

APPROVED: _____ DATE _____
 STAFF APPROVAL

APPROVED: _____ DATE _____
 ENGINEERING DEPT. APPROVAL

APPROVED: _____ DATE _____
 LANDSCAPE ARCHITECT APPROVAL

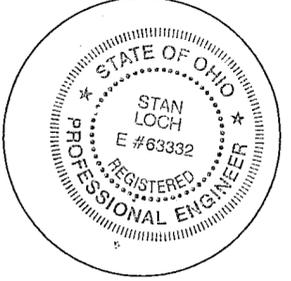
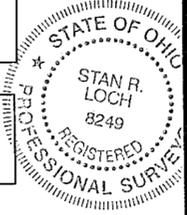
BUILDER: PULTE HOMES OF OHIO, LLC.
 ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256
 PHONE: 330-239-1587

OWNER: _____
 ADDRESS: _____
 PHONE: _____

DIRT CALCULATION
 _____ cu. yds. CUT/FILL

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



PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 147/148
 ELEV. = 1006.28

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 147
 ON REGAL WOODS DRIVE
 ELEV. = 1009.18

**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:
 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.

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

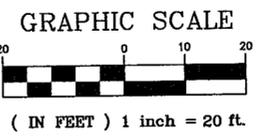
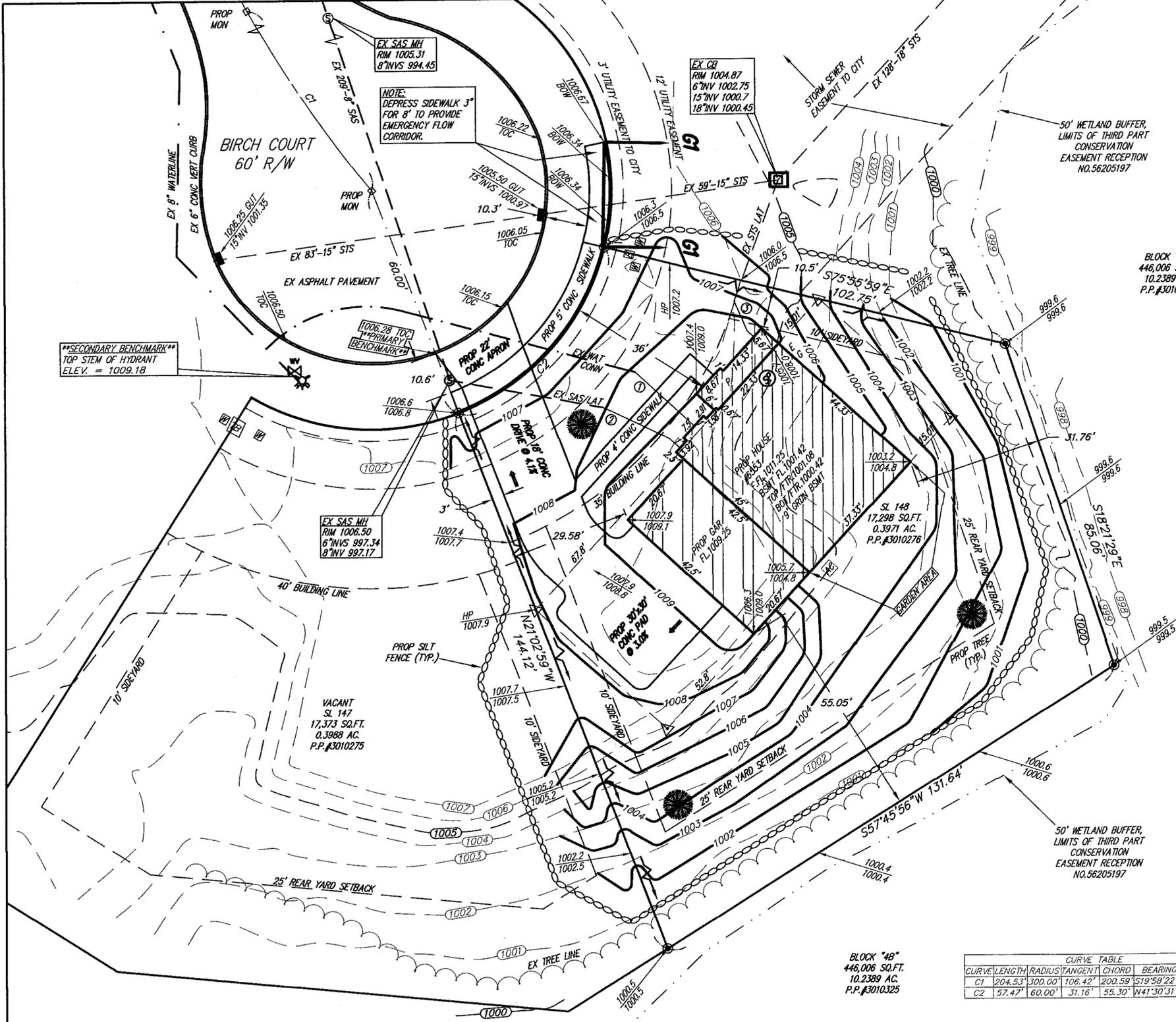
I CERTIFY THAT THIS PLAN WAS
 PREPARED BY ME AND IS CORRECT TO
 THE BEST OF MY KNOWLEDGE AND
 BELIEF.

1-6-2020
 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



PERCENTAGE OF
 LOT COVERAGE = 27.2%

HOUSE COVERAGE = 2,689 SQ.FT.
 DRIVEWAY COVERAGE = 1,824 SQ.FT.
 WALKWAY COVERAGE = 191 SQ.FT.
 TOTAL COVERAGE = 4,704 SQ.FT.

DATE OF SURVEY:
 DECEMBER 17th, 2019

TYPE OF HOUSE:
 PLAN # ELLICOTT
 ELEVATION: COTTAGE
 GAR: 3 CAR SIDE RIGHT W/9' GRDN BSMT,
 FIREPLACE & DRIVE EXTENSION

- 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

- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - = EX YARD DRAIN
 - ⊙ = IRON PIN SET 5/8" X 30" 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
 - ⊕ = WIRES
 - ⊕ = ELECTRIC BOX
 - ⊕ = TRANSFORMER BOX

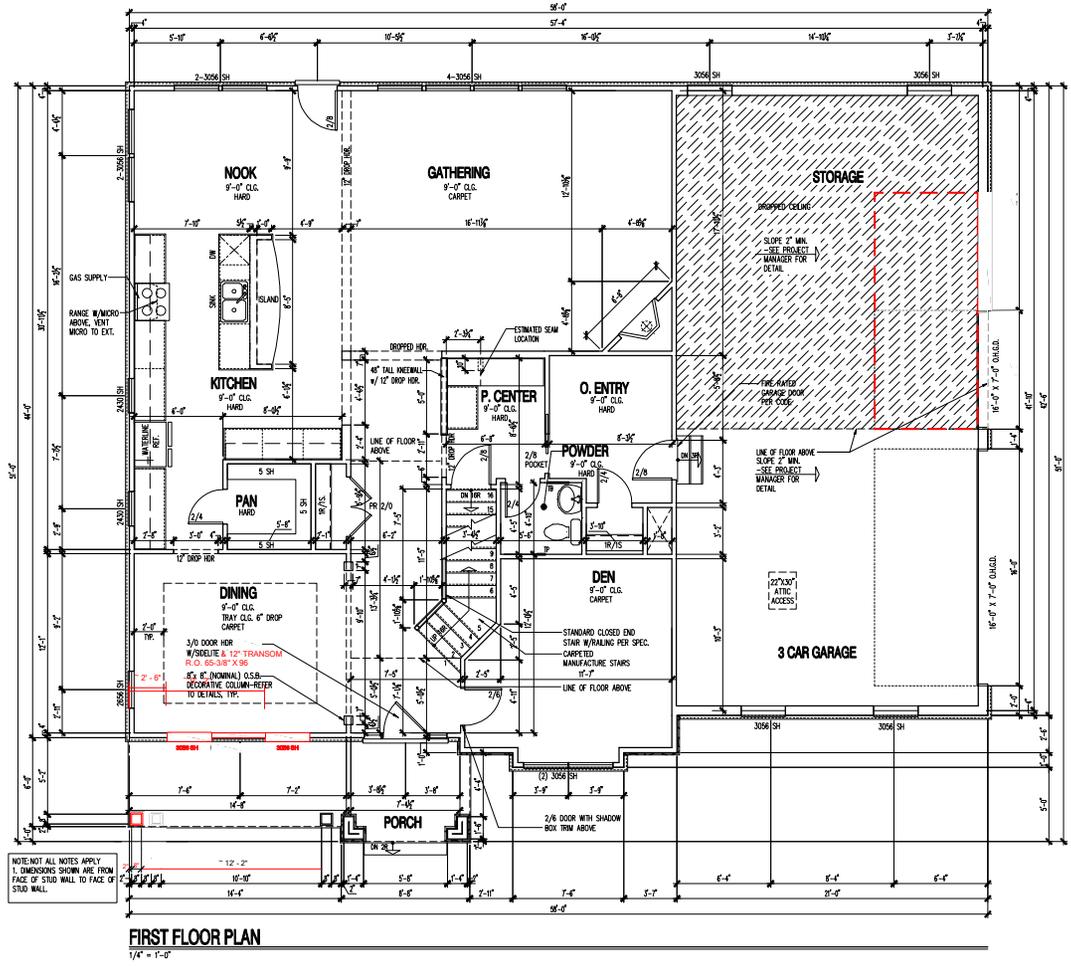
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	204.53	300.00	106.42	200.59	51°58'22"E 39°03'46"
C2	57.47	60.00	31.16	55.30	N41°30'31"E 54°53'00"

SHEET CONTENT

SITE PLAN
 FOR
 PULTE HOMES
 SUBLT 148
 6553 REGAL WOODS DRIVE
 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'	DATE
DRAWN BY	1-6-2020
KEG	DRAWING NO
SRL	20142977-4
JOB NO	SHEET
20142977-4	1 OF 1



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



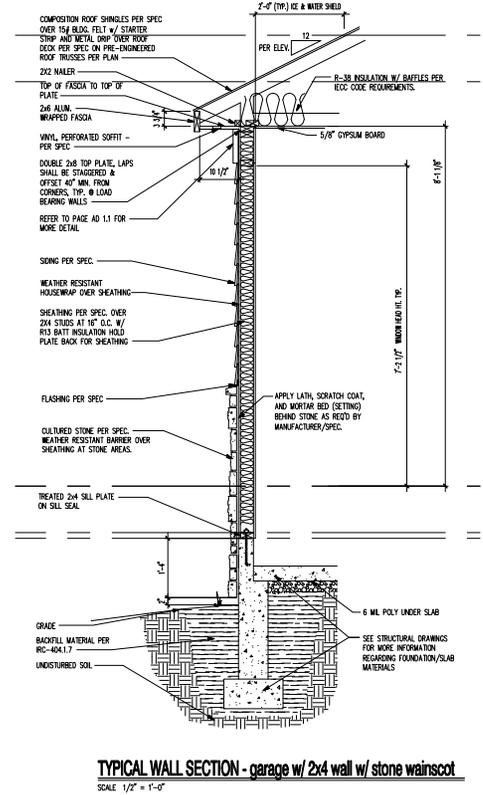
First Floor Plan

PRODUCTION MANAGER	
DESIGNER	
DATE	12/20/2019
REV. #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 148
LAVOR COMMUNITY #	
GARAGE FINISH	GARAGE RIGHT
PREPARATION LEVEL	TBD
PLAN NAME	ELLICOTT
SPC PLAN NUMBER	1643
LAVOR PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3840

ENGINEER OF RECORD: MILLER & SMITH ENGINEERS
ARCHITECT OF RECORD: GEORGE DESIGN - ARCHITECTS

210a



TYPICAL WALL SECTION - garage w/ 2x4 wall w/ stone wainscot
 SCALE 1/2" = 1'-0"

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 387 Medina Rd. Suite 1700
 Medina, OH 44256



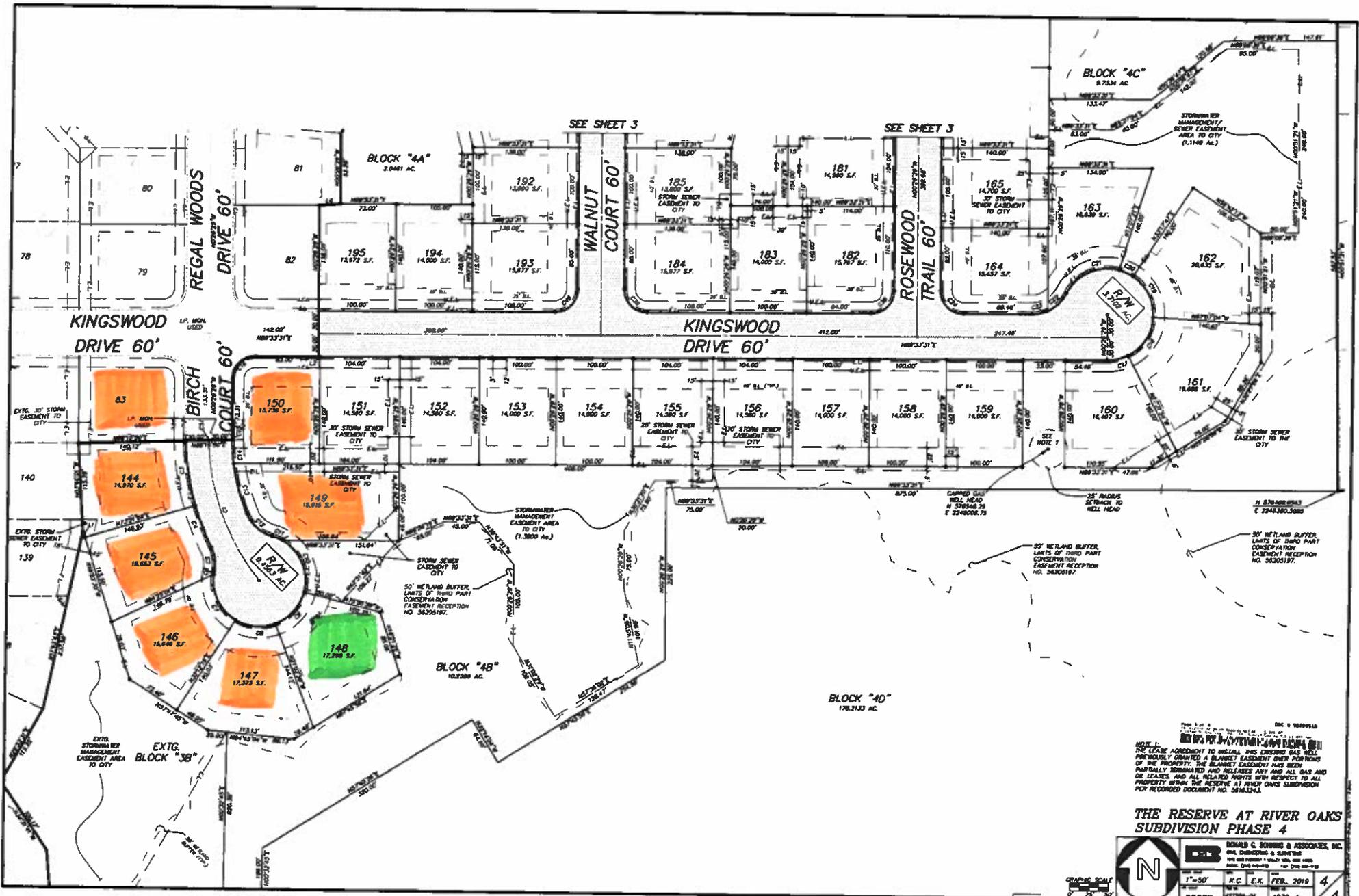
TYPICAL WALL SECTIONS

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

PRODUCTION MANAGER
Sherry Medema
DATE
RELEASE DATE: 12/20/2019
REV. # / DATE / DESCRIPTION

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 148
LAWSON COMMUNITY ID	
GARAGE FINISHING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
DEVELOPER	ELLICOTT
IPC PLAN NUMBER	1643
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3840
SHEET	3.31b

ENGINEER OF RECORD: MULLER, HERN & MUILE ENGINEERING
 ARCHITECT OF RECORD: GOOD DESIGN - ARCHITECTS



THE LEASE AGREEMENT TO INSTALL THIS CISTERN WAS WELL
 PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS
 OF THE PROPERTY. THE BLANKET EASEMENT HAS BEEN
 PARTIALLY TERMINATED AND RELEASED ANY AND ALL GAS AND
 OIL LEASES AND ALL RELATED RIGHTS WITH RESPECT TO ALL
 PROPERTY WITHIN THE RESERVE AT RIVER OAKS SUBDIVISION
 PER RECORDED DOCUMENT NO. 58182141.

**THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 4**

		DONALD C. BOHNE & ASSOCIATES, INC. CIVIL ENGINEERS & SURVEYORS 1000 WEST 10TH STREET, SUITE 100 FORT WORTH, TEXAS 76102-4478 TEL: 817-335-1111 FAX: 817-335-1112	
		DATE: FEB. 2019 SHEET NO.: 4	PROJECT NO.: 42778-04 DRAWING NO.: 42778-4



River Oaks 148
Date: 1/21/2020

City of Hudson

Please note that there are only two look alike pictures for lot 148. All other lots are vacant.

Thank you.

Look alike Standards

- Must differ in two of the following
- wall material
 - architectural style
 - major features such as porches and turrets
 - organization and number of bays.
 - wing configuration
 - roof shape

Lot 149 Look Alike Comparison

Lot 149



Lot 148

