

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	60.00'	32.78'	57.53'	S79°08'15"W	57°17'45"

DIRT CALCULATION  
 \_\_\_\_\_ cu. yds. CUT/FILL

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

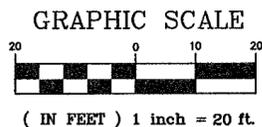
INITIAL SITE BENCHMARK:  
 SUMMIT COUNTY GEODETIC MONUMENT HU 118  
 STATE PLAN COORDINATE  
 N 572,745.649  
 E 2,250,912.641  
 ELEVATION = 1006.912 NAVD 1988

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 = 17.0%

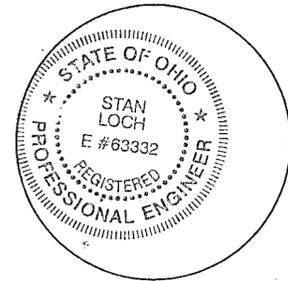
HOUSE COVERAGE = 2,356 SQ.FT.  
 DRIVEWAY COVERAGE = 1,491 SQ.FT.  
 WALKWAY COVERAGE = 231 SQ.FT.  
 TOTAL COVERAGE = 4,078 SQ.FT.

DATE OF SURVEY:  
 MARCH 21st, 2019

TYPE OF HOUSE:  
 PLAN # ATWATER  
 ELEVATION: 1  
 GAR: 3 CAR SIDE LEFT W/9' BASEMENT  
 & FIREPLACE

- 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



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

4-11-19  
 STAN R. LOCH P.E. #63332 DATE

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



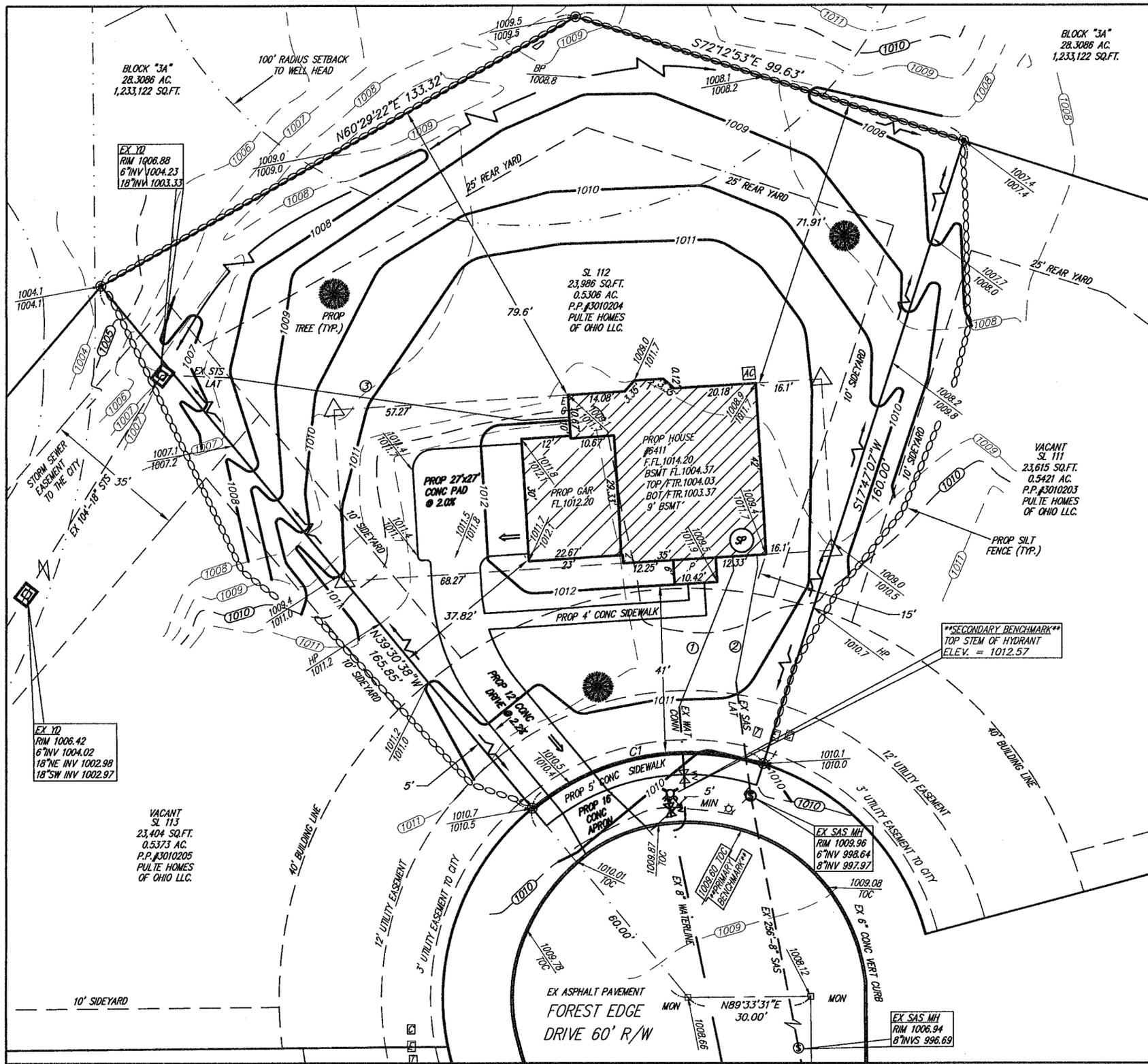
ENGINEERING and SURVEYING  
 Civil Engineering - Land Surveying

SHEET CONTENT

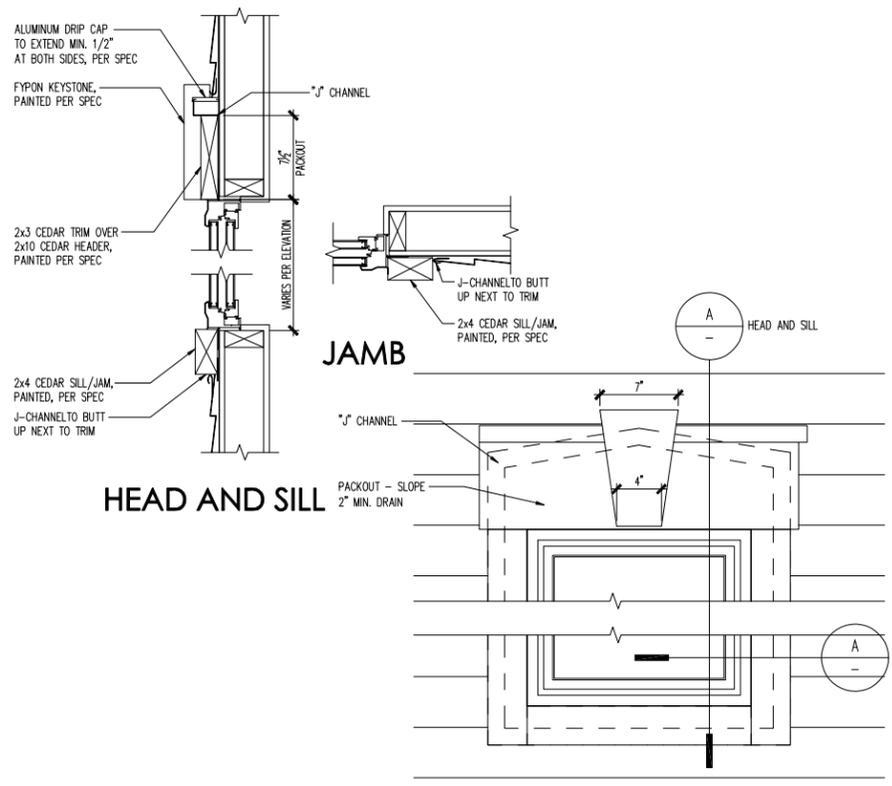
SITE PLAN  
 FOR  
 PULTE HOMES  
 SUBLT 112  
 6411 FOREST EDGE DRIVE  
 IN THE  
 RESERVE AT RIVER  
 OAKS SUBDIVISION PH.3  
 SITUATED IN THE  
 CITY OF HUDSON  
 COUNTY OF SUMMIT  
 STATE OF OHIO

NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/19/18	LOWER HOUSE 0.5'	KEG
2	4/11/19	HOUSE CHANGE	KEG

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	11-14-2018
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



Elevation - #1  
Front and Rear Elevations

PRODUCTION MANAGER  
Jamey Heinzman  
CURRENT RELEASE DATE: 04/09/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 112**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**  
NFC PLAN NUMBER  
**1642**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

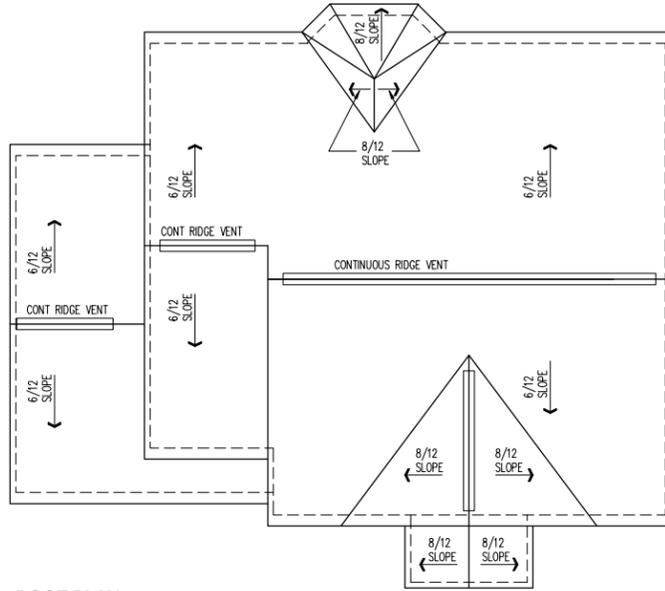
SHEET  
**7.01a1**

PLOTTED: April 11, 2019 / Annie Lee / PLAN-3295-R0-ELEV.DWG

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERS  
ARCHITECT OF RECORD: GODOLOU 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													
1 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			TOTAL			
	LOC	AREA	RECD	SUPP	AREA	RECD	SUPP	AREA	RECD	SUPP	AREA	RECD	SUPP
ROOF					3.38	7.75		0.38	1.56				
EAVE				2028	3.38	4.56		0.38	2.25				
TOTAL					6.76	12.31		0.76	3.81				



**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



Elevation - #1  
Side Elevations and Roof Plan

PRODUCTION MANAGER  
Jamey Heinzman  
CURRENT RELEASE DATE: 04/09/2019

REV #	DATE	DESCRIPTION
△		
△		
△		
△		
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△		
△		
△		

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 112**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

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

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**7.01a2**



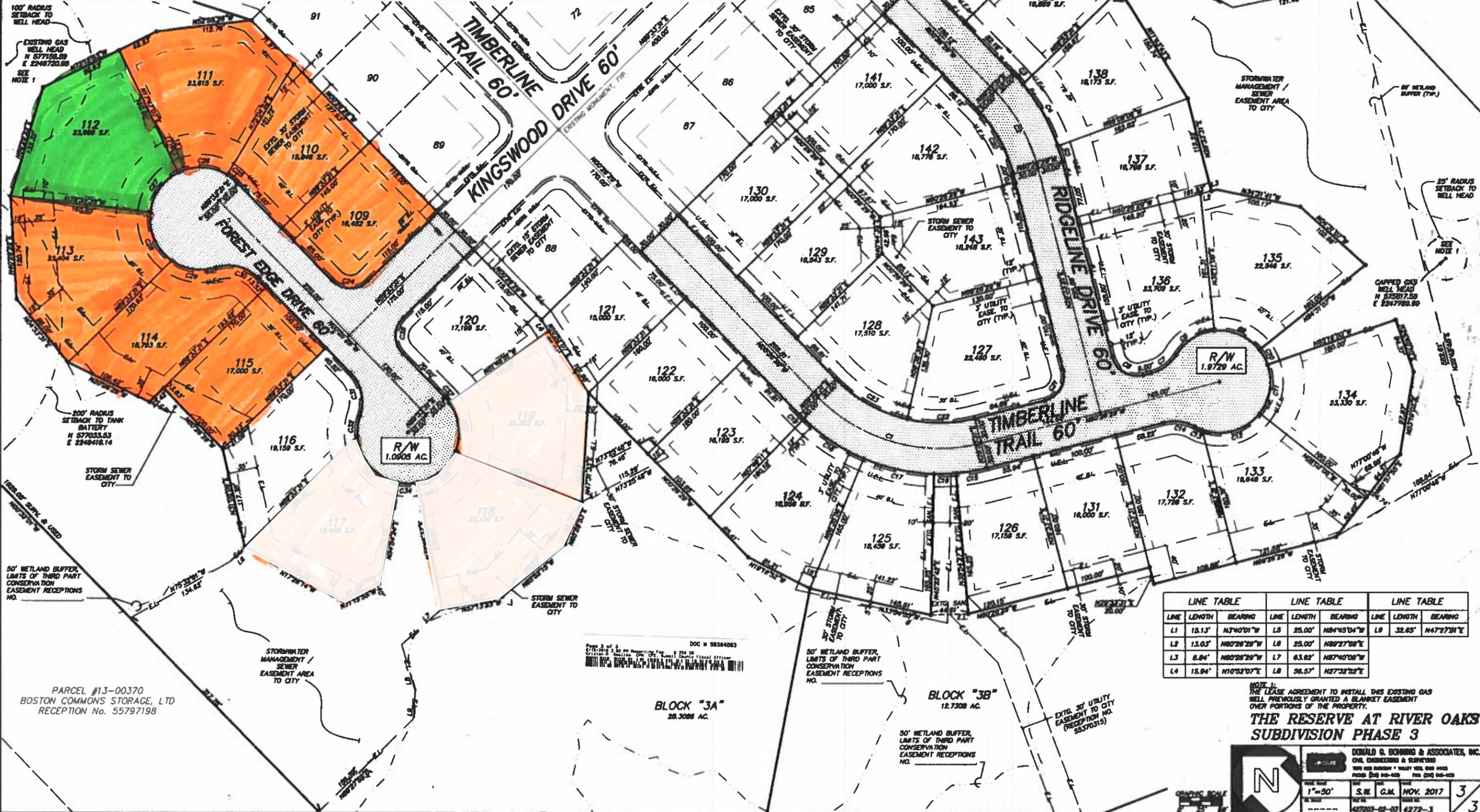






CURVE TABLE					CURVE TABLE					CURVE TABLE																																																																		
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA																																																								
C1	200.00'	208.44'	115.47'	200.00'	N30°28'29"W	60°00'00"	C11	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C21	30.00'	47.12'	30.00'	42.43'	N74°33'31"E	90°00'00"	C31	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C41	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C51	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C61	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C71	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C81	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C91	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"	C101	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C32	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C33	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C34	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C35	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C36	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C37	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"
C38	60.00'	60.00'	32.78'	67.53'	N53°18'02"E	57°17'45"



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	15.13'	N3°40'14"W	L8	25.00'	N8°45'04"W	L9	32.65'	N47°27'31"E
L2	13.03'	N80°28'29"W	L7	25.00'	N8°27'39"E			
L3	6.64'	N80°28'29"W	L6	63.62'	N87°40'00"W			
L4	15.04'	N10°32'07"E	L5	96.57'	N27°32'52"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. BOWING & ASSOCIATES, INC.  
 CIVIL ENGINEERS & SURVEYORS  
 1000 WEST BROADWAY • SUITE 1000 • NEW YORK, NY 10011  
 PHONE: 212-246-1000 • FAX: 212-246-1001

DATE: 11-15-11  
 S.W. G.M. NOV. 2011  
 42723-02-03 42723-3

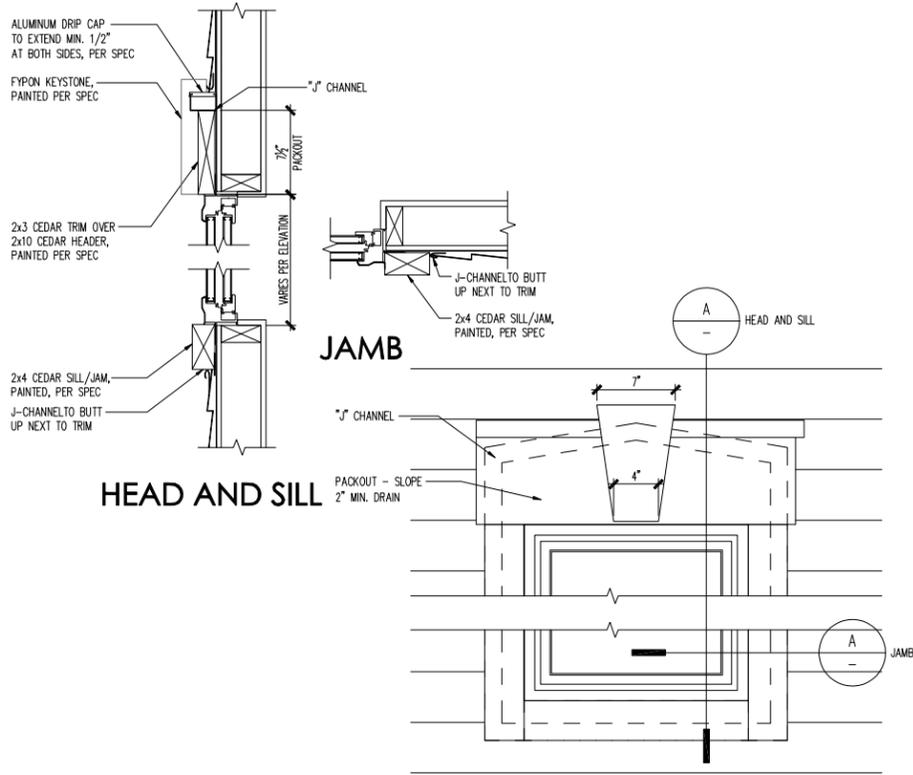
PARCEL #13-00370  
 BOSTON COMMONS STORAGE, LTD  
 RECEPTION No. 55797198

BLOCK "3A"  
 28,308 AC.

BLOCK "3B"  
 12,738 AC.

BLOCK "3C"  
 22,633 AC.  
 (RESERVED FOR FUTURE SUBDIVISION)

# RO 109



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



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



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

OHIO  
**HUDSON**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**Approved**

3/5/19

Zoning Certificate #: 19-95

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



Front Elevation - 1  
Front and Rear Elevations

PRODUCTION MANAGER  
Jammy Hehzman  
CURRENT RELEASE DATE: 01/17/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 109**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**HOLBROOK**  
NPC PLAN NUMBER  
**TBD**  
LAWSON PLAN ID  
LEGACY PLAN NUMBER / NAME  
**PLAN 3140**

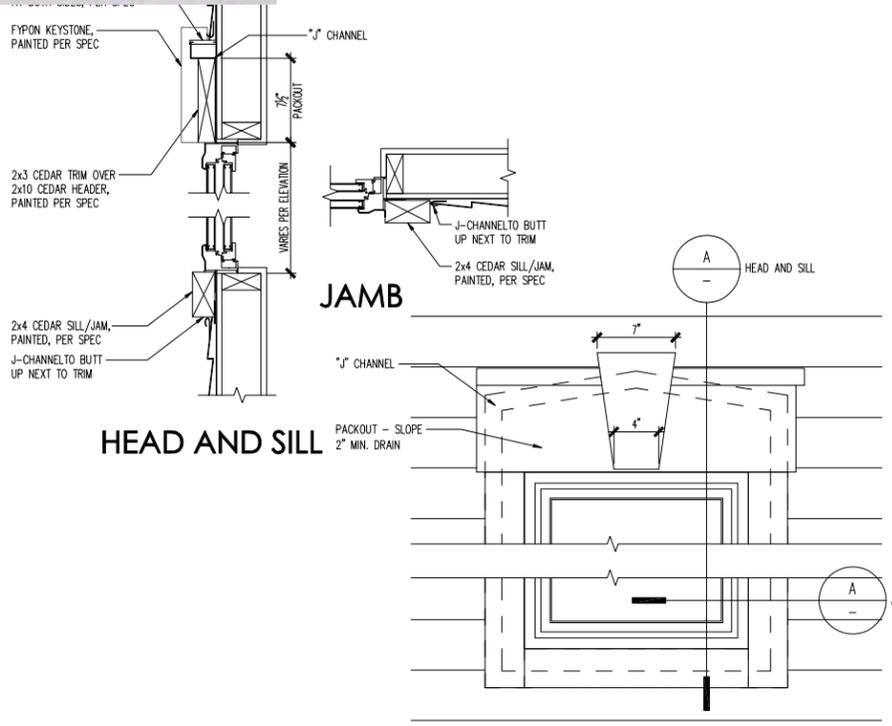
SHEET  
**7.01a1**

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  
 (c) Copyright PulteGroup, Inc. - 2011

RO 110



RO III



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



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



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

OHIO  
**HUDSON**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**Approved**

2/8/19

**Zoning Certificate #:**  
5397

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



**Front Elevation - 3**  
Front and Rear Elevations

PRODUCTION MANAGER  
Jamey Hishzmon  
CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 112**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ELLCOTT**  
NPC PLAN NUMBER  
**1643**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3840**

SHEET  
**7.03a2**

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 NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS  
 ENGINEER OF RECORD: MULLER, & KULP, ENGINEERING ARCHITECTS OF RECORD: GODOLICO DESIGN - ARCHITECTS

PLOTTED: November 8, 2018 / Green, Singh / PLAN-3840-RO-FL001.DWG

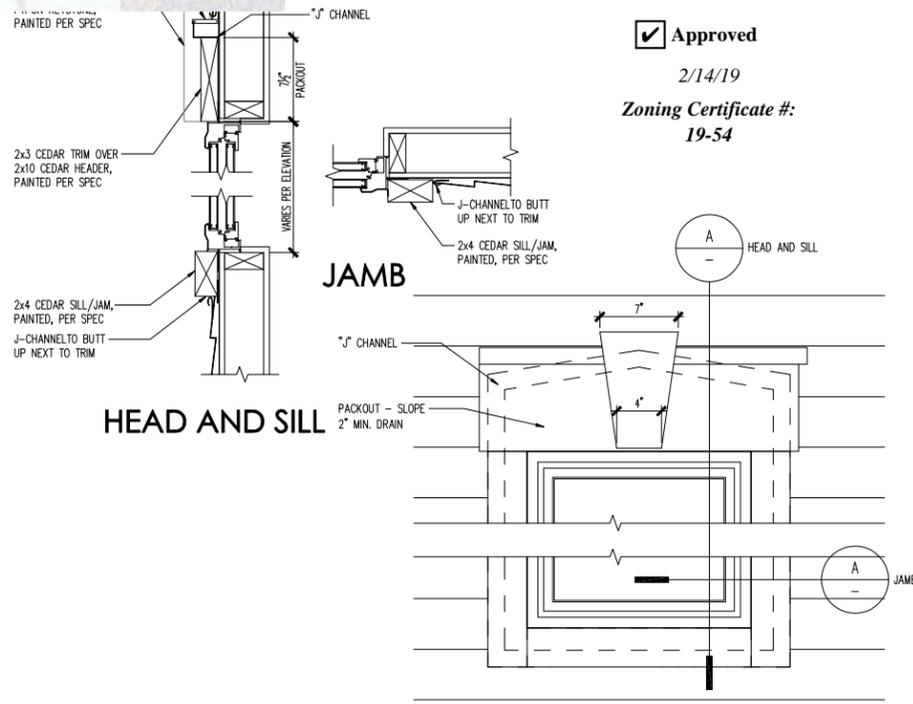
RO 113



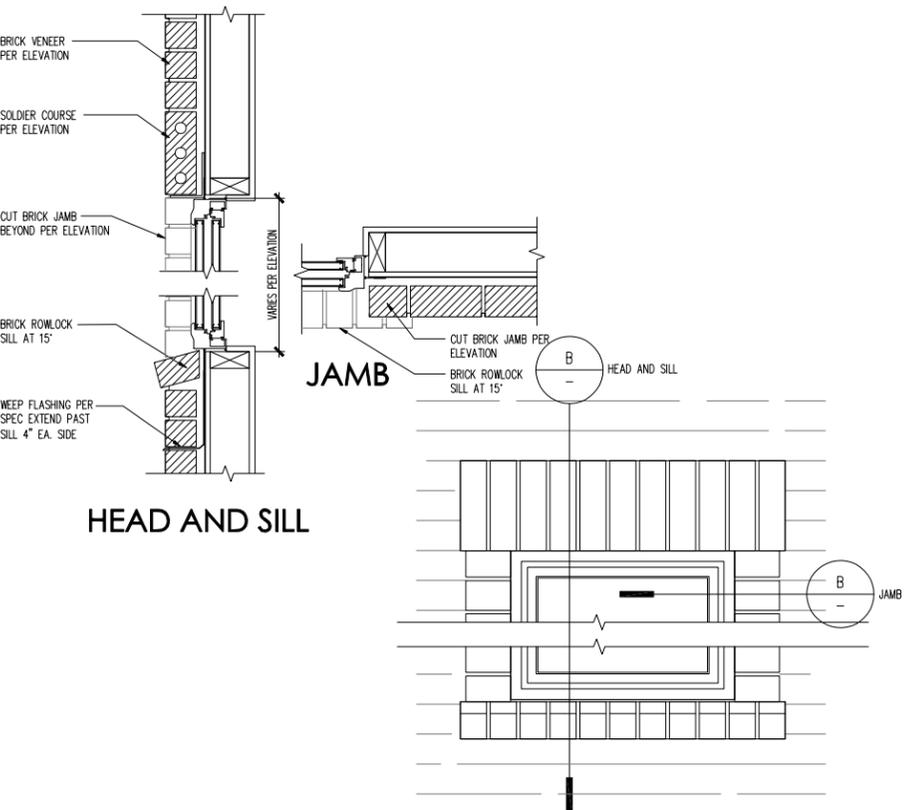
# RO 114

OHIO  
**HUDSON**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**Approved**  
2/14/19  
Zoning Certificate #:  
19-54



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



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



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



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

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

**Pulte Homes**

Elevation - #3  
Front and Rear Elevations

PRODUCTION MANAGER  
Jamey Heinzman  
CURRENT RELEASE DATE: 01/08/2019

REV #	DATE	DESCRIPTION
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PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 114**  
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  
**7.03a2**

PLOTTED: January 16, 2019 / Annie Lee / PLAN-3295-RO-EL01.DWG

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERS  
ARCHITECT OF RECORD: GODOUCO DESIGN - ARCHITECTS

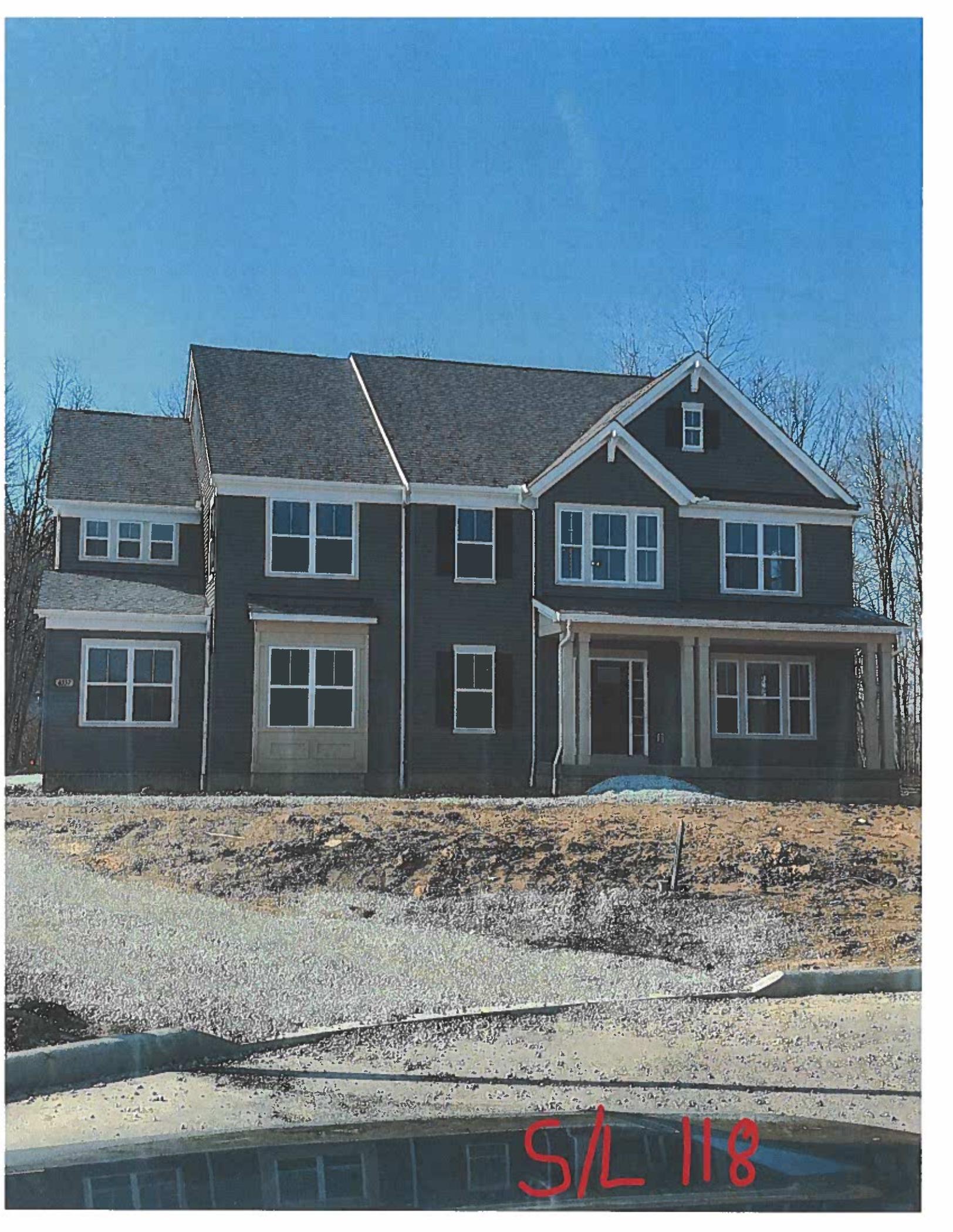
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Ro 115



RO 117





118

S/L 118

RO 119

