

APPROVED: STAFF APPROVAL DATE

APPROVED: ENGINEERING DEPT. APPROVAL DATE

APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

****PRIMARY BENCHMARK:****
TOP OF HYDRANT @ P/L
IN FRONT OF SUBLOTS 121/122
ELEV. = 1008.77

****SECONDARY BENCHMARK****
TOP STEM OF HYDRANT
IN FRONT OF SUBLOTS 88/121
ON TIMBERLINE TRAIL
ELEV. = 1009.78

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

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

OWNER: _____
ADDRESS: _____
PHONE: _____

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

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

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

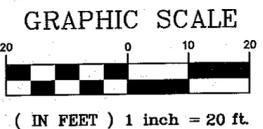
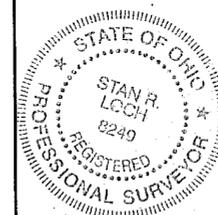
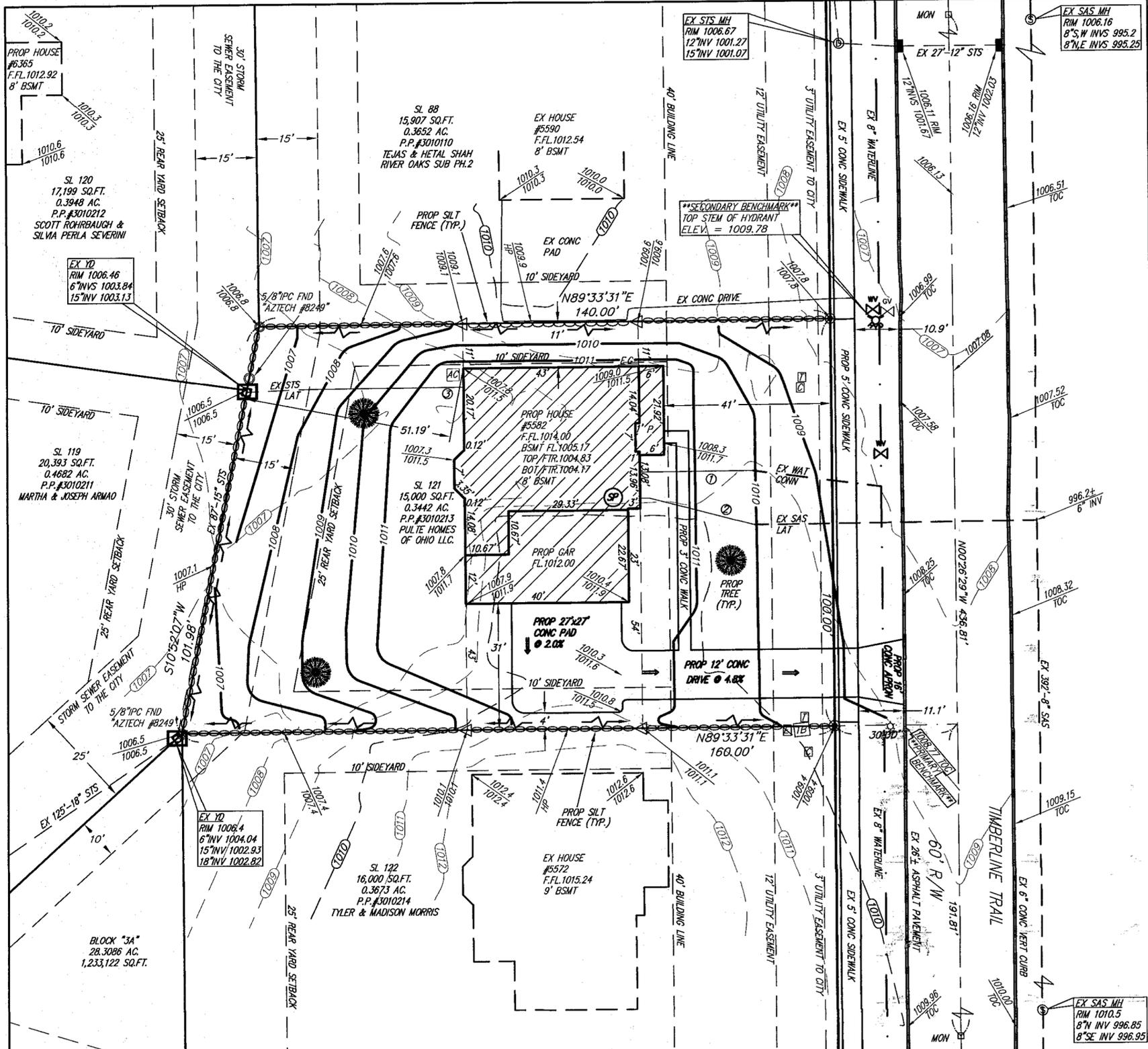
INITIAL SITE BENCHMARK:
SUMMIT COUNTY GEODETIC MONUMENT HU 118
STATE PLAN COORDINATE
N 572,745.649
E 2,250,912.641
ELEVATION = 1006.912 NAVD 1988

NOTES:
DOWNSPOUTS TO BE CONNECTED TO
STORM SEWER CONNECTION
SUMP PUMP REQUIRED FOR FOOTER DRAINS

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

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

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



PERCENTAGE OF
LOT COVERAGE = 27.3%

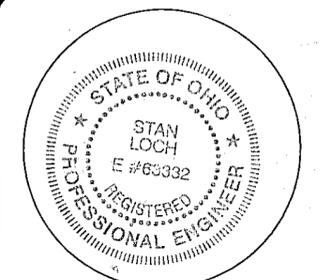
HOUSE COVERAGE = 2,580 SQ.FT.
DRIVEWAY COVERAGE = 1,351 SQ.FT.
WALKWAY COVERAGE = 171 SQ.FT.
TOTAL COVERAGE = 4,102 SQ.FT.

DATE OF SURVEY:
JANUARY 13th, 2021

TYPE OF HOUSE:
PLAN # ATWATER
ELEVATION: NORTHERN CRAFTSMAN
GAR: 3 CAR SIDE LEFT W/8' 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

- LEGEND:**
- = PROPOSED TREE
 - = EX 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
 - ⊙ = EX HYDRANT
 - ⊙ = EX WATER VALVE
 - ⊙ = SUMP PUMP
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊙ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ▽ = OFFSET HUB
 - ⊙ = EX STUB
 - E = ELECTRIC BOX
 - ⊙ = IRON PIN FOUND
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = CABLE PEDESTAL
 - ⊙ = TRANSFORMER BOX



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

1-19-2021
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

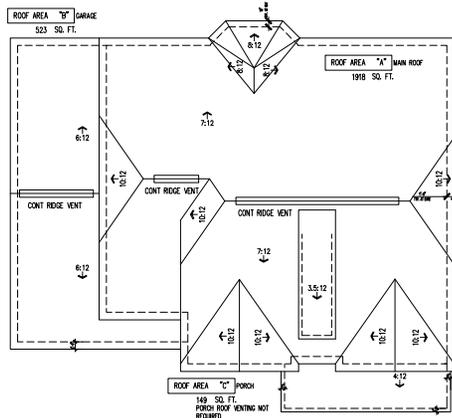
SHEET CONTENT

**SITE PLAN FOR
PULTE HOMES
SUBLT 121
5582 TIMBERLINE TRIAL
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.3
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO**

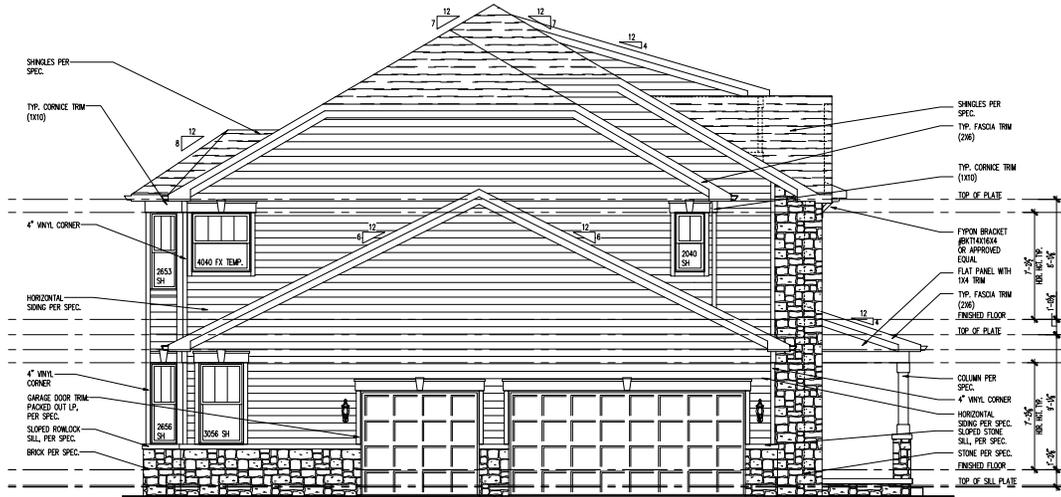
REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE		VERT. SCALE	
1" = 20'		1" = 20'	
DRAWN BY	KEG	DATE	1-19-2021
CHECKED BY	SRL	DRAWING NO	Site-Plans
JOB NO	20142977-3	SHEET	1 OF 1

ATTIC VENTILATION SCHEDULE												
12 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			TOTAL		
	LOC. AREA	ROOF 1 SUPP	ROOF 2 SUPP	LOC. AREA	ROOF 1 SUPP	ROOF 2 SUPP	LOC. AREA	ROOF 1 SUPP	ROOF 2 SUPP	LOC. AREA	ROOF 1 SUPP	ROOF 2 SUPP
RAVE	-	-	198	330	330	330	33	125	37	-	-	-
EAWE	-	-	-	330	334	303	37	125	-	-	-	-
TOTAL	-	-	198	6.66	1.04	1.31	1.31	3.50	-	-	-	-



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



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



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

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387 Medina Rd. Suite 1700
Medina, OH 44256



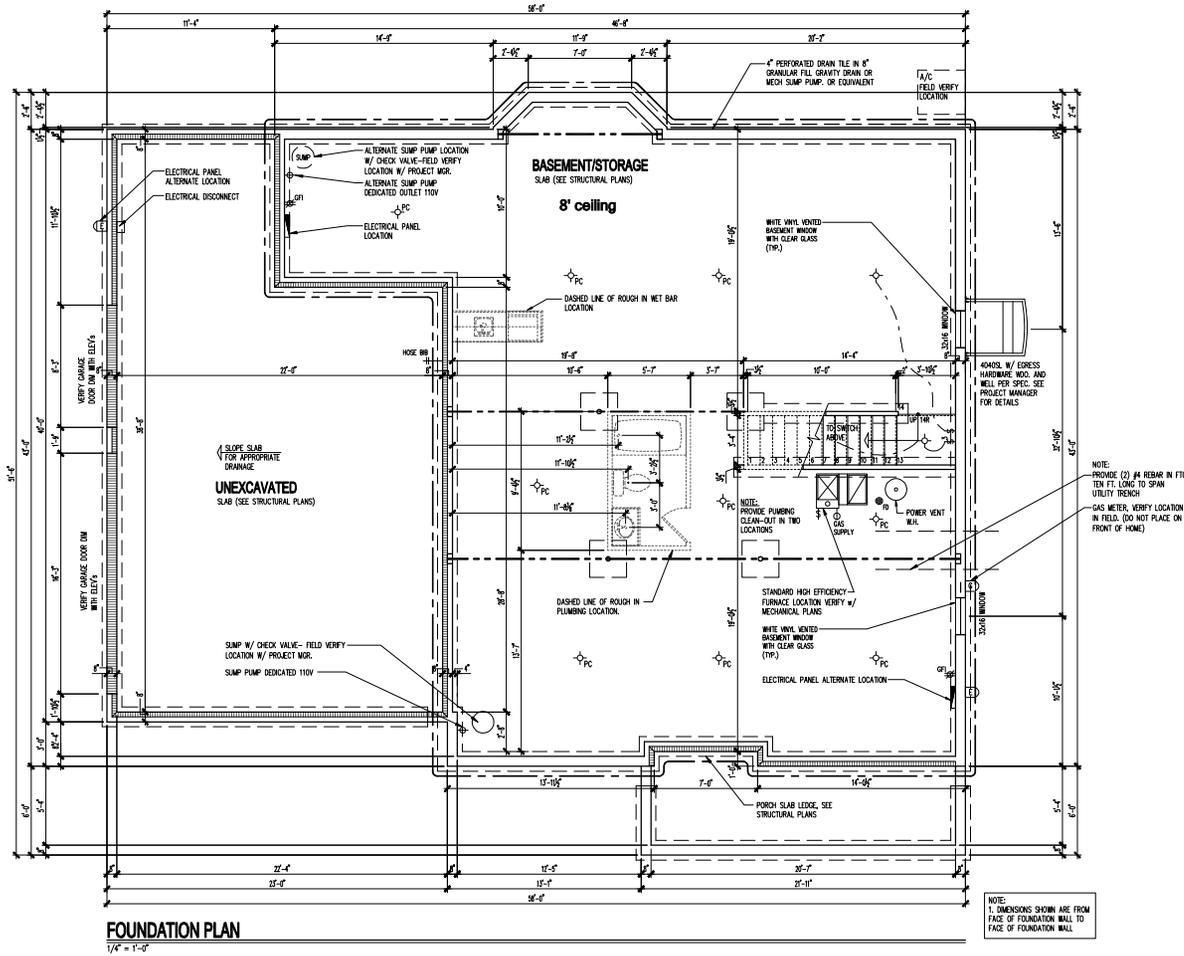
Elevation - 12 Northern Craftman
Side Elevations

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

REV. #	DATE / DESCRIPTION
△	
△	
△	
△	
△	

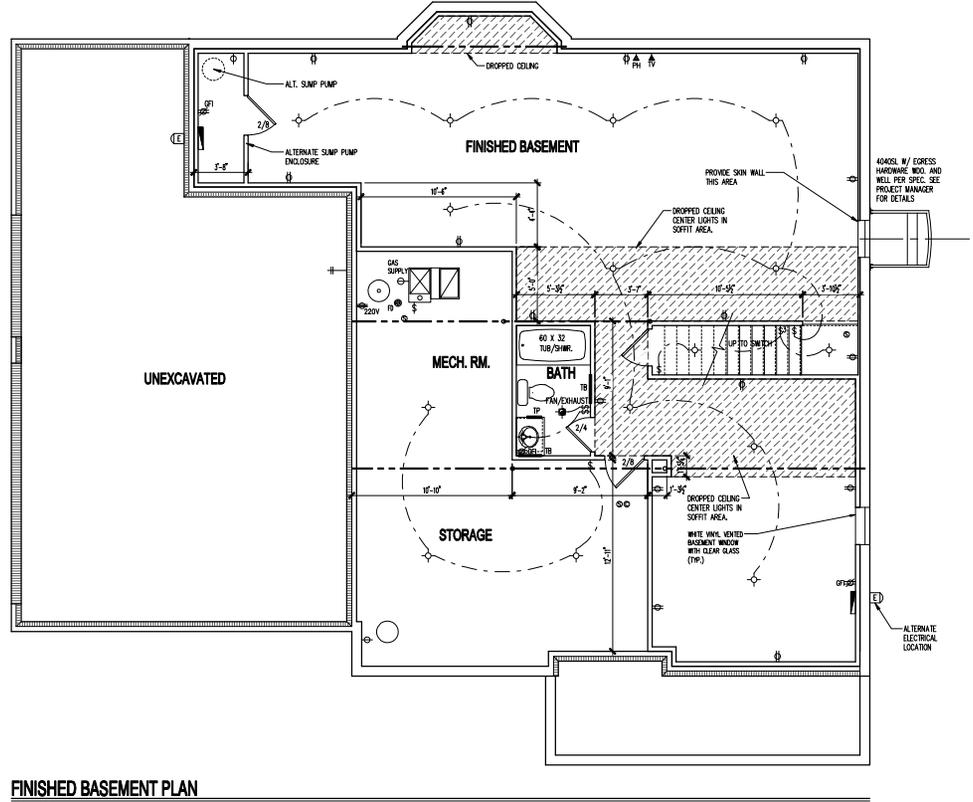
PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 121
LAWSON COMMUNITY ID	
GARAGE HARDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	ATWATER
WPC PLAN NUMBER	1642
LAWSON PLAN ID	PLAN 3295

9/16/2020
7.12a3



NO.	REVISION	DATE	BY	CHK	APP

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 121
LAWSON COMMUNITY ID	
GARAGE HARDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	ATWATER
WPC PLAN NUMBER	1642
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3295



FINISHED BASEMENT PLAN
1/4" = 1'-0"

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



Finished Basement Plan

PRODUCTION MANAGER
Cody Kelsey
DATE: 01/16/2024

REV. #	DATE	DESCRIPTION

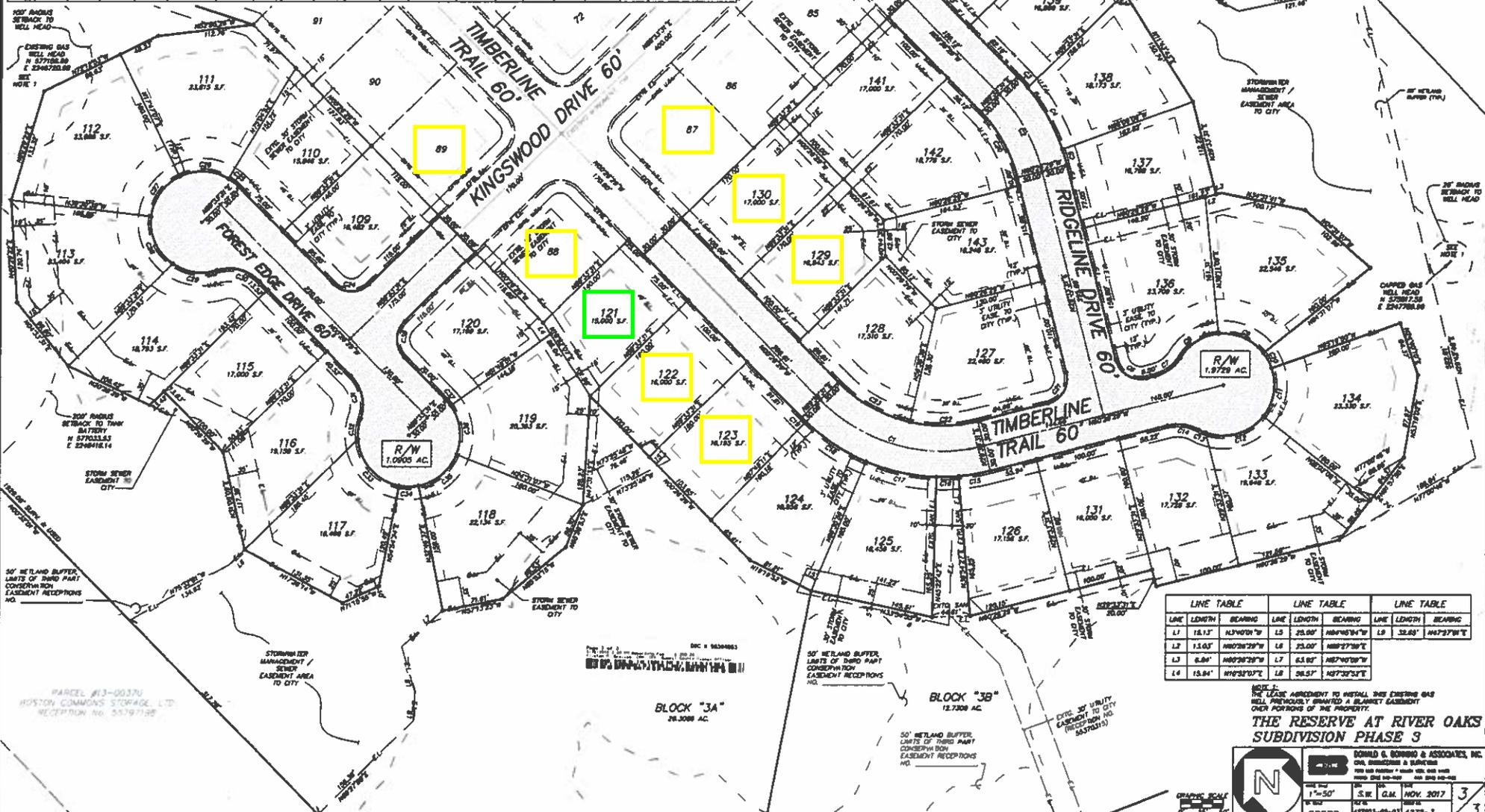
NOTE: SCALE: NOTED ON DRAWING RELATE TO FULL SIZE. FLOORS ON 2204 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE FLOORS

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

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 121
LAWSON COMMUNITY ID	
GARAGE HARDING	GARAGE LEFT
PROFESSION LEVEL	TBD
PLAN NAME	ATWATER
WPC PLAN NUMBER	1642
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3295
SHEET	2.00

CURVE TABLE					CURVE TABLE					CURVE TABLE										
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	308.44'	176.47'	308.00'	N30°30'30"W	80°00'00"	C11	60.00'	60.00'	33.70'	57.53'	N87°10'00"E	87°10'00"	C21	30.00'	47.12'	30.00'	42.43'	N74°33'21"E	80°00'00"
C2	300.00'	308.44'	176.47'	308.00'	N30°30'30"W	80°00'00"	C12	60.00'	60.00'	33.70'	57.53'	N87°10'00"E	87°10'00"	C22	170.00'	60.00'	60.00'	78.62'	N48°33'30"W	87°00'00"
C3	230.00'	17.00'	8.80'	163.83'	N44°15'30"E	30°00'00"	C13	60.00'	78.17'	43.47'	78.30'	N87°00'00"E	77°00'00"	C23	170.00'	60.00'	60.00'	78.62'	N48°33'30"W	87°00'00"
C4	230.00'	17.00'	8.80'	163.83'	N44°15'30"E	30°00'00"	C14	60.00'	4.80'	4.80'	6.00'	N87°00'00"E	87°00'00"	C24	30.00'	47.12'	30.00'	42.43'	N74°33'21"E	80°00'00"
C5	230.00'	63.00'	48.00'	63.18'	N1°24'30"E	30°00'00"	C15	60.00'	37.00'	18.87'	35.83'	N87°00'00"E	47°00'00"	C25	30.00'	47.12'	30.00'	42.43'	N74°33'21"E	80°00'00"
C6	230.00'	16.00'	8.00'	16.00'	N87°11'30"E	41°00'00"	C16	230.00'	37.00'	18.87'	35.83'	N87°00'00"E	47°00'00"	C26	60.00'	18.10'	7.62'	15.12'	N87°00'00"E	11°00'00"
C7	20.00'	47.12'	30.00'	42.43'	N74°33'21"E	80°00'00"	C17	230.00'	30.00'	13.00'	28.00'	N47°00'00"E	87°00'00"	C27	60.00'	60.00'	32.70'	57.53'	N43°24'30"E	87°17'48"
C8	60.00'	37.00'	18.87'	35.83'	N87°00'00"E	47°00'00"	C18	230.00'	60.00'	43.00'	64.70'	N47°00'00"E	87°17'48"	C28	60.00'	60.00'	32.70'	57.53'	N43°24'30"E	87°17'48"
C9	60.00'	37.00'	18.87'	35.83'	N87°00'00"E	47°00'00"	C19	230.00'	60.00'	43.00'	64.70'	N47°00'00"E	87°17'48"	C29	60.00'	60.00'	32.70'	57.53'	N43°24'30"E	87°17'48"
C10	60.00'	60.00'	32.70'	57.53'	N43°24'30"E	87°17'48"	C20	230.00'	60.00'	43.00'	64.70'	N47°00'00"E	87°17'48"	C30	60.00'	60.00'	32.70'	57.53'	N43°24'30"E	87°17'48"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	60.00'	64.00'	30.62'	63.52'	N47°00'00"E	87°00'00"
C32	60.00'	24.14'	12.83'	23.87'	N48°00'00"E	27°00'00"
C33	60.00'	26.00'	46.00'	78.00'	N47°00'00"E	70°00'00"
C34	60.00'	23.17'	11.73'	22.63'	N48°00'00"E	27°00'00"
C35	60.00'	60.00'	28.70'	57.53'	N43°24'30"E	87°17'48"
C36	60.00'	60.00'	28.70'	57.53'	N43°24'30"E	87°17'48"
C37	60.00'	6.63'	4.53'	6.63'	N43°24'30"E	63°23'21"
C38	30.00'	47.12'	30.00'	42.43'	N74°33'21"E	80°00'00"



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.12'	N47°00'00"W	L5	25.00'	N48°00'00"W
L2	15.03'	N48°00'00"W	L6	25.00'	N47°00'00"W
L3	8.04'	N48°00'00"W	L7	63.00'	N47°00'00"W
L4	15.04'	N48°00'00"W	L8	26.57'	N47°00'00"W

NOTE 1:
THE LEASE AGREEMENT TO INSTALL AND EXISTING GAS WELL PROPOSED TO BE GRANTED A EASEMENT OVER OTHER PORTIONS OF THE PROPERTY.

**THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 3**




DONALD G. BORDO & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 1000 W. 10th Street, Suite 100, Des Moines, IA 50319
 (515) 281-1000

DATE: NOV. 2017
 SHEET NO.: 3 OF 3

