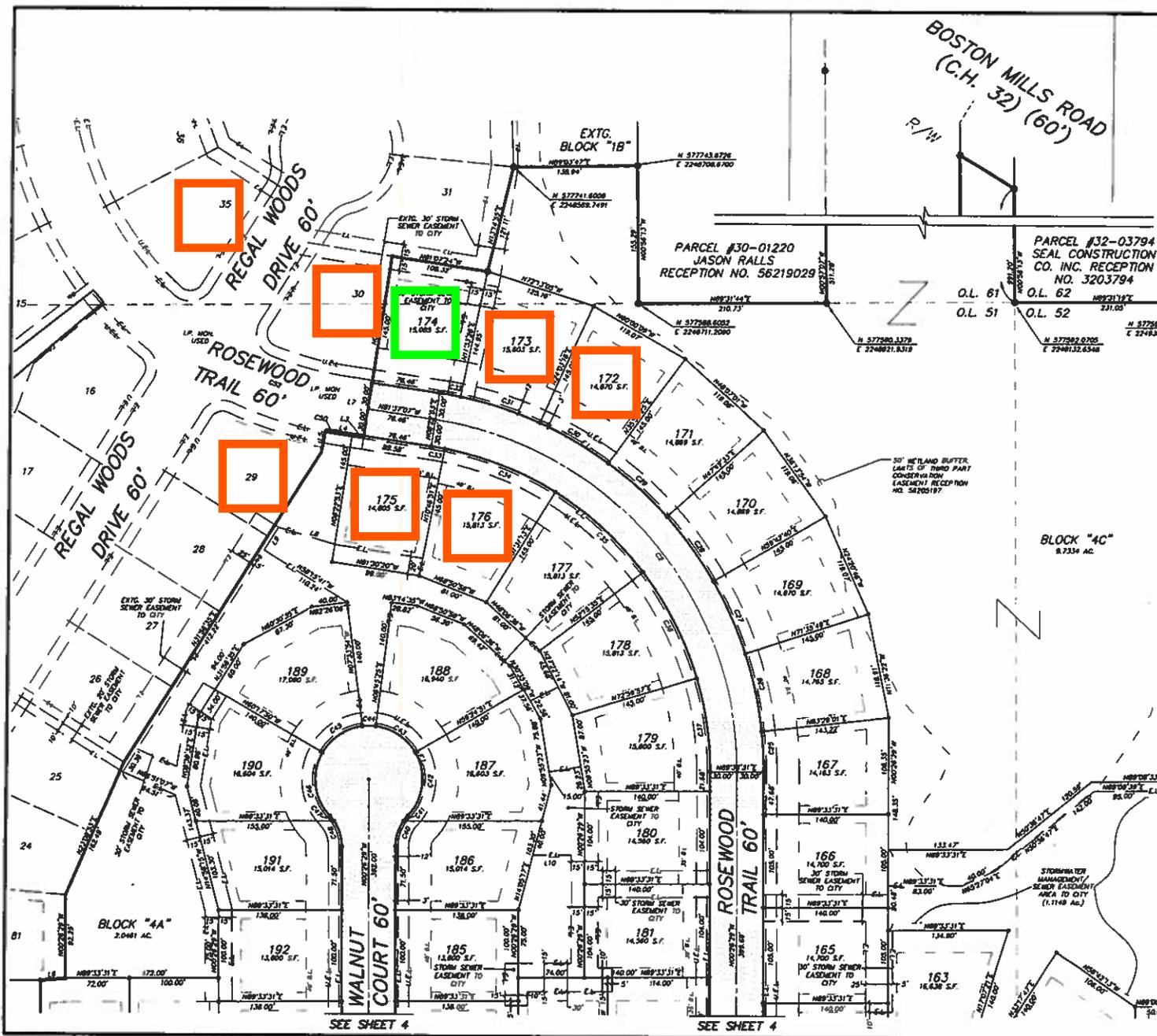
PLAN NAME
ATWATER

WPC PLAN NUMBER
1642

LEGACY PLAN NUMBER / WPC PLAN NUMBER
PLAN 3295

SHEET
2.10a

ENGINEER OF RECORD: MULLEN & MULLEN ENGINEERS
ARCHITECT OF RECORD: GOOD DESIGN - ARCHITECTS



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'	182.82'	194.18'	N02°37'12"W	37°48'35"
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°33'53"
C4	300.00'	57.78'	28.88'	37.71'	N01°28'58"W	100°15'54"
C5	300.00'	32.55'	16.88'	31.88'	N08°00'33"W	37°18'08"
C6	60.00'	3.88'	1.94'	3.88'	N08°46'52"E	37°42'36"
C7	60.00'	88.72'	36.40'	63.07'	N28°34'18"W	64°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°10'08"W	31°23'45"
C9	60.00'	52.47'	31.18'	55.30'	N01°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	173°02'37"
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°30'37"
C15	370.00'	6.10'	3.05'	6.10'	N01°25'16"W	117°41'11"
C16	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C17	60.00'	28.37'	14.40'	26.11'	N78°00'48"W	27°05'28"
C18	60.00'	62.40'	34.30'	58.62'	N32°40'31"E	58°33'10"
C19	60.00'	62.40'	34.30'	58.62'	N88°34'38"W	58°33'10"
C20	60.00'	18.97'	10.08'	19.88'	N88°14'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N65°34'54"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	80°00'00"
C25	430.00'	65.58'	22.82'	43.37'	N37°28'44"W	8°04'30"
C26	430.00'	86.21'	44.77'	88.05'	N12°27'23"W	113°31'12"
C27	430.00'	88.20'	44.78'	88.04'	N24°20'48"W	113°31'08"
C28	430.00'	88.20'	44.78'	88.04'	N38°13'34"W	113°31'07"
C29	430.00'	88.20'	44.78'	88.04'	N48°07'04"W	113°31'07"
C30	430.00'	88.20'	44.78'	88.04'	N80°00'08"W	113°31'07"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	122°29'47"
C32	430.00'	53.84'	11.92'	23.64'	N80°01'48"W	37°03'38"
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°44'22"
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'	N37°22'14"W	20°44'22"
C37	370.00'	108.94'	53.84'	108.56'	N88°13'14"W	18°23'13"
C38	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C39	30.00'	67.12'	30.00'	42.43'	N43°29'29"W	80°00'00"
C40	50.00'	30.32'	15.64'	28.88'	N15°33'31"E	34°04'53"
C41	50.00'	7.50'	3.75'	7.48'	N38°38'12"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°38'24"
C44	60.00'	15.00'	7.54'	14.88'	N88°33'44"E	14°29'28"
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°29'16"
C47	50.00'	7.50'	3.75'	7.48'	N38°29'11"W	8°25'28"
C48	50.00'	30.32'	15.64'	28.88'	N17°48'33"W	34°04'53"
C49	30.00'	67.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°27'20"
C51	300.00'	6.78'	3.38'	6.78'	N01°05'18"W	17°41'11"
C52	400.00'	164.48'	83.42'	163.33'	N89°00'18"W	273°13'42"

THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 4

 DONALD C. BISHOP & ASSOCIATES, INC.

 Civil, Engineering & Surveying

 1000 West 10th Street, Suite 200

 Fort Worth, Texas 76104

 Date: FEB. 2019

 Sheet: 3 of 4

