

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 LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	209.44'	200.00'	115.47'	200.00°S30°26'29"E	60°00'00"
C2	37.53'	230.00'	18.81'	37.49°S55°46'01"E	9°20'56"

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

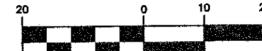
NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

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



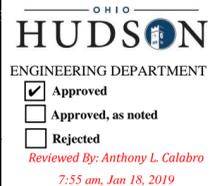
(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 22.5%

HOUSE COVERAGE = 2,256 SQ.FT.
 DRIVEWAY COVERAGE = 1,376 SQ.FT.
 WALKWAY COVERAGE = 231 SQ.FT.
 TOTAL COVERAGE = 3,863 SQ.FT.

DATE OF SURVEY:
 DECEMBER 24th, 2018

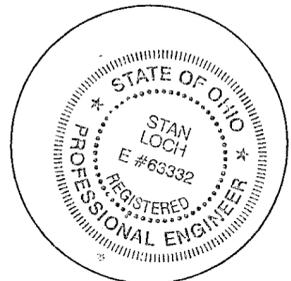
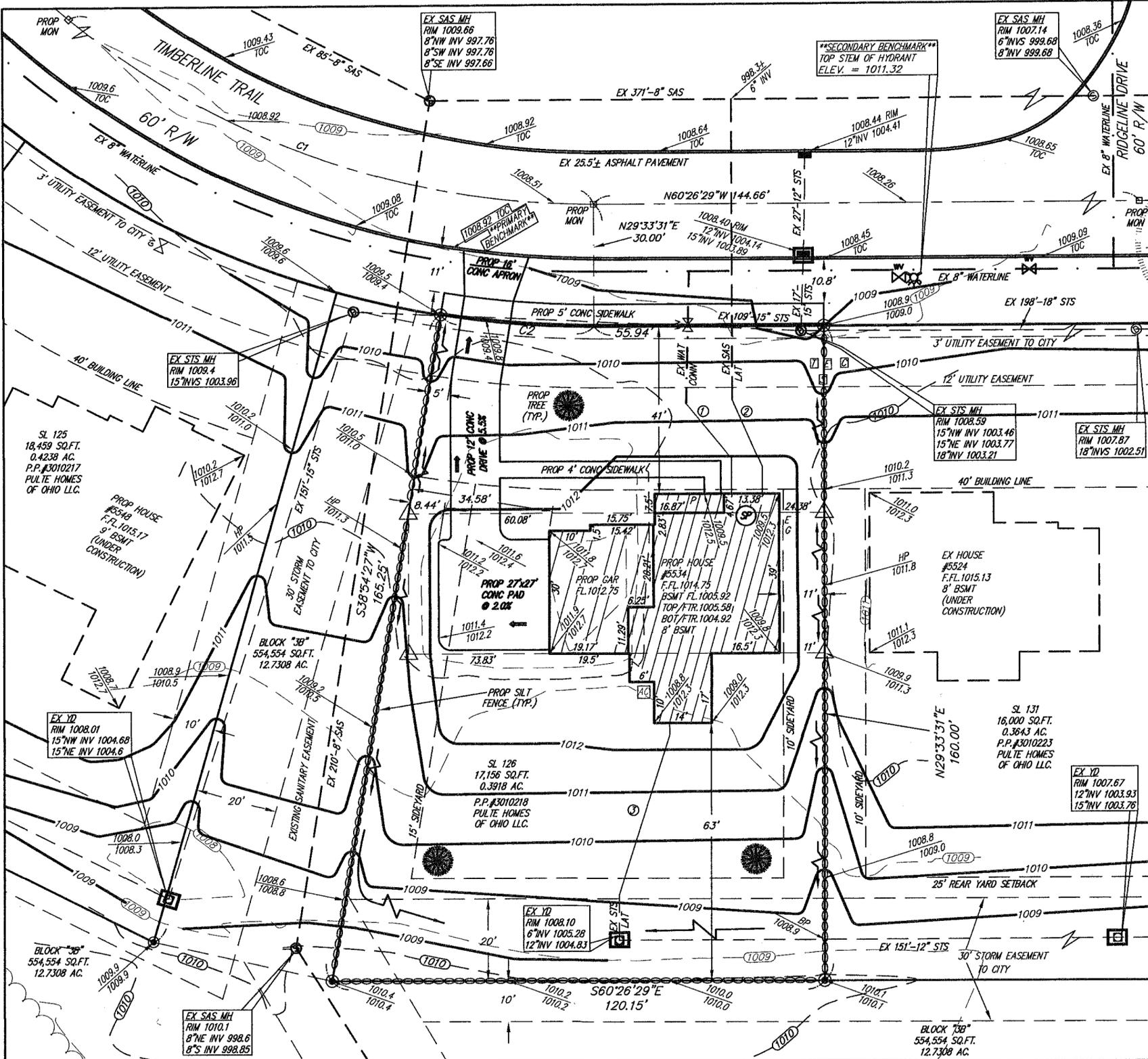
TYPE OF HOUSE:
 PLAN# CRAWFORD
 ELEVATION: EURO COUNTRY
 GAR: 3 CAR SIDE RIGHT W/B BASEMENT
 SUNROOM, GUEST SUITE & FIREPLACE



OHIO
HUDSON
 ENGINEERING DEPARTMENT
 Approved
 Approved, as noted
 Rejected
 Reviewed By: Anthony L. Calabro
 7:55 am, Jan 18, 2019

- 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"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
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = CABLE PEDESTAL
 - ⊙ = TRANSFORMER BOX



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

1-2-19
 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

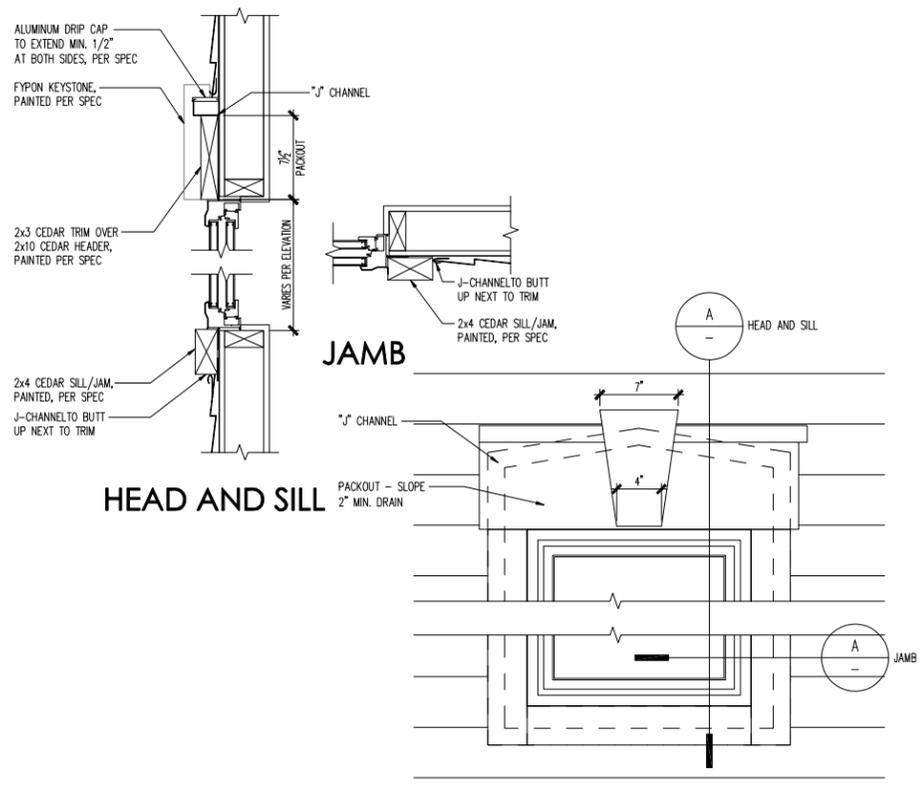
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLOT 126 5534 TIMBERLINE TRAIL 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	1-2-2019
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 - Elev. 9 Euro-Country
Front and Rear Elevations

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 12/18/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 126
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

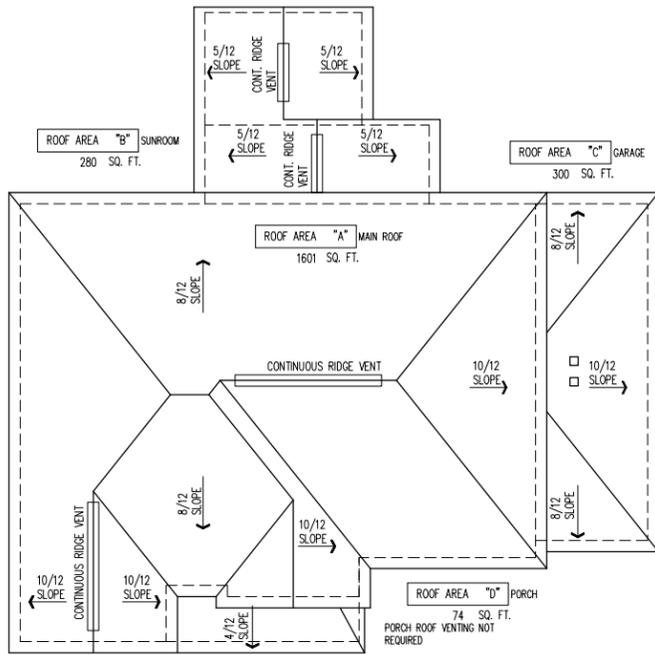
SPECIFICATION LEVEL
TBD

PLAN NAME
CRAWFORD
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
7.09a2

ATTIC VENTILATION SCHEDULE																
9 ELEVATION	LOC.	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			N/A			N/A		
		AREA	REQ'D	SUPP.	AREA	REQ'D	SUPP.	AREA	REQ'D	SUPP.	AREA	REQ'D	SUPP.	AREA	REQ'D	SUPP.
	ROOF AREA "B" SUNROOM	280	0.47	0.50	1601	2.67	3.00	300	0.50	0.85						
	ROOF AREA "C" GARAGE		0.47	0.48		2.67	2.99		0.50	0.83						
	ROOF AREA "A" MAIN ROOF		0.94	0.99		5.34	5.99		1.00	1.68						
	ROOF AREA "D" PORCH															
	TOTAL															



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



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



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

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387 Medina Rd. Suite 1700
Medina, OH 44256



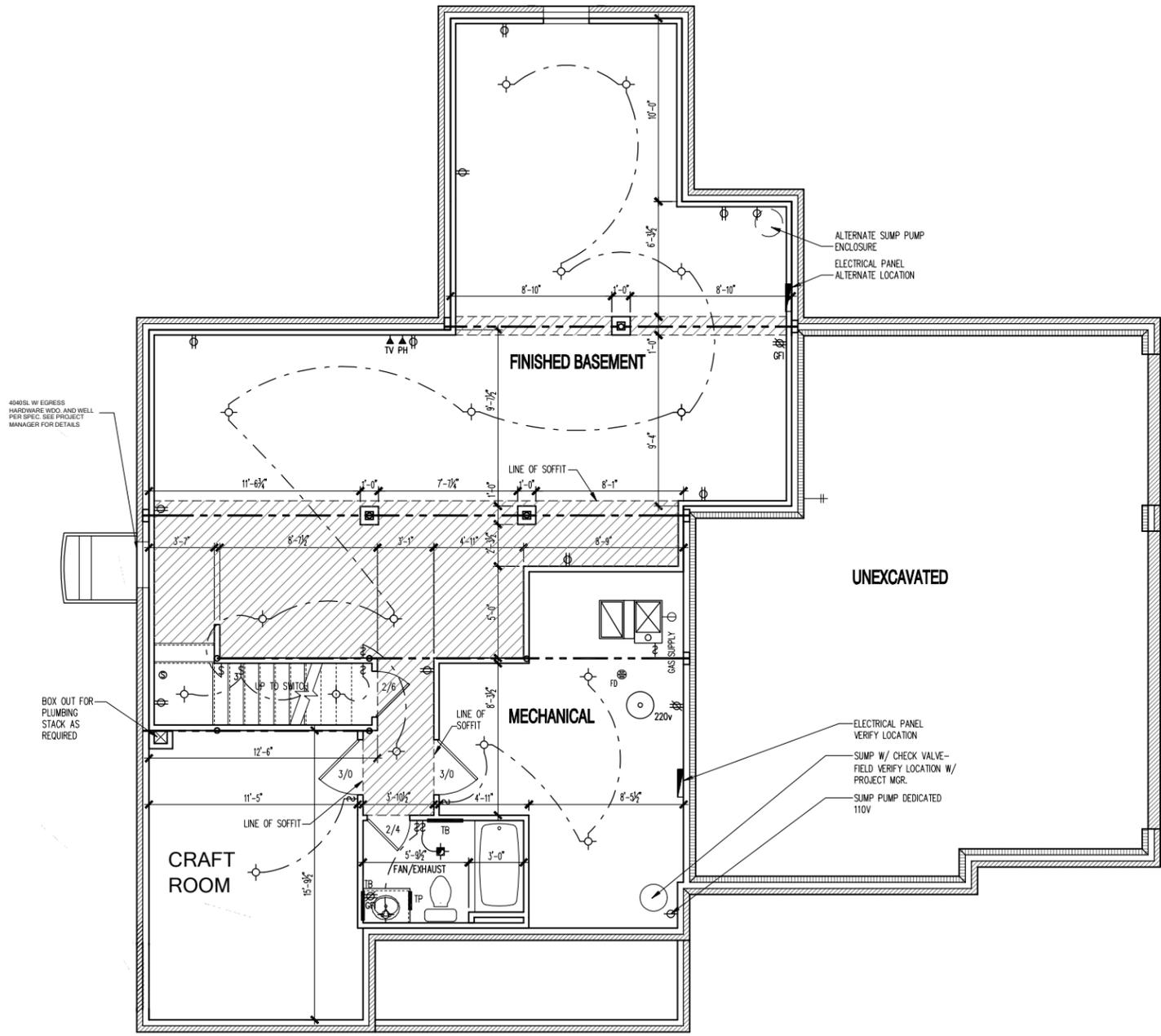
Front Elevation - Elev. 9 Euro-Country
Side Elevations and Roof Plan

REV #	DATE	DESCRIPTION
1	12/18/2018	RELEASE DATE
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

PROJECT TYPE: **SINGLE FAMILY**
COMMUNITY NAME: **RIVER OAKS LOT 126**
LAWSON COMMUNITY ID: ---
GARAGE HANDING: **GARAGE RIGHT**
SPECIFICATION LEVEL: **TBD**
PLAN NAME: **CRAWFORD**
NPS PLAN NUMBER: **TBD**
LAWSON PLAN ID: ---
LEGACY PLAN NUMBER / NAME: **PLAN 2843**
SHEET: **7.09a3**

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



FINISHED BASEMENT PLAN

1/4" = 1'-0"

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



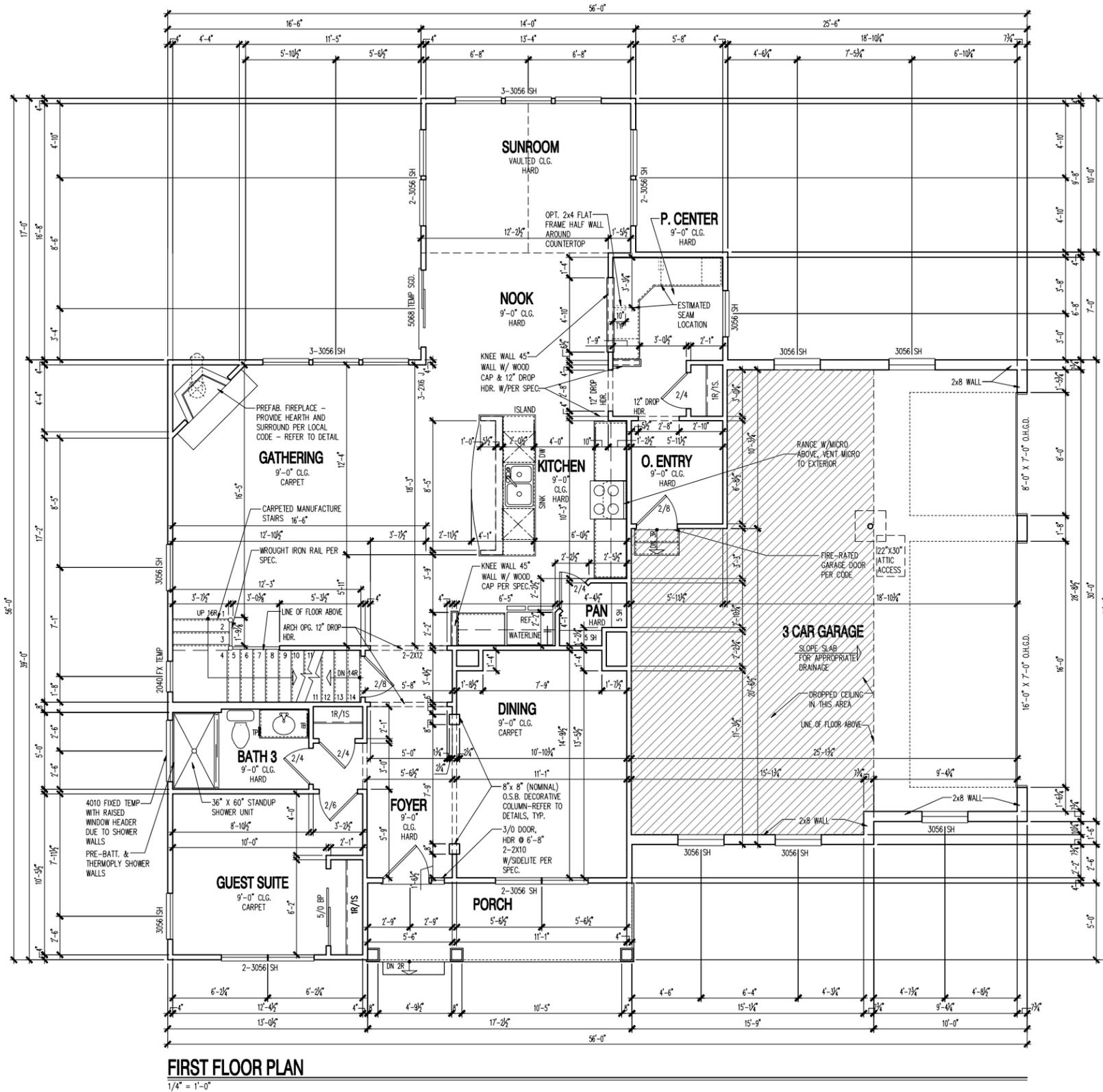
Finished Basement Plan

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

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

PRODUCTION MANAGER Jamey Heinzman CURRENT RELEASE DATE: 12/18/2018
PROJECT TYPE SINGLE FAMILY
COMMUNITY NAME RIVER OAKS LOT 126 LAWSON COMMUNITY ID ---
GARAGE HANDING GARAGE RIGHT
SPECIFICATION LEVEL TBD
PLAN NAME CRAWFORD NPS PLAN NUMBER TBD LAWSON PLAN ID ---
LEGACY PLAN NUMBER / NAME PLAN 2843
SHEET 2.00

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
Jamey Heinzman
CURRENT RELEASE DATE: 12/18/2018

REV #	DATE	DESCRIPTION

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

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 126
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

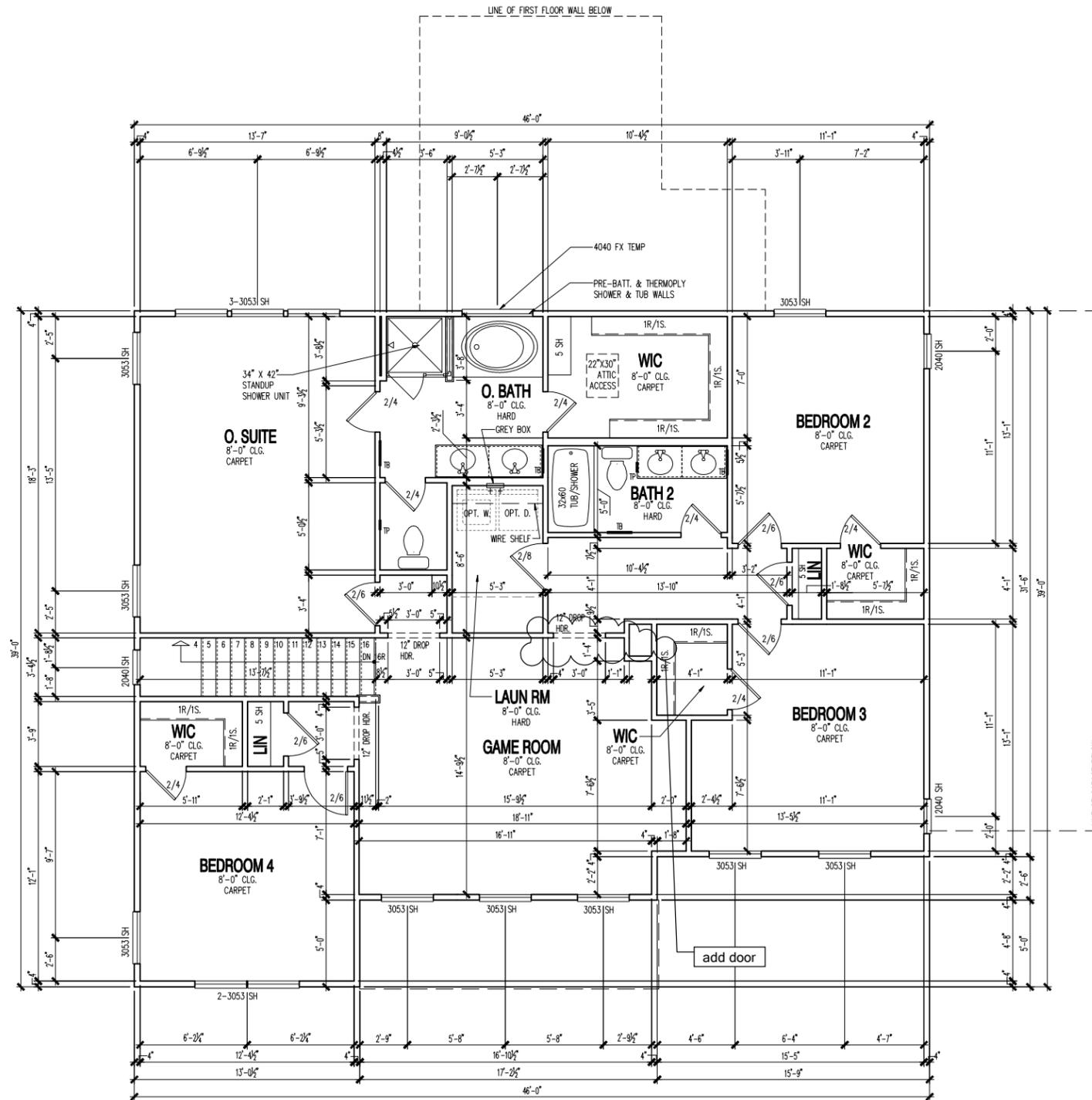
SPECIFICATION LEVEL
TBD

PLAN NAME
CRAWFORD
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
2.10a

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



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



Second Floor Plan

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 12/18/2018

REV #	DATE	DESCRIPTION

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

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

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 126
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

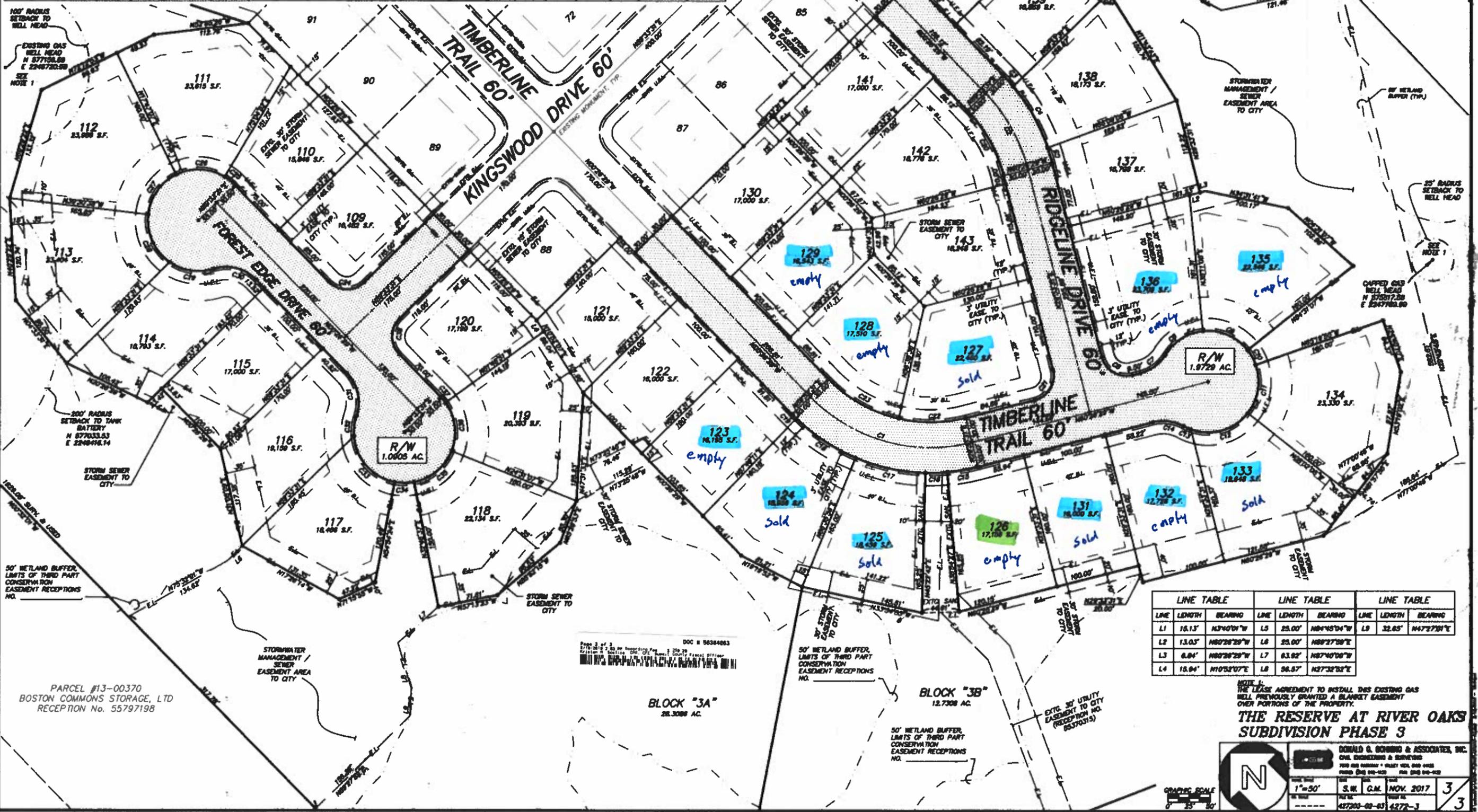
PLAN NAME
CRAWFORD
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
2.20a

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'	208.64'	118.47'	200.00'	N37°28'39"W	80°00'00"	C11	80.00'	80.00'	32.78'	87.83'	N53°19'03"E	87°17'48"	C21	30.00'	47.12'	30.00'	42.43'	N74°33'31"E	80°00'00"
C2	200.00'	104.78'	83.89'	103.83'	N14°33'31"E	30°00'00"	C12	80.00'	78.17'	43.42'	78.35'	N82°08'14"W	77°48'48"	C22	170.00'	80.38'	40.88'	78.82'	N48°33'28"W	27°05'07"
C3	230.00'	17.82'	8.82'	17.82'	N01°48'43"E	4°28'25"	C13	80.00'	8.82'	4.82'	8.82'	N21°48'38"W	0°00'00"	C23	170.00'	87.80'	88.22'	88.22'	N18°33'38"W	32°54'53"
C4	230.00'	63.82'	42.82'	63.18'	N14°24'30"E	30°48'48"	C14	80.00'	37.82'	18.82'	38.82'	N38°48'14"W	43°28'30"	C24	30.00'	47.12'	30.00'	42.43'	N48°28'28"W	80°00'00"
C5	230.00'	18.82'	8.82'	18.82'	N27°11'37"E	4°43'44"	C15	230.00'	37.82'	18.82'	37.48'	N58°48'14"W	8°28'28"	C25	80.00'	18.18'	7.82'	18.12'	N07°40'48"W	14°28'38"
C6	30.00'	47.12'	30.00'	42.43'	N18°28'28"W	80°00'00"	C16	230.00'	28.82'	13.82'	28.82'	N47°31'25"W	8°28'15"	C26	80.00'	80.00'	32.78'	87.83'	N43°34'14"W	87°17'48"
C7	80.00'	37.82'	18.82'	38.82'	N82°08'14"W	43°28'30"	C17	230.00'	85.18'	43.82'	84.70'	N34°00'41"W	81°13'14"	C27	80.00'	80.00'	32.78'	87.83'	N78°08'18"E	87°17'48"
C8	80.00'	84.42'	28.84'	83.88'	N77°47'38"W	81°38'07"	C18	230.00'	85.18'	43.82'	84.70'	N18°47'27"W	81°13'14"	C28	80.00'	84.81'	38.04'	81.78'	N18°28'28"E	81°38'48"
C9	80.00'	80.00'	32.78'	87.83'	N83°10'00"W	87°17'48"	C19	230.00'	8.82'	3.48'	8.88'	N01°48'38"W	1°44'30"	C29	80.00'	84.38'	28.21'	82.82'	N37°28'28"W	81°38'48"
C10	80.00'	28.82'	18.14'	28.00'	N18°04'31"E	18°11'17"	C20	170.00'	88.01'	43.82'	88.00'	N14°33'31"E	30°00'00"	C30	80.00'	84.85'	38.62'	82.22'	N31°38'28"W	82°57'28"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	80.00'	84.85'	38.62'	82.22'	N31°38'28"E	82°57'28"
C32	80.00'	24.14'	12.82'	23.82'	N88°08'28"E	87°08'33"
C33	80.00'	78.00'	48.82'	78.88'	N88°11'28"E	74°34'08"
C34	80.00'	23.17'	11.73'	23.82'	N88°08'30"W	82°08'48"
C35	80.00'	80.00'	32.78'	87.83'	N88°08'30"W	87°17'48"
C36	80.00'	80.00'	32.78'	87.83'	N88°08'30"E	87°17'48"
C37	80.00'	8.82'	4.82'	8.82'	N88°08'30"E	87°17'48"
C38	30.00'	47.12'	30.00'	42.43'	N43°33'31"E	80°00'00"



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	LINE	LENGTH	LINE	LENGTH
L1	18.13'	L5	23.00'	L9	32.85'
L2	13.03'	L6	23.00'	L8	32.85'
L3	8.84'	L7	63.82'	L10	32.85'
L4	18.84'	L8	56.87'		

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 ENGINEERING & SURVEYING
 ONE ONE BOWLING GREEN STREET, SUITE 200
 BOSTON, MA 02118
 PHONE: 617-552-1122 FAX: 617-552-1123

DATE: NOV. 2017
 DRAWN BY: S.W. G.M.
 CHECKED BY: G.M.
 PROJECT NO.: 437203-03-03

GRAPHIC SCALE: 1"=50'

3/3

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

BLOCK "3A"
 28,388 AC.

BLOCK "3B"
 12,738 AC.

BLOCK "3C"
 22,883 AC
 RESERVED FOR
 FUTURE SUBDIVISION

100' RADIUS
 SETBACK TO
 WELL HEAD

EXISTING GAS
 WELL HEAD
 N 87°18'00"
 E 224°720.58

SEE
 NOTE 1

200' RADIUS
 SETBACK TO TANK
 BATTERY
 N 87°03'30"
 E 224°418.74

STORM SEWER
 EASEMENT TO
 CITY

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

STORMWATER
 MANAGEMENT /
 SEWER
 EASEMENT AREA
 TO CITY

Page 2 of 3
 DOC # 96384883
 11/15/17 10:58 AM
 11/15/17 10:58 AM
 11/15/17 10:58 AM

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

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

EXTRA 30' UTILITY
 EASEMENT TO CITY
 (RECEPTION NO. 88370315)

CAPPED GAS
 WELL HEAD
 N 87°03'30"
 E 224°720.58

SEE
 NOTE 1

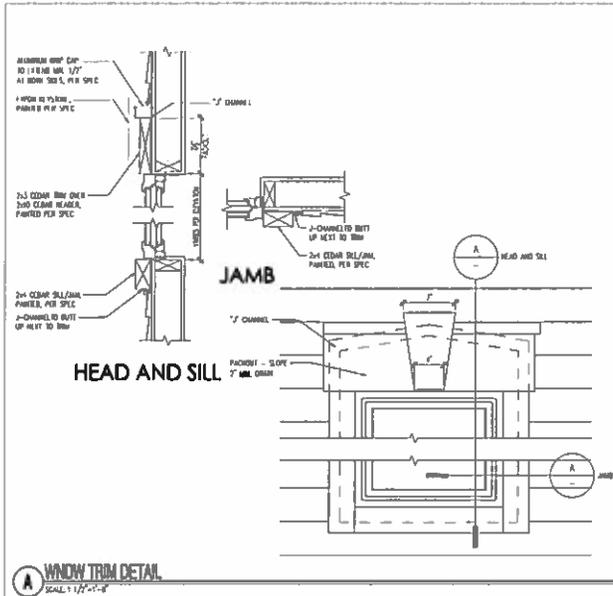
25' RADIUS
 SETBACK TO
 WELL HEAD

STORMWATER
 MANAGEMENT
 SEWER
 EASEMENT AREA
 TO CITY

BY WETLAND
 BUFFER (TYP.)

124





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



Front Elevation - Elevation 1
Front and Rear Elevations

OWNER'S CHECKLIST

△	FOUNDATION
△	ROOFING
△	FRONT ELEVATION
△	REAR ELEVATION
△	INTERIOR FINISHES
△	MECHANICAL
△	ELECTRICAL
△	PLUMBING
△	PAINTING
△	LANDSCAPING

PROJECT FOR SINGLE FAMILY

OWNER'S NAME: RIVER OAKS LOT 131

LOT: 131

OWNER'S ADDRESS: GARAGE LEFT

DATE: TBD

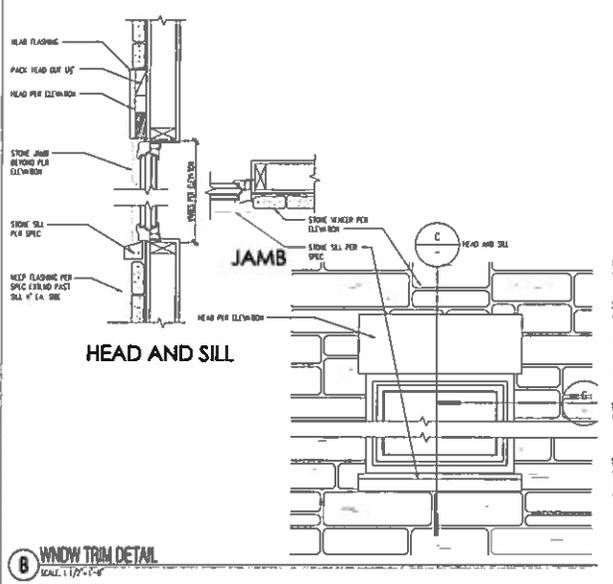
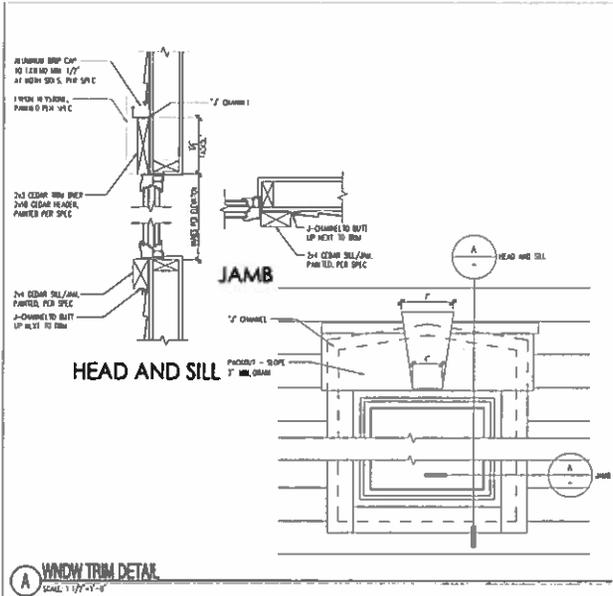
OWNER'S NAME: CRAWFORD

LOT: 131

OWNER'S ADDRESS: PLAN 2843

LOT: 7.01a1

DATE: 10/20/2021 10:20 AM



PROJECT NO. 133
 RIVER OAKS LOT 133
 LOT 133
 GARAGE NIGHT
 TPO
 ATWATER
 PLAN 3295
 7.09a1

CLEVELAND DIVISION
 387 Medina Rd., Suite 1700
 Medina, OH 44256

Pulte
 Home
 Front and Rear Elevations

ARCHITECT OF RECORD: BROWN, BROWN & ASSOCIATES
 ARCHITECT OF RECORD: BROWN, BROWN & ASSOCIATES

123



126



128

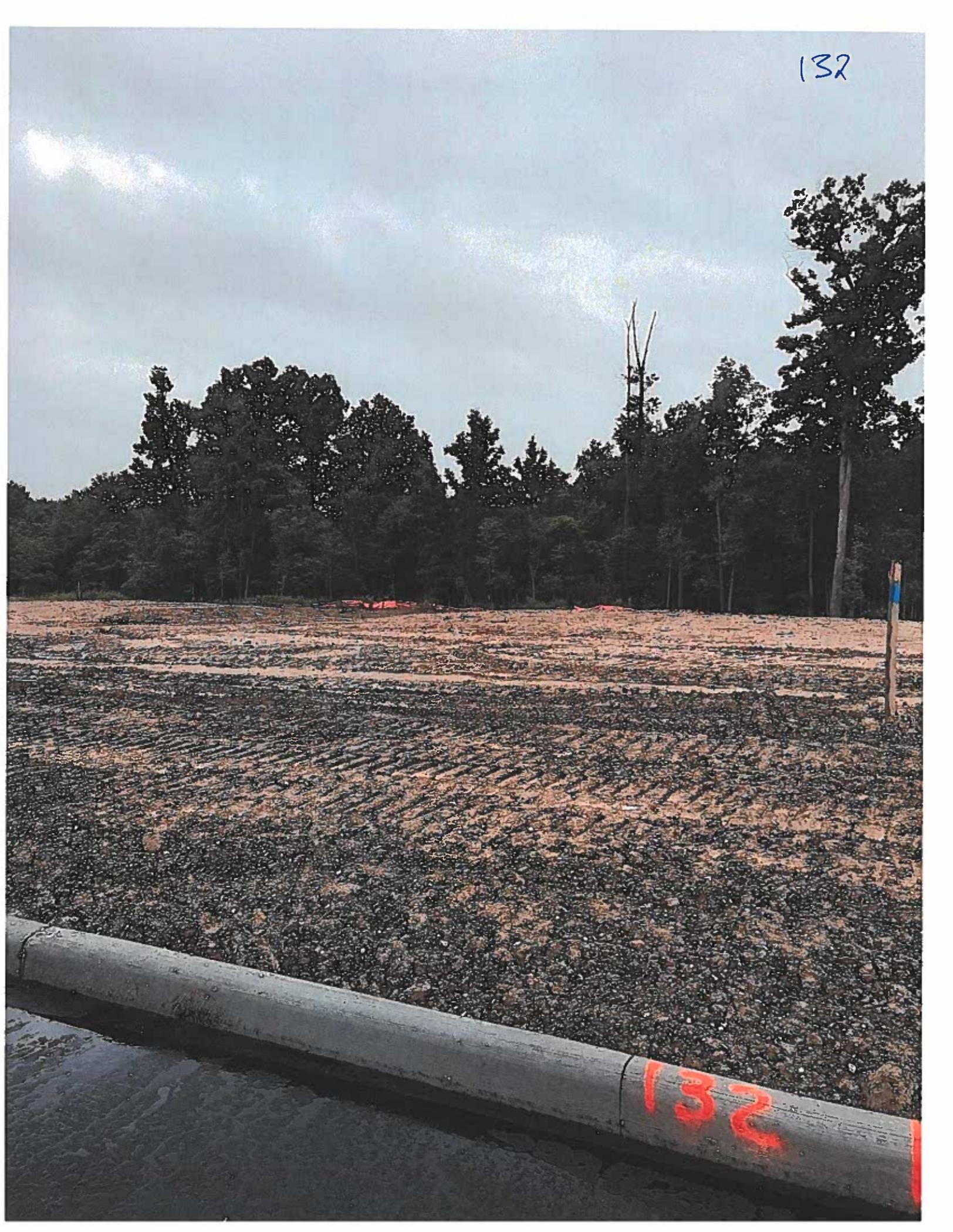


128

12c



132



135



136

