

APPROVED: STAFF APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED: ENGINEERING DEPT. APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED: LANDSCAPE ARCHITECT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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

| CURVE TABLE |        |         |         |        |             |           |
|-------------|--------|---------|---------|--------|-------------|-----------|
| CURVE       | LENGTH | RADIUS  | TANGENT | CHORD  | BEARING     | DELTA     |
| C1          | 104.72 | 200.00  | 53.59   | 103.63 | N14°33'31"E | 30°00'00" |
| C2          | 17.82  | 1230.00 | 8.92    | 17.82  | N01°46'43"E | 4°26'25"  |

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

**\*\*PRIMARY BENCHMARK\*\***  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOTS 139/140  
 ELEV. = 1006.83

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 ACROSS FROM SUBLLOT 139  
 ON RIDGELINE DRIVE  
 ELEV. = 1009.74

**\*\*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

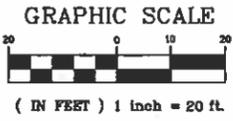
**NOTE:**  
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04.J).

**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 = 23.7%

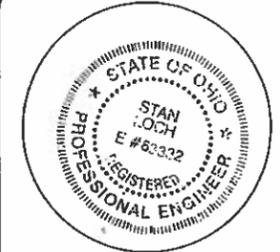
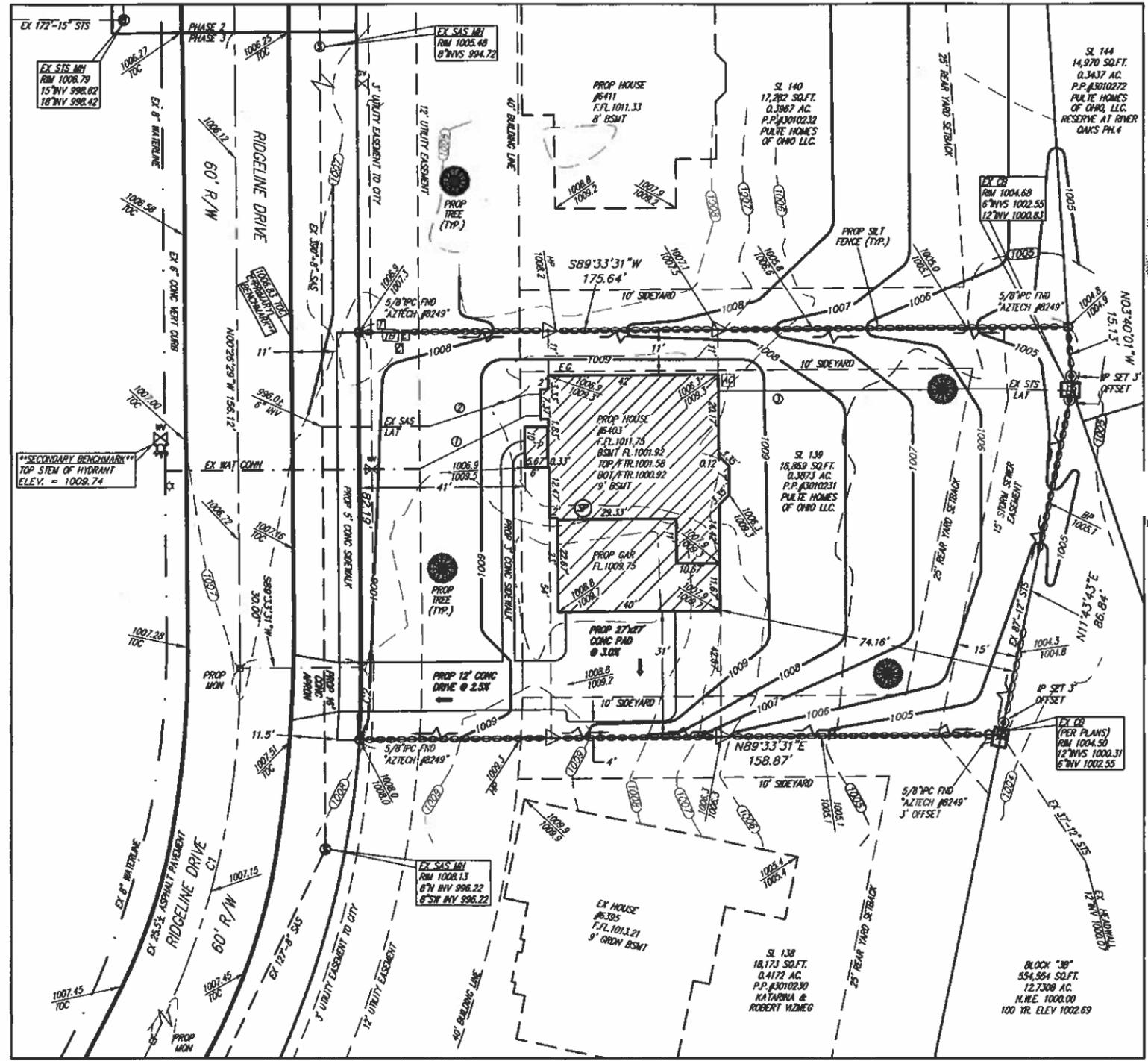
HOUSE COVERAGE = 2,488 SQ.FT.  
 DRIVEWAY COVERAGE = 1,340 SQ.FT.  
 WALKWAY COVERAGE = 165 SQ.FT.  
 TOTAL COVERAGE = 3,993 SQ.FT.

**DATE OF SURVEY:**  
 MAY 17th, 2021

**TYPE OF HOUSE:**  
 PLAN # AT WATER  
 ELEVATION: 8  
 GAR: 3 CAR SIDE RT W/9' BASEMENT, STORAGE & EGRESS WINDOWS

**OHIO HUDSON**  
 ENGINEERING DEPARTMENT  
 Approved  
 Approved, as noted  
 Rejected  
 Reviewed By: Anthony L. Calabro  
 8:04 am, May 28, 2021

- LEGEND:**
- = PROPOSED TREE
  - = MONUMENT
  - = IRON PIN FOUND
  - ⊙ = EX SANITARY MANHOLE
  - = EX YARD DRAIN
  - ⊕ = IRON PIN SET
  - ⊗ = 5/8"x30" REBAR CAPPED "AZTECH #B249"
  - = 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
  - ⊕ = ELECTRIC BOX
  - ⊕ = CABLE PEDESTAL
  - ⊕ = LIGHT POST
  - ⊕ = TRANSFORMER BOX
  - ⊕ = TELEPHONE PED



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

5-18-2021  
 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

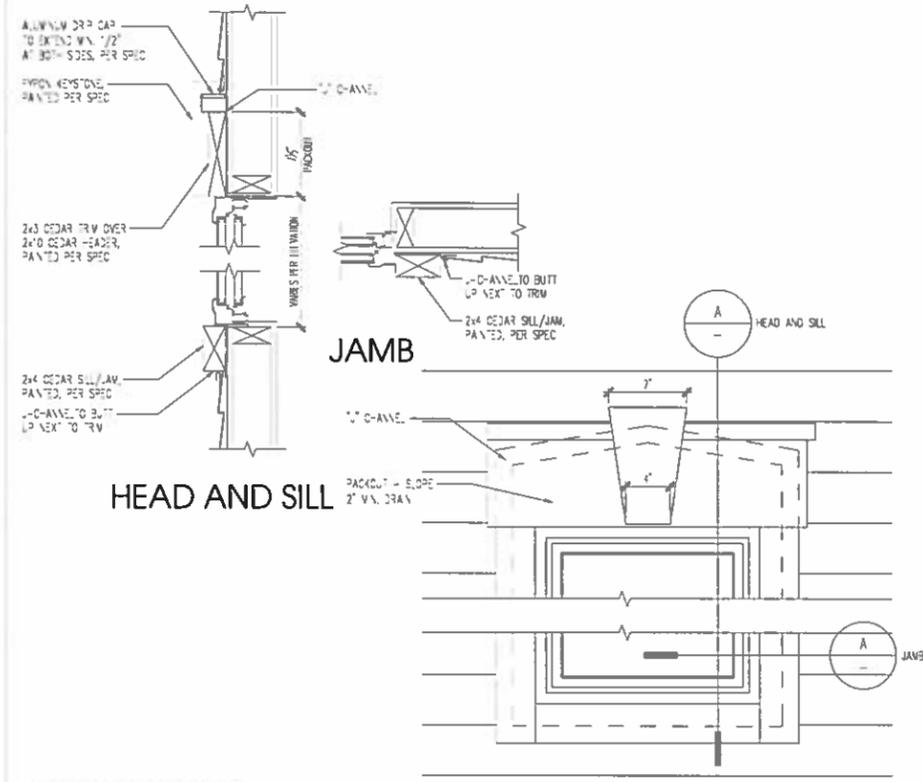
SHEET CONTENT

**SITE PLAN FOR PULTE HOMES SUBLLOT 139**  
 6403 RIDGELINE DRIVE IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.3 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

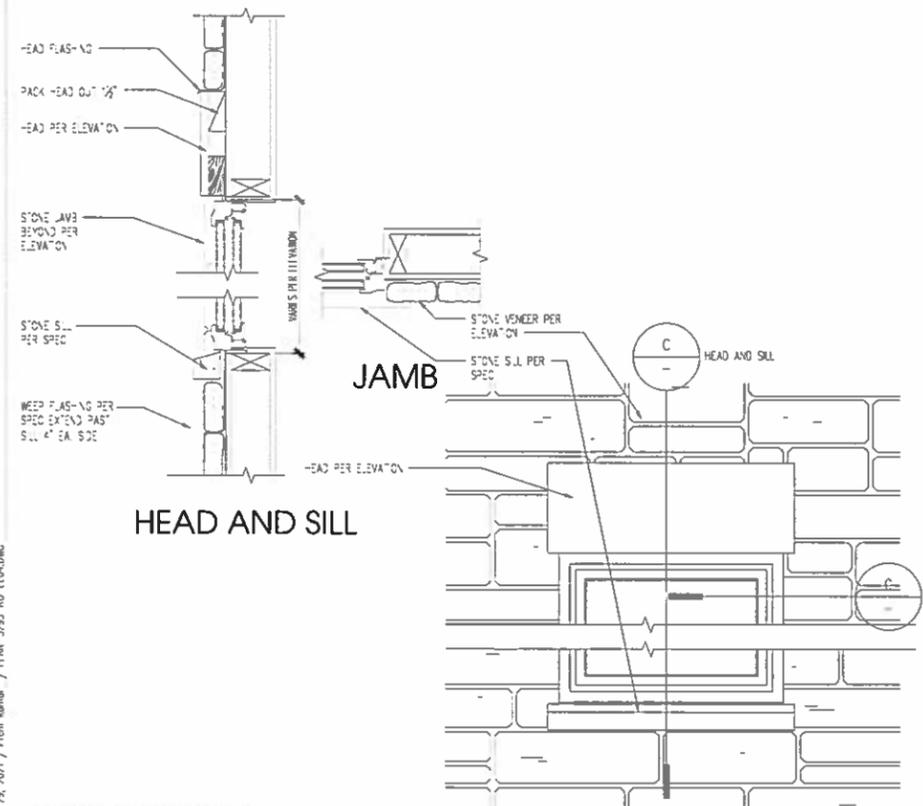
| REVISIONS |      |             |    |
|-----------|------|-------------|----|
| NO        | DATE | DESCRIPTION | BY |
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| HORIZ. SCALE | VERT. SCALE |
|--------------|-------------|
| 1" = 20'     | 1" = 20'    |
| DRAWN BY     | DATE        |
| KEG          | 5-18-2021   |
| CHECKED BY   | DRAWING NO  |
| SRL          | Site-Plans  |
| SHEET NO     | SHEET       |
| 20142977-3   | 1 OF 1      |

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



**C** WINDOW DETAIL  
SCALE: 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 - 8**  
Front and Rear Elevations

PRODUCTION MANAGER  
Gabe Kixsey  
CURRENT RELEASE DATE: 04/29/2021  
REV # DATE / DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 139**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**

SPEC PLAN NUMBER  
**1642**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

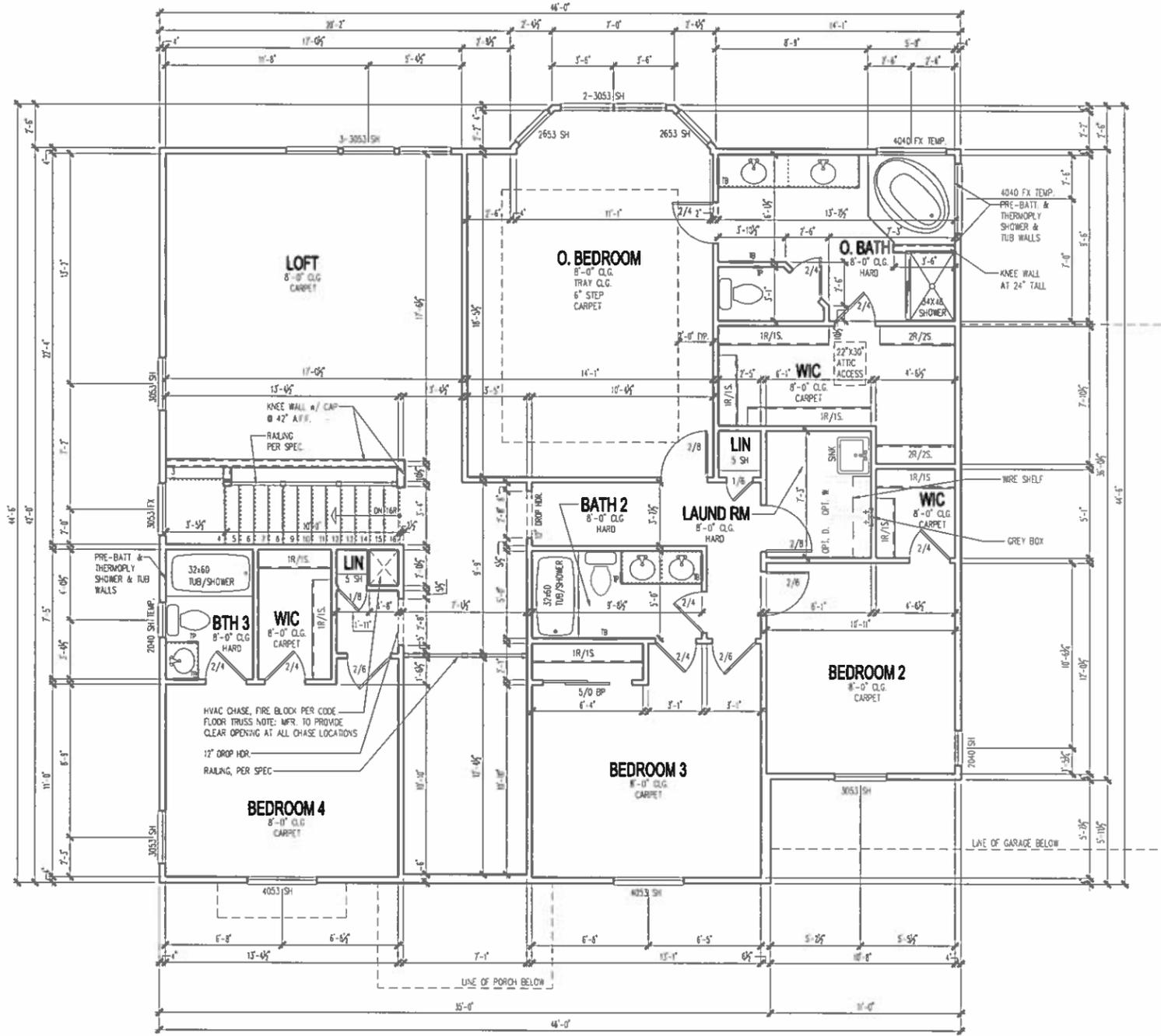
SHEET  
**7.08a2**

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









**SECOND FLOOR PLAN**  
1/4" = 1'-0"

NOTE:  
1. DIMENSIONS SHOWN ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL.

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



**Second Floor Plan**

PRODUCTION MANAGER  
Cobe Kiksey  
PROJECT RELEASE DATE: 04/29/2021

| REV # | DATE / DESCRIPTION |
|-------|--------------------|
|       |                    |
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PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS**  
**LOT 139**  
LANSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

PERFECTION LEVEL  
**TBD**

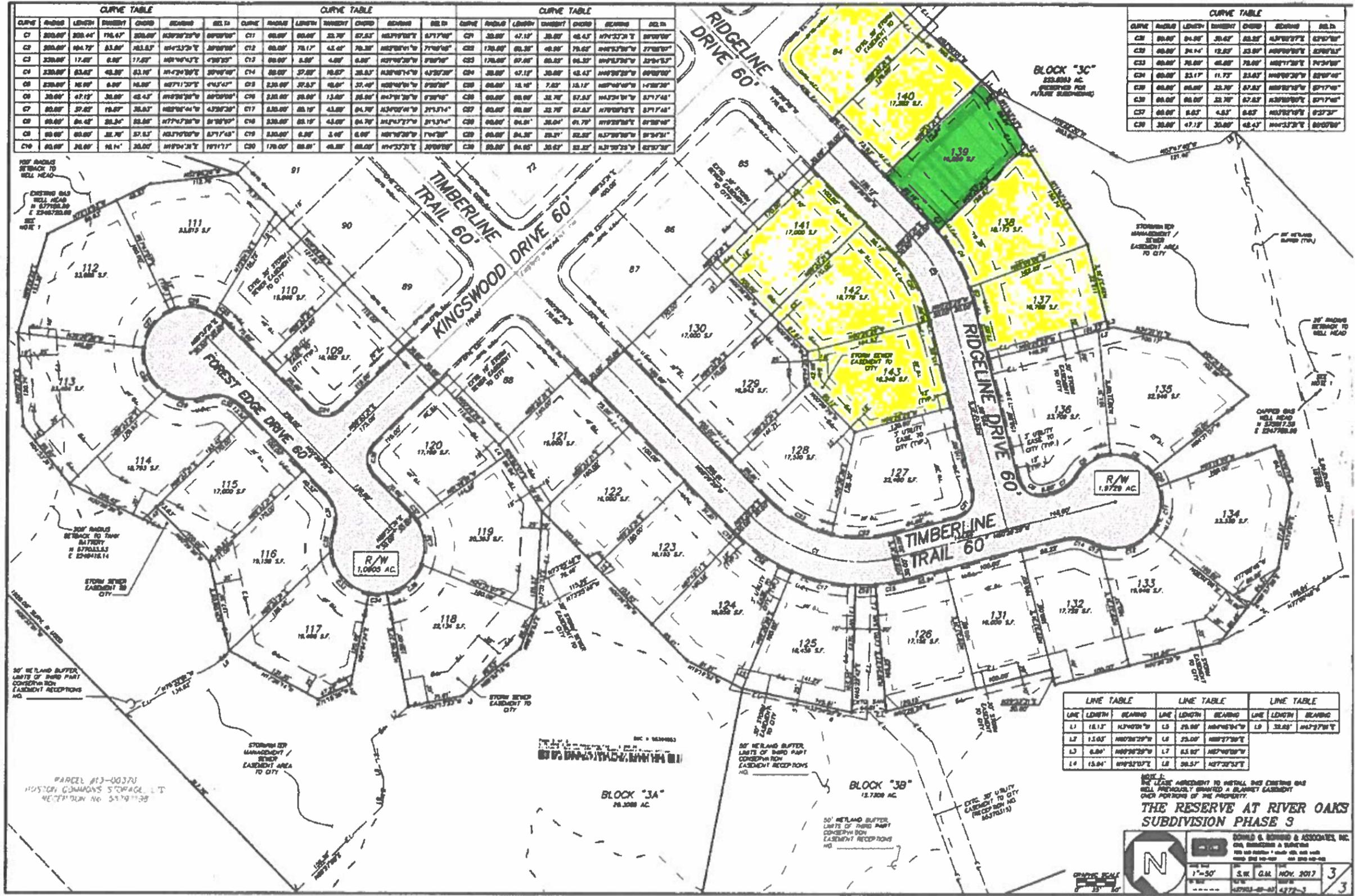
PLAN NAME  
**ATWATER**  
WPC PLAN NUMBER  
**1642**  
LANSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**2.20a**

ENGINEER OF RECORD: MULHERN & KWAP, ENGINEERS  
ARCHITECT OF RECORD: GODOLCO DESIGN - ARCHITECTS  
(c) Copyright PulteGroup, Inc. - 2021  
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22"x34" SHEETS - 11"x17" SHEETS REPRESENT 1/2" SCALE PLOTS

[REDACTED] - Subject lot  
[REDACTED] - Look alike



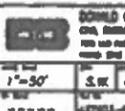
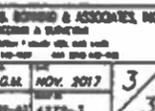
| CURVE TABLE |         |         |         |         |              | CURVE TABLE |        |        |        |             |        | CURVE TABLE |         |         |         |         |              |           |
|-------------|---------|---------|---------|---------|--------------|-------------|--------|--------|--------|-------------|--------|-------------|---------|---------|---------|---------|--------------|-----------|
| CURVE       | ANGLE   | LENGTH  | CHORD   | BEARING | BEI.D.       | CURVE       | ANGLE  | LENGTH | CHORD  | BEARING     | BEI.D. | CURVE       | ANGLE   | LENGTH  | CHORD   | BEARING | BEI.D.       |           |
| C1          | 200.00° | 208.44' | 176.47' | 200.00° | N37°29'29" W | 80°00'00"   | 00.00' | 00.00' | 00.00' | N0°00'00" E | 00.00' | C1          | 200.00° | 208.44' | 176.47' | 200.00° | N37°29'29" W | 80°00'00" |

| CURVE TABLE |         |         |         |         |              |
|-------------|---------|---------|---------|---------|--------------|
| CURVE       | ANGLE   | LENGTH  | CHORD   | BEARING | BEI.D.       |
| C1          | 200.00° | 208.44' | 176.47' | 200.00° | N37°29'29" W |

| LINE TABLE |        | LINE TABLE   |      | LINE TABLE |              |
|------------|--------|--------------|------|------------|--------------|
| LINE       | LENGTH | BEARING      | LINE | LENGTH     | BEARING      |
| L1         | 18.13' | N47°00'00" W | L5   | 25.00'     | N47°00'00" W |
| L2         | 13.65' | N00°00'00" W | L6   | 25.00'     | N00°00'00" W |
| L3         | 6.80'  | N00°00'00" W | L7   | 65.00'     | N00°00'00" W |
| L4         | 15.84' | N00°00'00" W | L8   | 26.57'     | N00°00'00" W |

NOTE: THE LEASE AGREEMENT TO INSTALL AND MAINTAIN GAS METER PREVIOUSLY GRANTED A GRANT EASEMENT OVER PORTIONS OF THE PROPERTY.

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

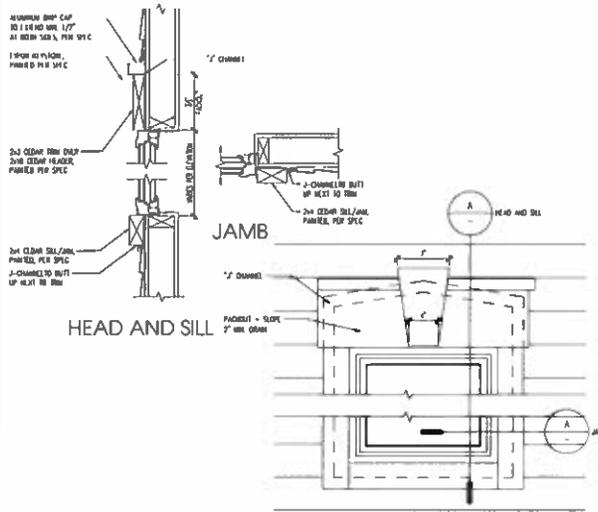




DONALD G. BROWN & ASSOCIATES, INC.  
 CIVIL ENGINEER & SURVEYOR  
 10000 Katy Road, Suite 100, Houston, TX 77058  
 (713) 462-1000  
 DATE: S.W. G.M. NOV. 2017  
 SHEET: 3 OF 3  
 PROJECT: 14771-01-01 4771-3

|             |                 |
|-------------|-----------------|
| PROJECT NO. | 1842            |
| DATE        | 04/08/2012      |
| BY          | J.M.S. / J.S.P. |
| REVISIONS   |                 |
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|---------------------|--------------------|
| PROJECT TYPE        | SINGLE FAMILY      |
| CONTRACT FOR        | RIVER OAKS LOT 84  |
| OWNER               | UNITED COMMUNITY B |
| GENERAL CONTRACTOR  | GARAGE RIGHT       |
| STRUCTURAL ENGINEER | TBD                |
| MECHANICAL ENGINEER | ATWATER            |
| ELECTRICAL ENGINEER | 1842               |
| LANDSCAPE ARCHITECT | PLAN 3295          |

DATE: 7.05.11



**WINDOW TRIM DETAIL**  
SCALE: 1/4" = 1'-0"



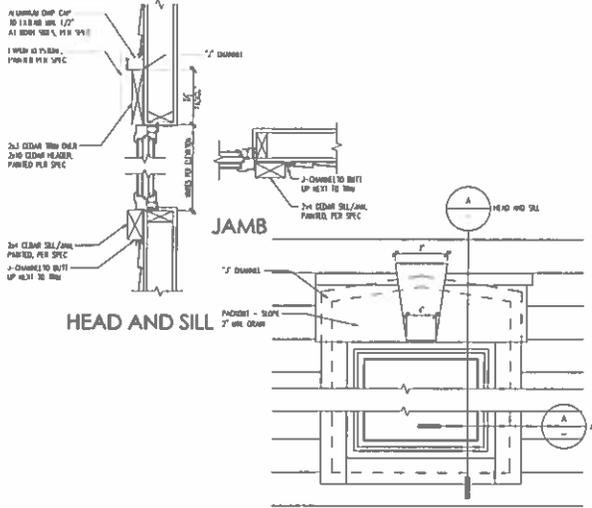
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



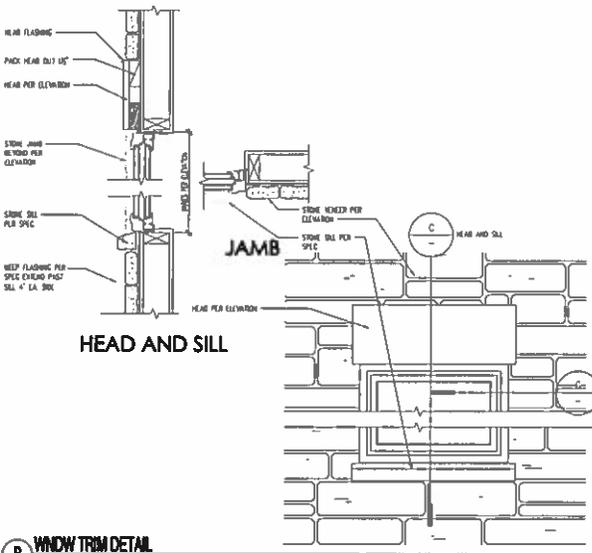
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

PULTE, BROWN, & SONS, L.P., 17000 W. PARKWAY, SUITE 100, WILLOW PARK, OHIO 44122

ENGINEER OF RECORD: WALTERS, J. & SONS, ENGINEERS ARCHITECTS OF RECORD: GORDON DESIGN ARCHITECTS



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



**B WINDOW TRIM DETAIL**  
SCALE: 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

Pulte  
Homes

Elevation - 46  
Front and Rear Elevations

DATE: 04/12/2017 11:07 AM / P:\10-3100-01-01-01-01

| NO. | REVISION | DATE |
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PROJECT FOR  
**SINGLE FAMILY**

PROPERTY  
**RIVER OAKS LOT 137**

OWNER  
**LARRY EGGERTS II**

DESIGNER  
**GARAGE LEFT**

REVISIONS  
**TBD**

DATE  
**ATWATER**

DATE  
**1642**

LAND PLAN ID  
**PLAN 3295**

DATE  
**7.06a1**





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

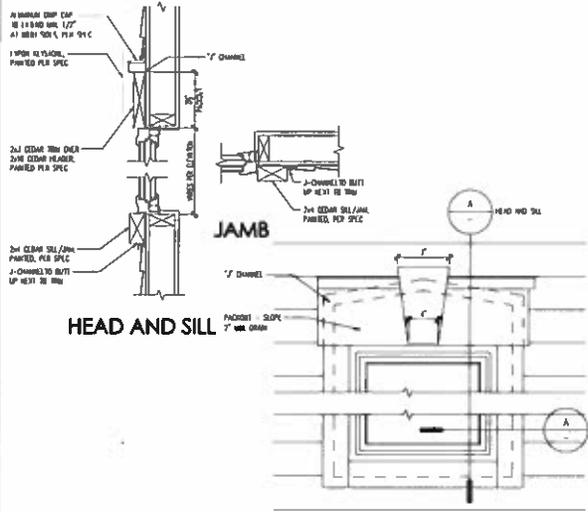
Pulte  
by *hennrich*

Front Elevation - 1  
Front and Rear Elevations

| PROJECT NUMBER | DATE       | BY       |
|----------------|------------|----------|
| 2024-01-15     | 01/15/2024 | J. J. J. |

|                          |                    |
|--------------------------|--------------------|
| PROJECT TYPE             | SINGLE FAMILY      |
| PROPERTY NAME            | RIVER OAKS LOT 141 |
| OWNER                    | LANDLORD           |
| CONTRACT NUMBER          | TBD                |
| ARCHITECT                | HOLBROOK           |
| ARCHITECT PROJECT NUMBER | PLAN 3140          |

DATE 7.01a1

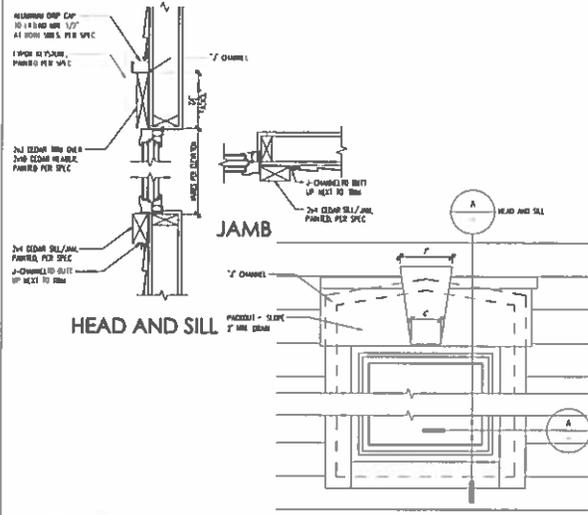


**WINDOW TRIM DETAIL**  
SCALE: 1/4" = 1'-0"



NOTED: DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE TO FACE UNLESS NOTED OTHERWISE.

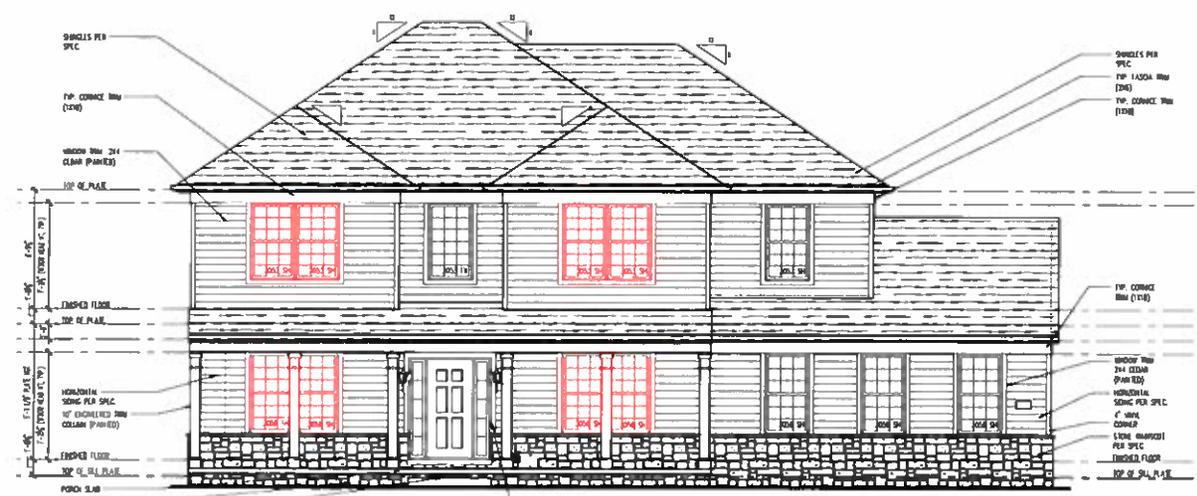
ENGINEER OF RECORD: WALTERS & SAMP, ARCHITECTS  
ARCHITECT OF RECORD: HOLBROOK DESIGN - ARCHITECTS  
CONTRACT NUMBER: TBD  
DATE: 7.01a1



**A WINDOW TRIM DETAIL**  
SCALE: 1/4" = 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

**Pulte Homes**

Elevation - 45  
Front and Rear Elevations

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
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PROJECT FOR  
**SINGLE FAMILY**  
**RIVER OAKS LOT 143**  
Lorain County, OH

CONTRACTING  
**GARAGE RIGHT**

PREPARED BY  
**TBD**

DATE OF PLAN  
**ATWATER**  
1642  
Lorain Plan #

DATE OF PLAN REVIEW / DATE  
**PLAN 3295**

DATE  
**7.05a1**

DATE: 07/20/2017 10:00 AM / 10:00 AM / 10:00 AM

ENGINEER OF RECORD: NATHAN A. KYLE, ENGINEER  
ARCHITECT OF RECORD: GORDON DESOER, ARCHITECT