

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: _____

****PRIMARY BENCHMARK:****
TOC/BOC ELEV @ P/L
IN FRONT OF SUBLOT'S 127/143
ELEV. = 1006.43

****SECONDARY BENCHMARK****
TOP STEM OF HYDRANT
IN FRONT OF SUBLOT'S 127/143
ON RIDGELINE DRIVE
ELEV. = 1009.19

****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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	80.36'	170.00'	40.95'	79.62'	S46°53'56"E	27°05'07"
C2	47.12'	30.00'	30.00'	42.43'	N74°33'31"E	90°00'00"
C3	209.44'	200.00'	115.47'	200.00'	S30°26'29"E	60°00'00"

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

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF
LOT COVERAGE = 21.5%

HOUSE COVERAGE = 2,624 SQ.FT.
DRIVEWAY COVERAGE = 2,112 SQ.FT.
WALKWAY COVERAGE = 210 SQ.FT.
TOTAL COVERAGE = 4,946 SQ.FT.

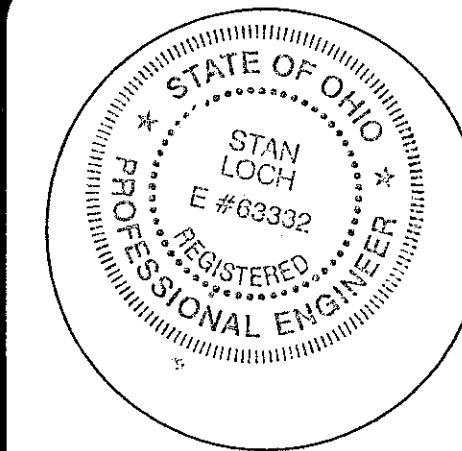
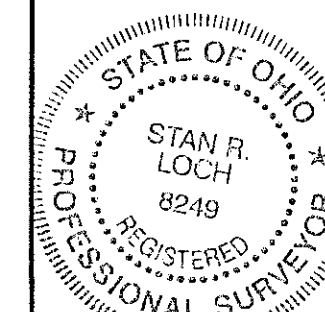
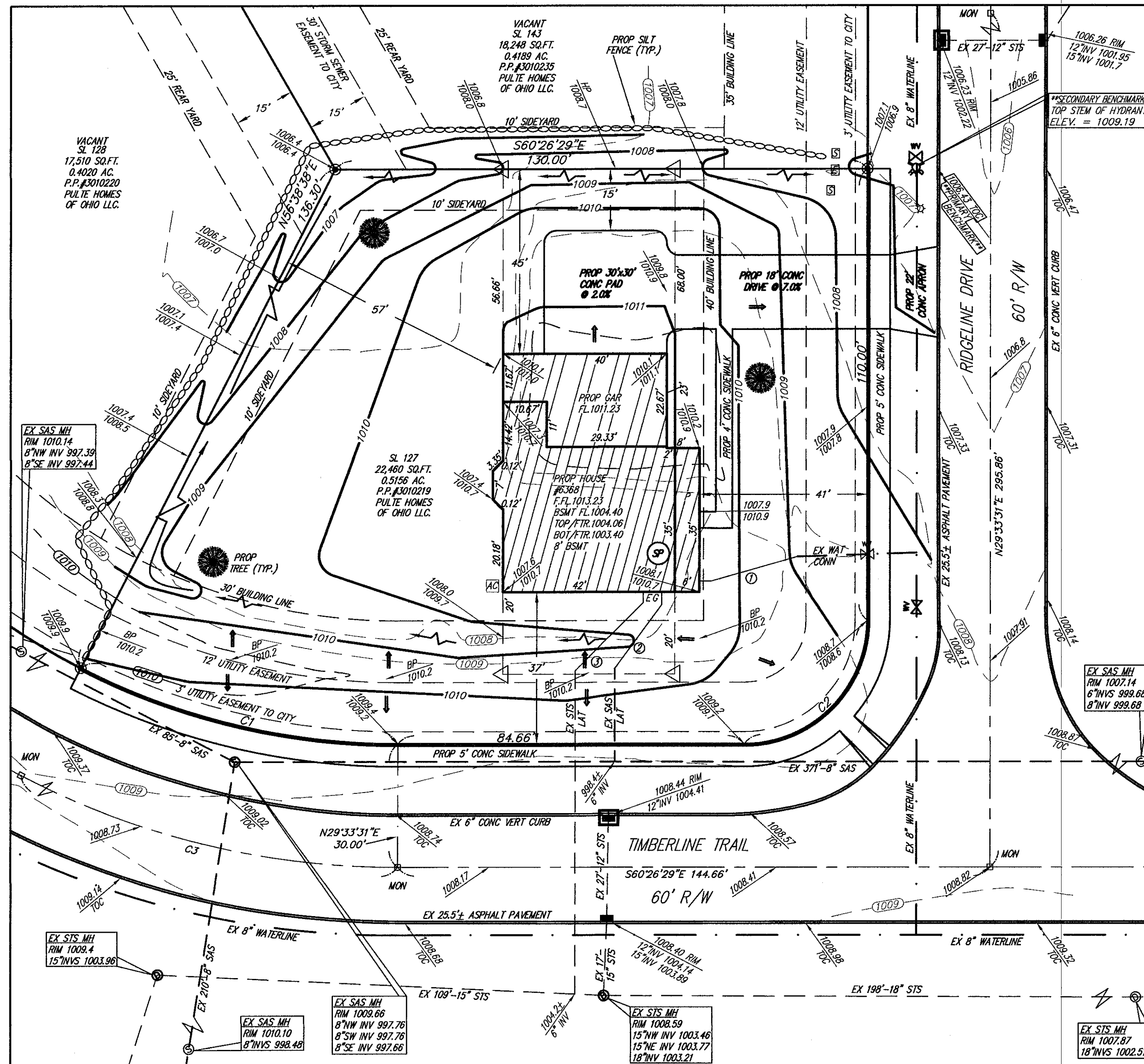
DATE OF SURVEY:
SEPTEMBER 6th, 2018

TYPE OF HOUSE:
PLAN# ATWATER
ELEVATION: 1
GAR: 3 CAR SIDE RIGHT W/8' BASEMENT,
STORAGE ROOM, FP & EXTENDED DRIVEWAY

- 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
- = 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
- AC = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ▽ = OFFSET HUB
- = ELECTRIC BOX
- ⊙ = STUB
- ☆ = LIGHT POST



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

9-17-18
STAN R. LOCH P.E. #63332 DATE

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

AZTECH
FAX 216-369-0259

ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

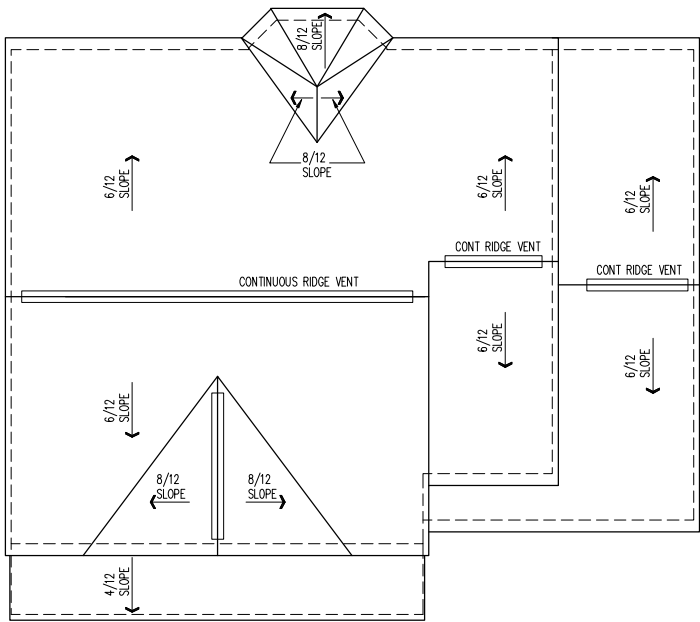
SHEET CONTENT

**SITE PLAN
FOR
PULTE HOMES
SUBLOT 127
6368 RIDGELINE 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
1	9/17/18	STORAGE ROOM ADDED	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 20'		1" = 20'	
DRAWN BY		DATE	
KEG		9-11-2018	
CHECKED BY		DRAWING NO	
SRL		Site-Plans	
JOB NO		SHEET	
20142977-3		1 OF 1	

ATTIC VENTILATION SCHEDULE													
1 ELEVATION	1ST FLOOR ROOF				2ND FLOOR ROOF			GARAGE ROOF					
	LOC	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE												
	EAVE				2028	3.38	7.75	580	0.97	1.56			
						3.38	4.56		0.97	2.25			
	TOTAL					6.76	12.31		1.93	3.81			



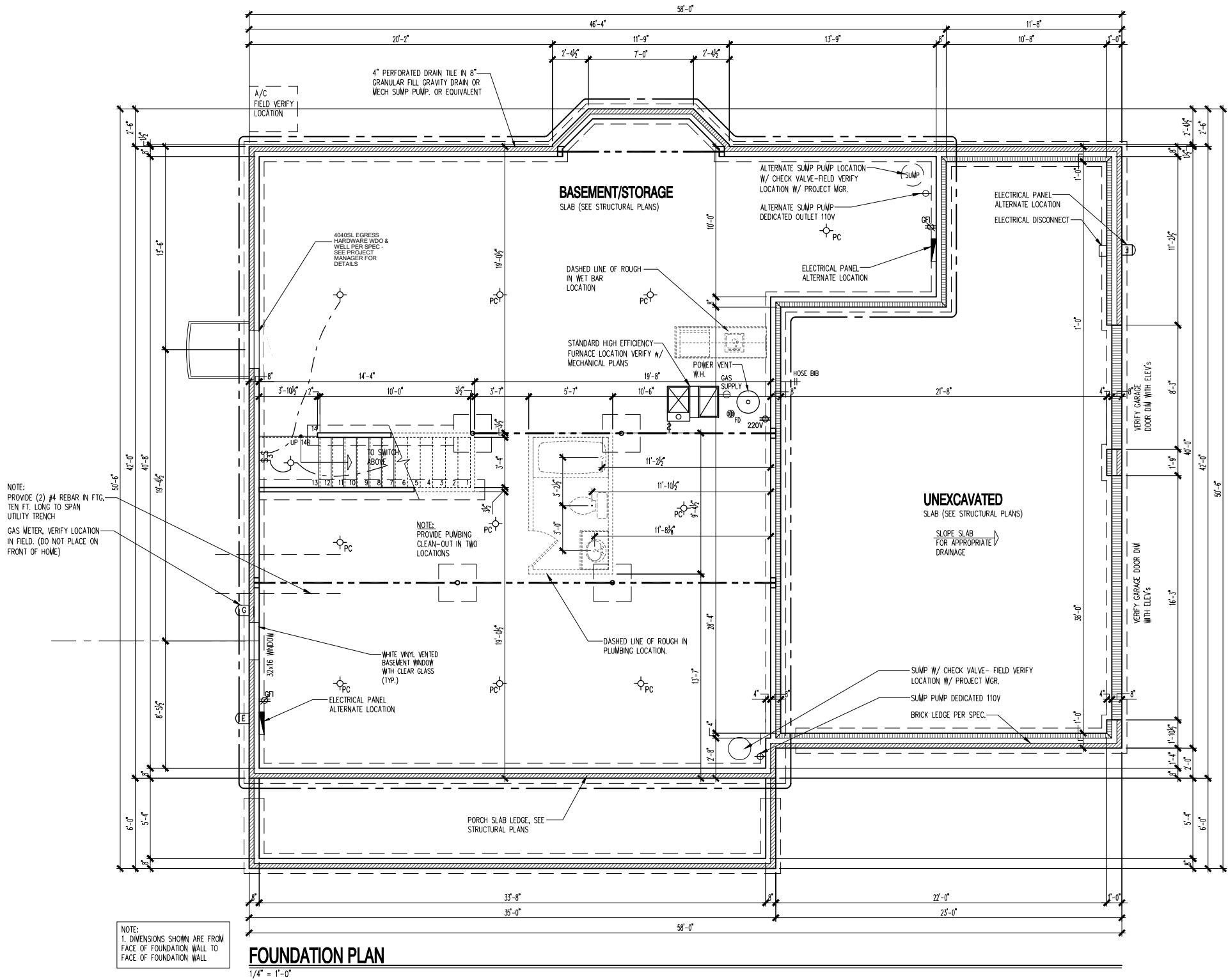
ROOF PLAN
SCALE 1/8" = 1'-0"



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



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



PRODUCTION MANAGER Jamey Heinzman		
CURRENT RELEASE DATE: 06/29/2018		
REV #	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 127
LAWSON COMMUNITY ID

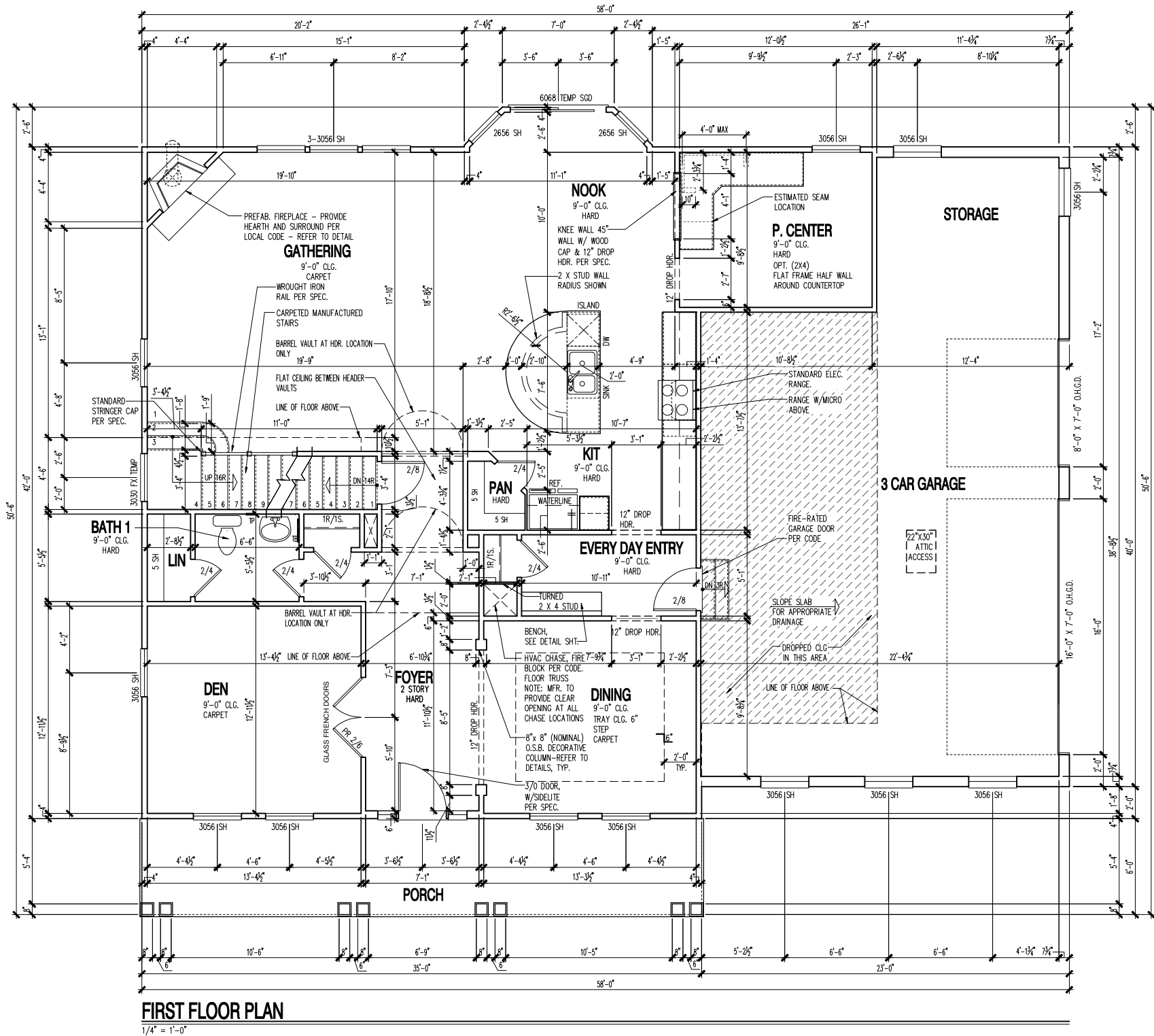
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

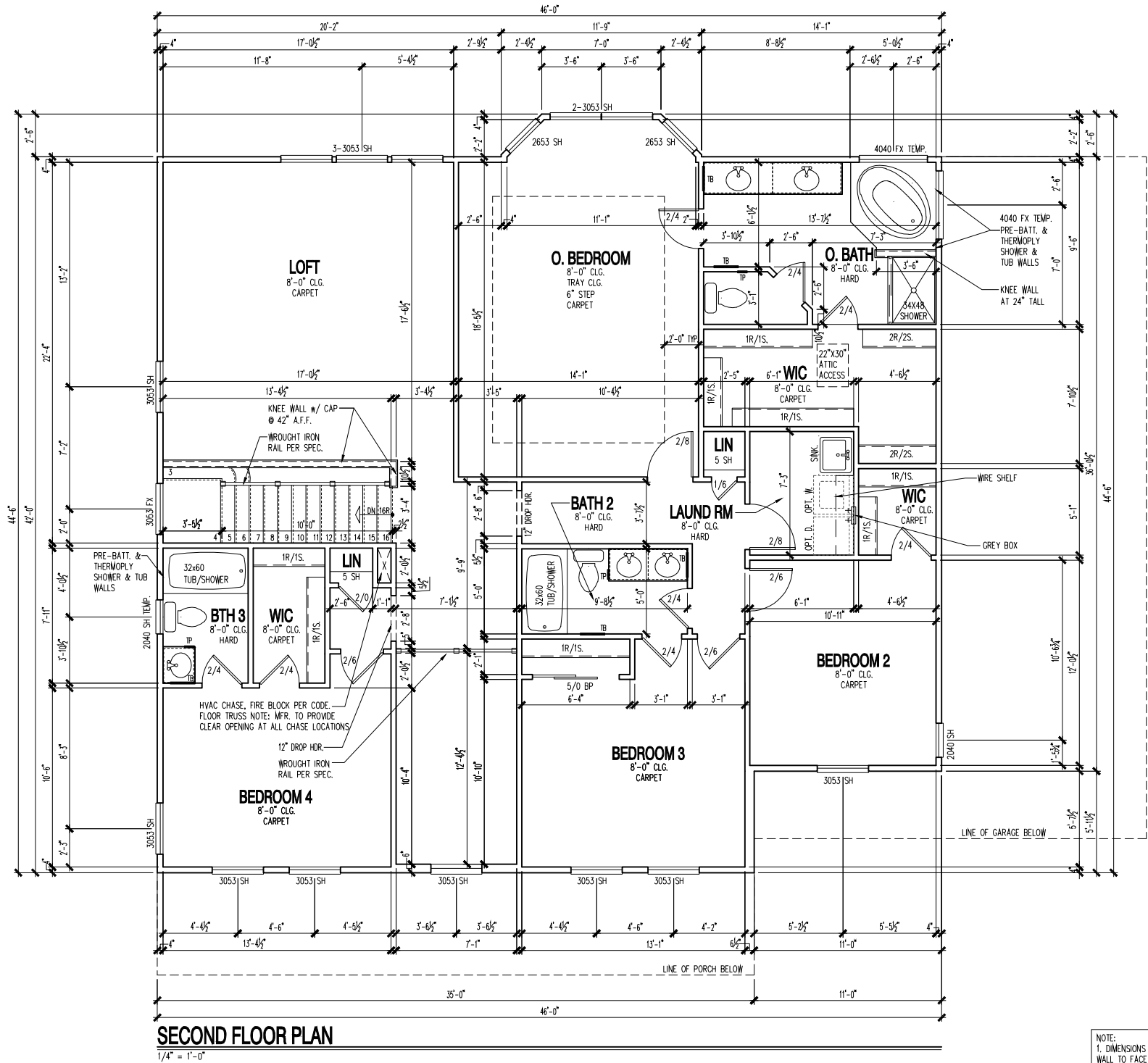
PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
1.30a



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



PRODUCTION MANAGER	
Jamney Heinzman	
CURRENT RELEASE DATE: 08/29/2018	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	
SINGLE FAMILY	

COMMUNITY NAME	
RIVER OAKS LOT 127	
LAWSON COMMUNITY ID	

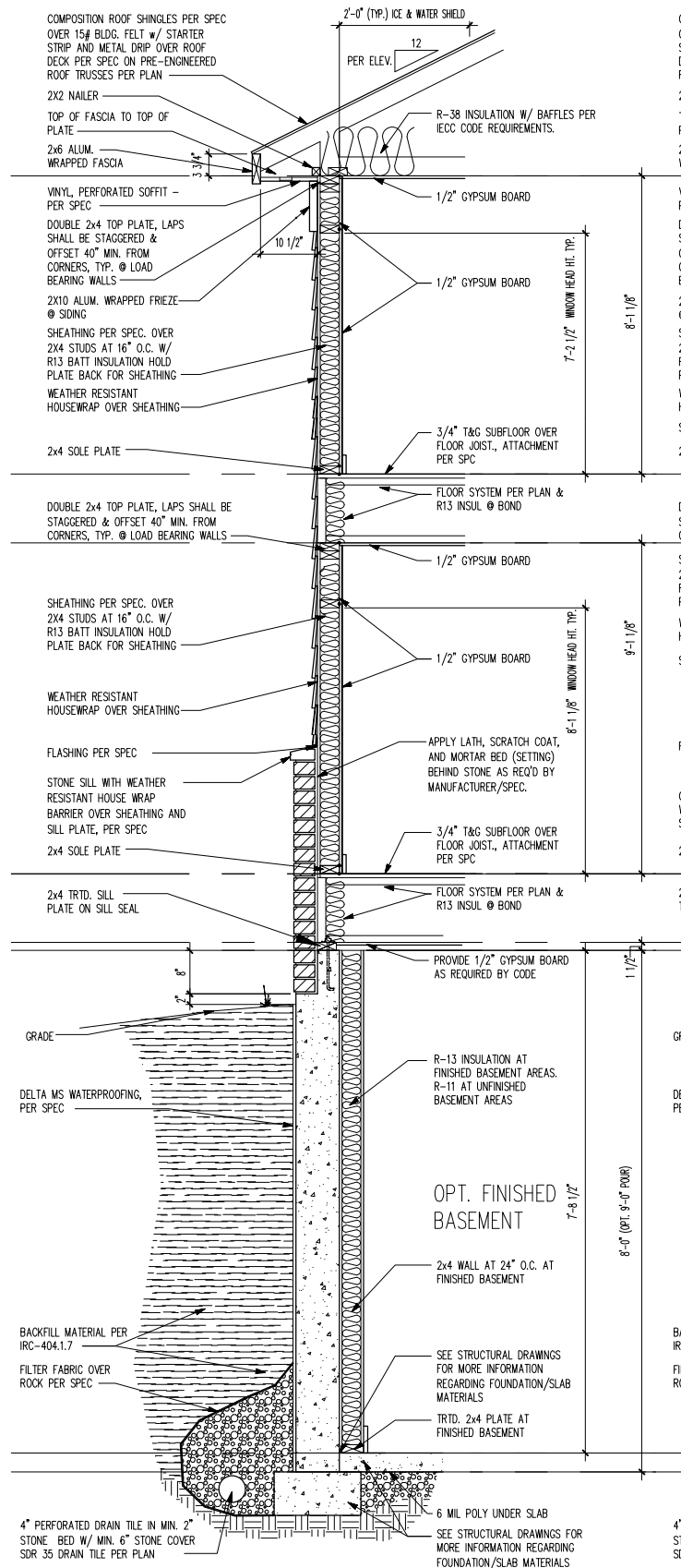
GARAGE HANDING	
GARAGE RIGHT	

SPECIFICATION LEVEL	
TBD	

PLAN NAME	
ATWATER	
NPC PLAN NUMBER	
1642	
LAWSON PLAN ID	

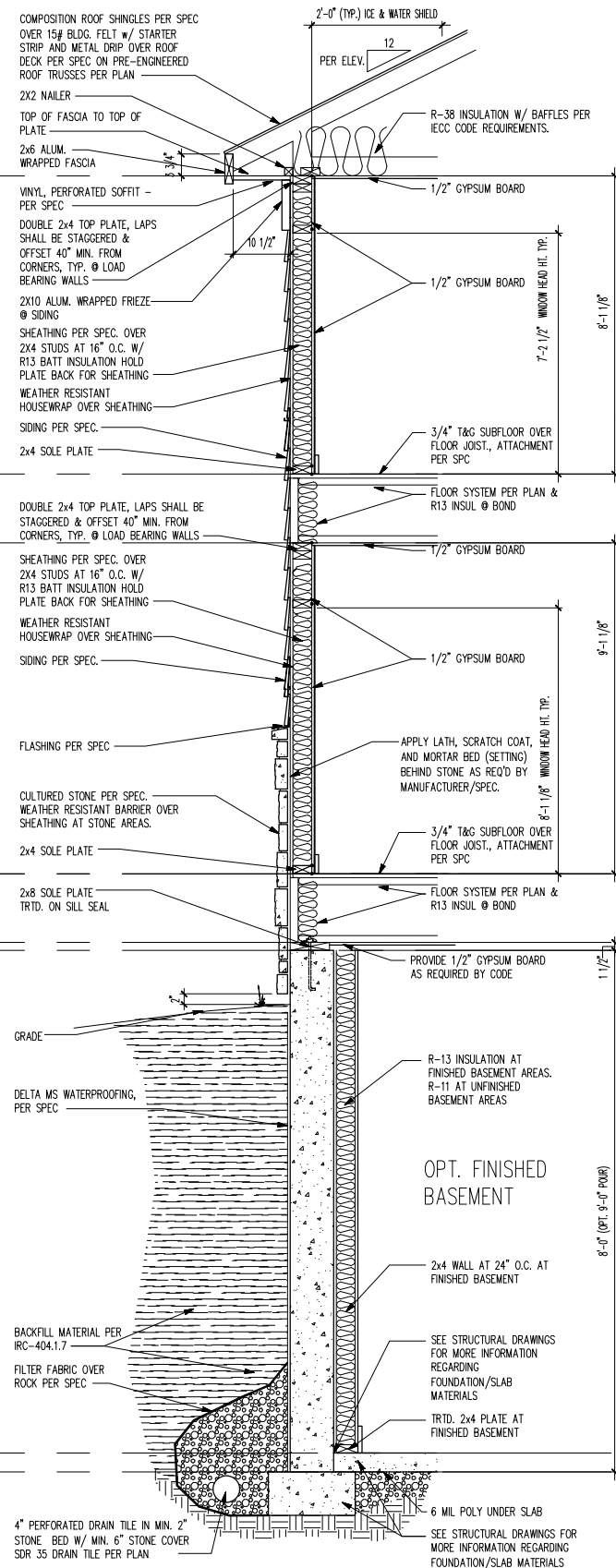
LEGACY PLAN NUMBER / NAME	
PLAN 3295	

SHEET	
2.20a	



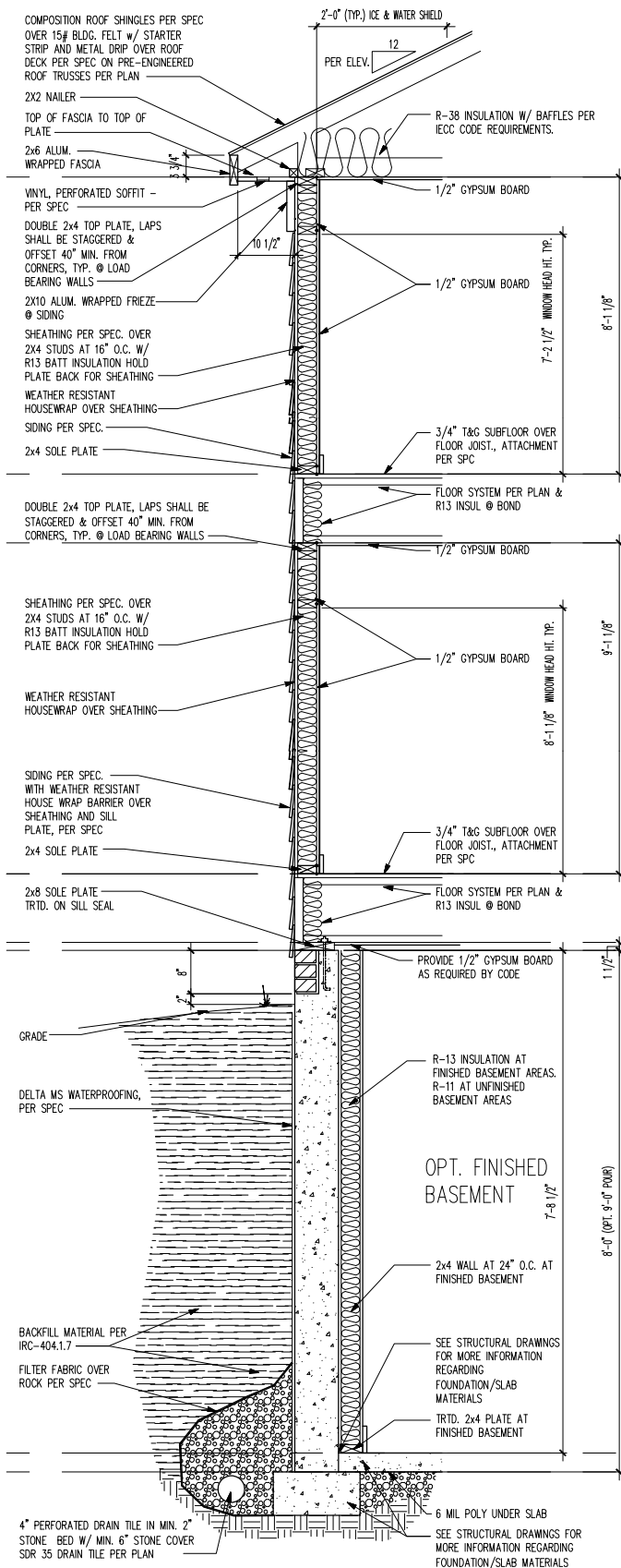
TYPICAL WALL SECTION - w/ brick wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ stone wainscot

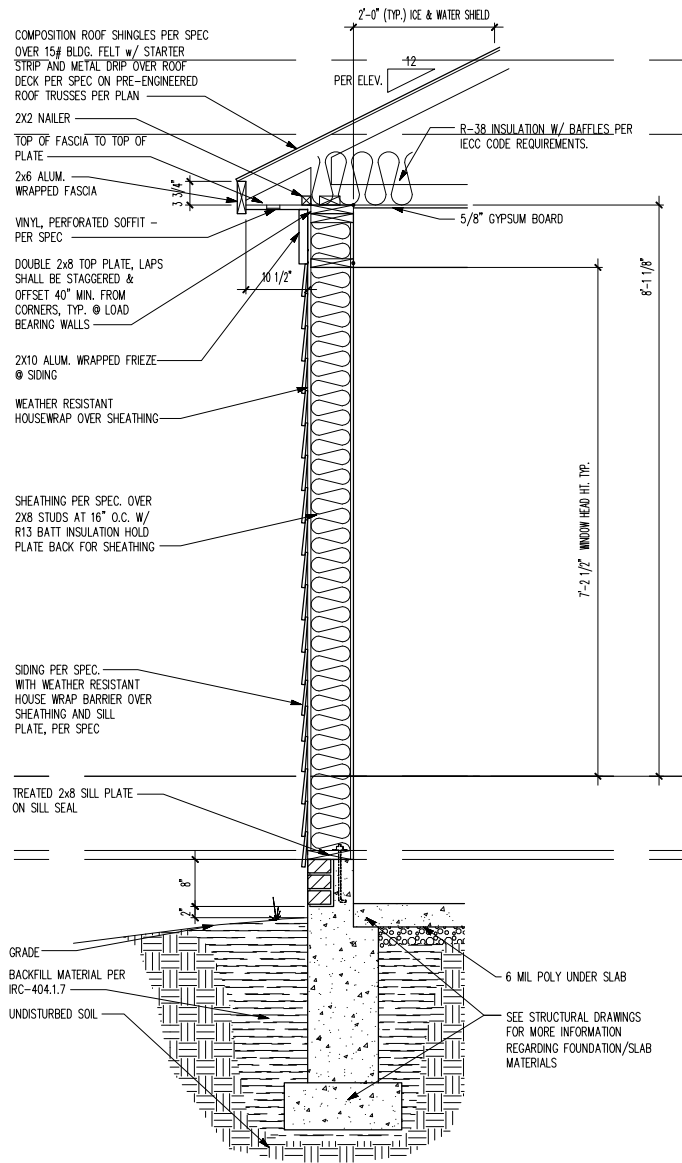
SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - sides & rear

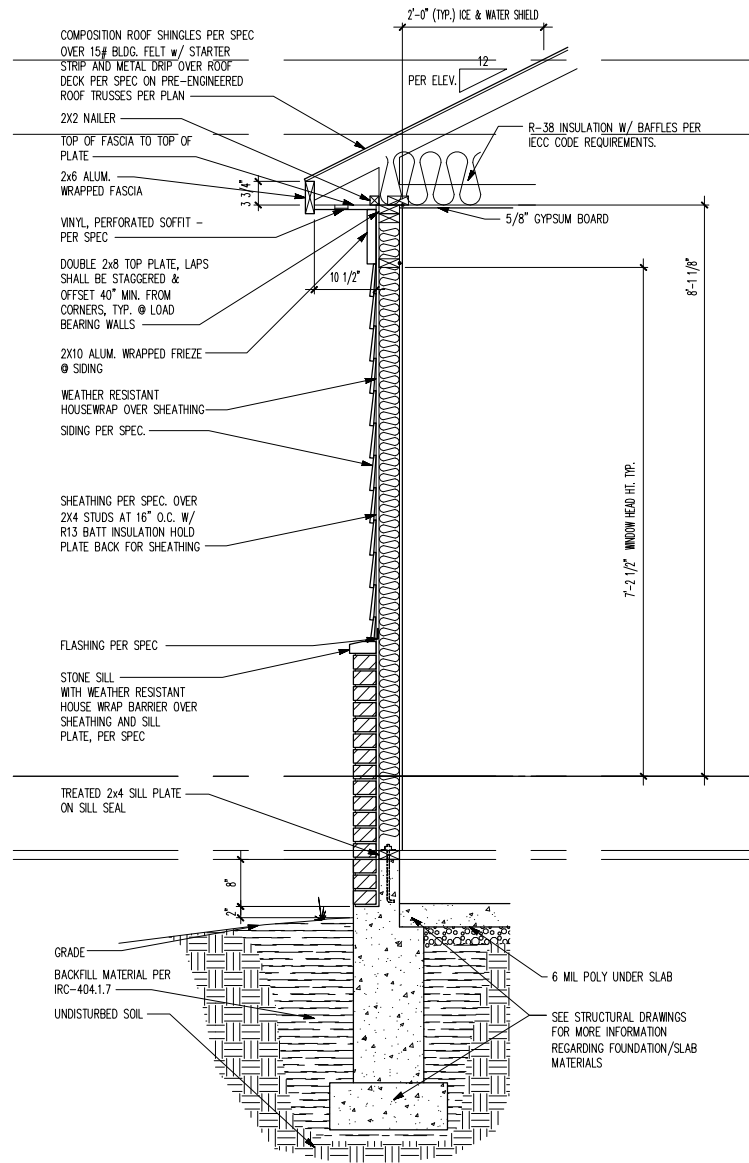
SCALE 1/2" = 1'-0"

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 08/29/2018	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	



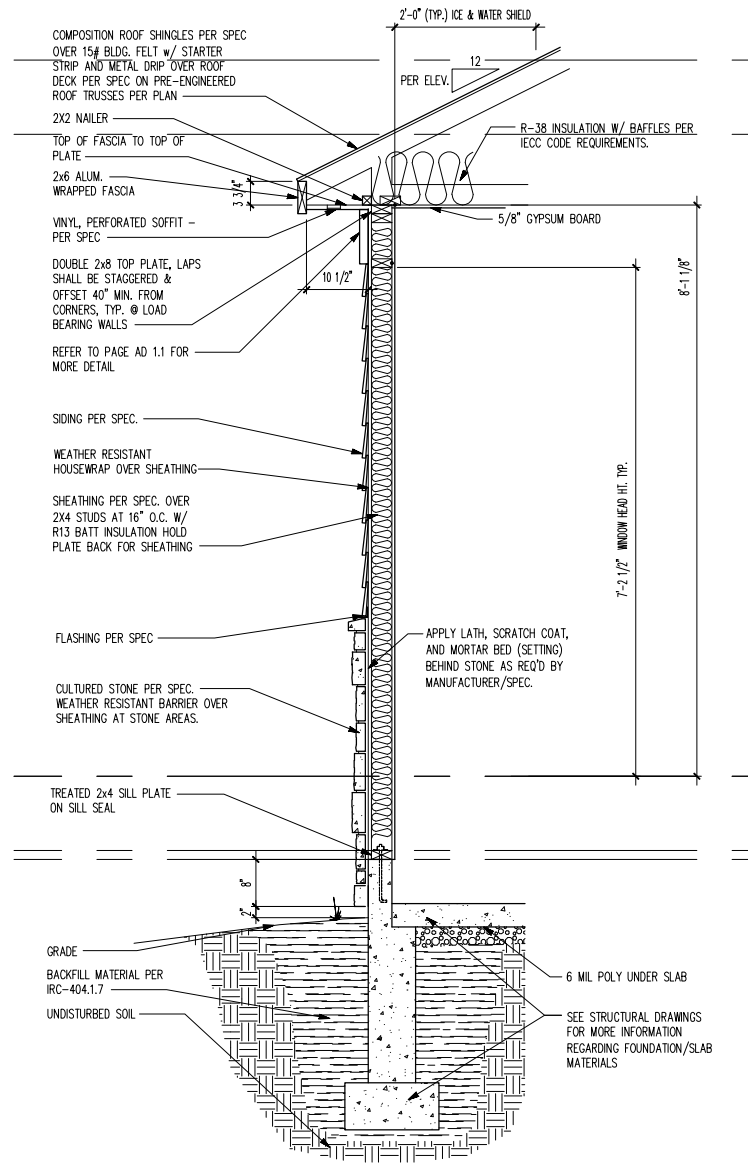
TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - garage w/ 2x4 wall w/ brick wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - garage w/ 2x4 wall w/ stone wainscot

SCALE 1/2" = 1'-0"

PRODUCTION MANAGER	
Jamey Heinzman	
CURRENT RELEASE DATE: 06/29/2018	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

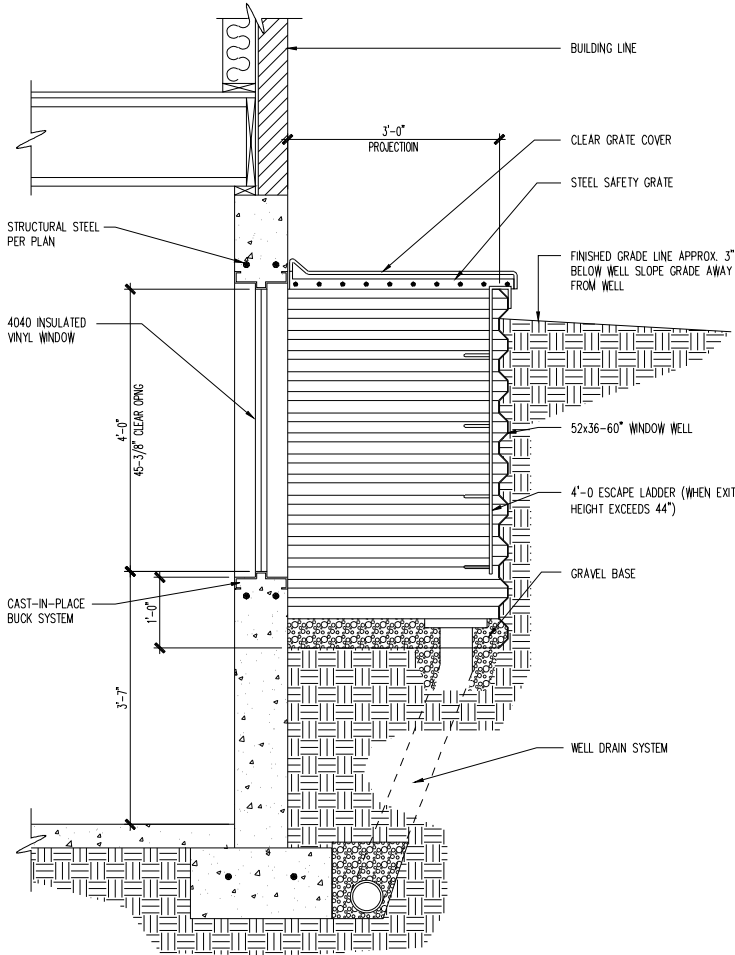
COMMUNITY NAME
RIVER OAKS LOT 127
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

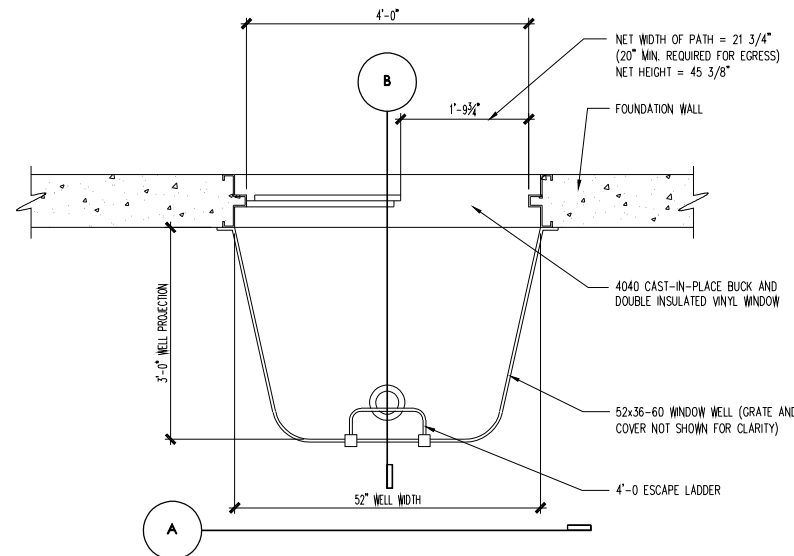
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID
PLAN 3295

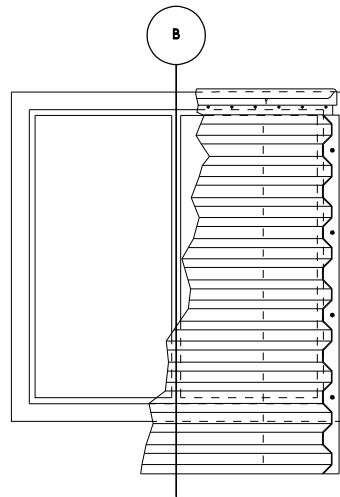
SHEET
3.31b



B TYPICAL ESCAPE WINDOW WELL
SC. 3/4" = 1'-0" DETAIL SECTION



M-06 TYPICAL ESCAPE WINDOW WELL
SC. 3/4" = 1'-0" PLAN VIEW

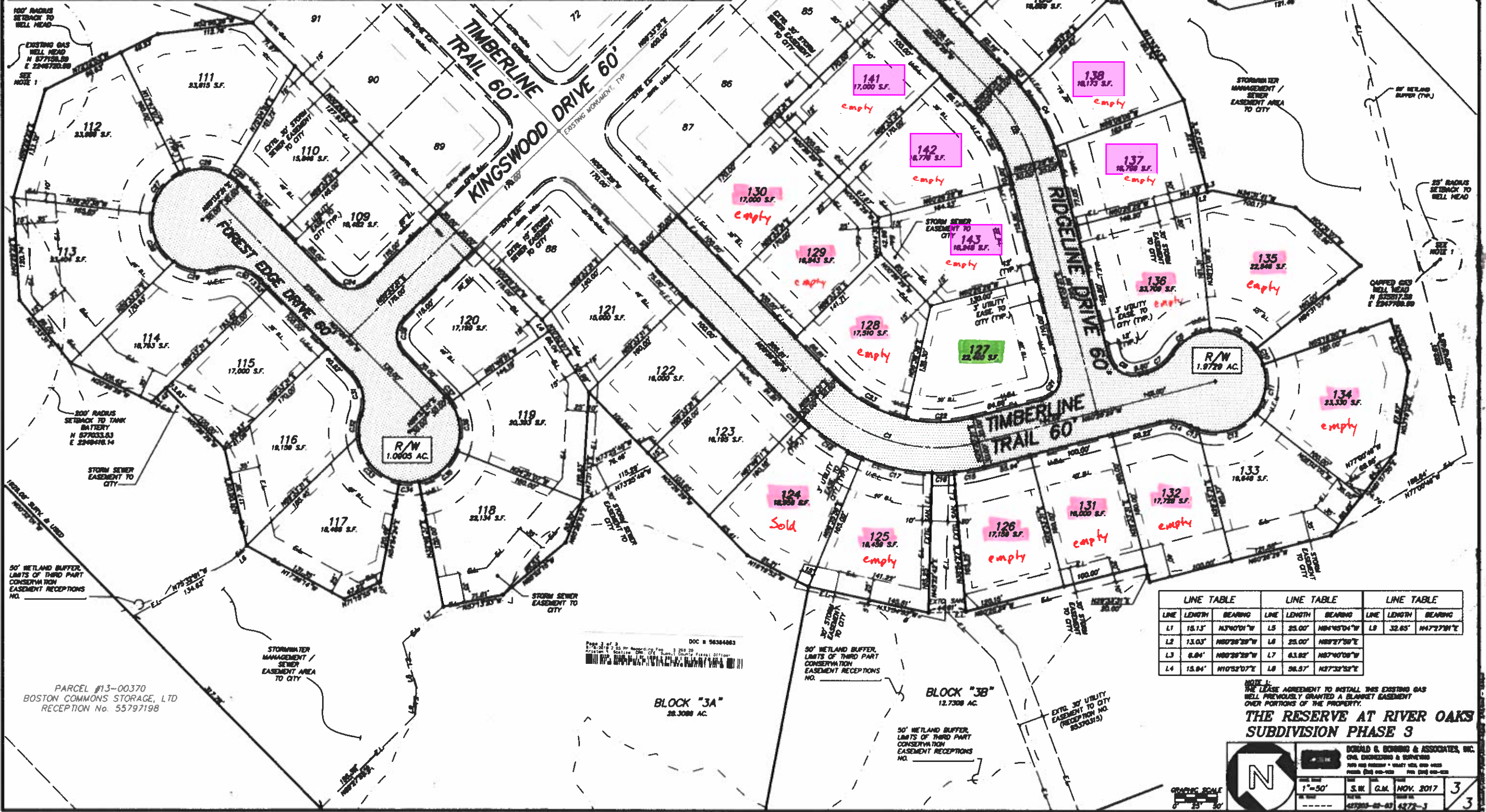


A TYPICAL ESCAPE WINDOW WELL
SC. 3/4" = 1'-0" ELEVATION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS	
PRODUCTION MANAGER RICK STARKLEY	
INITIAL RELEASE DATE: 4/8/2013	
CURRENT RELEASE DATE: 03/17/2014	
REV	DATE / DESCRIPTION
△	03/17/2014 GENERAL UPDATES
△	04/02/2014 INT. TRIM & MISC.
△	05/07/2014 GENERAL REDLINES
△	07/18/2014 DETAILS & FIXES
△	09/09/2014 DET's ET21-ET22
△	09/24/2014 DET's IT-11/IT-22
△	10/02/2014 DET IT-22
△	10-22-2014 DET M-07
△	
GARAGE HANDING	
PLAN NAME	
NPC PLAN NUMBER	
LAWSON PLAN ID	
SHEET	
AD	
3.7	

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	300.00'	300.44'	118.47'	300.00'	N30°28'29"W	C11	60.00'	60.00'	32.76'	57.63'	N53°19'02"E	C21	30.00'	47.12'	30.00'	42.43'	N74°33'31"E
C2	300.00'	104.73'	63.89'	103.63'	N14°33'31"E	C12	60.00'	78.17'	43.42'	70.35'	N02°46'44"W	C22	170.00'	60.38'	40.00'	78.62'	N49°53'30"W
C3	330.00'	17.82'	9.82'	17.82'	N01°46'43"E	C13	60.00'	9.89'	4.89'	9.89'	N17°01'29"W	C23	170.00'	67.68'	40.22'	84.32'	N19°53'30"W
C4	330.00'	63.63'	42.89'	63.16'	N14°24'30"E	C14	60.00'	37.82'	19.87'	38.63'	N38°49'14"W	C24	30.00'	47.12'	30.00'	42.43'	N49°53'30"W
C5	330.00'	18.89'	9.89'	18.89'	N27°11'37"E	C15	330.00'	37.83'	19.87'	37.46'	N39°46'16"W	C25	60.00'	15.16'	7.62'	15.12'	N02°46'49"W
C6	30.00'	47.12'	30.00'	42.43'	N18°28'29"W	C16	330.00'	23.98'	13.00'	25.96'	N47°01'25"W	C26	60.00'	60.00'	32.76'	57.63'	N43°34'10"W
C7	60.00'	37.82'	19.87'	38.63'	N02°46'44"W	C17	330.00'	65.19'	43.09'	64.79'	N30°00'00"W	C27	60.00'	60.00'	32.76'	57.63'	N70°08'15"E
C8	60.00'	64.42'	38.84'	62.88'	N77°47'38"W	C18	330.00'	65.19'	43.09'	64.79'	N13°47'27"W	C28	60.00'	64.81'	30.04'	61.79'	N19°53'30"E
C9	60.00'	60.00'	32.76'	57.63'	N23°10'00"W	C19	330.00'	66.01'	43.09'	66.00'	N01°46'38"W	C29	60.00'	64.38'	29.21'	62.82'	N37°28'25"W
C10	60.00'	30.00'	16.14'	30.00'	N19°04'31"E	C20	170.00'	66.01'	43.08'	68.00'	N14°33'31"E	C30	60.00'	64.80'	30.62'	62.82'	N43°34'10"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	60.00'	64.86'	30.62'	62.82'	N09°08'27"E	62°57'52"
C32	60.00'	24.14'	12.83'	23.97'	N09°08'27"E	62°57'52"
C33	60.00'	78.68'	45.68'	72.68'	N02°12'30"E	74°34'10"
C34	60.00'	23.17'	11.73'	23.05'	N49°53'30"W	27°00'00"
C35	60.00'	60.00'	32.76'	57.63'	N09°08'15"W	57°17'45"
C36	60.00'	60.00'	32.76'	57.63'	N30°00'00"E	67°17'46"
C37	60.00'	9.83'	4.83'	9.83'	N02°46'49"E	67°17'46"
C38	30.00'	47.12'	30.00'	42.43'	N44°33'31"E	60°00'00"



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

Page 3 of 3
1/10/2017 10:55 AM
DONALD S. BOWING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
400 NEW BRIDGE STREET, SUITE 1000, NEWTON, MA 02459
PHONE (617) 552-1100 FAX (617) 552-1101

BLOCK "3A"
28,308 AC.

BLOCK "3B"
12,738 AC.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.13'	N3°40'04"W	L5	25.00'	N44°45'04"W	L9	32.63'	N47°27'31"E
L2	13.03'	N02°28'29"W	L6	25.00'	N02°27'30"E			
L3	8.84'	N02°28'29"W	L7	43.82'	N02°40'00"W			
L4	15.84'	N10°32'07"E	L8	36.57'	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 S. BOWING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
400 NEW BRIDGE STREET, SUITE 1000, NEWTON, MA 02459
PHONE (617) 552-1100 FAX (617) 552-1101

DATE: 11/10/2017
BY: S.M. G.M.
CHECKED: 11/10/2017
BY: J.M.

GRAPHIC SCALE
0 25 50'

1"=50'

3
3

125



126



131



132



134



135



136



127



128



12a



130



137



138



141



142



143

