

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

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

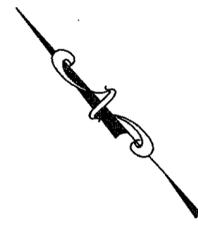
PRIMARY BENCHMARK
 TOP STEM OF HYDRANT IN FRONT OF SUBLT'S 170/171 ELEV. = 1003.25

OWNER:
 ADDRESS:
 PHONE:

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

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

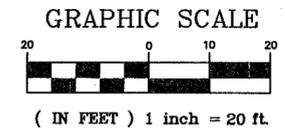
NOTE:
 ALL PROPOSED FOOTERS WILL REQUIRE SURVEY CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION



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.

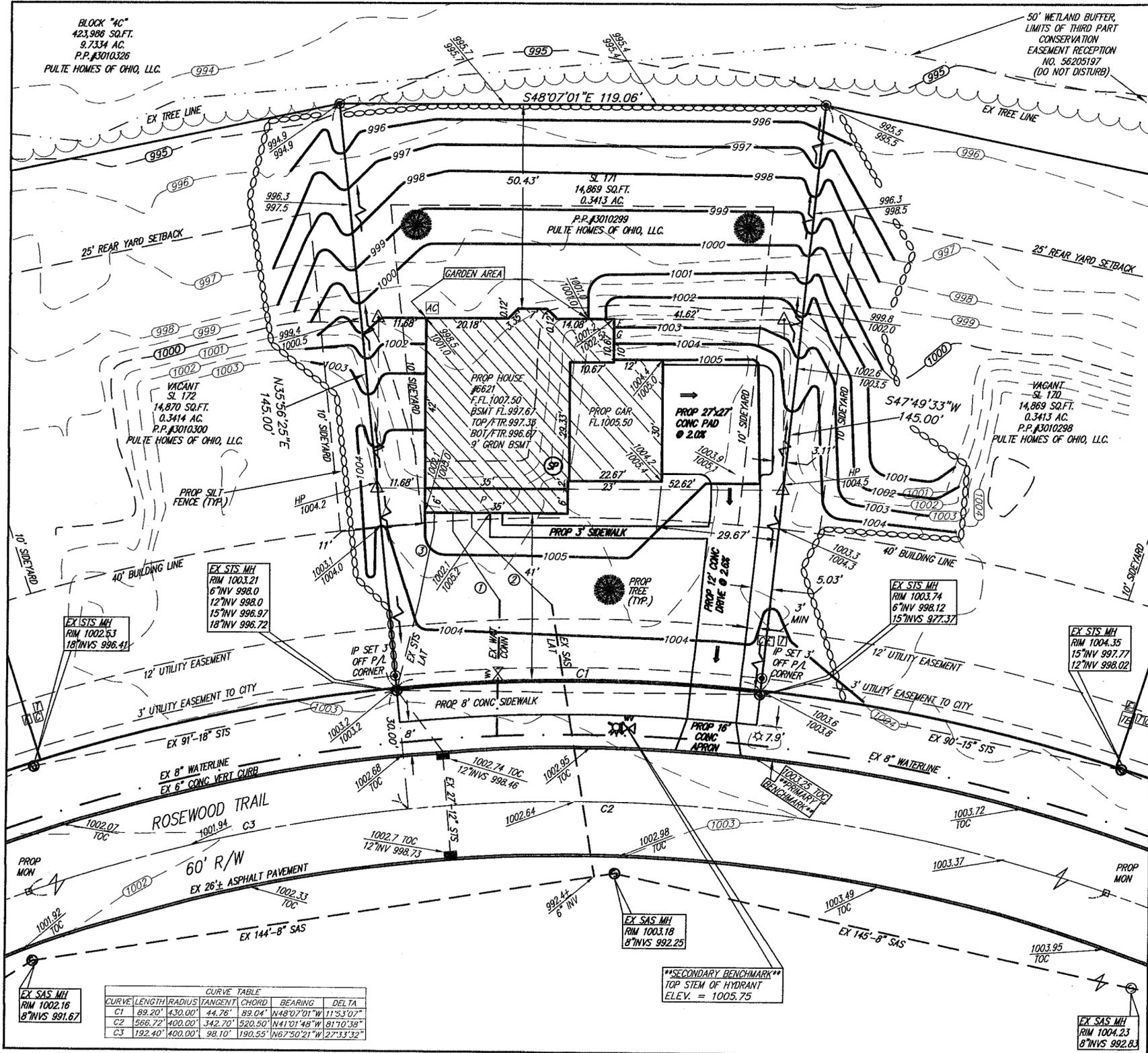
NOTE:
 PLEASE TAKE NOTICE. THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: 1
 GAR: 3 CAR SIDE RT W/ 9' GARDEN BASEMENT & FIREPLACE

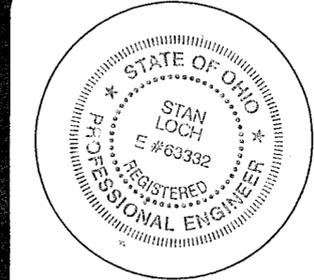
- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC SIS CONN @ 1.0% MIN 10% MAX

DATE OF SURVEY:
 DECEMBER 11th, 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"
 - = 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
 - ⊞ = TRANSFORMER BOX



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	89.20'	430.00'	44.76'	89.04'	N48°07'01"W	11°53'07"
C2	566.72'	400.00'	342.70'	520.50'	N41°01'48"W	81°10'38"
C3	192.40'	400.00'	98.10'	190.55'	N67°50'21"W	27°33'32"



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 12/23/20

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



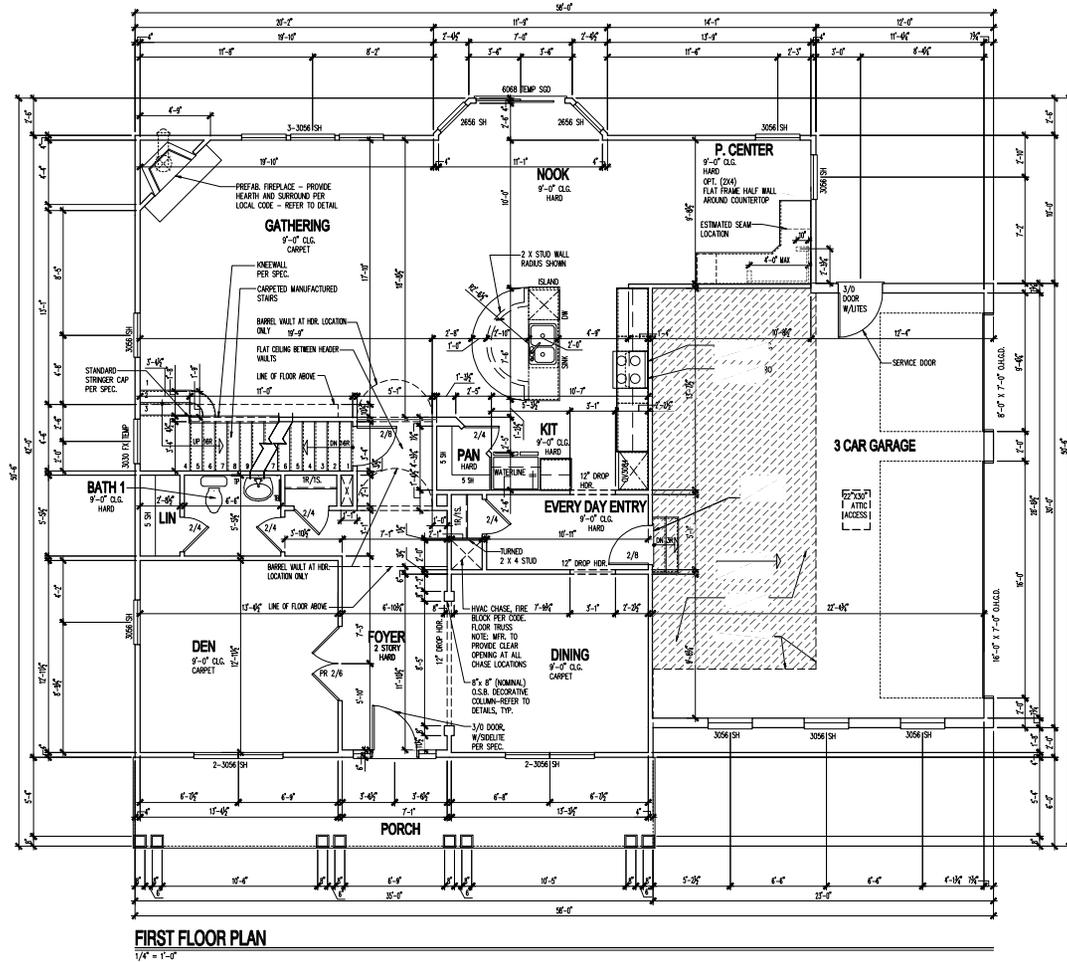
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

SITE PLAN FOR
 PULTE HOMES
 SUBLT 171
 6621 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
1	12/23/20	REV PER LOT SPECIFIC	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 20'			
DRAWN BY KEG		DATE 12-15-2020	
CHECKED BY SRL		DRAWING NO 20142977-4	
JOB NO 20142977-4		SHEET 1 OF 1	



NOTE: NOT ALL NOTES APPLY
 1. DIMENSIONS SHOWN ARE FROM FACE
 OF STUD WALL TO FACE OF STUD WALL.

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



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

First Floor Plan

PRODUCTION MANAGER	Colin Kraljic
DATE	12/14/2020
REVISION	
BY & DATE / DESCRIPTION	
△	
△	
△	
△	
△	

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

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 171**

LAWSON COMMUNITY ID: **---**

GARAGE HAVING: **GARAGE RIGHT**

SPECIFICATION LEVEL: **TBD**

PLAN NAME: **AT WATER**

W/P PLAN NUMBER: **1642**

LAWSON PLAN ID: **---**

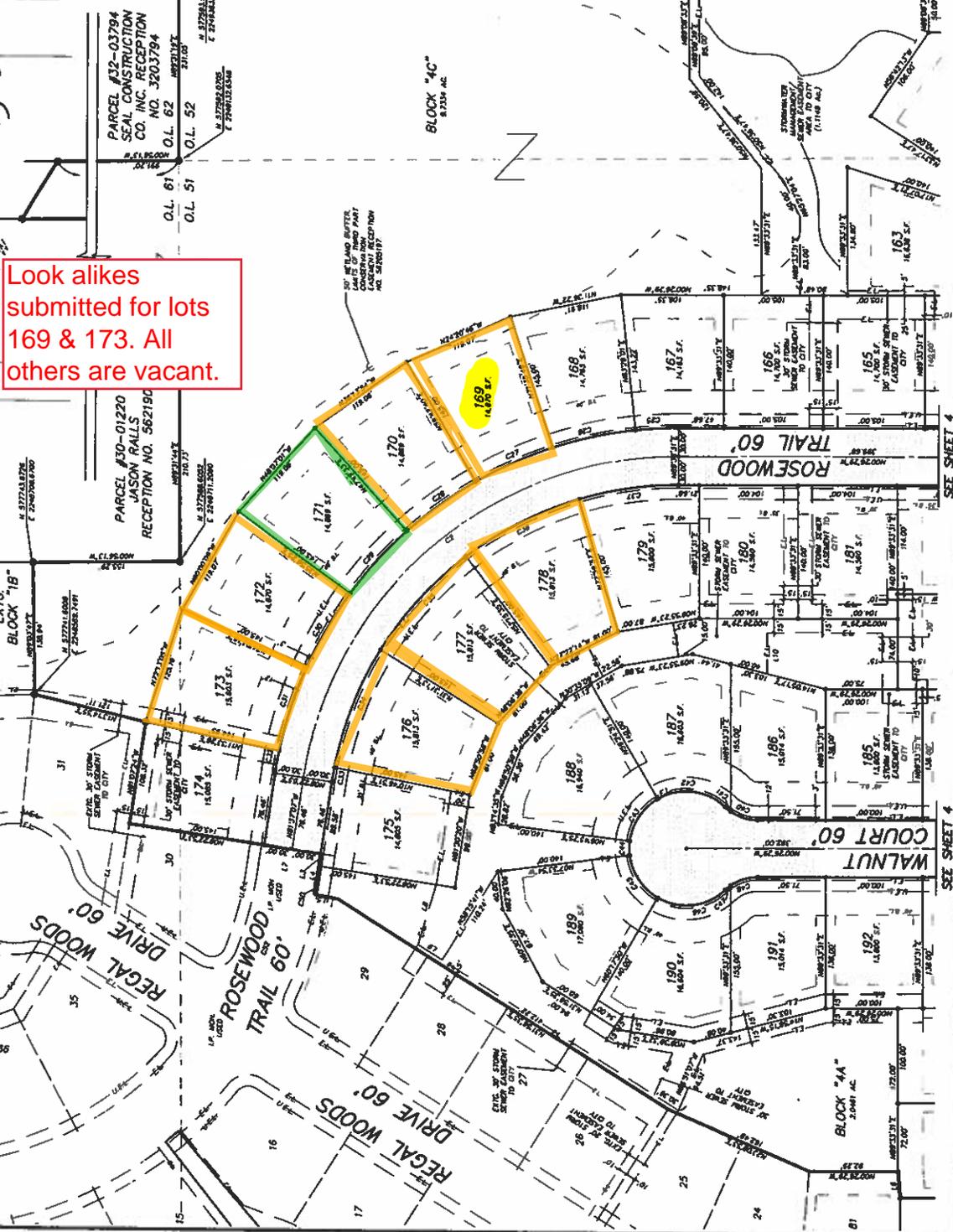
LEADY PLAN NUMBER / NAME: **PLAN 3295**

SHEET: **2.10a**

LINE	LENGTH	BEARING
L1	6.57	N89°22'07"W
L2	2.00	N89°32'17"E
L3	1.17	N87°37'07"W
L4	18.19	N87°37'07"W
L5	25.00	N87°00'31"E
L6	26.07	N82°39'21"E
L7	31.27	N81°37'07"W
L8	64.86	N73°49'29"W
L9	38.00	N17°30'51"E
L10	43.17	N89°32'17"E

CURVE	ARC LENGTH	TANGENT	CHORD	ANGLE	DELTA
C1	300.00	117.25	102.52	184.17	N07°37'17"E 27°46'55"
C2	465.00	166.72	142.70	256.50	N01°07'49"E 87°50'30"
C3	330.00	117.17	102.52	184.17	N08°11'58"W 14°53'24"
C4	330.00	117.17	102.52	184.17	N07°38'59"W 13°07'34"
C5	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C6	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C7	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C8	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C9	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C10	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C11	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C12	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C13	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C14	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C15	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C16	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C17	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C18	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C19	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C20	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C21	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C22	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C23	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C24	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C25	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C26	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C27	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C28	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C29	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C30	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C31	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C32	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C33	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C34	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C35	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C36	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C37	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C38	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C39	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C40	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C41	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C42	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C43	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C44	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C45	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C46	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C47	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C48	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C49	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"
C50	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C51	330.00	117.17	102.52	184.17	N08°00'31"E 17°48'28"
C52	465.00	166.72	142.70	256.50	N08°00'31"E 17°48'28"

Look alikes submitted for lots 169 & 173. All others are vacant.



THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 4

REGAL WOODS DRIVE 60'

ROSEWOOD TRAIL 60'

WALNUT COURT 60'

REGAL WOODS DRIVE 60'

BLOCK "4A" 3.0461 AC

BLOCK "4C" 8.7334 AC

PARCEL #30-01220
JASON RALLS
RECEPTION NO. 562190

PARCEL #30-03794
SEAL CONSTRUCTION
CO. INC. RECEPTION
NO. 3203784

OL 61
OL 51
OL 52

SEE SHEET 4

SEE SHEET 4

DATE: 1/11/19
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

REGAL WOODS DRIVE 60'

ROSEWOOD TRAIL 60'

WALNUT COURT 60'

REGAL WOODS DRIVE 60'

BLOCK "4A" 3.0461 AC

BLOCK "4C" 8.7334 AC

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OL 61
OL 51
OL 52

SEE SHEET 4

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REGAL WOODS DRIVE 60'

ROSEWOOD TRAIL 60'

WALNUT COURT 60'

REGAL WOODS DRIVE 60'

BLOCK "4A" 3.0461 AC

BLOCK "4C" 8.7334 AC

PARCEL #30-01220
JASON RALLS
RECEPTION NO. 562190

PARCEL #30-03794
SEAL CONSTRUCTION
CO. INC. RECEPTION
NO. 3203784

OL 61
OL 51
OL 52

SEE SHEET 4

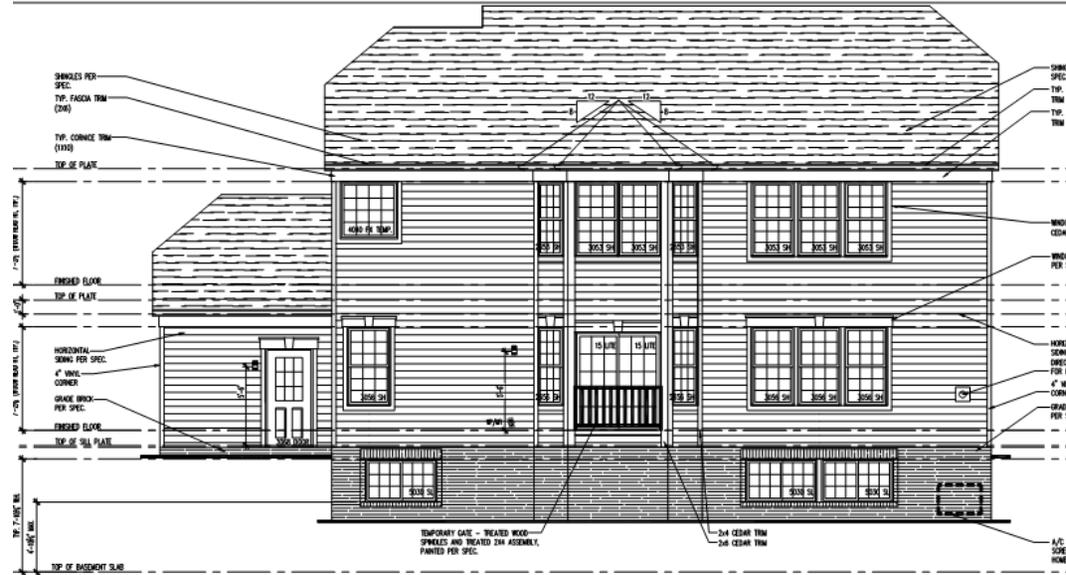
SEE SHEET 4

DATE: 1/11/19
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

LINE	LENGTH	BEARING
L1	6.57	N89°22'07"W
L2	2.00	N89°32'17"E
L3	1.17	N87°37'07"W
L4	18.19	N87°37'07"W
L5	25.00	N87°00'31"E
L6	26.07	N82°39'21"E
L7	31.27	N81°37'07"W
L8	64.86	N73°49'29"W
L9	38.00	N17°30'51"E
L10	43.17	N89°32'17"E

Proposed Home: 6621 Rosewood Tr, Lot 171

Lot 169 (look alike)



REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

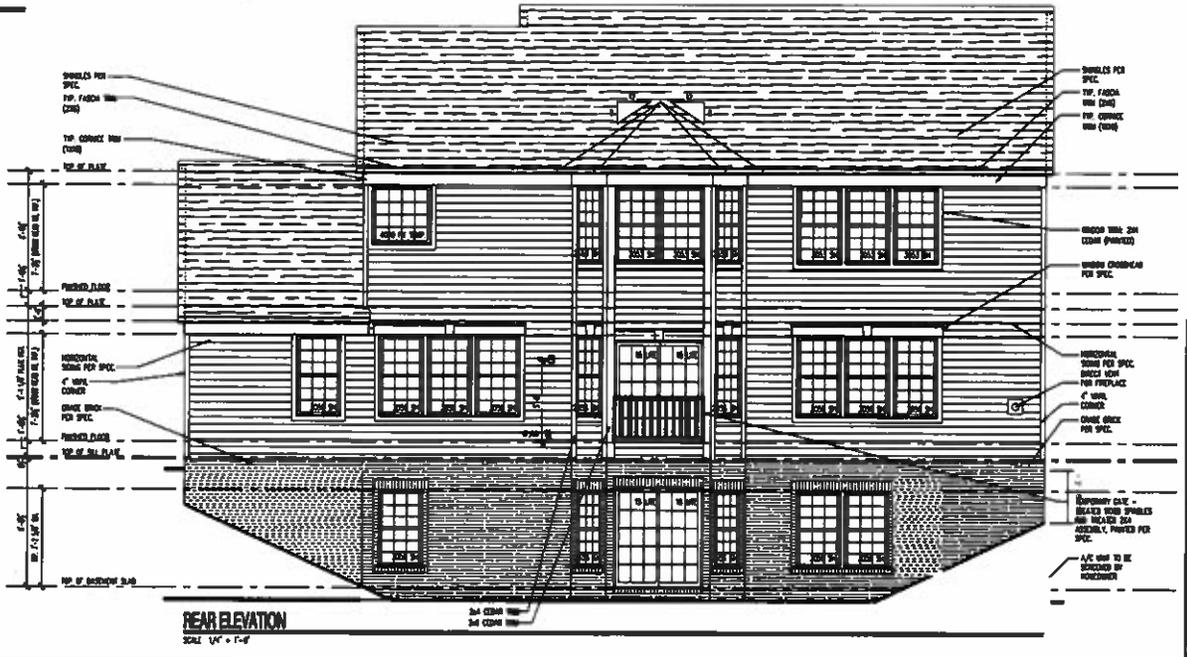
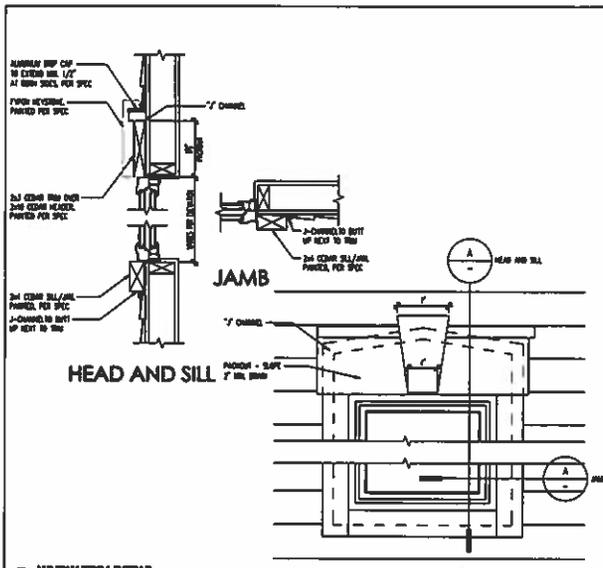
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

Lot 169



Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 441256



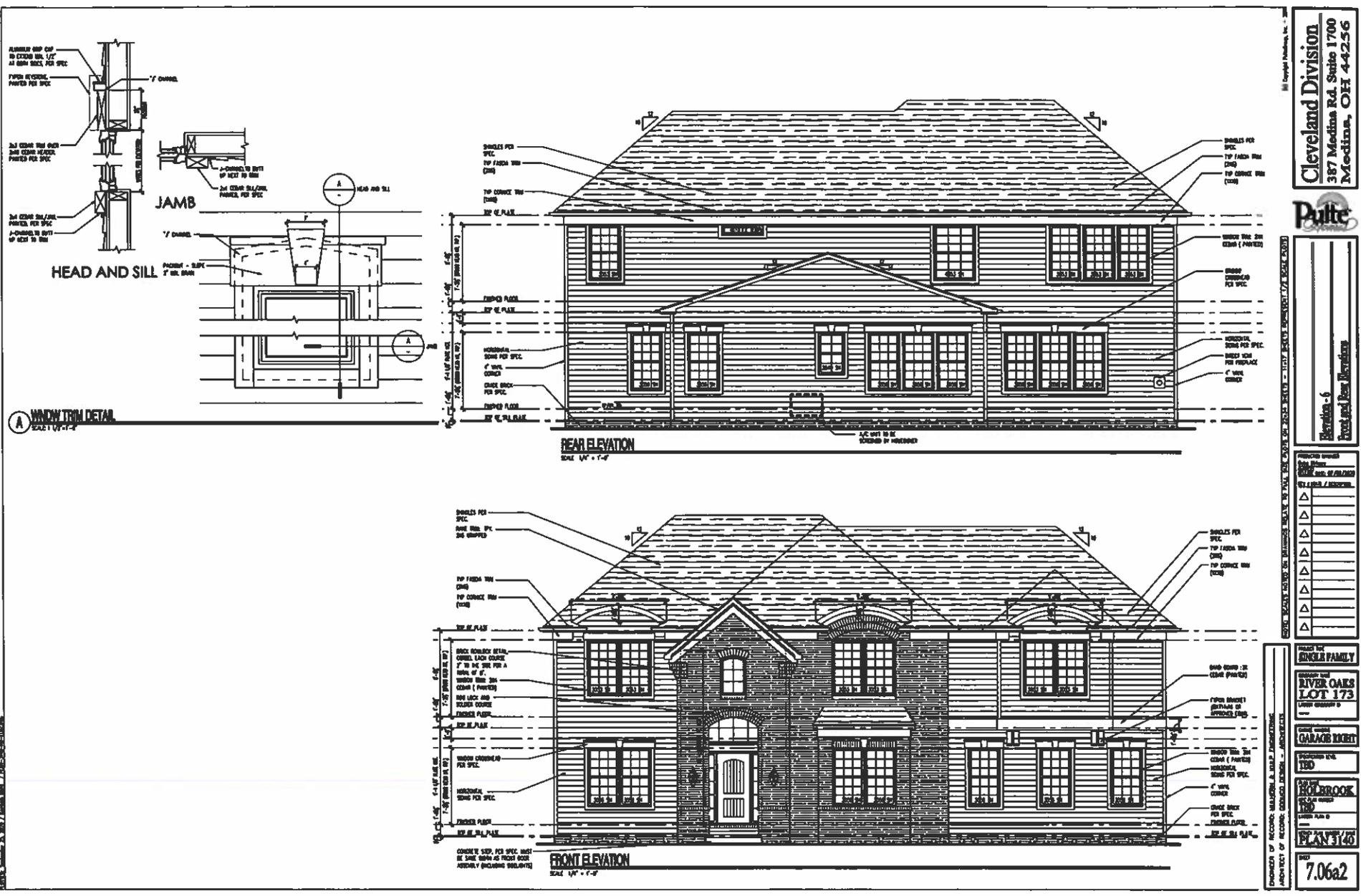
Elevation - A
Front and Rear Elevations

△	△	△	△	△	△	△	△	△	△
---	---	---	---	---	---	---	---	---	---

OWNER: SINGLE FAMILY
PROJECT: RIVER OAKS LOT 169
GARAGE: 2 CAR
DATE: 1/10/14
DRAWN BY: [Name]
CHECKED BY: [Name]

7.01a1

Lot 173



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



Revision - 6
 Front and Rear Elevations

NO.	DESCRIPTION
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PROJECT FOR
SINGLE FAMILY
 387 Medina Rd.
RIVER OAKS LOT 173
 Lower Division 2

OWNER
GARAGE NORTH

DESIGNED BY
TED

DATE
1/1/10

PROJECT NO.
7.06a2

DATE
7.06a2

03/25/10, Medina, OH, 44256 / 387 Medina Rd. / 387 Medina Rd. / 387 Medina Rd.