

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 44256
 PHONE: 330-239-1587

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	78.09'	60.00'	45.68'	72.69'	S02°11'26"W	74°34'06"

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

PRIMARY BENCHMARK
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOT'S 116/117
 ELEV. = 1007.23

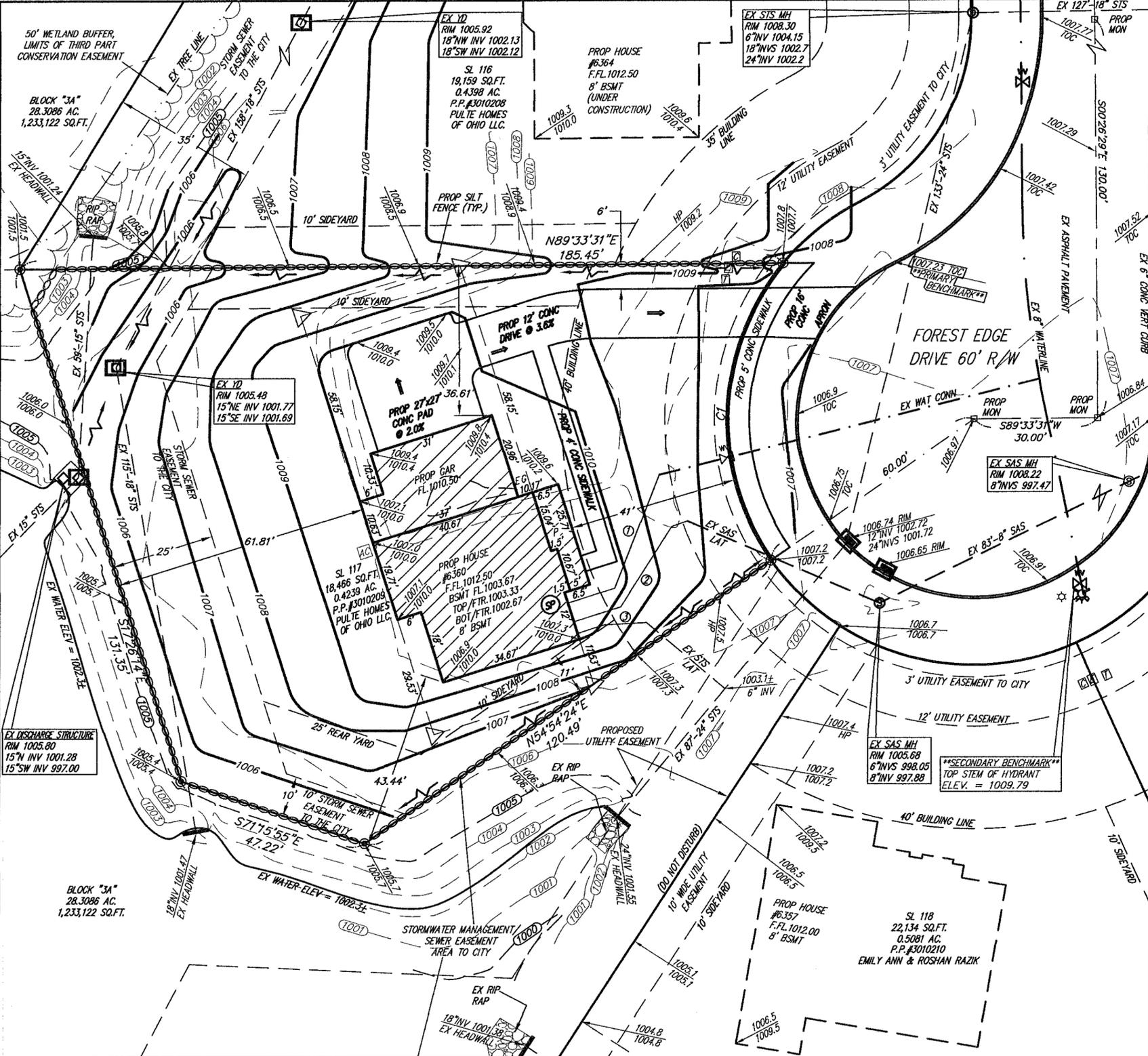
SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT'S 119
 ON FOREST EDGE DRIVE
 ELEV. = 1009.79

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

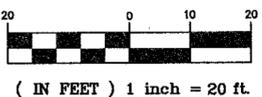
OWNER: _____
 ADDRESS: _____
 PHONE: _____

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 (1207.04.J)



GRAPHIC SCALE



PERCENTAGE OF LOT COVERAGE = 22.4%

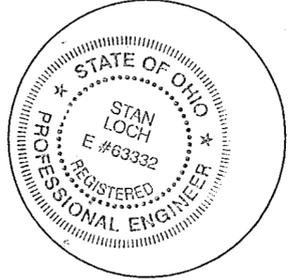
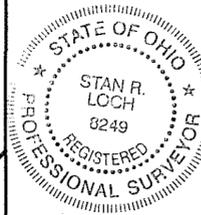
HOUSE COVERAGE = 2,306 SQ.FT.
 DRIVEWAY COVERAGE = 1,589 SQ.FT.
 WALKWAY COVERAGE = 237 SQ.FT.
 TOTAL COVERAGE = 4,132 SQ.FT.

DATE OF SURVEY:
 MARCH 13th, 2019

TYPE OF HOUSE:
 PLAN# HOLBROOK
 ELEVATION: 2
 GAR: 3 CAR SIDE RIGHT W/8' BASEMENT & FIREPLACE

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



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

3-13-19
 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

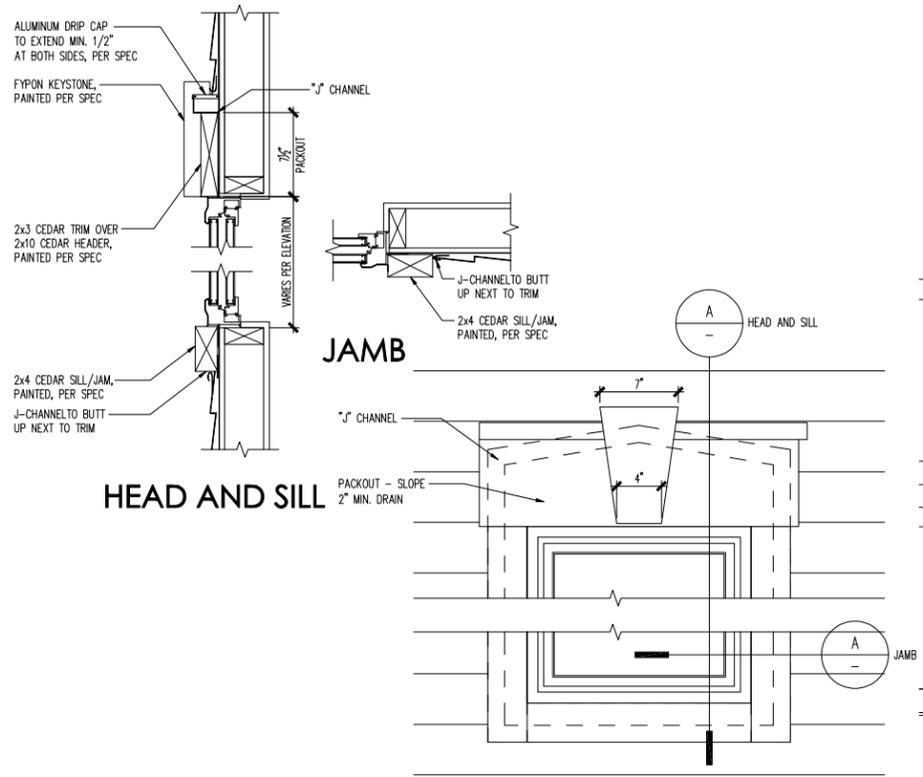
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLOT 117
 6360 FOREST EDGE DRIVE 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'	
DRAWN BY	DATE
KEG	3-18-2019
CHECKED BY	DRAWING NO
SRL	Site-Plans
JOB NO	SHEET
20142977-3	1 OF 1

A WNDW TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



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



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

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



Front Elevation - 2
Front and Rear Elevations

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 03/13/2019

REV #	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 117
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

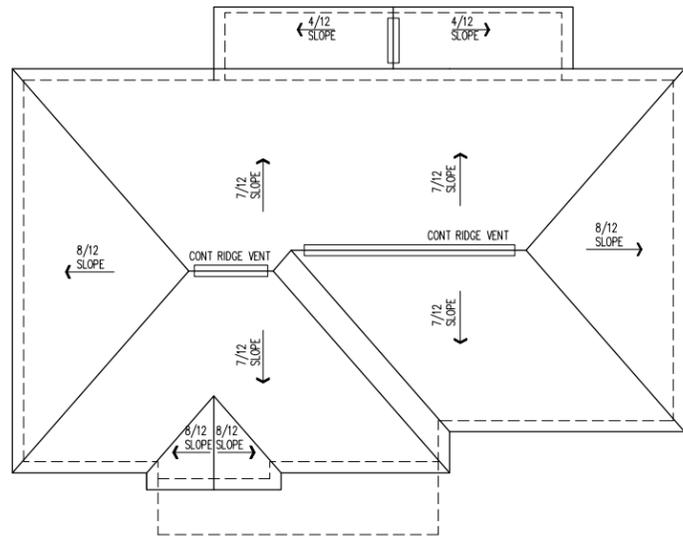
LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
7.02a1

ENGINEER OF RECORD: MULHREN & KULP, ENGINEERING
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

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

ATTIC VENTILATION SCHEDULE																
2 ELEVATION	LOC	1ST FLOOR ROOF			2ND FLOOR ROOF			N/A			N/A			N/A		
		AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE	208	0.35	0.83	2101	3.5	3.56									
	EAVE		0.35	0.83		3.5	11.44									
	TOTAL		0.70	1.66		7.0	15.0									



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



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



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

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



Front Elevation - 2
Side Elevations

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 03/13/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 117
LAWSON COMMUNITY ID

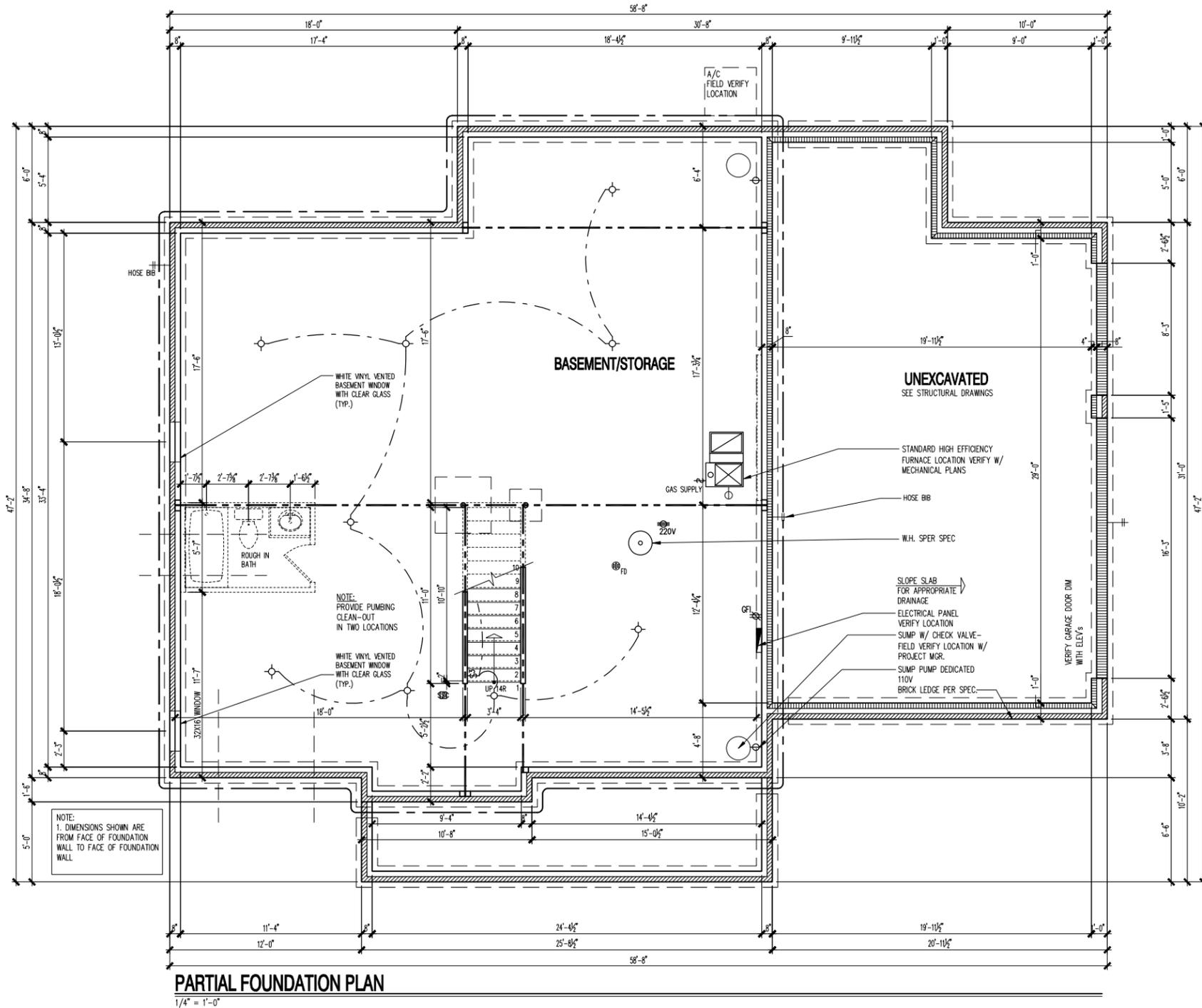
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
7.02a3



Full Basement Foundation Plan

REV #	DATE	DESCRIPTION

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 03/13/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 117
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

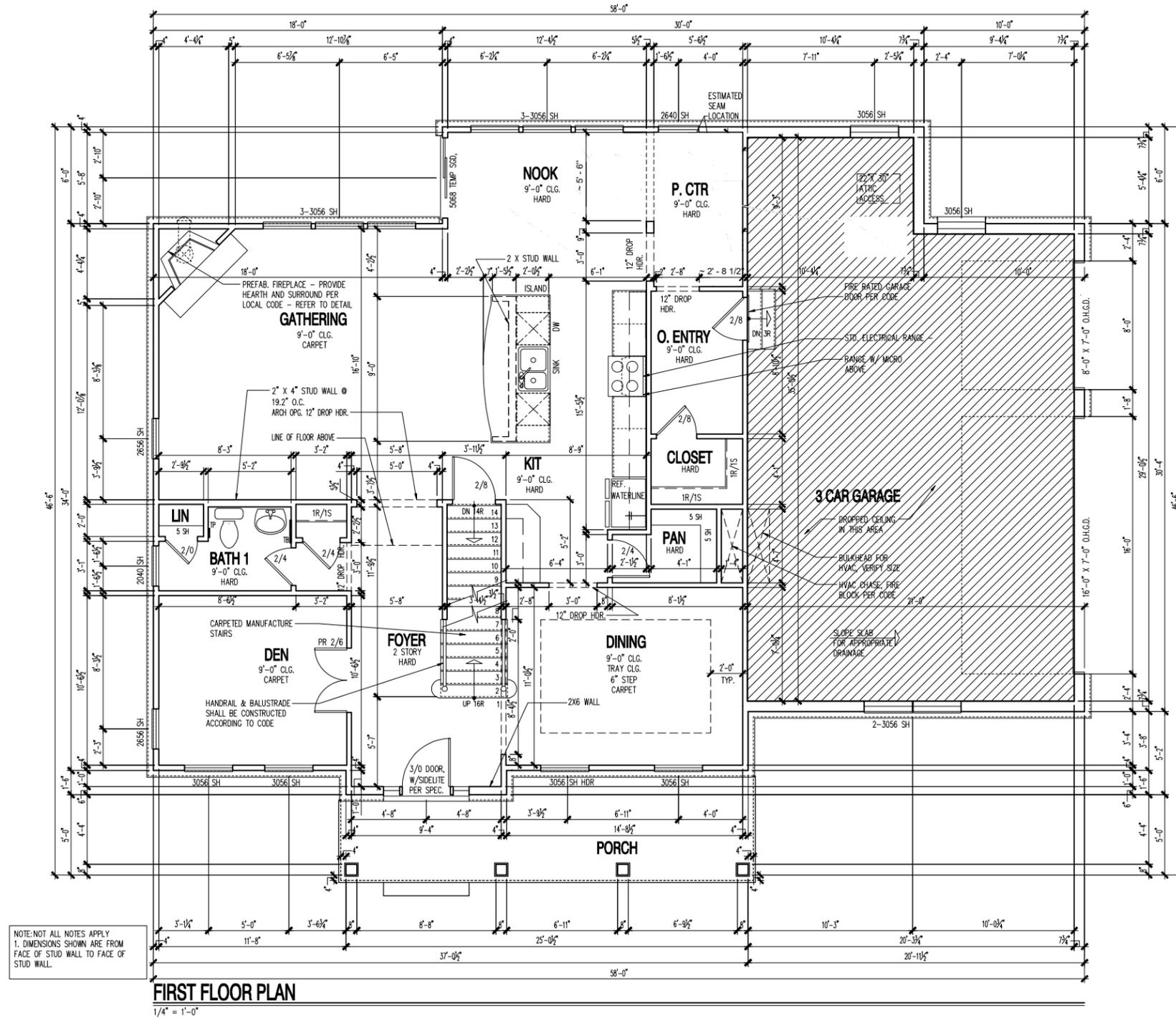
PLAN NAME
HOLBROOK
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
1.30a

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

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

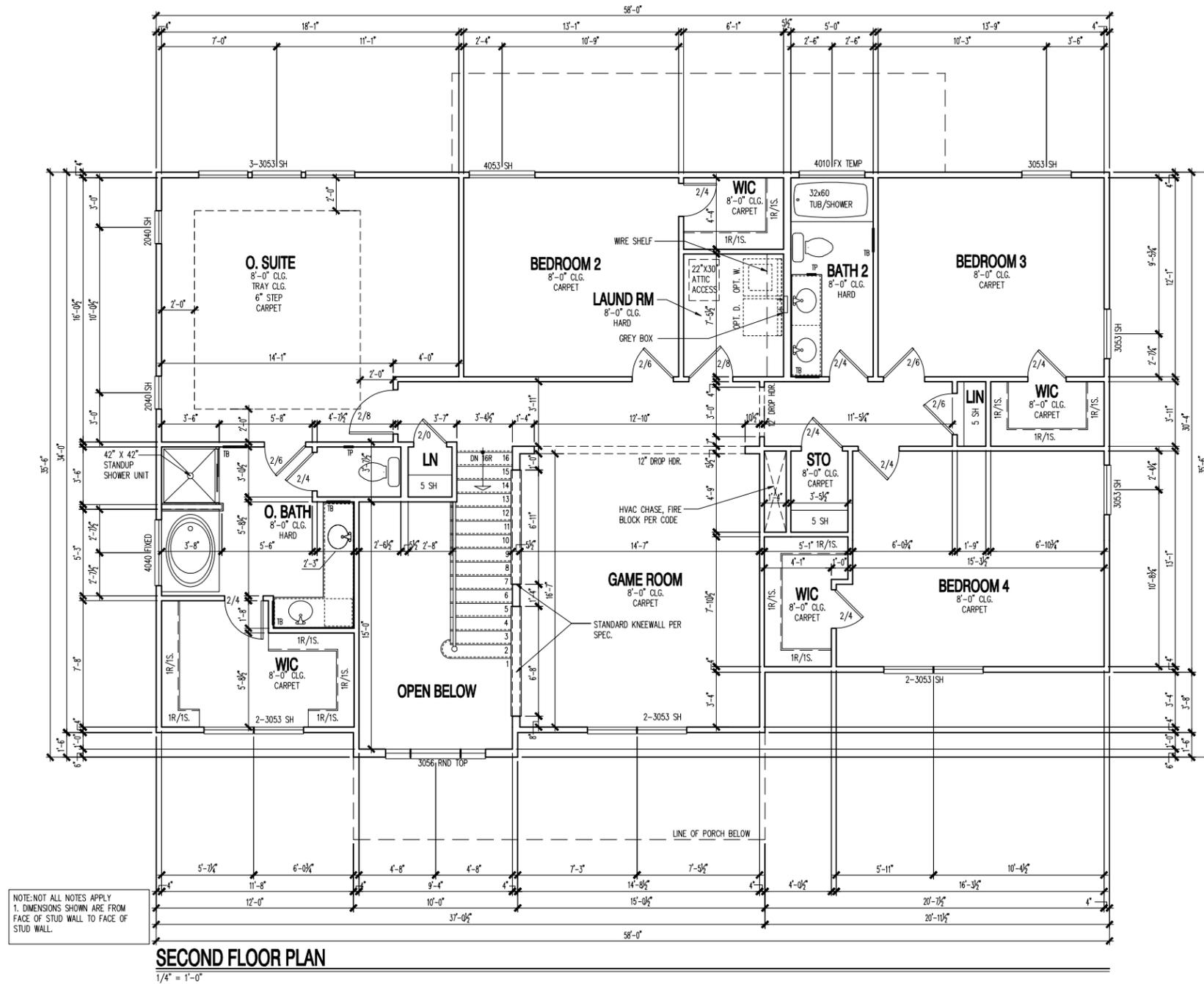


First Floor Plan	
PRODUCTION MANAGER	Jamie Heinzman
CURRENT RELEASE DATE:	03/13/2019
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
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△	

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

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 117
LAWSON COMMUNITY ID	
GARAGE HANDING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
PLAN NAME	HOLBROOK
NPS PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3140
SHEET	2.10a

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERING
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS



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

REV #	DATE	DESCRIPTION

PRODUCTION MANAGER
Jamey Heinzman

CURRENT RELEASE DATE: 03/13/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 117
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

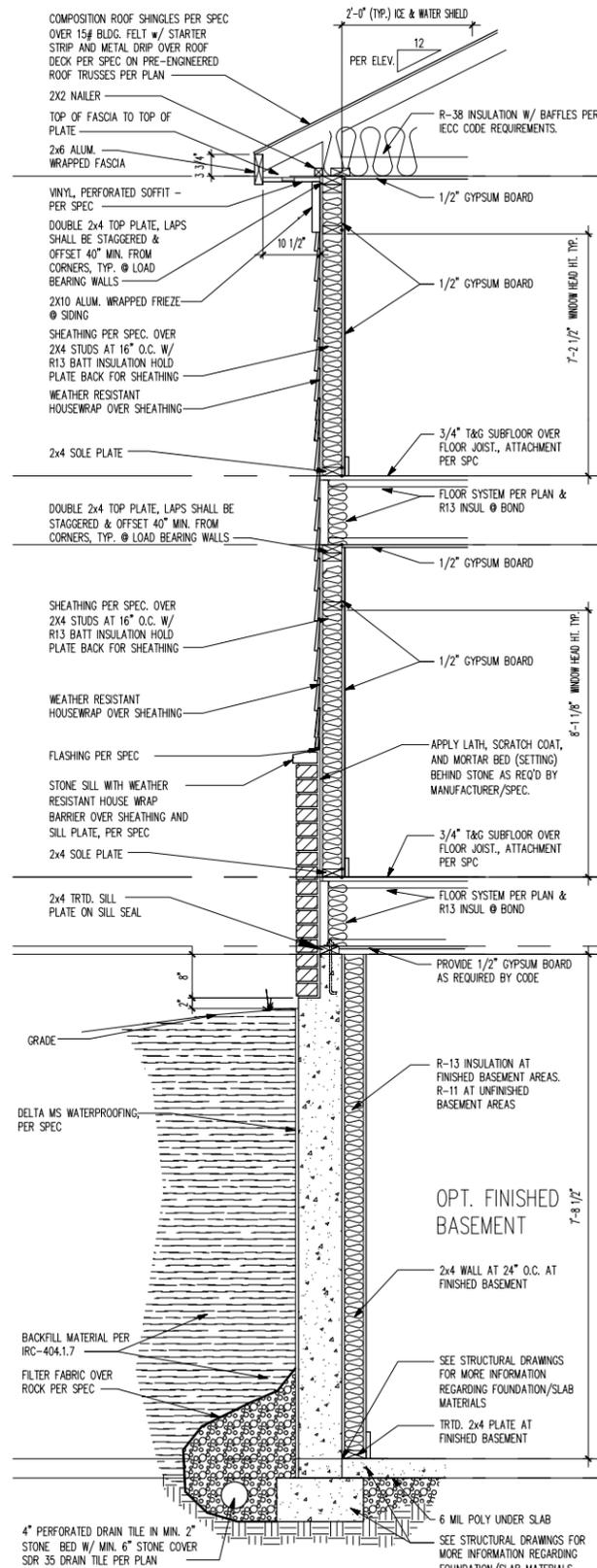
SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

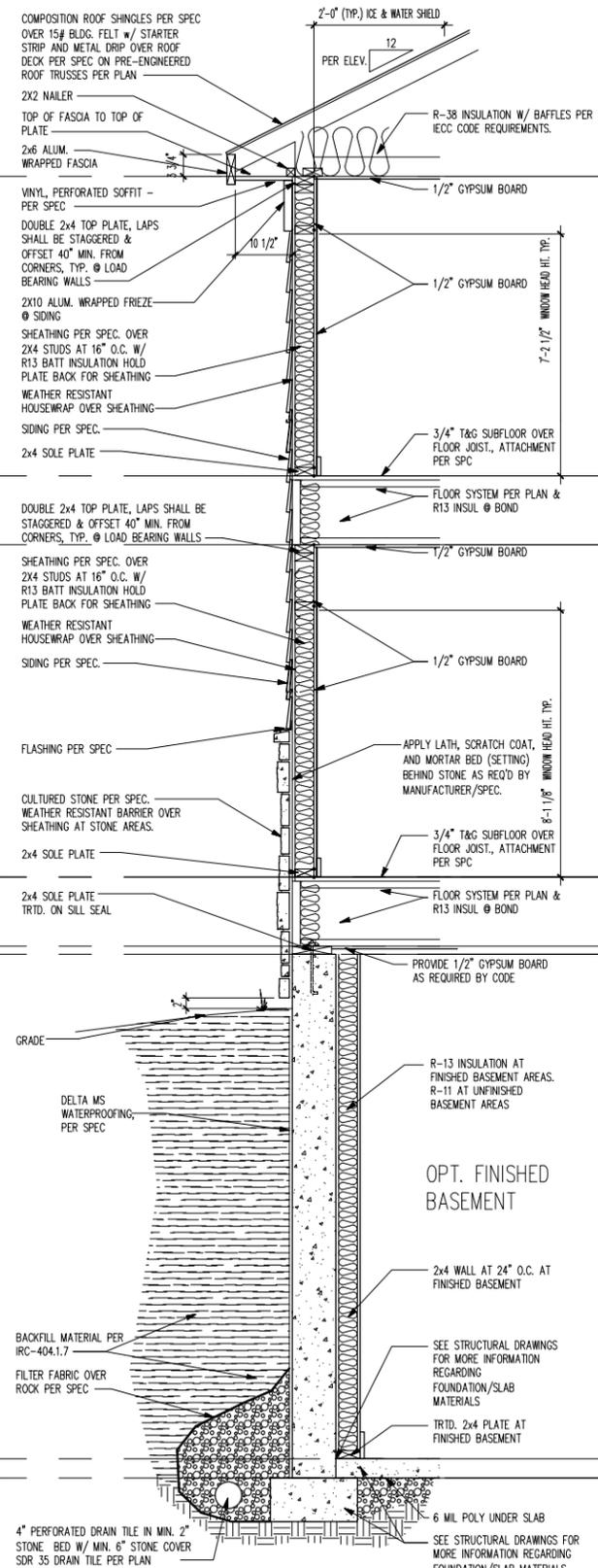
SHEET
2.20a

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS



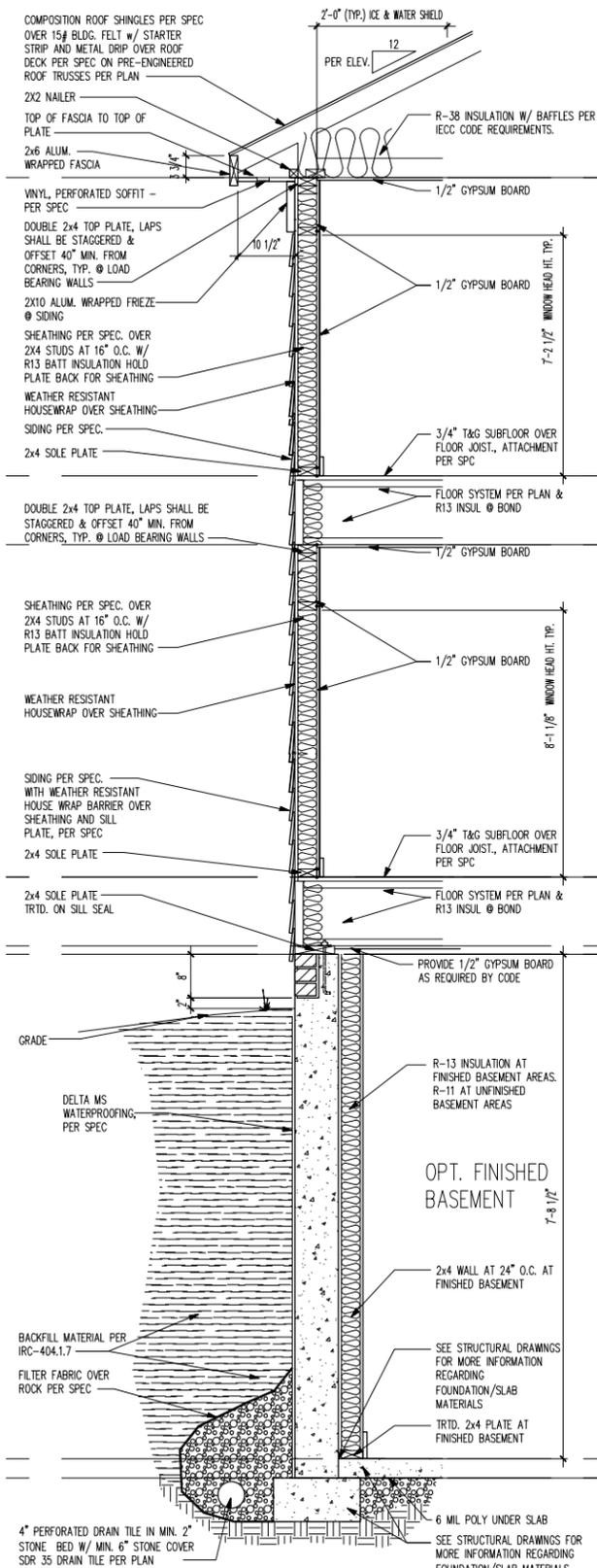
TYPICAL WALL SECTION - w/ brick wainscoat

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ stone wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"

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

REV #	DATE	DESCRIPTION
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PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 03/13/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 117

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK

LEGACY PLAN NUMBER / NAME
TBD

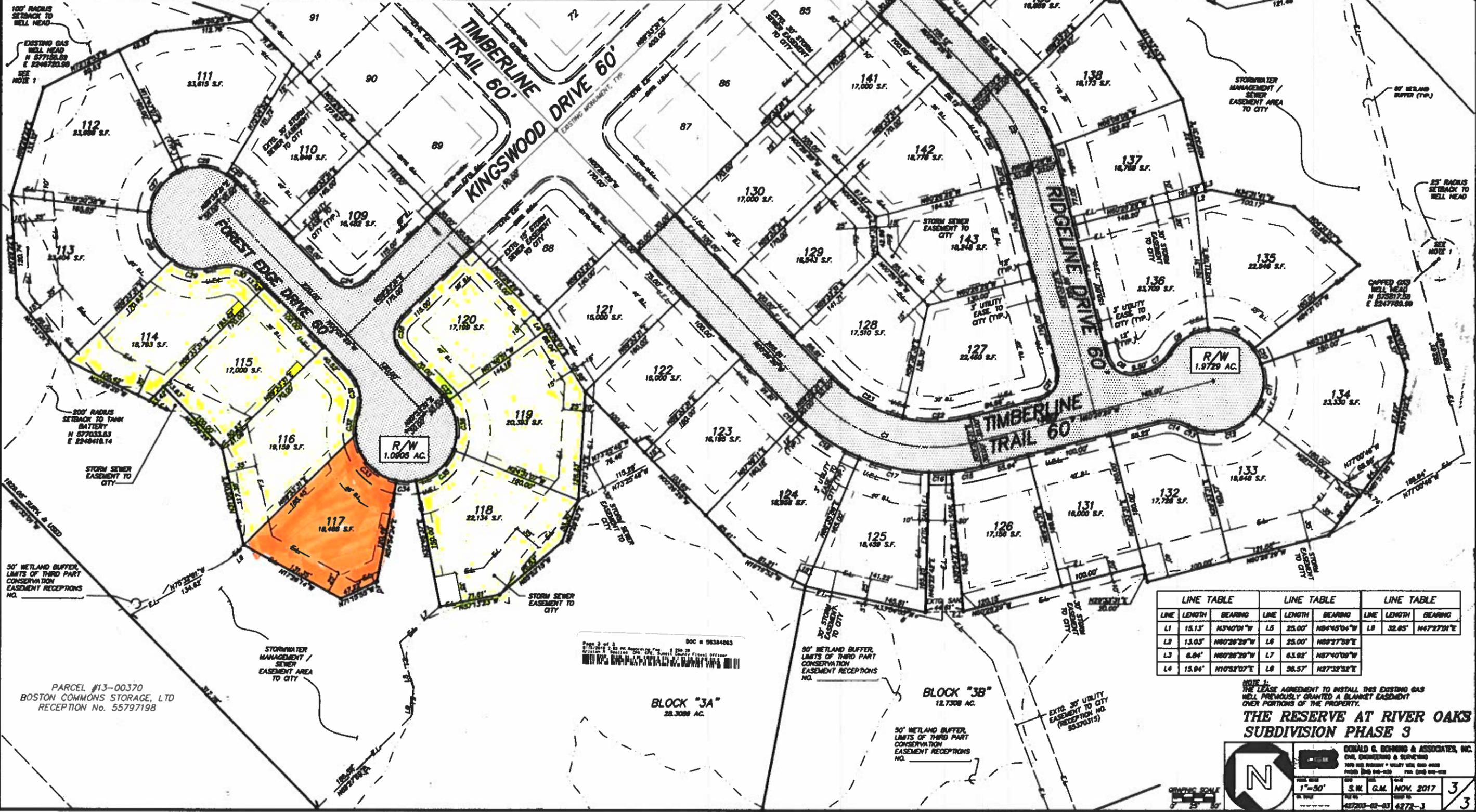
PLAN 3140

SHEET
3.31a

Look Alike Map

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'	115.47'	300.00'	N30°28'28"W	90°00'00"	C11	60.00'	60.00'	33.78'	57.83'	N53°19'08"E	87°17'48"	C21	30.00'	47.12'	30.00'	42.43'	N74°33'31"E	90°00'00"
C2	300.00'	104.72'	53.88'	103.83'	N14°33'31"E	30°00'00"	C12	60.00'	75.17'	43.42'	78.28'	N52°08'41"W	71°48'48"	C22	170.00'	60.36'	40.85'	78.82'	N48°53'38"W	27°08'00"
C3	330.00'	17.82'	8.82'	17.82'	N01°48'43"E	4°28'25"	C13	60.00'	8.89'	4.80'	8.88'	N51°40'28"W	93°08'18"	C23	170.00'	87.86'	50.22'	88.31'	N18°53'38"W	32°34'13"
C4	330.00'	83.82'	42.28'	83.16'	N14°24'30"E	29°48'48"	C14	60.00'	37.82'	18.87'	38.83'	N38°48'14"W	43°28'38"	C24	30.00'	47.12'	30.00'	42.43'	N48°28'28"W	90°00'00"
C5	330.00'	18.98'	9.89'	18.98'	N27°11'37"E	4°43'47"	C15	230.00'	37.83'	18.81'	37.48'	N58°48'01"W	92°38'38"	C25	60.00'	15.16'	7.62'	15.12'	N07°48'48"W	14°28'38"
C6	30.00'	47.12'	30.00'	42.43'	N18°28'28"W	90°00'00"	C16	230.00'	25.88'	13.00'	25.88'	N47°01'25"W	93°08'18"	C26	60.00'	60.00'	32.78'	57.83'	N43°34'01"W	57°17'48"
C7	60.00'	37.82'	18.87'	38.83'	N52°08'41"W	43°28'38"	C17	230.00'	65.18'	43.08'	64.70'	N34°02'41"W	51°31'41"	C27	60.00'	60.00'	32.78'	57.83'	N78°08'18"E	57°17'48"
C8	60.00'	84.42'	28.24'	82.88'	N77°47'38"W	81°08'00"	C18	230.00'	65.18'	43.08'	64.70'	N12°47'27"W	51°31'41"	C28	60.00'	64.81'	38.04'	61.78'	N18°28'28"W	61°28'48"
C9	60.00'	60.00'	32.78'	57.83'	N23°10'00"W	57°17'48"	C19	230.00'	6.88'	3.48'	6.88'	N01°18'28"W	1°46'28"	C29	60.00'	64.36'	28.21'	62.52'	N37°28'28"W	61°28'31"
C10	60.00'	20.08'	10.14'	20.00'	N18°04'31"E	18°11'17"	C20	170.00'	68.81'	43.85'	68.80'	N14°33'31"E	30°00'00"	C30	60.00'	64.85'	30.62'	62.21'	N31°28'28"W	62°37'28"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	60.00'	64.85'	30.62'	62.21'	N31°28'28"E	62°37'28"
C32	60.00'	24.14'	12.83'	23.97'	N58°08'08"E	53°02'53"
C33	60.00'	78.08'	48.88'	72.88'	N02°11'38"E	74°34'08"
C34	60.00'	23.17'	11.73'	23.03'	N48°08'30"W	22°07'48"
C35	60.00'	60.00'	32.78'	57.83'	N58°08'18"E	57°17'48"
C36	60.00'	60.00'	32.78'	57.83'	N38°08'18"E	57°17'48"
C37	60.00'	6.83'	3.43'	6.83'	N03°28'18"E	63°37'31"
C38	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	90°00'00"



100' RADIUS SETBACK TO WELL HEAD
EXISTING GAS WELL HEAD N 87°52.83 E 224°723.89
SEE NOTE 1

200' RADIUS SETBACK TO TANK BATTERY N 57°03.83 E 224°418.14
STORM SEWER EASEMENT TO CITY

50' WETLAND BUFFER, LIMITS OF THIRD PARTY CONSERVATION EASEMENT RECEPTIONS NO.

PARCEL #13-00370
BOSTON COMMONS STORAGE, LTD
RECEPTION No. 55797198

Page 2 of 3
Doc # 98384063
DONALD G. BOHANNON & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
100 W. MAIN ST. SUITE 200
BOSTON, MA 02108
TEL: 617-552-4323 FAX: 617-552-4324

BLOCK "3A"
28,308 AC.

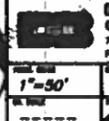
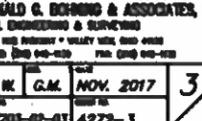
BLOCK "3B"
12,738 AC.

BLOCK "3C"
22,833 AC.
(RESERVED FOR FUTURE SUBDIVISION)

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	15.13'	N3°40'01"W	L5	25.00'	N8°45'04"W
L2	13.03'	N00°28'28"W	L6	25.00'	N89°27'38"E
L3	8.84'	N00°28'28"W	L7	63.82'	N57°40'08"W
L4	15.94'	N10°32'07"E	L8	58.57'	N27°32'32"E

NOTE 1:
THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY.

THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 3

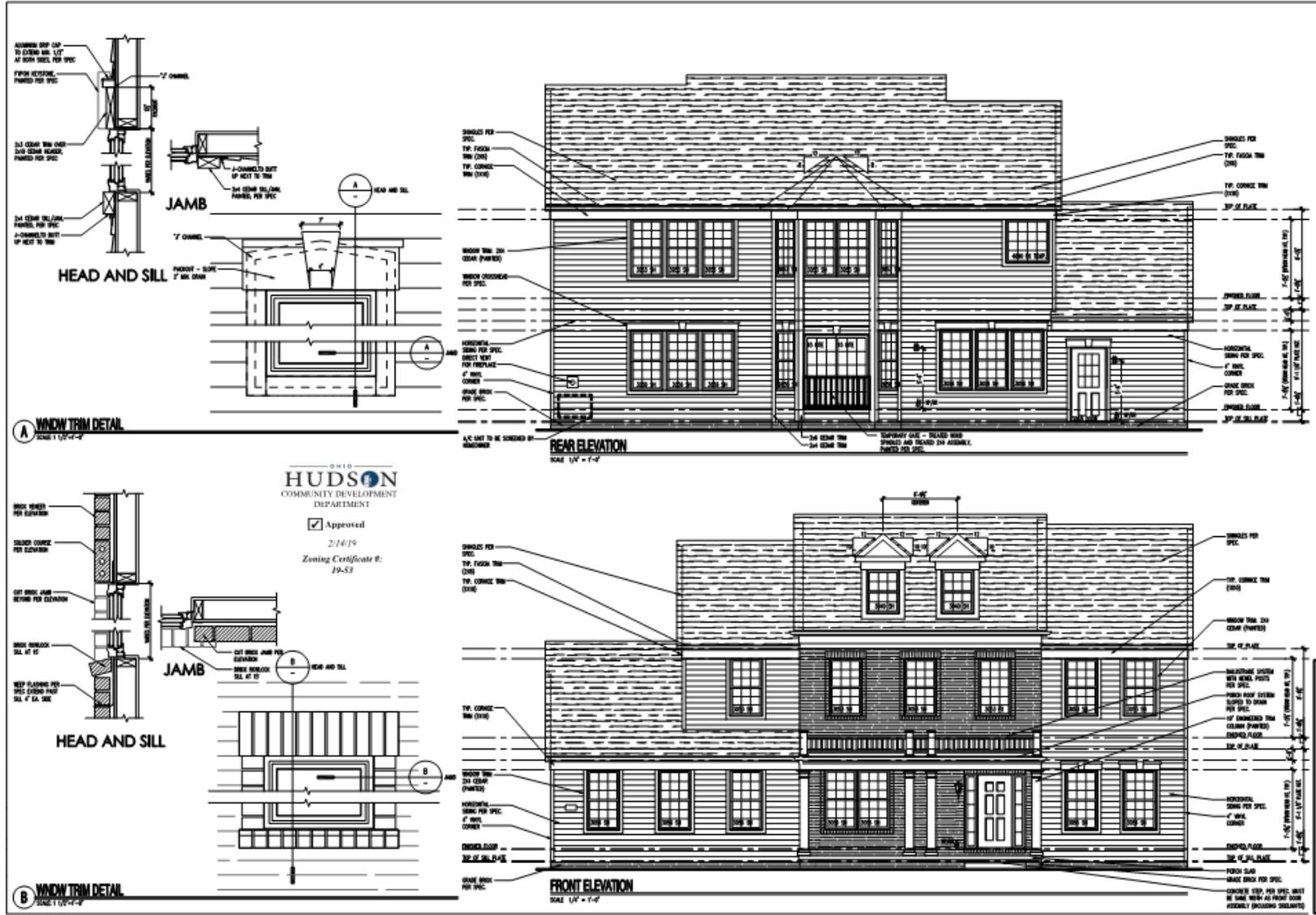




DONALD G. BOHANNON & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 100 W. MAIN ST. SUITE 200
 BOSTON, MA 02108
 TEL: 617-552-4323 FAX: 617-552-4324
 DATE: NOV. 2017
 SHEET NO.: 42703-02-03 4272-3

Lot 115



Lot 119



14 Copyright Holdings, Inc. © 2011
 CLEVELAND DIVISION
 387 Medina Rd. Suite 1700
 Medina, OH 44256
 Revision: 46
 Front and Rear Elevations
 PROJECT NUMBER: 19-53
 DATE: 2/14/19
 APPROVED BY: [Signature]
 PROJECT: RIVER OAKS LOT 119
 GARAGE LEFT
 AT WATER
 PLAN 3-55
 7.03a2

OHIO
HUDSON
 COMMUNITY DEVELOPMENT
 DEPARTMENT
 Approved
 2/14/19
 Zoning Certificate #: 19-53

Lot 120

