

APPROVED: _____ DATE _____
 STAFF APPROVAL

APPROVED: _____ DATE _____
 ENGINEERING DEPT. APPROVAL

APPROVED: _____ DATE _____
 LANDSCAPE ARCHITECT APPROVAL

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	87.87'	370.00'	44.14'	87.66'	S22°45'18"W	13°36'26"
C2	209.44'	400.00'	107.18'	207.06'	S14°33'31"W	30°00'00"

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

PRIMARY BENCHMARK
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 58/59
 ELEV. = 1003.05

- 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

OWNER: _____
 ADDRESS: _____
 PHONE: _____

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

NOTE:
 ALL PROPOSED FOOTERS WILL REQUIRE SURVEY
 CERTIFICATION ONCE SET AND PRIOR TO THE
 COMPLETION OF HOME CONSTRUCTION

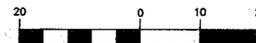
NOTES:
 DOWNSPOUTS TO BE CONNECTED TO
 STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

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.

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

DATE OF SURVEY:
 JANUARY 12th, 2021

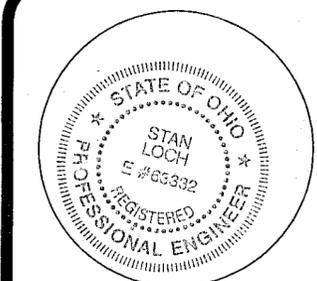
TYPE OF HOUSE:
 PLAN# CRAWFORD
 ELEVATION: EURO COUNTRY
 GAR: 3 CAR SIDE RIGHT W/9' GARDEN
 BASEMENT, SUNROOM & FIREPLACE

PERCENTAGE OF
 LOT COVERAGE = 24.7%

HOUSE COVERAGE = 2,256 SQ.FT.
 DRIVEWAY COVERAGE = 1,383 SQ.FT.
 WALKWAY COVERAGE = 169 SQ.FT.
 TOTAL COVERAGE = 3,808 SQ.FT.

LEGEND:

- = PROPOSED TREE
- = PROP MONUMENT
- ⊕ = EX CURB INLET
- ⊙ = EX SANITARY MANHOLE
- ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH #8249"
- = EXISTING GRADE
- - - = PROPOSED GRADE
- ⊘ = SILT FENCE
- ⊕ = EX HYDRANT
- ⊕ = EX WATER VALVE
- ⊙ = SUMP PUMP
- ⊙ = EX STORM MANHOLE
- = SWALE
- = FLOW ARROW
- ⊕ = ELECTRIC STUB
- ⊕ = CABLE PEDESTAL
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = TRANSFORMER BOX
- ⊕ = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ▽ = OFFSET HUB
- ☆ = LIGHT POST
- ⊕ = INLET PROTECTION
- (WS) = EXISTING WOOD STAKE



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

1-21-2021
 STAN R. LOCH P.E. #63332 DATE

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



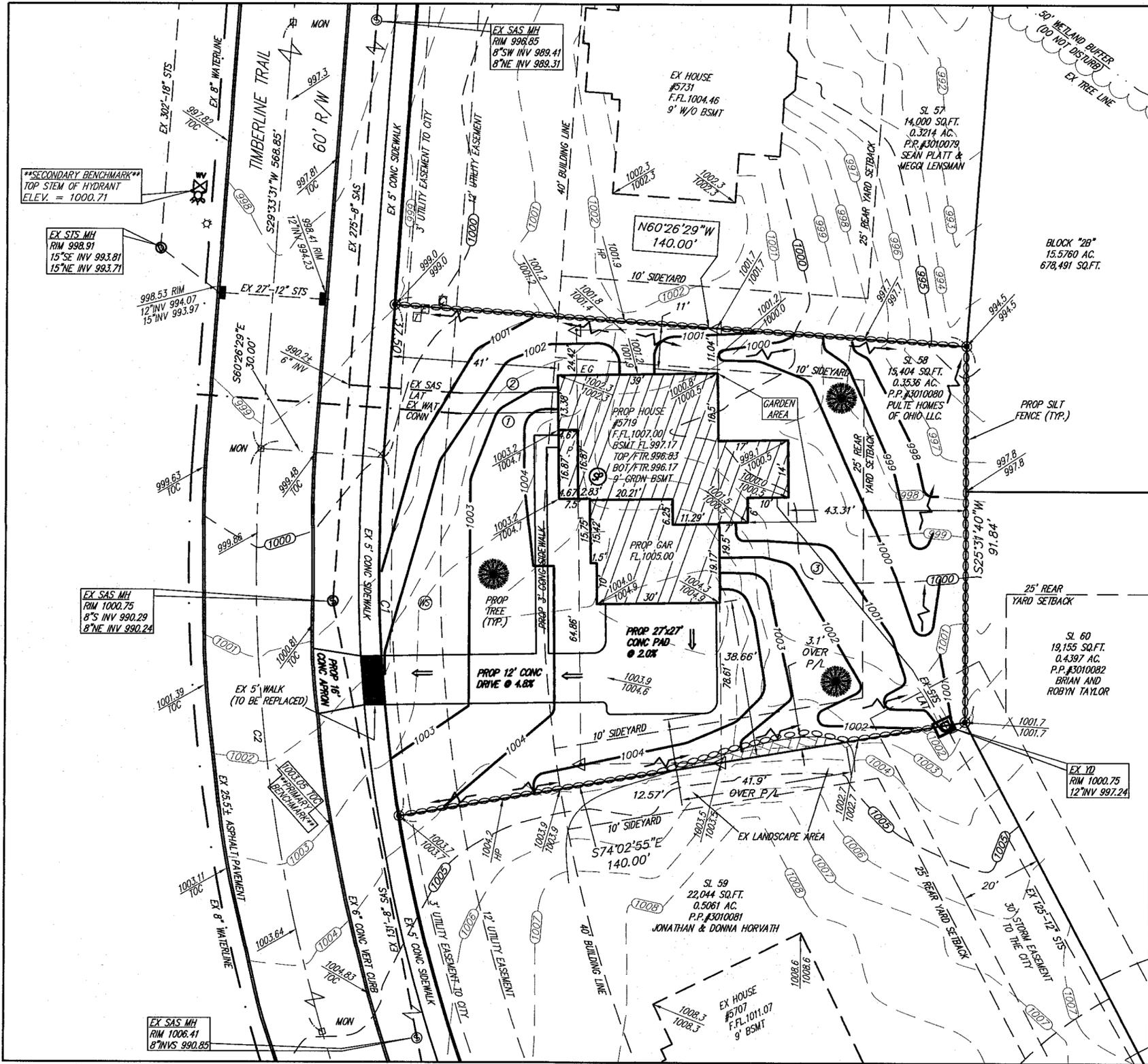
ENGINEERING and SURVEYING
 Civil Engineering · Land Surveying

SHEET CONTENT

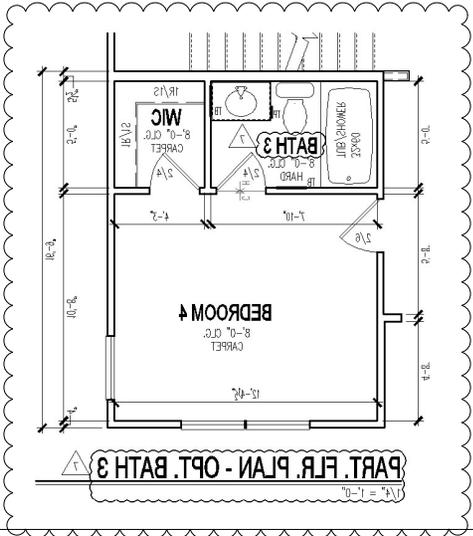
SITE PLAN
 FOR
 PULTE HOMES
 SUBLT 58
 5719 TIMBERLINE TRAIL
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.2
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

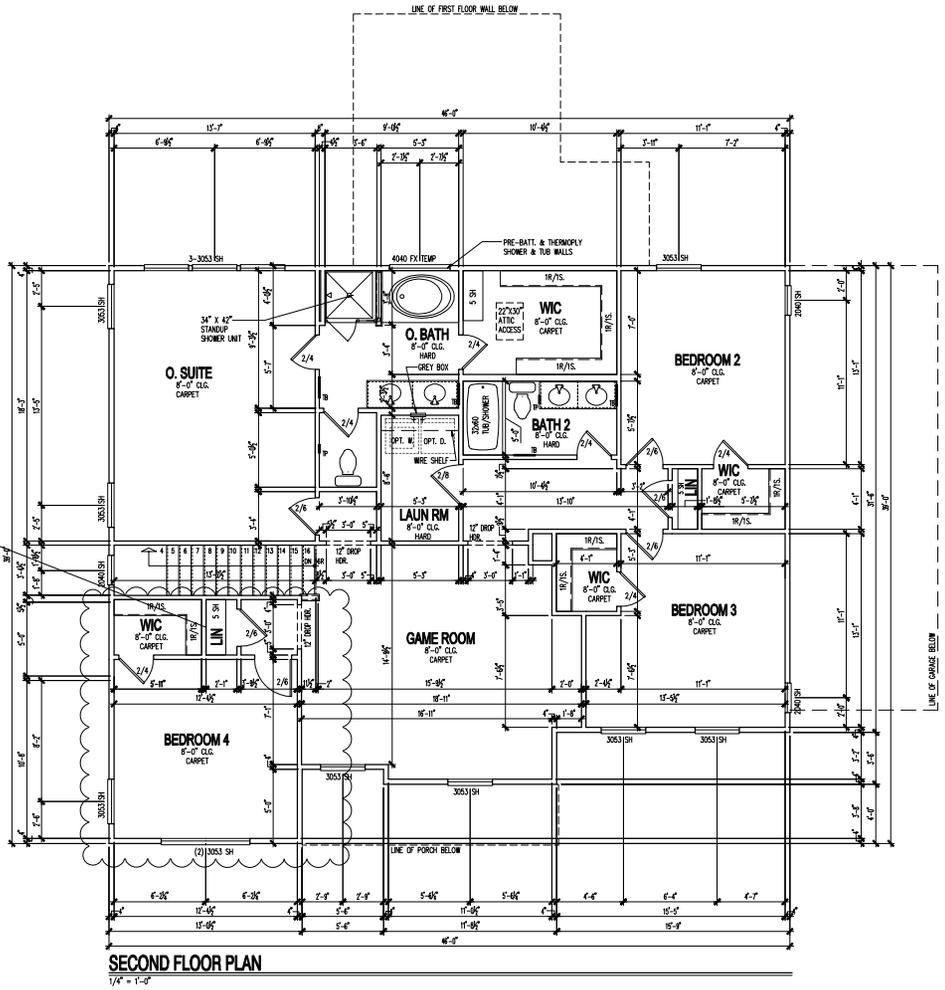
HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY KEG	DATE 1-21-2021
CHECKED BY SRL	DRAWING NO. River Oaks 2
JOB NO. 20142977-2	SHEET 1 OF 1



3/20/22, JENNIFER L. COLE / SENSIBLE BLDG. / 21042-2843-01-00-0000



Add bath 3 option.
 See partial
 floorplan below for
 details.



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

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



Second Floor Plan

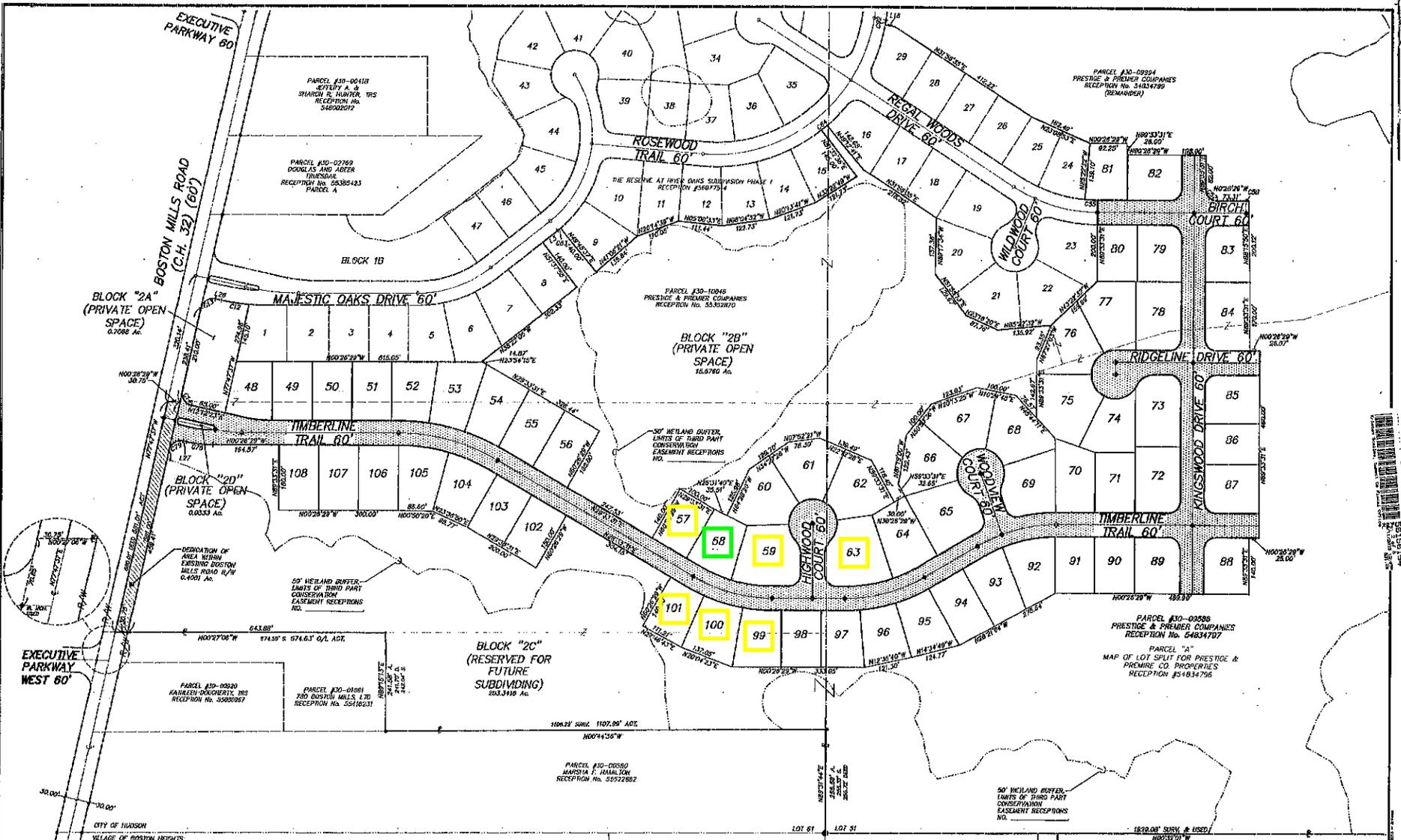
(NOTE: SCALES NOTED ON DRAWINGS RELATIVE TO FULL SIZE. POINTS ON 25x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE POINTS)

PRODUCTION MANAGER	SONA KISHORE
DESIGNER	BRADLEY
DATE	01/14/2023
REV. #	DATE / DESCRIPTION

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 58
LAWN COMMUNITY ID	
GARAGE FINISHING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
PLAN NAME	CRAWFORD
DEC. PLAN NUMBER	TBD
LAYER PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 2843
SHEET	2.20a

ENGINEER OF RECORD: MILLEREN & MULLIP ENGINEERING ARCHITECT OF RECORD: GODDARD DESIGN - ARCHITECTS

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PARCEL #30-0027R
BOSTON COMMONS STORAGE, LTD
RECEPTION No. 5979789

**THE RESERVE AT RIVER OAKS
SUBDIVISION PHASE 2**

DONALD G. BOHANNON & ASSOCIATES, INC.
CIVIL ENGINEER & SURVEYOR
179 WEBB PARKWAY • QUINCY, MA 01906
P: 508 370 1000 • F: 508 370 1000

DATE	REV.	BY	DATE
J.V. G.M.	1	J.V. G.M.	MAR, 2015
1/25/15	2	J.V. G.M.	02/26/15

GRAPHIC SCALE
0' 50' 100'

LOT 61 LOT 51

5.1 36

1819.08' SURV. & USED

NO. 13101 W

