

APPROVED: STAFF APPROVAL DATE

APPROVED: ENGINEERING DEPT. APPROVAL DATE

APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

BUILDER: PULTE HOMES OF OHIO, LLC.

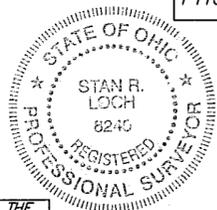
ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256

PHONE: 330-239-1587

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

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

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



**\*\*PRIMARY BENCHMARK:\*\***  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOTS 2/3  
 ELEV. = 997.88

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 ACROSS FROM SUBLOTS 3/4  
 ON MAJESTIC OAKS DRIVE  
 ELEV. = 1001.25

**\*\*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:**  
 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).

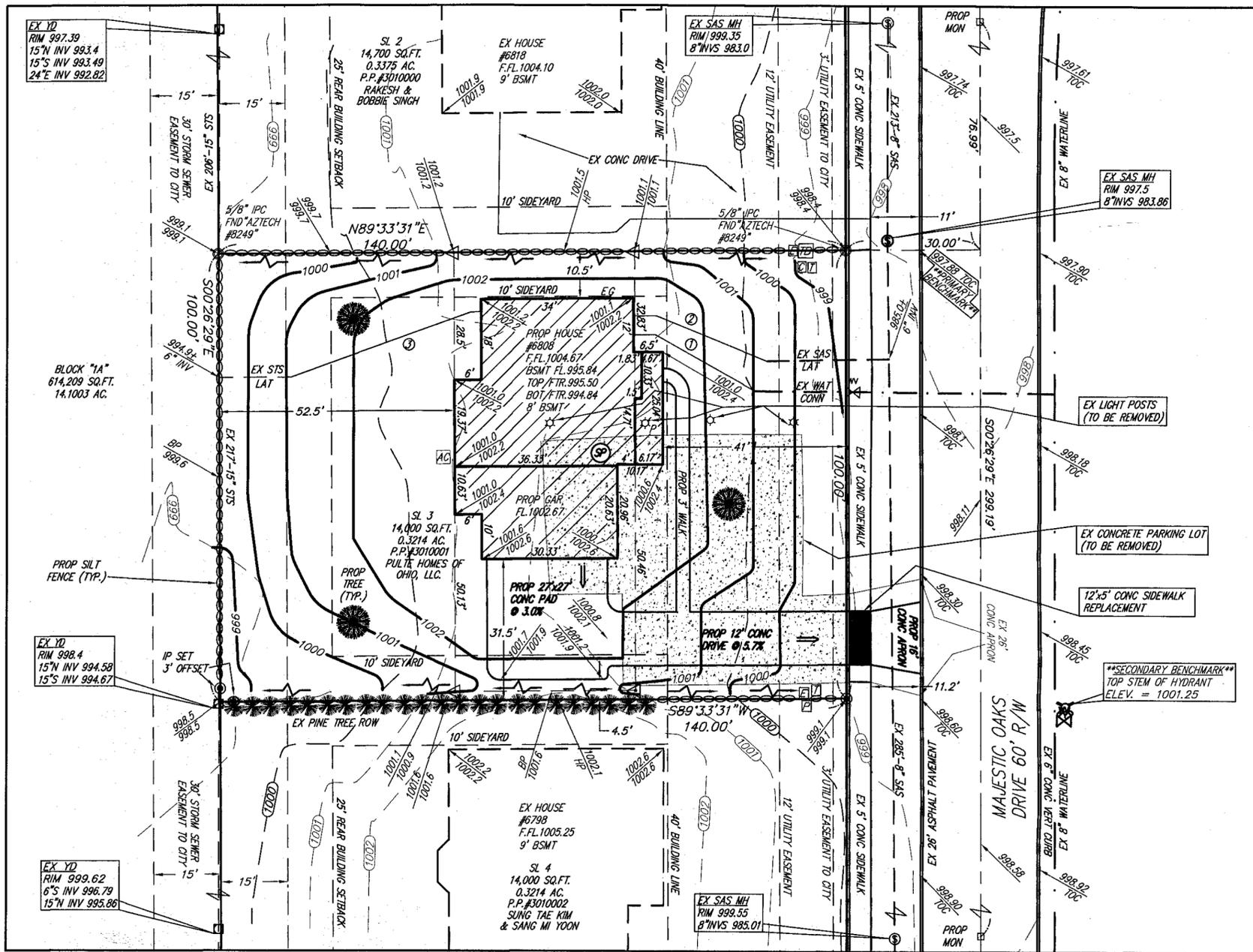
**INITIAL SITE BENCHMARK:**  
 SUMMIT COUNTY GEODETIC MONUMENT HU 118  
 STATE PLAN COORDINATE  
 N 572,745.649  
 E 2,250,912.641  
 ELEVATION = 1006.912 NAVD 1988

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

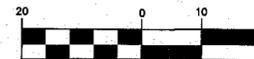
**NOTE:**  
 PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS

**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



GRAPHIC SCALE



( IN FEET ) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 26.9%

HOUSE COVERAGE = 2,238 SQ.FT.  
 DRIVEWAY COVERAGE = 1,370 SQ.FT.  
 WALKWAY COVERAGE = 166 SQ.FT.  
 TOTAL COVERAGE = 3,774 SQ.FT.

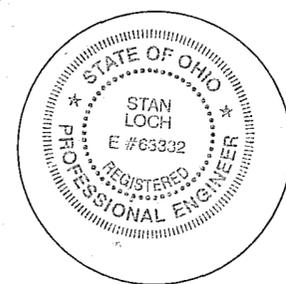
DATE OF SURVEY:  
 FEBRUARY 23rd, 2021

TYPE OF HOUSE:  
 PLAN # HOLBROOK  
 ELEVATION: 1  
 GAR: 3 CAR SIDE LEFT W/8' 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
- = PROP MONUMENT
- = EX CURB INLET
- ⊙ = EX SANITARY MANHOLE
- ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH #B249"
- = EXISTING GRADE
- - - = PROPOSED GRADE
- ⊘ = PROP SILT FENCE
- ⊘ = EX HYDRANT
- ⊘ = EX WATER VALVE
- ⊘ = SUMP PUMP
- ⊘ = EX STORM MANHOLE
- = SWALE
- = FLOW ARROW
- ⊘ = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ▽ = OFFSET HUB
- ⊘ = CABLE PED
- ⊘ = EX WIRES
- ⊘ = TELEPHONE PED
- ⊘ = ELECTRIC BOX
- ⊘ = GAS VALVE
- ⊘ = IRON PIN FOUND
- ☆ = LIGHT POST
- ⊘ = TRANSFORMER BOX



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

3-1-2021  
 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

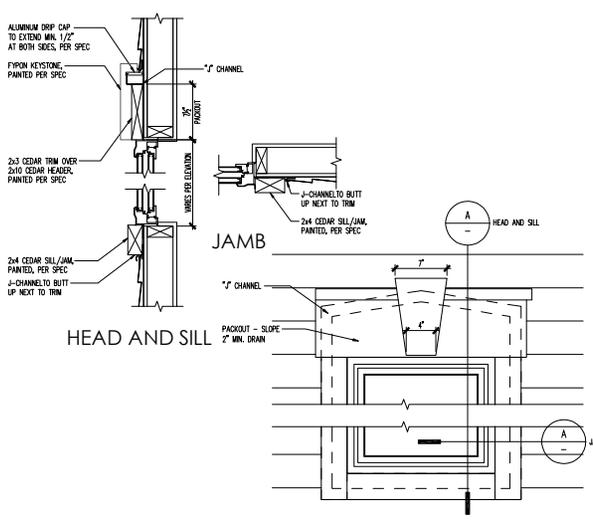
SHEET CONTENT

SITE PLAN FOR  
 PULTE HOMES  
 SUBLLOT 3  
 6808 MAJESTIC OAKS DRIVE  
 IN THE  
 RESERVE AT RIVER  
 OAKS SUBDIVISION PH.1  
 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	KEG	DATE	3-1-2021
CHECKED BY	SRL	DRAWING NO	20142977
JOB. NO	20142977	SHEET	1 OF 1

10/15/2021 10:00 AM 10/15/2021 10:00 AM / From: James / To: JAMES@GOLD-CO.COM



**A WINDOW 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



**Front Elevation - 1**  
 Front and Rear Elevations

NOTE: SCALE: INDICATED ON DRAWINGS RELATIVE TO FULL SIZE. PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS.

REV #	DATE / DESCRIPTION

PROJECT TYPE: **SINGLE FAMILY**  
 COMMUNITY NAME: **RIVER OAKS LOT 3**  
 LARSON COMMUNITY ID:   
 GARAGE HANDICAP: **GARAGE LEFT**  
 SPECIFICATION LEVEL: **TBD**  
 HOW: **HOLBROOK**  
 IBC PLAN NUMBER: **TBD**  
 LARSON PLAN ID:   
 LEADY PLAN NUMBER / NAME: **PLAN 3140**

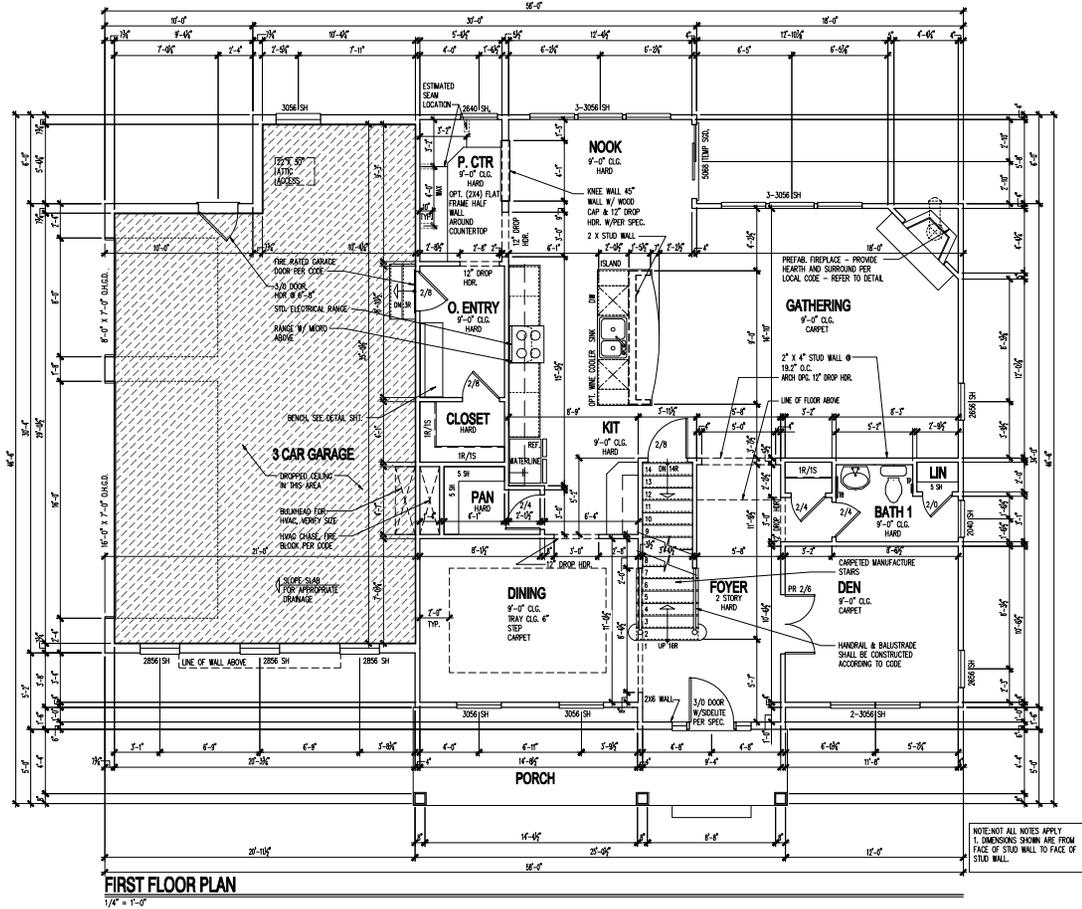
SHEET: **7.01a1**

ENGINEER OF RECORD: MULLEREN & MUEP ENGINEERING  
 ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS









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

NOTE: NOT ALL NOTES APPLY  
1. DIMENSIONS SHOWN ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL.

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Medina, OH 44256



**First Floor Plan**

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

PRODUCTION MANAGER	DATE	BY & DATE / DESCRIPTION
Chris Kinsky	10/19/2021	
REVISION		
1		
2		
3		
4		
5		

PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS</b>
LOT	<b>LOT 3</b>
LAWSON COMMUNITY ID	
GARAGE HAVING	<b>GARAGE LEFT</b>
SPECIFICATION LEVEL	<b>TBD</b>
PROJECT NAME	<b>HOLBROOK</b>
DCG PLAN NUMBER	<b>TBD</b>
LAWSON PLAN ID	
LEADY PLAN NUMBER / NAME	<b>PLAN 3140</b>

210a

ENGINEER OF RECORD: MULLER, HENNING & WILF, ENGINEERING  
ARCHITECT OF RECORD: GOODCO DESIGN - ARCHITECTS













**Lot 6**

