

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	93.79'	430.00'	47.08'	93.60'	N72°11'38"W	12°29'47"
C2	566.72'	400.00'	342.70'	520.50'	N41°01'48"W	81°10'38"
C3	22.18'	400.00'	11.09'	22.17'	N80°01'49"W	37°0'36"

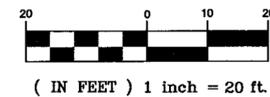
NOTE:  
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).

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

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

DATE OF SURVEY:  
 JULY 17th, 2020

GRAPHIC SCALE



PERCENTAGE OF LOT COVERAGE = 24.9%

HOUSE COVERAGE = 2,068 SQ.FT.  
 DRIVEWAY COVERAGE = 1,357 SQ.FT.  
 WALKWAY COVERAGE = 234 SQ.FT.  
 TOTAL COVERAGE = 3,659 SQ.FT.

TYPE OF HOUSE:  
 PLAN# HOLBROOK  
 ELEVATION: 1  
 GAR: 3 CAR SIDE RT W/8' BASEMENT & FIREPLACE

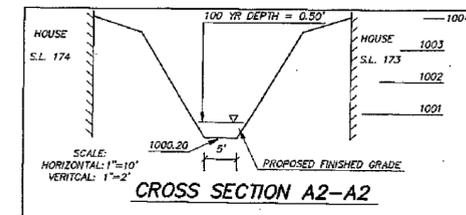
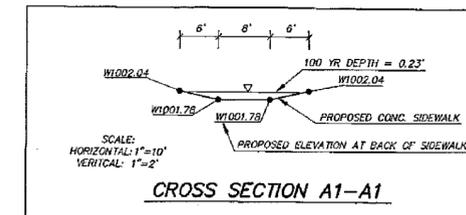
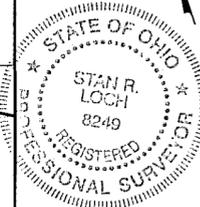
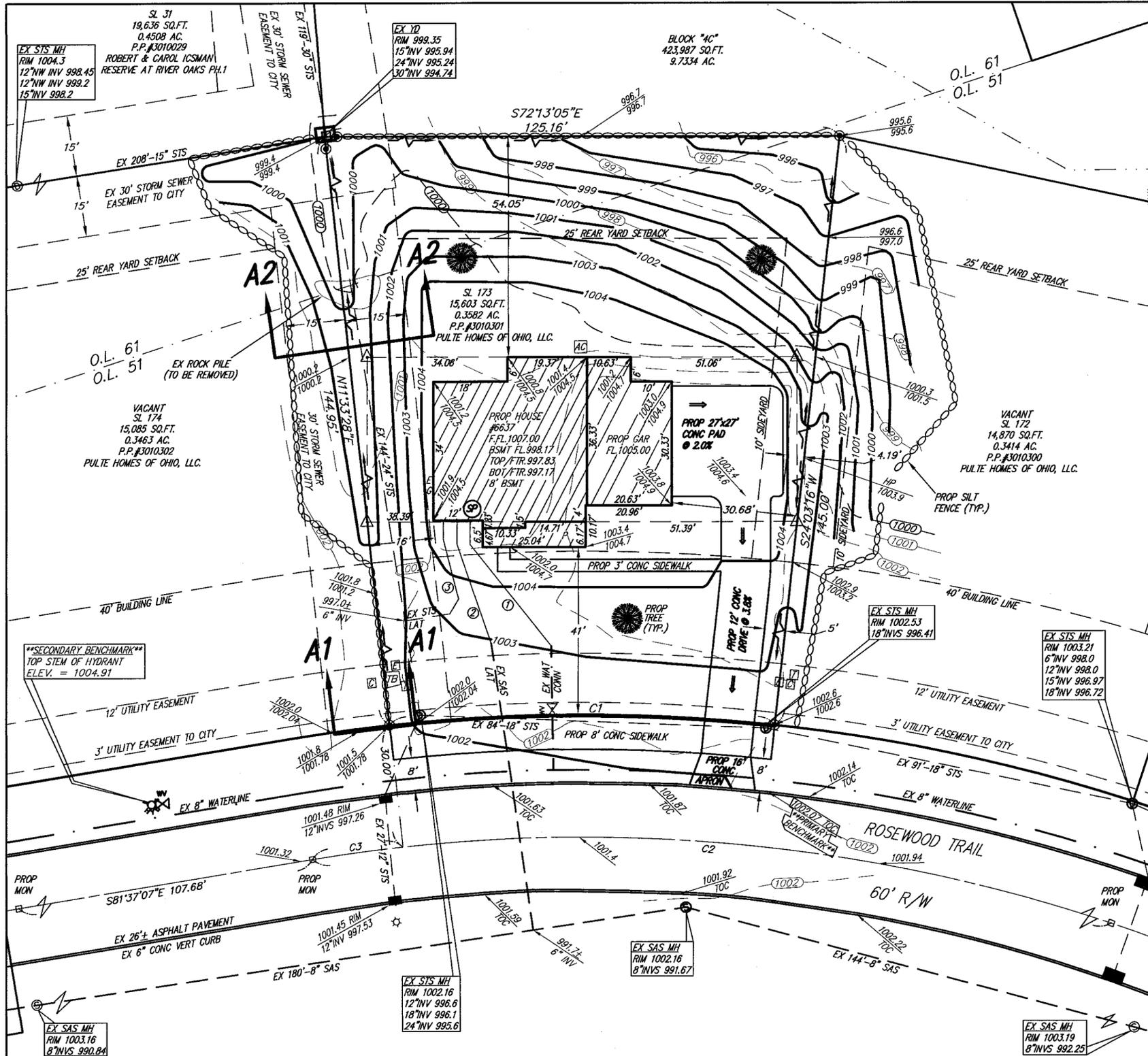
- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC STS CONN @ 1.0% MIN 10% MAX

\*\*PRIMARY BENCHMARK:\*\*  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOT 172/173  
 ELEV. = 1002.07

\*\*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



OHIO  
**HUDSON**

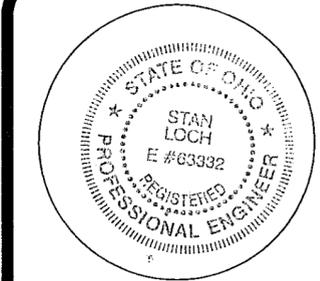
ENGINEERING DEPARTMENT

- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro  
 7:12 am, Aug 03, 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
- ⊙ = EX HYDRANT
- ⊙ = EX WATER VALVE
- ⊙ = EX SANITARY MANHOLE
- ⊙ = 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.

7-20-2020  
 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  
 SUBLOT 173  
 6637 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	7-20-2020
CHECKED BY	DRAWING NO
SRL	20142977-4
JOB NO	SHEET
20142977-4	1 OF 1

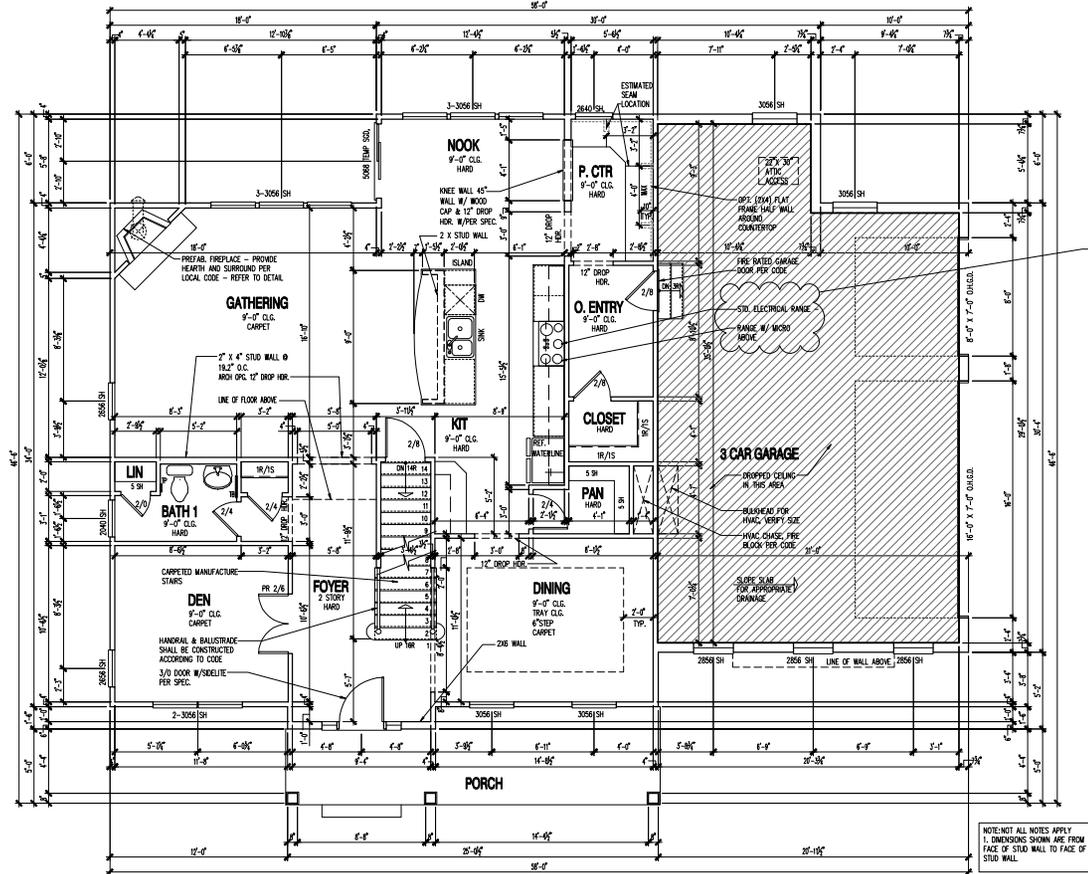












**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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

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



**First Floor Plan - Elevation - 1**

PRODUCTION MANAGER  
Cindy Kipsey  
DATE: 07/09/2020  
RELEASE DATE: 07/09/2020

BY: & DATE / DESCRIPTION


NOTE: SCALE: INDICATED ON DRAWINGS RELATE TO FULL SIZE. PLOTS ON 24x36 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS.

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 173**  
LAWSON COMMUNITY ID

GARAGE HANDICAP  
**GARAGE RIGHT**

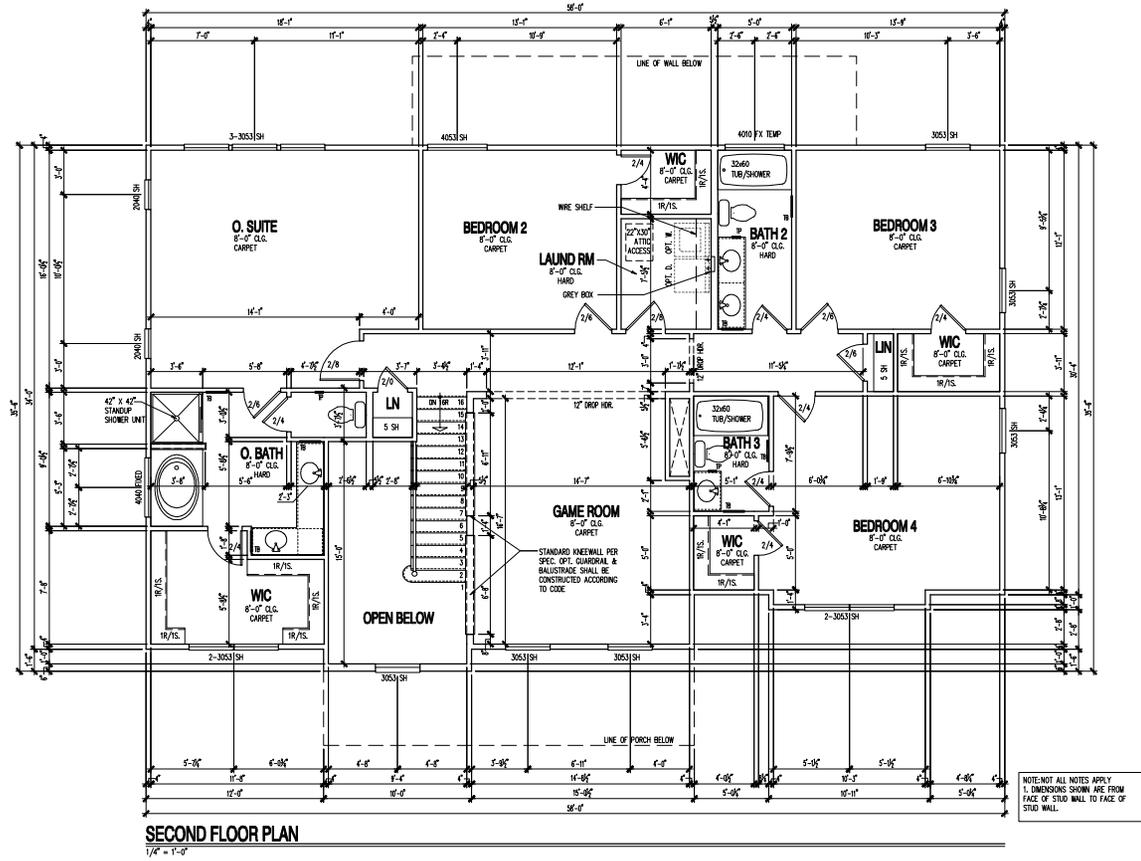
SPECIFICATION LEVEL  
**TBD**

LEGACY PLAN NUMBER  
**TBD**

LEGACY PLAN NUMBER / NAME  
**PLAN 3140**

SHEET  
**2.10a**

ENGINEER OF RECORD: MULLER & WILDE ENGINEERING  
ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS



(c) Copyright PulteHome, Inc. - 2011

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



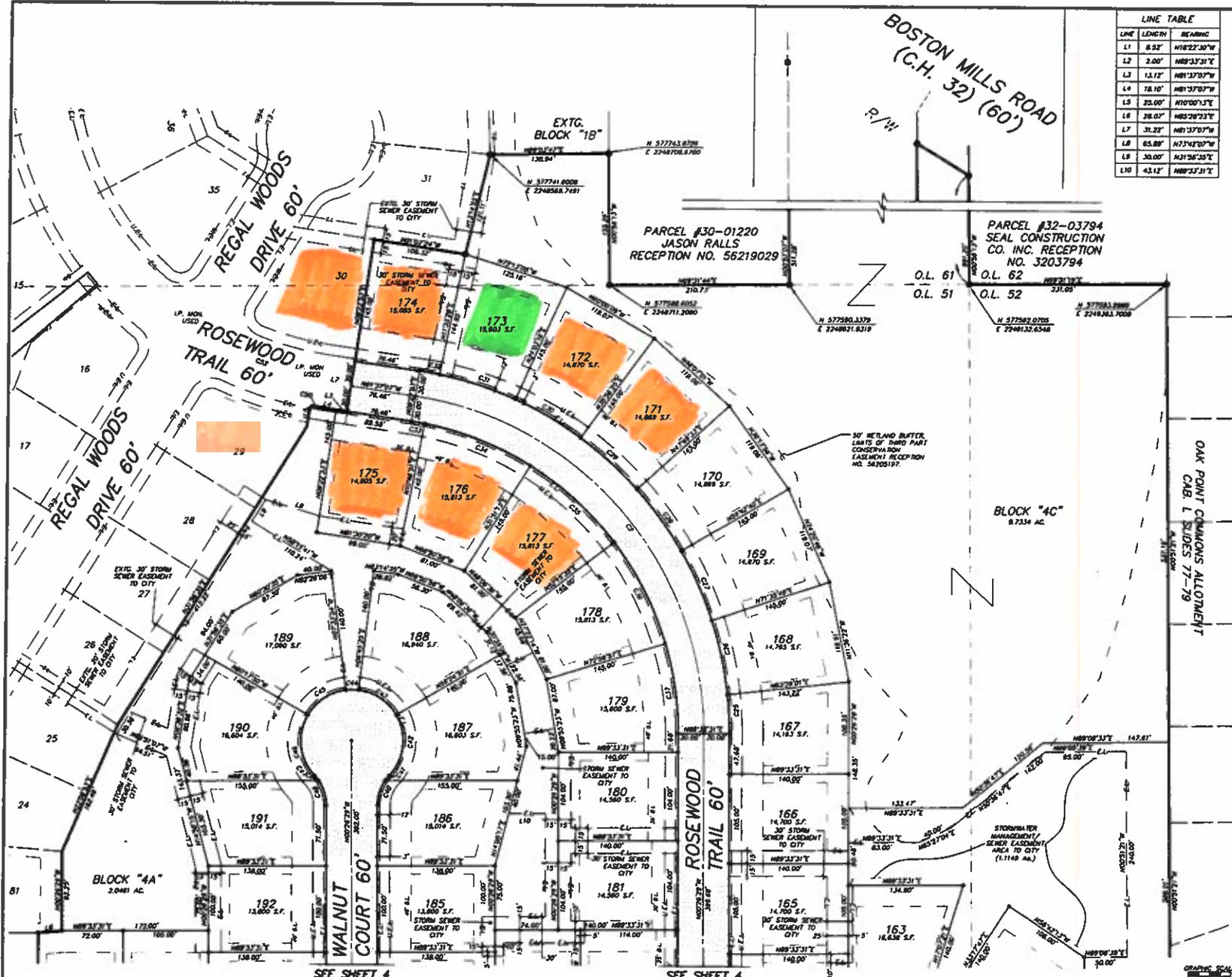
**Second Floor Plan**

INDICATE SCALE: INDICATE DRAWINGS RELATE TO FULL SIZE. FLOORS ON 2X12x4 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE FLOORS.

PRODUCTION MANAGER	DATE: 07/29/2020
DATE: 07/29/2020	RELEASE DATE: 07/29/2020
BY: A. LANE / DESCRIPTION:	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 173
LAWSON COMMUNITY ID	
GARAGE HANDING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
HOUBROOK	
WIC PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3140
SHEET	2.20a

ENGINEER OF RECORD: MULHORN & WILF, ENGINEERING  
ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS



LINE	LENGTH	BEARING
L1	8.52'	N102°22'30"W
L2	2.00'	N89°33'31"E
L3	13.12'	N81°37'07"W
L4	18.10'	N81°37'07"W
L5	25.00'	N100°07'31"E
L6	38.00'	N83°28'23"E
L7	31.22'	N81°37'07"W
L8	63.89'	N73°47'07"W
L9	30.00'	N31°56'35"E
L10	43.11'	N89°33'31"E

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	
C1	300.00'	197.75'	102.82'	194.18'	N20°31'12"W	37°46'25"
C2	400.00'	566.72'	343.20'	320.50'	N41°01'48"W	87°30'38"
C3	330.00'	85.80'	43.15'	25.56'	N88°11'06"W	14°53'33"
C4	330.00'	57.78'	28.88'	57.71'	N71°38'36"W	10°01'34"
C5	50.00'	35.55'	18.88'	31.88'	N88°50'33"W	37°18'08"
C6	80.00'	3.89'	1.94'	3.89'	N84°48'33"E	374°34"
C7	80.00'	89.72'	38.40'	89.87'	N26°15'07"W	66°34'48"
C8	60.00'	53.82'	28.87'	52.04'	N83°21'08"W	51°23'45"
C9	80.00'	57.47'	31.78'	63.30'	N41°30'31"E	54°53'00"
C10	80.00'	78.83'	48.27'	73.26'	N23°34'18"W	75°16'38"
C11	60.00'	14.99'	7.88'	14.46'	N89°07'31"W	1°50'27"
C12	50.00'	65.77'	24.63'	64.18'	N48°49'42"W	52°28'40"
C13	370.00'	67.84'	34.00'	67.46'	N15°25'43"W	14°21'12"
C14	270.00'	30.70'	15.37'	30.68'	N04°38'38"W	6°20'37"
C15	270.00'	6.10'	3.05'	6.10'	N01°05'18"W	1°17'41"
C16	30.00'	67.12'	30.00'	62.43'	N44°33'31"E	80°00'00"
C17	80.00'	26.37'	14.45'	28.11'	N78°00'48"E	27°05'25"
C18	80.00'	42.40'	24.25'	58.62'	N32°40'21"E	58°25'10"
C19	80.00'	62.40'	34.35'	58.62'	N26°34'38"W	58°25'10"
C20	60.00'	18.97'	10.08'	18.88'	N88°14'27"W	18°04'37"
C21	60.00'	81.29'	48.27'	72.22'	N52°24'30"E	77°23'40"
C22	50.00'	22.80'	17.58'	33.18'	N45°57'49"E	38°46'08"
C23	50.00'	21.14'	10.73'	20.98'	N77°28'40"E	24°15'43"
C24	30.00'	47.12'	30.00'	42.43'	N45°28'39"W	80°00'00"
C25	430.00'	45.59'	22.82'	45.97'	N03°28'04"W	8°04'30"
C26	430.00'	89.21'	44.77'	88.02'	N12°27'25"W	11°53'12"
C27	430.00'	88.20'	44.78'	88.04'	N84°28'48"W	11°53'38"
C28	430.00'	88.20'	44.78'	88.04'	N38°33'24"W	11°53'37"
C29	430.00'	88.20'	44.78'	88.04'	N48°07'50"W	11°53'37"
C30	430.00'	88.20'	44.78'	88.04'	N80°00'08"W	11°53'38"
C31	430.00'	83.79'	47.08'	83.60'	N72°11'38"W	12°29'43"
C32	430.00'	23.84'	11.82'	23.84'	N80°01'48"W	37°03'38"
C33	370.00'	15.48'	7.75'	15.48'	N89°25'38"W	2°23'38"
C34	370.00'	133.83'	67.71'	133.20'	N88°30'56"W	20°44'22"
C35	370.00'	133.83'	67.71'	133.20'	N48°08'26"W	20°44'22"
C36	370.00'	133.83'	67.71'	133.20'	N07°22'14"W	20°44'22"
C37	370.00'	108.94'	53.84'	108.56'	N88°43'16"W	18°33'33"
C38	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C39	30.00'	47.12'	30.00'	42.43'	N43°28'29"W	80°00'00"
C40	50.00'	30.32'	15.64'	28.88'	N18°53'37"E	34°44'33"
C41	50.00'	7.50'	3.75'	7.49'	N38°28'12"E	8°25'38"
C42	60.00'	36.65'	18.32'	36.65'	N08°18'28"E	22°28'10"
C43	60.00'	35.14'	17.57'	35.22'	N58°34'31"E	32°38'34"
C44	60.00'	15.00'	7.54'	14.98'	N89°23'44"E	14°19'28"
C45	60.00'	35.27'	17.64'	35.29'	N56°10'38"E	32°43'30"
C46	60.00'	78.83'	48.27'	71.79'	N07°02'24"W	23°29'10"
C47	50.00'	7.50'	3.75'	7.49'	N38°29'11"W	8°25'38"
C48	50.00'	30.32'	15.64'	28.88'	N17°48'55"W	34°44'33"
C49	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N89°48'27"W	1°27'20"
C51	300.00'	6.78'	3.39'	6.78'	N01°05'18"W	1°17'41"
C52	400.00'	184.49'	83.47'	183.33'	N89°50'16"W	23°35'42"

THE RESERVE AT RIVER OAKS  
 SUBDIVISION PHASE 4  
 DONALD G. BOHREK & ASSOCIATES, INC.  
 CIVIL ENGINEERS & SURVEYORS  
 1000 W. HARRIS AVE., SUITE 100, RIVER OAKS, MO 64077  
 TEL: 816-481-1111 FAX: 816-481-1112  
 REG. NO. 000-118 REG. EXPIRES 12/31/14

DATE: FEB. 2019  
 SHEET NO. 3 OF 4  
 PROJECT NO. 437784-03  
 DRAWING NO. 4272-6

Lot 29



