

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

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

**\*\*PRIMARY BENCHMARK:\*\***  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOTS 154/155  
 ELEV. = 1007.81

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOTS 157/156  
 ON KINGSWOOD DRIVE  
 ELEV. = 1010.31

**\*\*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:**  
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

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

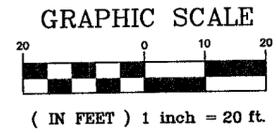
**NOTE:**  
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).

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

**NOTE:**  
 PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.

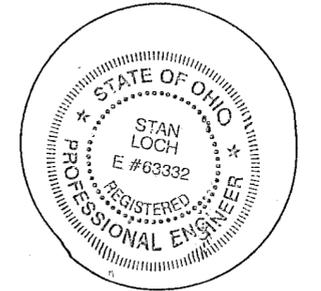
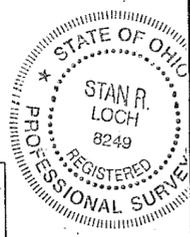
**INITIAL SITE BENCHMARK:**  
 SUMMIT COUNTY GEODETIC MONUMENT HU 118  
 STATE PLAN COORDINATE  
 N 572,745.649  
 E 2,250,912.641  
 ELEVATION = 1006.912 NAVD 1988

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



PERCENTAGE OF LOT COVERAGE = 26.2%

HOUSE COVERAGE = 2,234 SQ.FT.  
 DRIVEWAY COVERAGE = 1,347 SQ.FT.  
 WALKWAY COVERAGE = 232 SQ.FT.  
 TOTAL COVERAGE = 3,813 SQ.FT.



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

3-16-2020  
 STAN R. LOCH P.E. #63332 DATE

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



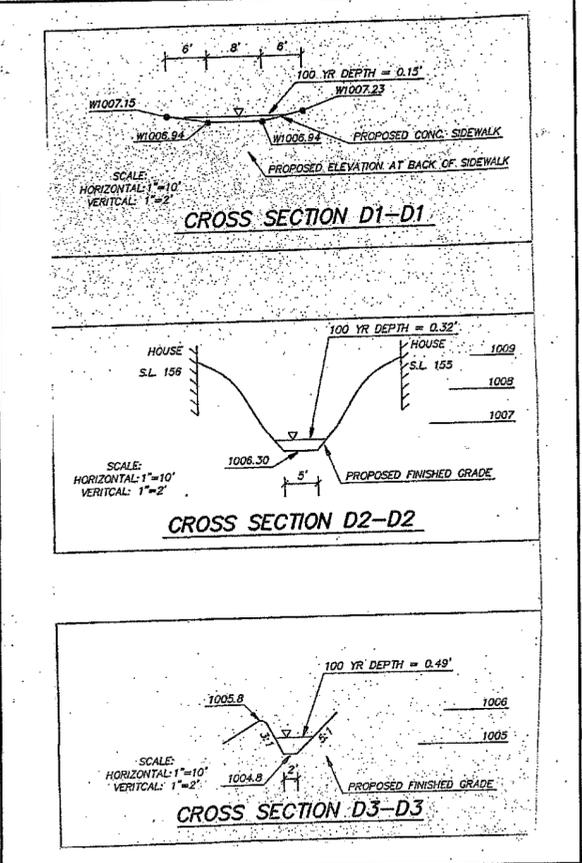
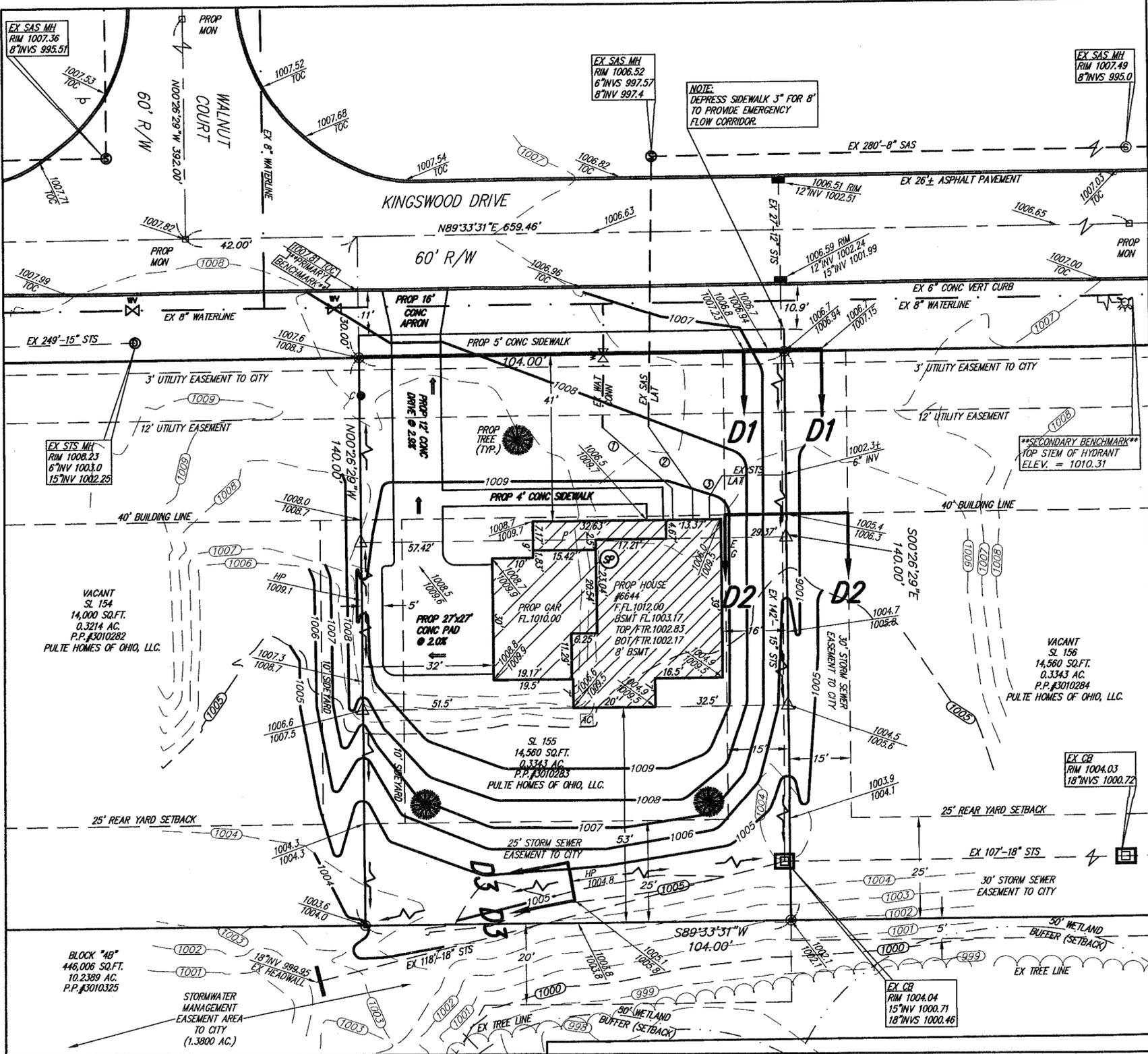
ENGINEERING and SURVEYING  
 Civil Engineering - Land Surveying

SHEET CONTENT

**SITE PLAN FOR PULTE HOMES SUBLLOT 155**  
 6644 KINGSWOOD 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'		1" = 20'	
DRAWN BY	DATE	CHECKED BY	DRAWING NO.
KEG	3-16-2020	SRL	20142977-4
JOB NO.	SHEET	1 OF 1	
20142977-4	20142977-4		



**TYPE OF HOUSE:**  
 PLAN# CRAWFORD  
 ELEVATION: 3  
 GAR: 3 CAR SIDE RIGHT W/8' BASEMENT, GUEST SUITE OPTION & FIREPLACE & INGRESS/EGRESS WINDOWS

- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC SIS CONN @ 1.0% MIN 10% MAX

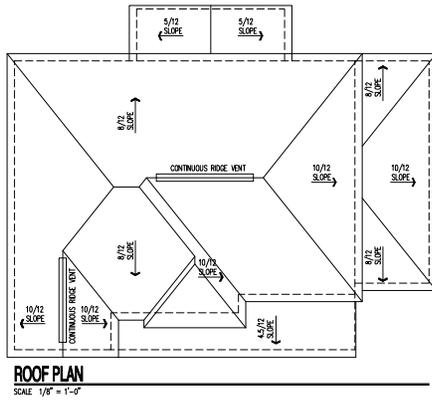
**DATE OF SURVEY:**  
 MARCH 13th, 2020

- 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
  - ⊞ = ELECTRIC BOX
  - ⊞ = TELEPHONE PEDESTAL
  - ⊞ = EX HYDRANT
  - ⊞ = EX WATER VALVE
  - ⊞ = SUMP PUMP
  - ⊞ = EX STORM MANHOLE
  - ⊞ = SWALE
  - ⊞ = FLOW ARROW
  - ⊞ = AIR CONDITIONER
  - ⊞ = ELECTRIC CONNECTION
  - ⊞ = GAS CONNECTION
  - ⊞ = OFFSET HUB
  - ⊞ = CABLE PEDESTAL
  - ⊞ = EXPOSED CONDUIT





ATTIC VENTILATION SCHEDULE	
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97	98
99	100



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



**Front Elevation - Eley 3**  
Side Elevations and Roof Plan

REV. #	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

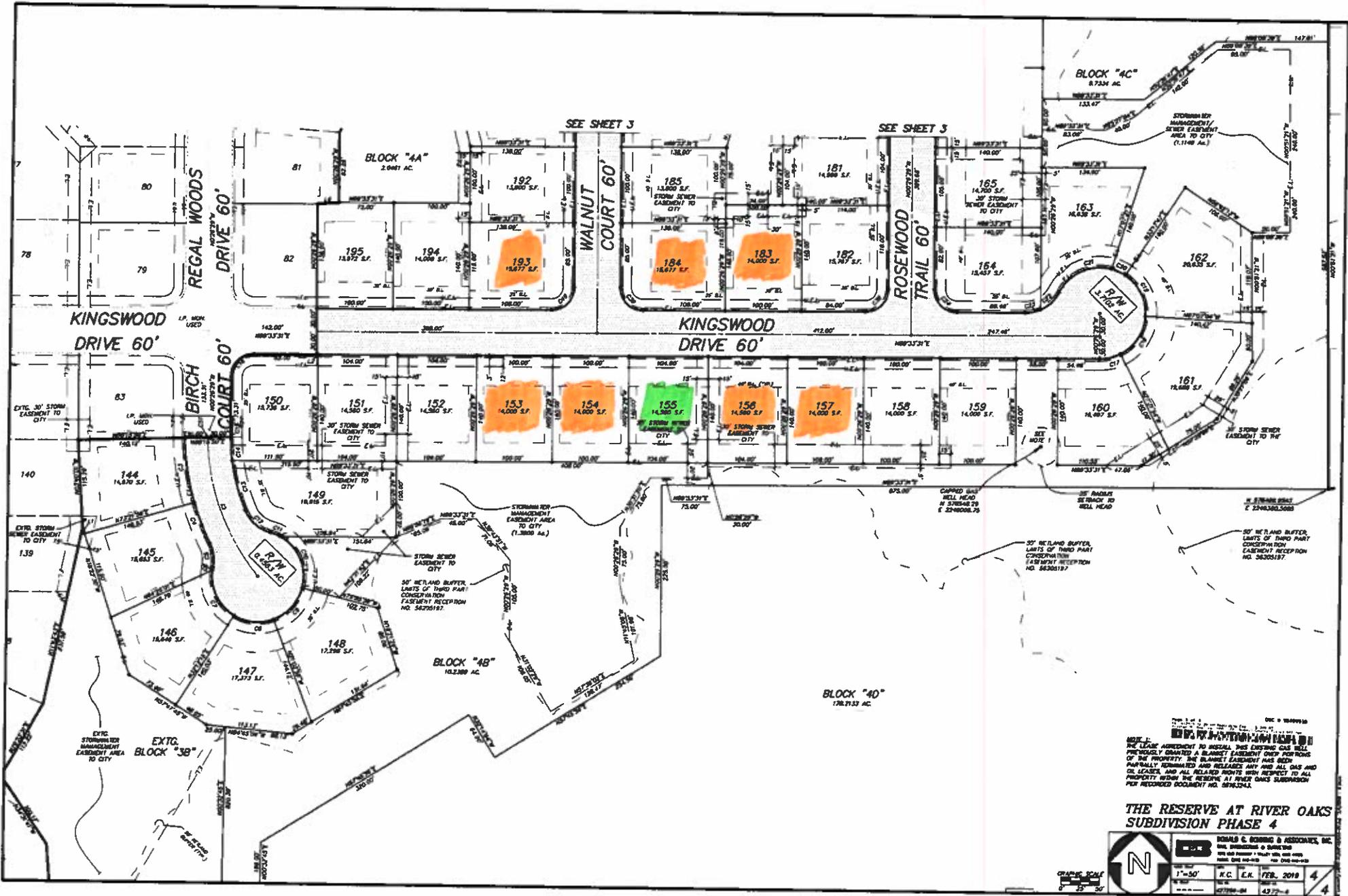
ENGINEER OF RECORD: MULLER & MUEP, ENGINEERING  
ARCHITECT OF RECORD: GOOD DESIGN - ARCHITECTS

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 155
LAWSON COMMUNITY ID	
GARAGE FINANCING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
PLAN NAME	CRAWFORD
REV. PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 2843
SHEET	7.09a3









DATE: 02/19/19  
 SHEET NO. 4 OF 4  
 PROJECT: THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 4  
 THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL, PREVIOUSLY GRANTED A BLANET EASEMENT OVER PORTIONS OF THE PROPERTY. THE BLANET EASEMENT HAS BEEN PARTIALLY TERMINATED AND RELEASED 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. 201600875.

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

DONALD G. BOWING & ASSOCIATES, INC.  
 1100 N. W. 11th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: 954-561-4100 FAX: 954-561-4101  
 WWW.DGBA.COM

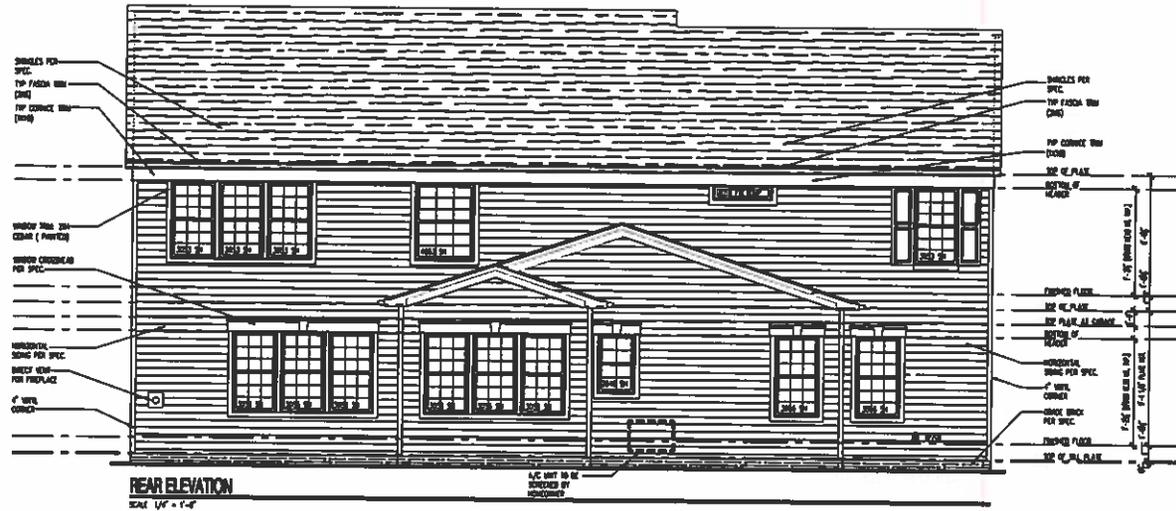
GRAPHIC SCALE  
 1" = 50'  
 0' 25' 50'

DATE: FEB. 2019  
 SHEET NO. 4 OF 4





Lot 157



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



Elevation - 1  
Front and Rear Elevations

REVISIONS

NO.	DATE	DESCRIPTION
1	04/24/20	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
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9		
10		

PROJECT: THE SINGLE FAMILY

OWNER: THE RIVER OAKS LOT 157

CONTRACT NO. 157

CONTRACTOR: THE

THE BROOK

PLAN 3/20

7.01a2

PROJECT: RIVER OAKS LOT 157, 15700 W. 157th Ave., Medina, OH 44256

ARCHITECT OF RECORD: MULLER & BUELL ARCHITECTS  
 ARCHITECT OF RECORD: DONALD KESSEL ARCHITECTS