

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 26/27
 ELEV. = 999.97

****SECONDARY BENCHMARK****
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOTS 17/18
 ELEV. = 1002.96

****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

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).

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

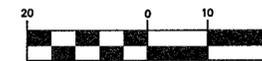
NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

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 = 25.8%

HOUSE COVERAGE = 2,116 SQ.FT.
 DRIVEWAY COVERAGE = 1,354 SQ.FT.
 WALKWAY COVERAGE = 146 SQ.FT.
 TOTAL COVERAGE = 3,616 SQ.FT.

DATE OF SURVEY:
 MARCH 21st, 2019

TYPE OF HOUSE:
 PLAN# CRAWFORD
 ELEVATION: EURO COUNTRY
 GAR: 3 CAR SIDE LEFT W/9' BASEMENT & FIREPLACE

HUDSON

ENGINEERING DEPARTMENT

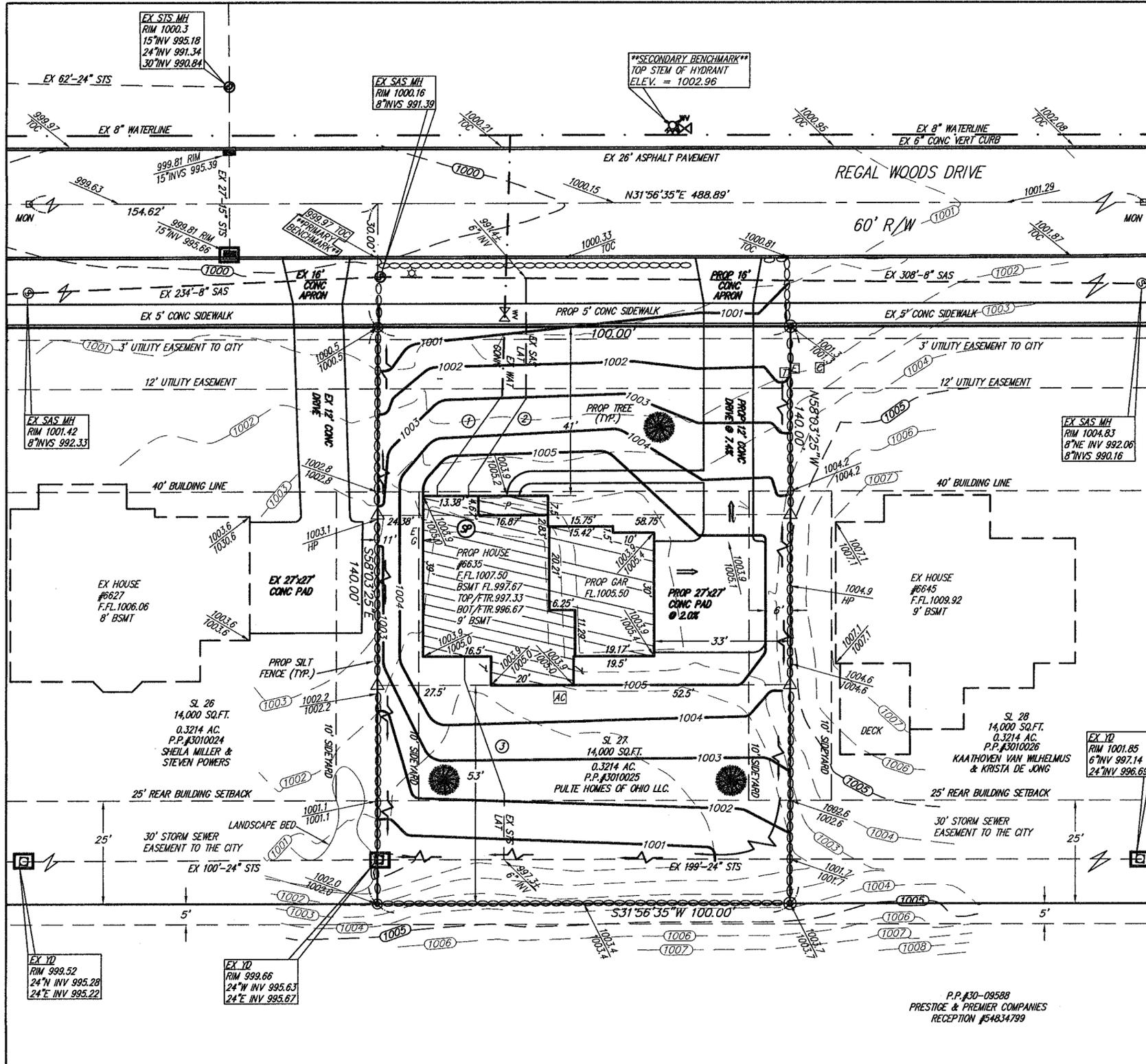
- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro
 10:28 am, Apr 05, 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
- = 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
- 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.

3-29-19
 STAN R. LOCH P.E. #63332 DATE

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



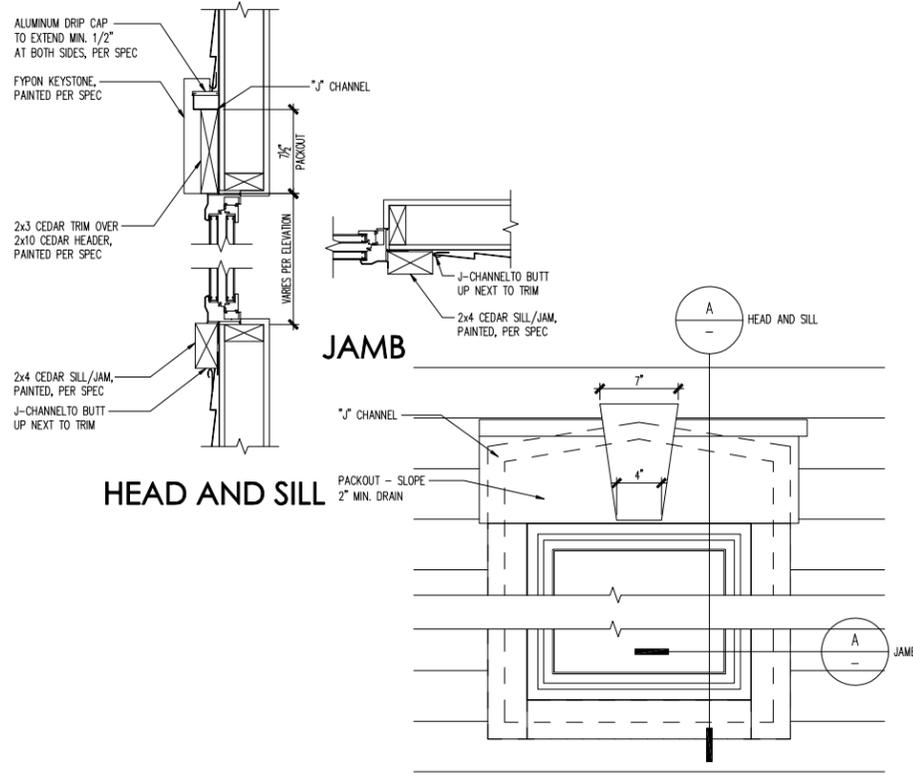
ENGINEERING and SURVEYING
 Civil Engineering · Land Surveying

SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLLOT 27
 6635 REGAL WOODS 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	DATE
KEG	3-29-2019
CHECKED BY	DRAWING NO.
SRL	20142977
JOB NO.	SHEET
20142977	1 OF 1



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



REAR ELEVATION - ELEV. 9
SCALE 1/4" = 1'-0"



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

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



Elevation 9 - Euro-Country
Front and Rear Elevations

PRODUCTION MANAGER
James Heinzman
CURRENT RELEASE DATE: 03/28/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 27
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

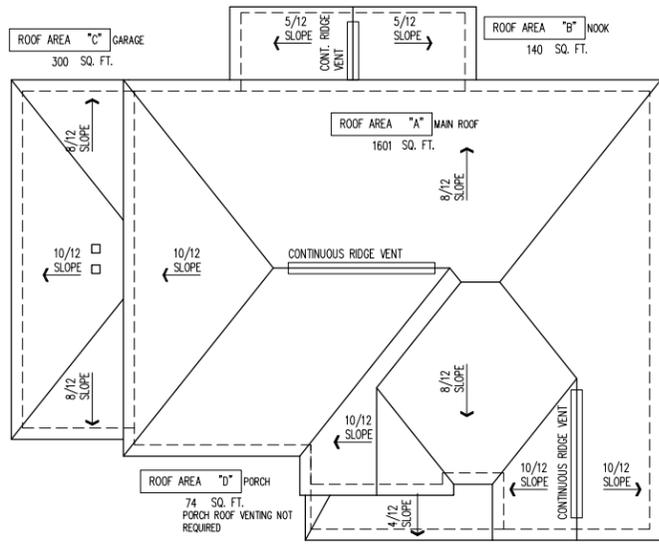
PLAN NAME
CRAWFORD
NRS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
7.09a1

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 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: GODOUGO DESIGN - ARCHITECTS

ATTIC VENTILATION SCHEDULE													
9 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			N/A			
	LOC	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP
ROOF AREA	140	0.28	.050	1601	2.67	3.00	300	0.50	0.85				
RISE		0.23	0.49		2.67	2.99		0.50	0.83				
EAWE													
TOTAL		0.47	0.99		5.34	5.99		1.00	1.68				



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



Elevation 9 - Euro-Country
Side Elevations and Roof Plan

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 03/28/2019

REV #	DATE	DESCRIPTION
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△		
△		
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 27
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

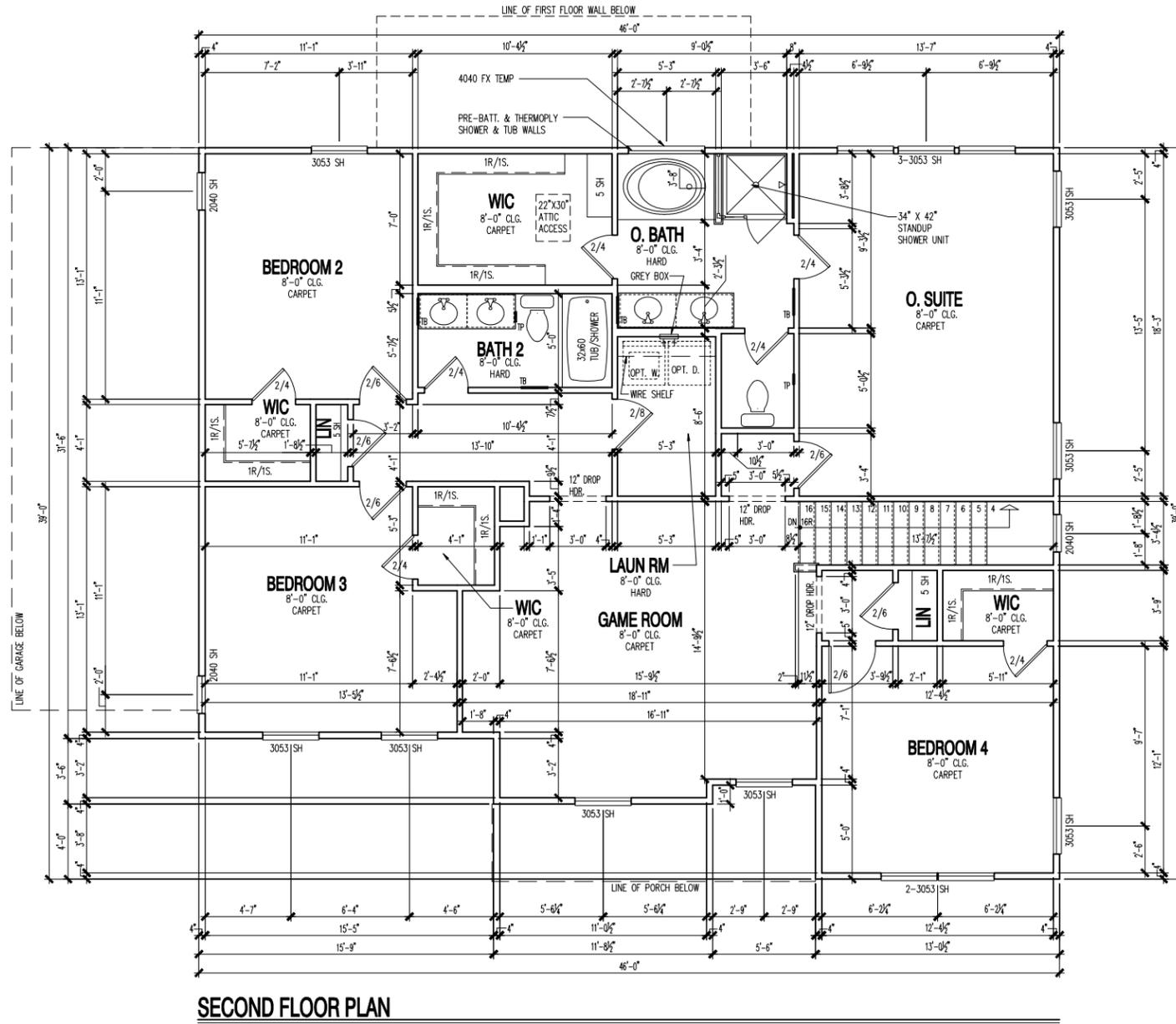
SPECIFICATION LEVEL
TBD

PLAN NAME
CRAWFORD
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
7.09a2

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERING ARCHITECTS OF RECORD: GODDUCO DESIGN ARCHITECTS
 NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS
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SECOND FLOOR PLAN

1/4" = 1'-0"



Second Floor Plan

PRODUCTION MANAGER
 Jamey Heinzman
 CURRENT RELEASE DATE: 03/28/2019

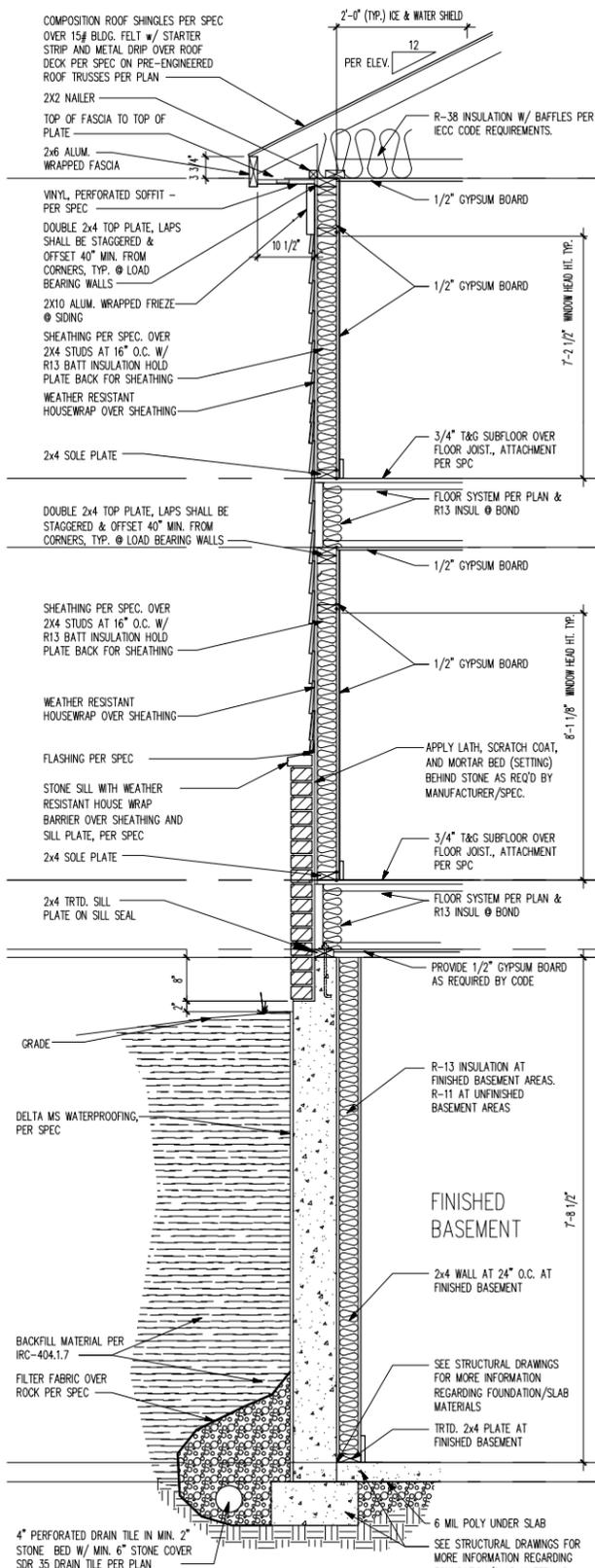
REV #	DATE	DESCRIPTION

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

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 27
LAWSON COMMUNITY ID	
GARAGE HANDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	CRAWFORD
NPS PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 2843
SHEET	2.20a

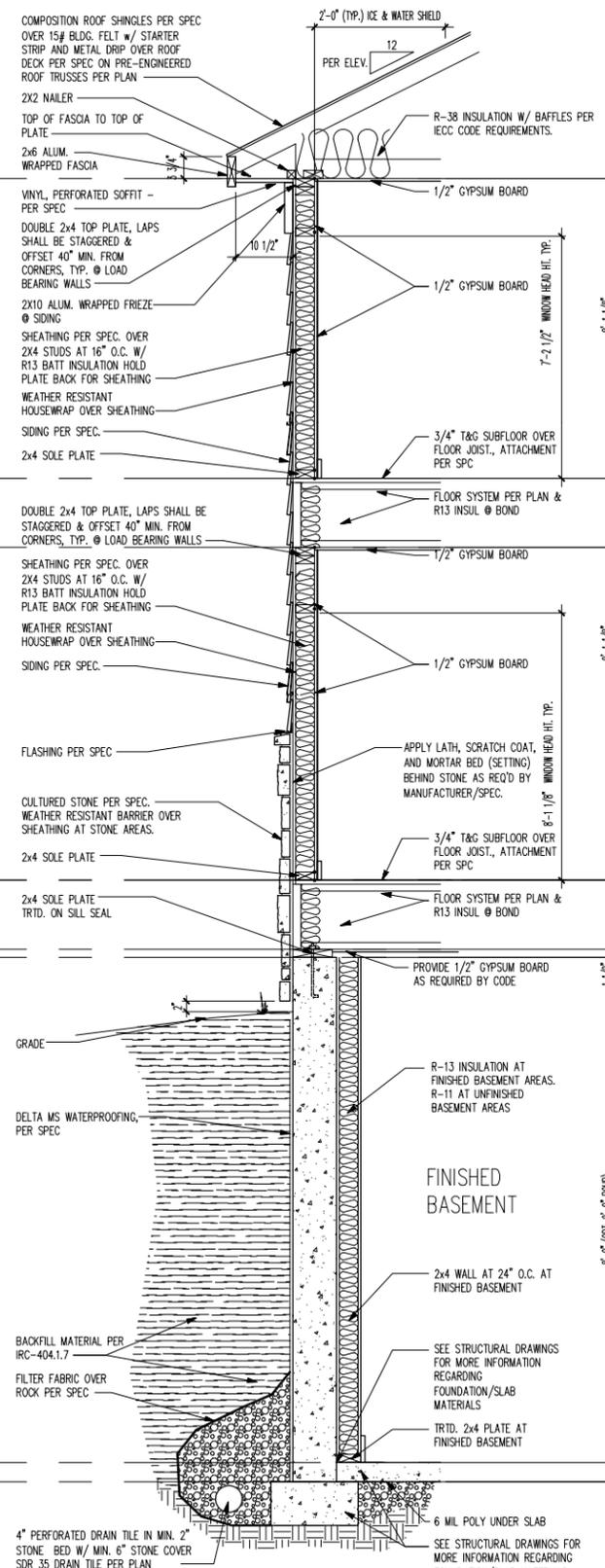
ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING
 ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

PLOTTED: March 28, 2019 / Annie Lee / PLAN-2843-RC-FRMP.DWG



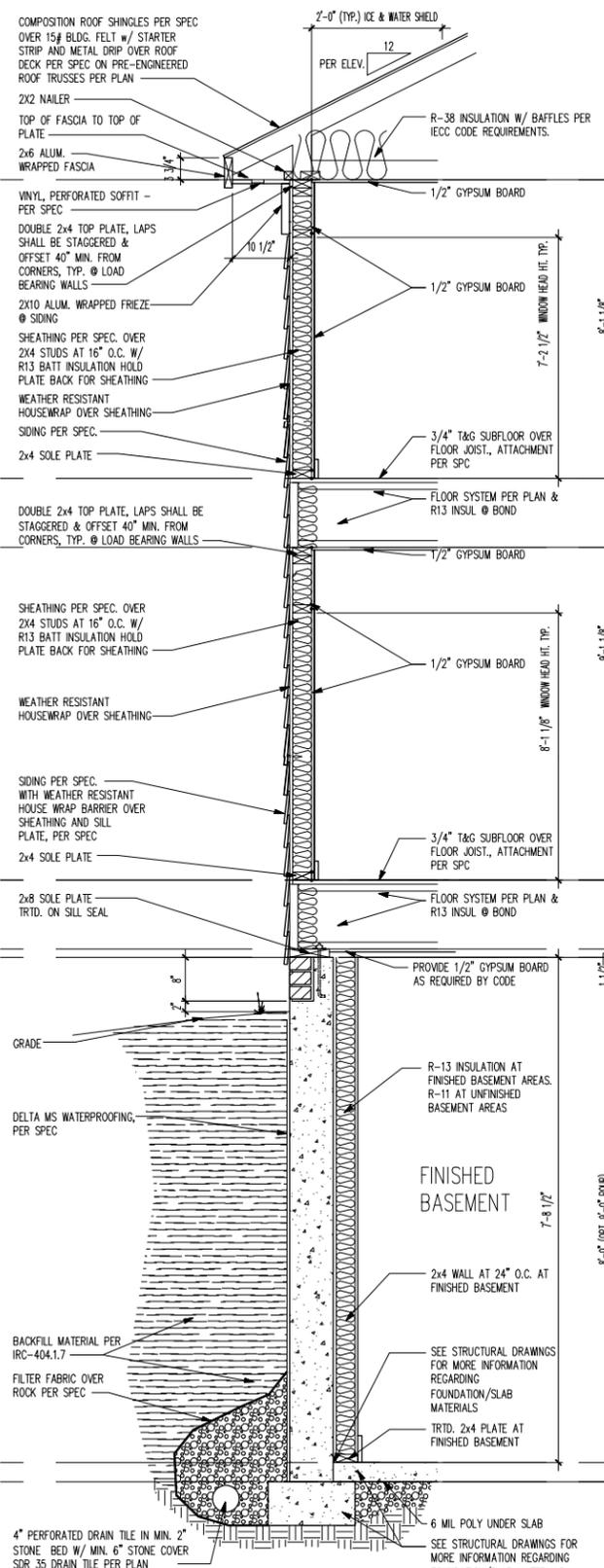
TYPICAL WALL SECTION - w/ brick wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ stone wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"

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Medina, OH 44256



Typical Wall Sections

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 03/28/2019
REV # DATE / DESCRIPTION
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

ENGINEER OF RECORD: MULHREN & KULP, ENGINEERING
ARCHITECT OF RECORD: GODDUGO DESIGN - ARCHITECTS

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 27**

LAWSON COMMUNITY ID: **LAWSON**

GARAGE HANDING: **GARAGE LEFT**

SPECIFICATION LEVEL: **TBD**

PLAN NAME: **CRAWFORD**

IRS PLAN NUMBER: **TBD**

LAWSON PLAN ID: **PLAN 2843**

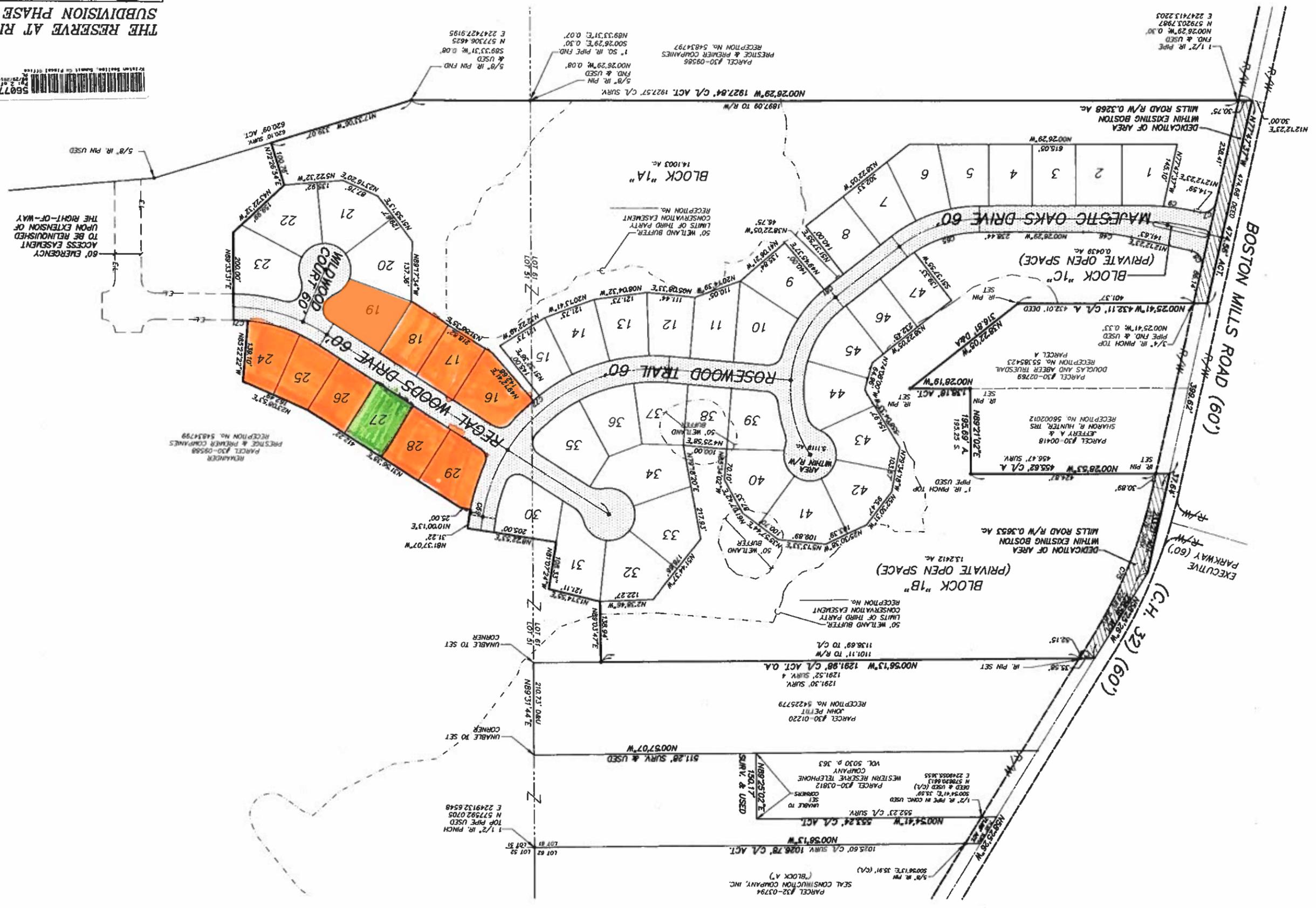
SHEET: **3.31a**

DONALD G. BORNING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 779 NEW HAVEN AVENUE SUITE 200
 NEW HAVEN, CT 06515
 TEL: 203-785-1100 FAX: 203-785-1100
 1" = 100'
 N.M. C.M. JAN., 2014
 4272-2
 4272-1
 2
 7

THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 1



56077514
 5/8" IR PIN USED
 60' EMERGENCY ACCESS EASEMENT TO BE RELINQUISHED UPON EXTENSION OF THE RIGHT-OF-WAY



PARCEL #32-03794
 SEAL CONSTRUCTION COMPANY, INC.
 ("BLOCK A")
 50' R.R. PIN
 500'8"13"E. 35.91' (C/A)

1015.60' C/A SURV. 1026.78' C/A ACT.
 N005813"W

522.23' C/L SURV.
 N005441"W 522.24' C/A ACT.

1/2" IR. PIPE IN CONC. USED
 50054"1"E. 35.89'
 50054"1"E. 35.89'
 DEED & USED (C/A)
 PARCEL #30-03812
 WESTERN RESERVE TELEPHONE COMPANY
 VOL. 5030 P. 363
 150.17'
 N18925102"E SURV. & USED

1291.30 SURV. 1291.52 SURV. 1136.69' TO C/L
 N005613"W 1291.88' C/A ACT. O.A.

PARCEL #30-01220
 JOHN PERITT
 RECEPTION NO. 54225779

1101.11' TO R/W
 1136.69' TO C/L

1291.52 SURV. 1136.69' TO C/L
 N005613"W 1291.88' C/A ACT. O.A.

1291.52 SURV. 1136.69' TO C/L
 N005613"W 1291.88' C/A ACT. O.A.

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1291.52 SURV. 1136.69' TO C/L
 N005613"W 1291.88' C/A ACT. O.A.



6662

HUDSON
WATER
888-342-1777

SL 16



S/L 17



S/L 18



6627

S/L 19



5/4 24



6627

5/L 25



6627

5/L 26



S/L 28



S/L 29