

APPROVED: _____ DATE _____
 STAFF APPROVAL

APPROVED: _____ DATE _____
 ENGINEERING DEPT. APPROVAL

APPROVED: _____ DATE _____
 LANDSCAPE ARCHITECT APPROVAL

BUILDER: PULTE HOMES OF OHIO, LLC.
 ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44258
 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

OWNER: _____
 ADDRESS: _____
 PHONE: _____



****PRIMARY BENCHMARK:****
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 170/171
 ELEV. = 1003.25

****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

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).

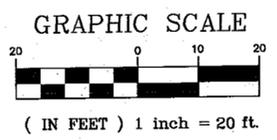
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3.23.2021
 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



PERCENTAGE OF LOT COVERAGE = 27.1%

HOUSE COVERAGE = 2,504 SQ.FT.
 DRIVEWAY COVERAGE = 1,359 SQ.FT.
 WALKWAY COVERAGE = 163 SQ.FT.
 TOTAL COVERAGE = 4,026 SQ.FT.

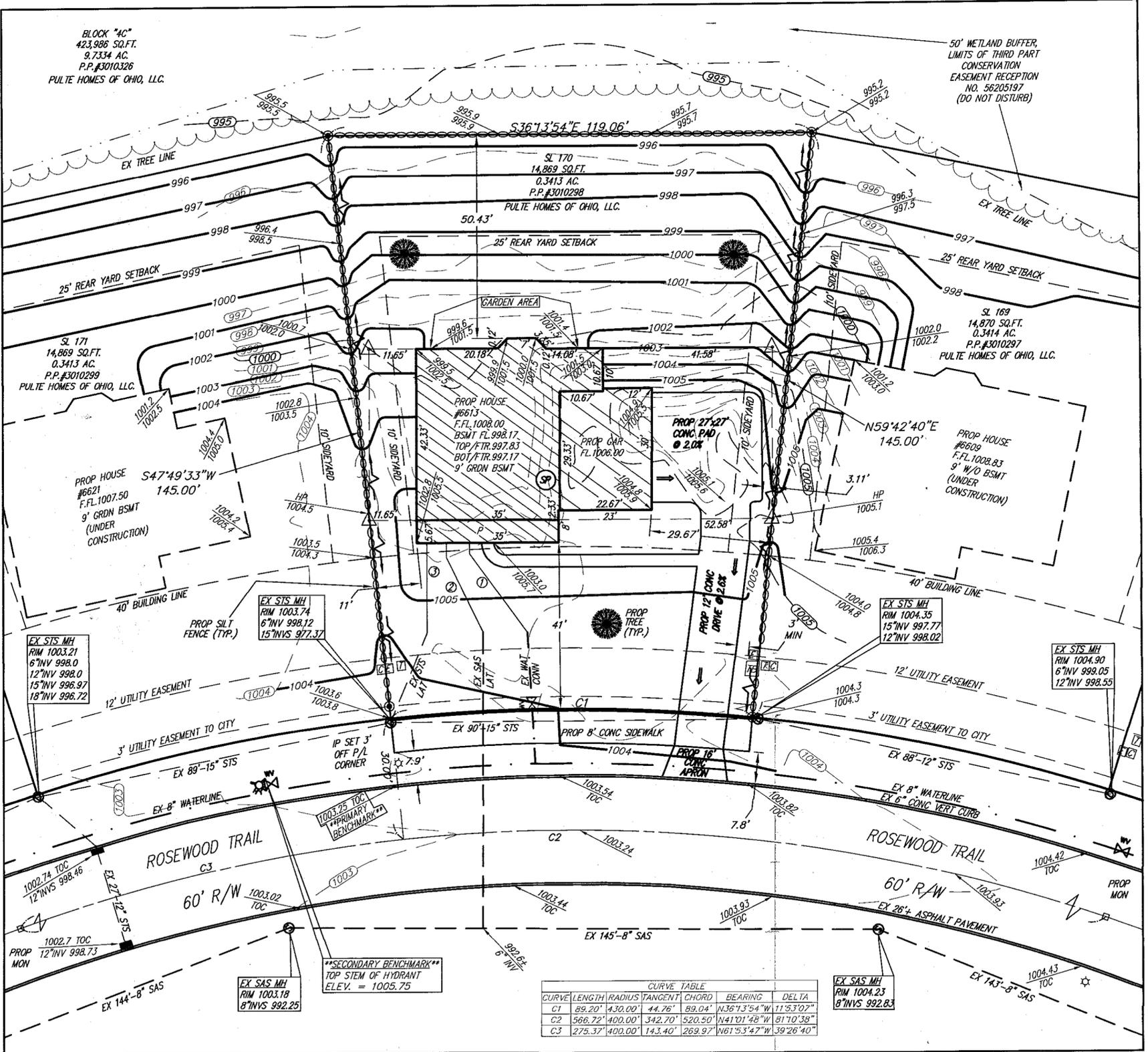
TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: 5
 GAR: 3 CAR SIDE RT W/9' GARDEN BASEMENT

- 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

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
- ⊞ = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ⊞ = OFFSET HUB
- ⊞ = CABLE PEDESTAL
- ⊞ = TRANSFORMER BOX



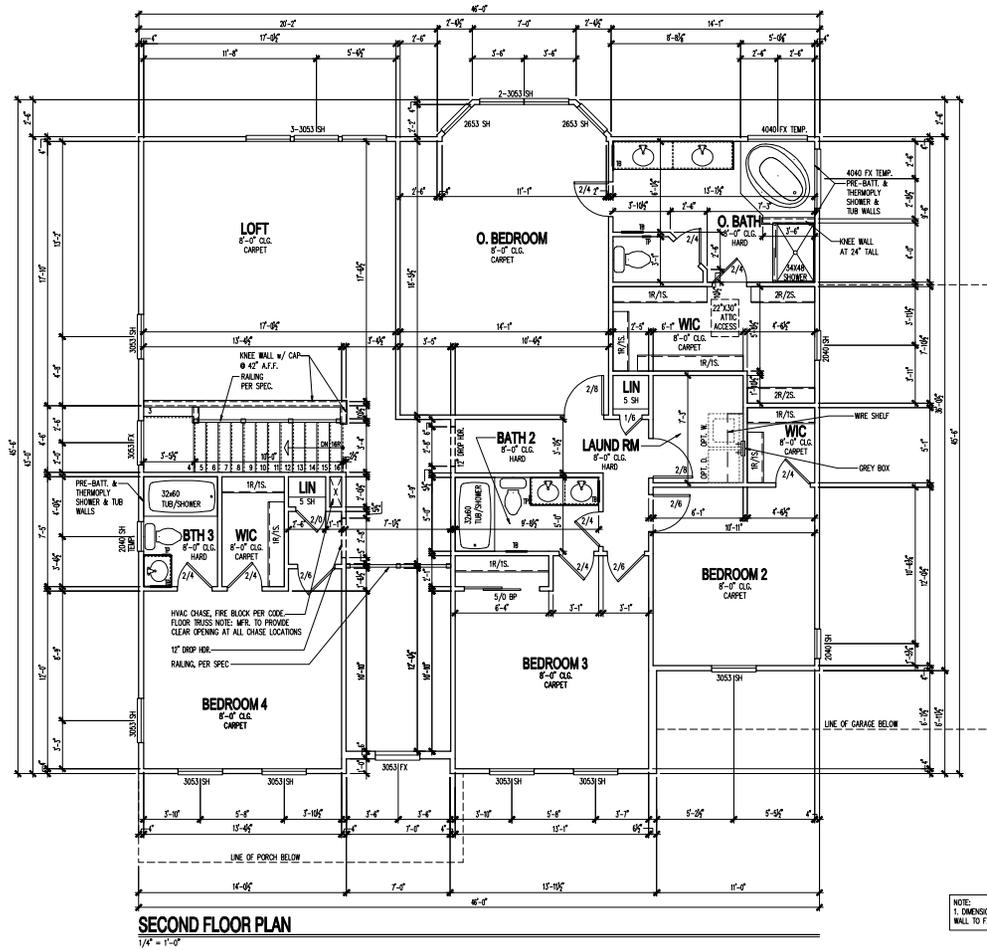
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	89.20'	430.00'	44.76'	89.04'	N36°13'54"W	11°53'07"
C2	566.72'	400.00'	342.70'	520.50'	N41°01'48"W	81°10'38"
C3	275.37'	400.00'	143.40'	269.97'	N61°53'47"W	39°26'40"

SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLLOT 170 6613 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	3-23-21	REV PER LOT SPECIFIC	KEG

HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY KEG	DATE 3-15-2021
CHECKED BY SRL	DRAWING NO. 20142977-4
JOB NO. 20142977-4	SHEET 1 OF 1



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



Second Floor Plan

PRODUCTION MANAGER
Cody Krasny
DATE: 10/12/2020

REVISIONS

NO.	DATE	DESCRIPTION

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

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 170**

LAWSON COMMUNITY ID: **---**

GARAGE HANDICAP: **GARAGE RIGHT**

SPECIFICATION LEVEL: **TBD**

PLAN NAME: **ATWATER**

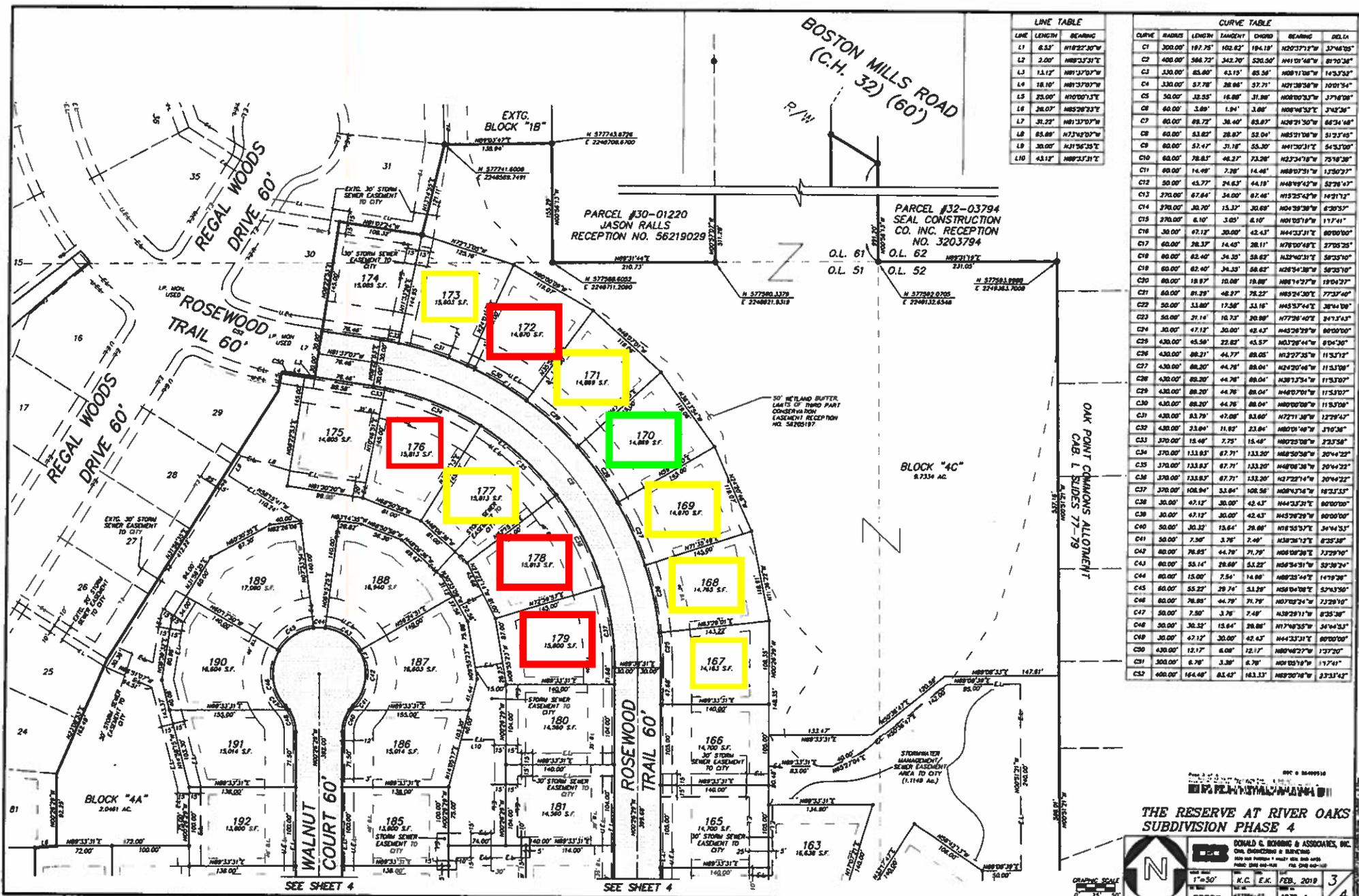
WIC PLAN NUMBER: **1642**

LAWSON PLAN ID: **---**

PLAN NUMBER: **PLAN 3295**

SHEET: **2.20a**

NOTE: SCALE: 1/4" = 1'-0". DIMENSIONS RELATE TO FULL SIZE. STUDS ON 2X24 SHEETS - 11x17 SHEETS REPRESENT 1/2" SCALE. FLOORS



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'	N10°00'13"E
L6	28.00'	N85°28'23"E
L7	31.22'	N81°37'07"W
L8	33.00'	N73°47'07"W
L9	30.00'	N31°56'25"E
L10	43.12'	N89°33'31"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	197.75'	102.62'	194.18'	N02°37'12"W	37°46'30"
C2	400.00'	586.72'	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'	28.86'	57.71'	N01°28'58"W	10°01'54"
C5	300.00'	32.55'	16.86'	31.86'	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°34'18"W	64°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°31'08"W	31°23'45"
C9	60.00'	52.47'	31.16'	55.30'	N41°30'31"E	54°53'00"
C10	60.00'	78.83'	46.27'	73.26'	N23°34'18"W	75°18'36"
C11	60.00'	14.99'	7.28'	14.48'	N88°07'51"W	17°30'27"
C12	30.00'	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'	N49°58'38"W	6°28'32"
C15	370.00'	6.10'	3.05'	6.10'	N01°25'16"W	17°14'41"
C16	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	60°00'00"
C17	60.00'	28.37'	14.40'	26.11'	N78°00'48"W	27°05'25"
C18	60.00'	62.40'	34.30'	58.62'	N32°40'31"E	58°33'00"
C19	60.00'	62.40'	34.30'	58.62'	N89°34'38"W	58°33'00"
C20	60.00'	18.97'	10.06'	19.88'	N88°14'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N85°34'50"E	77°37'40"
C22	50.00'	53.80'	17.58'	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°28'39"W	60°00'00"
C25	430.00'	65.58'	22.82'	63.57'	N37°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°13'54"W	11°53'07"
C29	430.00'	88.20'	44.78'	88.04'	N49°07'09"W	11°53'07"
C30	430.00'	88.20'	44.78'	88.04'	N80°00'08"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'	27.62'	53.64'	N80°01'46"W	37°03'36"
C33	370.00'	15.48'	7.75'	15.48'	N02°58'08"W	27°23'58"
C34	370.00'	133.83'	67.71'	133.20'	N88°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'	N88°43'14"W	18°23'33"
C38	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	60°00'00"
C39	30.00'	47.12'	20.00'	42.43'	N43°28'29"W	60°00'00"
C40	50.00'	30.32'	15.64'	28.86'	N15°33'31"E	34°04'53"
C41	50.00'	7.50'	3.76'	7.48'	N38°38'12"E	8°25'58"
C42	40.00'	78.85'	44.78'	71.78'	N08°00'28"E	72°29'24"
C43	60.00'	55.14'	28.60'	51.22'	N56°54'31"W	52°38'24"
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°29'16"
C47	50.00'	7.50'	3.76'	7.48'	N38°29'11"W	8°25'58"
C48	50.00'	30.32'	15.64'	28.86'	N17°48'33"W	34°04'53"
C49	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	60°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°72'00"
C51	300.00'	6.78'	3.39'	6.78'	N01°25'16"W	17°14'41"
C52	400.00'	164.48'	83.42'	163.33'	N89°07'16"W	23°31'42"

- Look alike
- Vacant

THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 4

DONALD C. BOHNING & ASSOCIATES, INC.
 Civil, Engineering & Surveying
 1000 West Virginia Avenue, Suite 200
 Raleigh, NC 27603-1100

DATE: 1/15/2019
 PROJECT: N.C. E.K. FEB. 2019
 SHEET: 4272-4

GRAPHIC SCALE
 1" = 50'
 0' 25' 50'

Lot 173



Lot 167

