

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

HUDSON

ENGINEERING DEPARTMENT

Approved  
 Approved, as noted  
 Rejected

Reviewed By: Anthony L. Calabro  
 1:36 pm, May 05, 2021

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NOTE:  
 PLEASE TAKE NOTICE. THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

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.

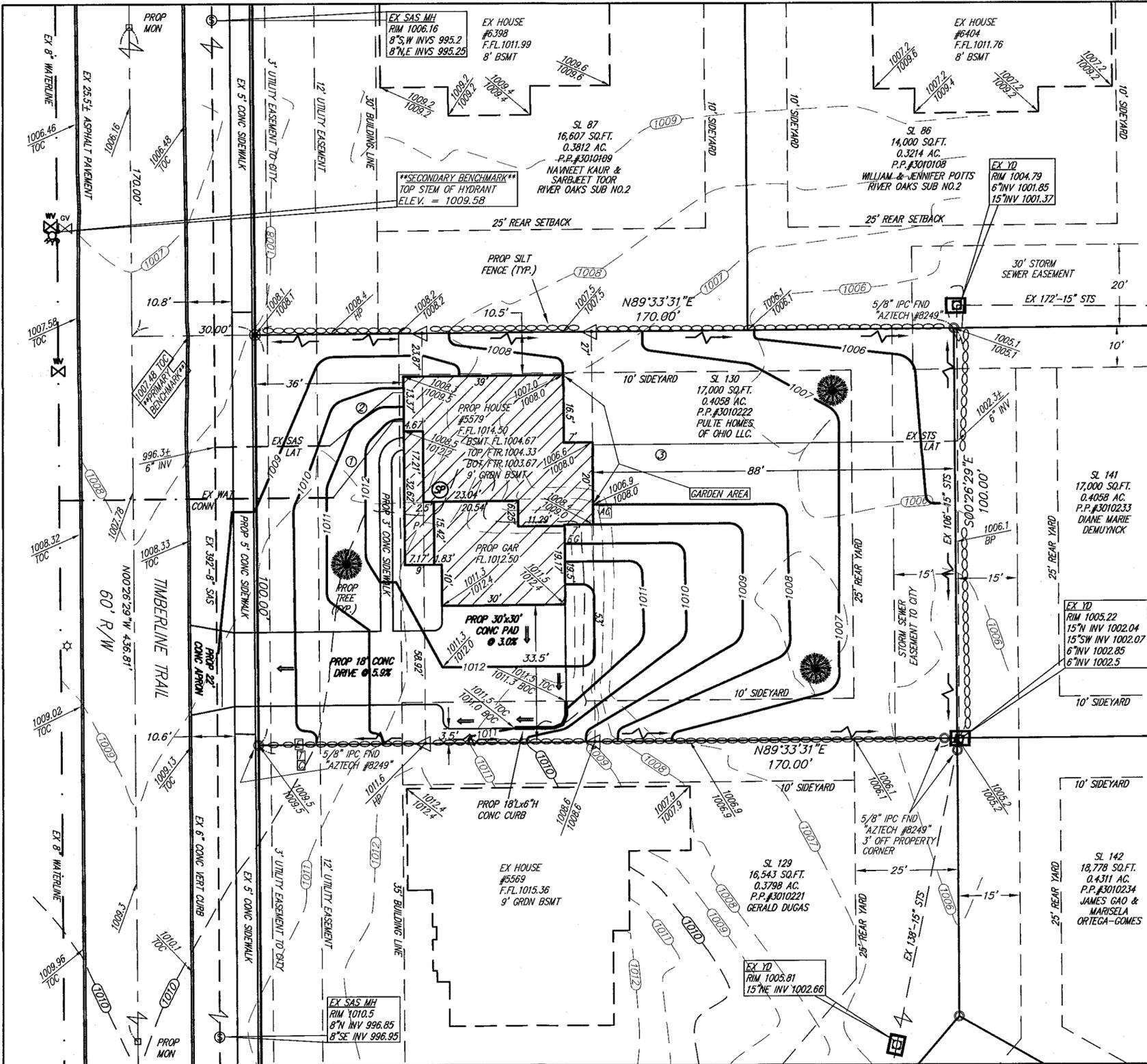
NOTE:  
 PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE

\*\*PRIMARY BENCHMARK\*\*  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOTS 87/130  
 ELEV. = 1007.48

\*\*SECONDARY BENCHMARK\*\*  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOTS 88/121  
 ON TIMBERLINE TRAIL  
 ELEV. = 1009.58

\*\*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



STATE OF OHIO  
 STAN R. LOCH  
 8249  
 REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE  
 ( IN FEET ) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 24.0%

HOUSE COVERAGE = 2,234 SQ.FT.  
 DRIVEWAY COVERAGE = 1,709 SQ.FT.  
 WALKWAY COVERAGE = 145 SQ.FT.  
 TOTAL COVERAGE = 4,088 SQ.FT.

DATE OF SURVEY:  
 APRIL 14th, 2021

TYPE OF HOUSE:  
 PLAN# CRAWFORD  
 ELEVATION: 3  
 GAR: 3 CAR SIDE RIGHT W/9' GARDEN BSMT & DRIVE EXT

- 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
  - ⊕ = AIR CONDITIONER
  - E = ELECTRIC CONNECTION
  - G = GAS CONNECTION
  - ▽ = OFFSET HUB
  - S = EX STUB
  - E = ELECTRIC BOX
  - ⊙ = IRON PIN FOUND
  - ⊕ = TELEPHONE PEDESTAL
  - ⊖ = CABLE PEDESTAL
  - ⊕ = TRANSFORMER BOX

STATE OF OHIO  
 STAN R. LOCH  
 E #65332  
 REGISTERED PROFESSIONAL ENGINEER

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

4-19-2021  
 STAN R. LOCH P.E. #65332 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  
 SUBLT 130  
 5579 TIMBERLINE TRIAL  
 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'	1" = 20'
DRAWN BY	DATE
KEG	4-19-2021
CHECKED BY	DRAWING NO
SRL	Site-Plans
JOB NO	SHEET
20142977-3	1 OF 1

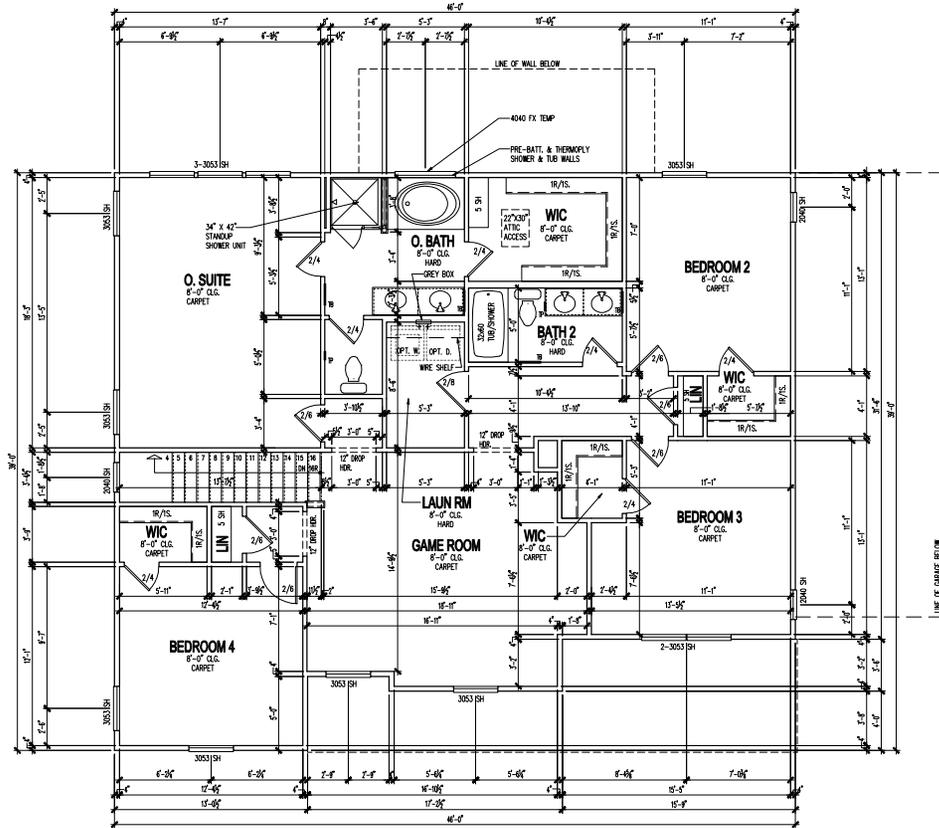












**SECOND FLOOR PLAN**  
1/4" = 1'-0"

(c) Copyright Palumbo, Inc. - 2011

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



Second Floor Plan

PRODUCTION MANAGER	Chris Kinsky
DATE	04/11/2021
REVISION	
REV. #	DATE / DESCRIPTION

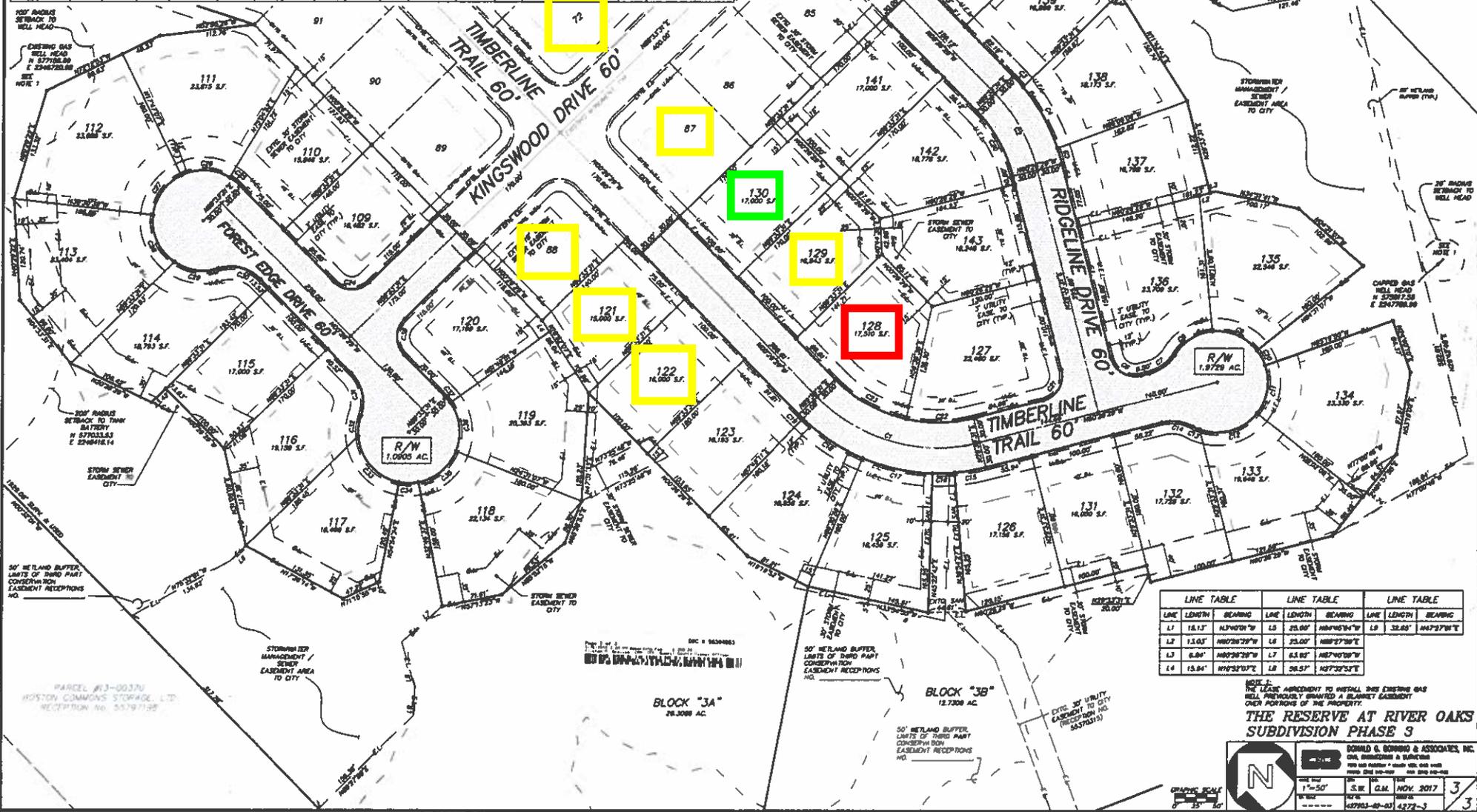
PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 130
LAWSON COMMUNITY ID	
GARAGE HARDING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
OWNER NAME	CLAWFORD
WIC PLAN NUMBER	TBD
LAWSON PLAN ID	
LEADY PLAN NUMBER / NAME	PLAN 2843
SHEET	2.20a

ENGINEER OF RECORD: MULLEREN & WILPE ENGINEERING  
ARCHITECT OF RECORD: GOOD DESIGN - ARCHITECTS

NOTE: SCALE: UNLESS OTHERWISE NOTED, ALL DIMENSIONS RELATE TO FULL SIZE. FLOORS ON 2824 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE FLOORS.

CURVE TABLE					CURVE TABLE					CURVE TABLE								
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	
C1	300.00'	308.44'	176.47'	309.00'	133°38'29"W	80°00'00"	C11	60.00'	60.00'	33.70'	57.85'	C21	30.00'	47.12'	30.00'	42.43'	174°33'21"E	80°00'00"
C2	300.00'	194.72'	83.89'	163.83'	111°53'31"E	30°00'00"	C12	60.00'	78.17'	43.67'	78.35'	C22	170.00'	65.85'	68.82'	148°53'39"W	27°00'00"	
C3	230.00'	17.00'	0.00'	17.00'	180°00'00"E	0°00'00"	C13	60.00'	4.90'	4.90'	0.00'	C23	170.00'	65.85'	68.82'	148°53'39"W	27°00'00"	
C4	230.00'	63.60'	48.30'	63.18'	111°24'30"E	30°00'00"	C14	60.00'	37.80'	19.87'	35.83'	C24	30.00'	47.12'	30.00'	143.43'	148°53'39"W	80°00'00"
C5	230.00'	16.00'	0.00'	16.00'	180°00'00"E	0°00'00"	C15	230.00'	37.83'	18.01'	37.48'	C25	60.00'	18.16'	7.62'	151.17'	180°00'00"E	130°00'00"
C6	20.00'	47.12'	30.00'	42.43'	174°33'21"E	80°00'00"	C16	230.00'	39.80'	13.00'	36.80'	C26	60.00'	60.00'	32.70'	57.85'	143°24'31"W	87°17'48"
C7	60.00'	37.80'	19.87'	35.83'	112°00'00"W	43°00'00"	C17	230.00'	65.10'	43.00'	64.70'	C27	60.00'	60.00'	32.70'	57.85'	170°00'00"E	87°17'48"
C8	60.00'	84.42'	39.24'	82.80'	117°00'00"W	30°00'00"	C18	230.00'	65.10'	43.00'	64.70'	C28	60.00'	84.42'	39.24'	82.80'	117°00'00"E	87°17'48"
C9	60.00'	60.00'	32.70'	57.85'	143°24'31"E	87°17'48"	C19	230.00'	6.80'	3.40'	6.80'	C29	60.00'	84.42'	39.24'	82.80'	117°00'00"E	87°17'48"
C10	60.00'	26.00'	16.14'	26.00'	110°04'38"E	19°11'17"	C20	170.00'	68.01'	48.80'	68.00'	C30	60.00'	114.33'±	57.00'	114°33'21"E	30°00'00"	

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C31	60.00'	24.14'	12.83'	63.82'	140°00'00"E
C32	60.00'	24.14'	12.83'	63.82'	140°00'00"E
C33	60.00'	26.00'	16.00'	78.69'	180°00'00"E
C34	60.00'	23.17'	11.73'	23.63'	140°00'00"E
C35	60.00'	26.00'	16.00'	78.69'	180°00'00"E
C36	60.00'	26.00'	16.00'	78.69'	180°00'00"E
C37	60.00'	6.63'	4.53'	8.63'	140°00'00"E
C38	20.00'	17.12'	10.00'	42.43'	140°00'00"E



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.12'	143°00'00"W	L5	25.00'	140°00'00"W
L2	15.03'	140°00'00"W	L6	25.00'	140°00'00"W
L3	6.84'	140°00'00"W	L7	63.80'	140°00'00"W
L4	15.84'	140°00'00"W	L8	26.57'	147°32'51"E

NOTE: THE LEASE AGREEMENT TO INSTALL AND MAINTAIN EXISTING GAS WELLS PREVIOUSLY GRANTED A EASEMENT TO CITY OVER PORTIONS OF THE PROPERTY.

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

DONALD G. BORRO & ASSOCIATES, INC.  
 CIVIL ENGINEER & SURVEYOR  
 1000 W. 10th Street, Suite 100, Fort Worth, TX 76102  
 (817) 335-1100

DATE: NOV. 2017  
 SHEET: 3 OF 3

- Look alike
- Vacant











