

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
CT	60.00'	60.00'	32.78'	57.53'	N36°50'00"E	S71°17'45"

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

DIRT CALCULATION
 373 cu.yds. CUT/FILL

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

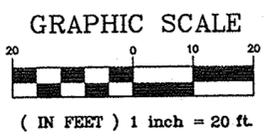
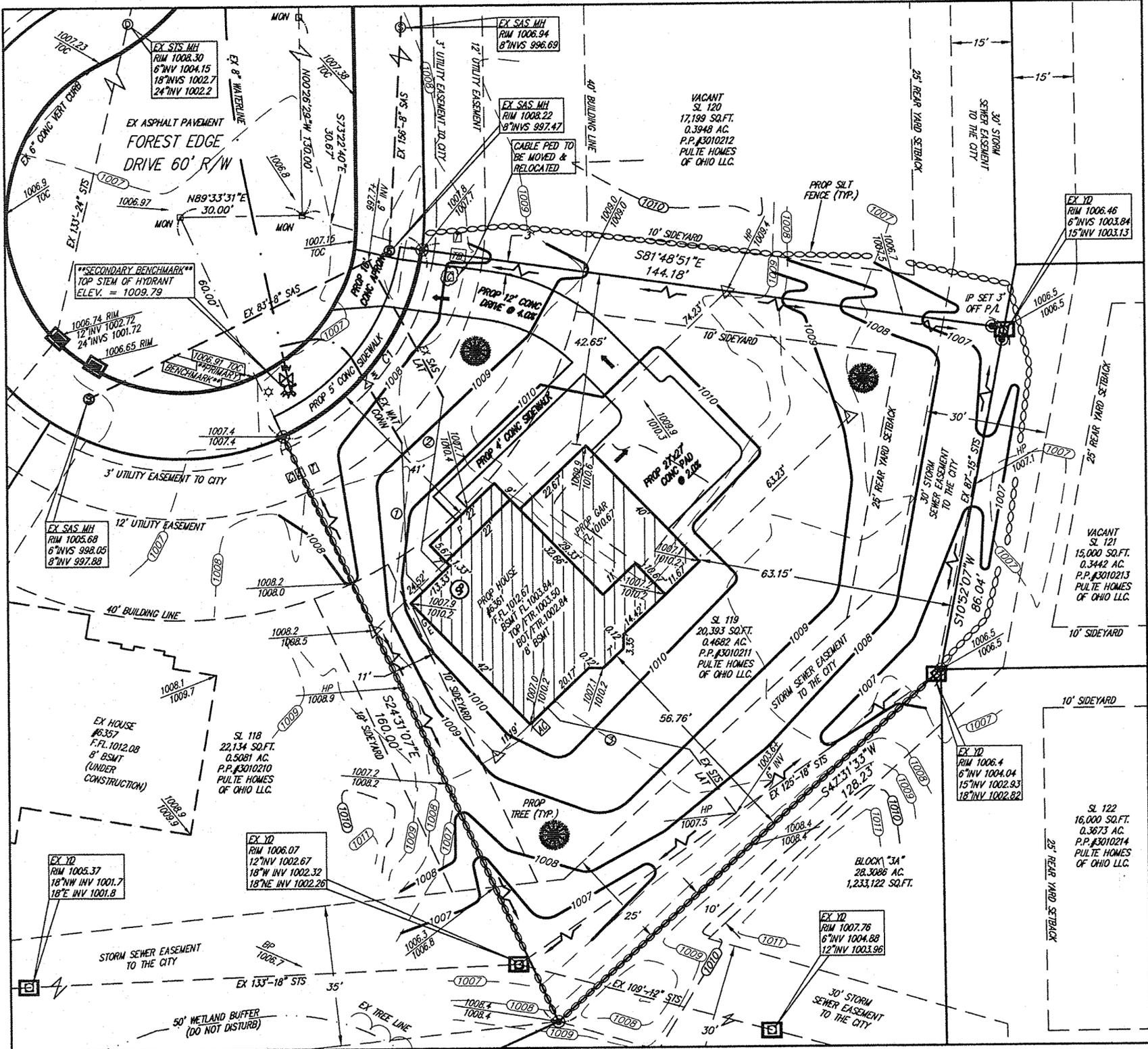
NOTE:
 PURCHASER TO INSTALL LANDSCAPING PER CITY
 OF HUDSON LANDSCAPING REQUIREMENTS.

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

PRIMARY BENCHMARK
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 118/119
 ELEV. = 1006.91

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOTS 119
 ON FOREST EDGE DRIVE
 ELEV. = 1009.79

**THE CONTRACTOR MUST CHECK THE
 BENCHMARK WITH THE CURB GRADES
 PRIOR TO DIGGING THE FOUNDATION.**



PERCENTAGE OF
 LOT COVERAGE = 21.0%

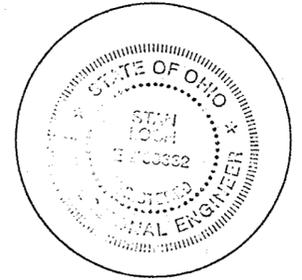
HOUSE COVERAGE = 2,568 SQ.FT.
 DRIVEWAY COVERAGE = 1,516 SQ.FT.
 WALKWAY COVERAGE = 207 SQ.FT.
 TOTAL COVERAGE = 4,291 SQ.FT.

DATE OF SURVEY:
 JANUARY 14th, 2019

TYPE OF HOUSE:
 PLAN# ATWATER
 ELEVATION: 3
 GAR: 3 CAR SIDE LEFT W/B BASEMENT,
 FIREPLACE, SUNROOM & STORAGE

- 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

- 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
 - ⊕ = EX HYDRANT
 - ⊕ = EX WATER VALVE
 - ⊕ = SUMP PUMP
 - ⊕ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊕ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ⊕ = OFFSET HUB
 - ⊕ = CABLE PEDESTAL
 - ⊕ = ELECTRIC BOX
 - ⊕ = TELEPHONE PEDESTAL
 - ☆ = LIGHT POST



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

1-17-19
 STAN R. LOCH P.E. #63332 DATE

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



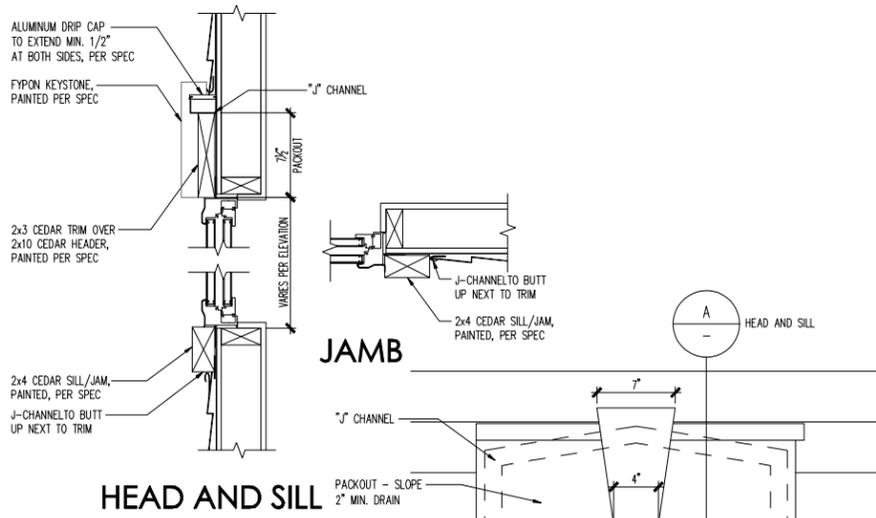
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

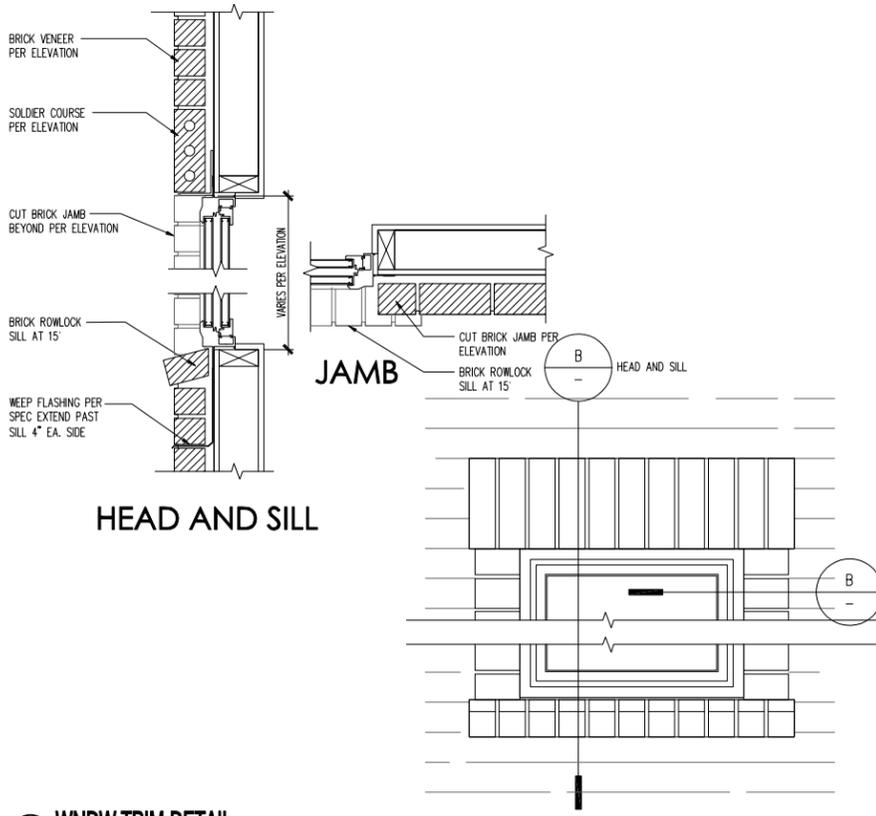
SITE PLAN
 FOR
 PULTE HOMES
 SUBLLOT 119
 6361 FOREST EDGE DRIVE
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.3
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF SUMMIT
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY KEG	DATE 1-16-2019
CHECKED BY SRL	DRAWING NO Site-Plans
JOB NO 20142977-3	SHEET 1 OF 1



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



B WDW TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

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



Elevation - #3
Front and Rear Elevations

PRODUCTION MANAGER
Jamey Helzlsouer
CURRENT RELEASE DATE: 01/09/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.03a2

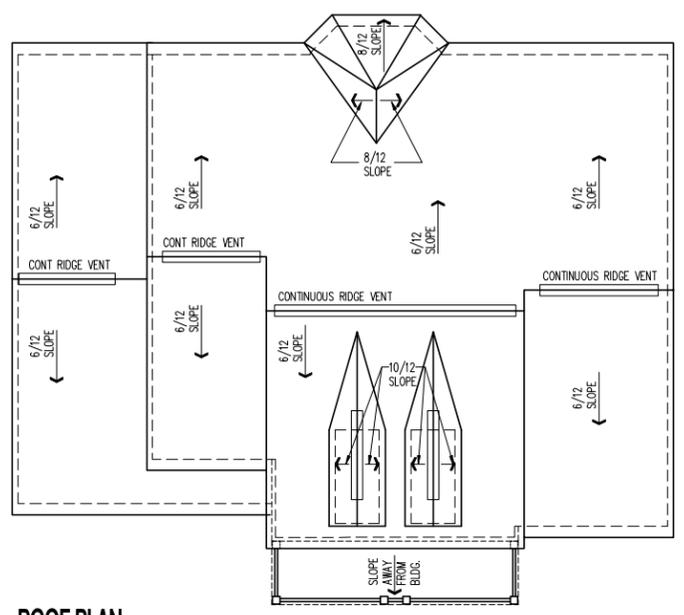
ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS

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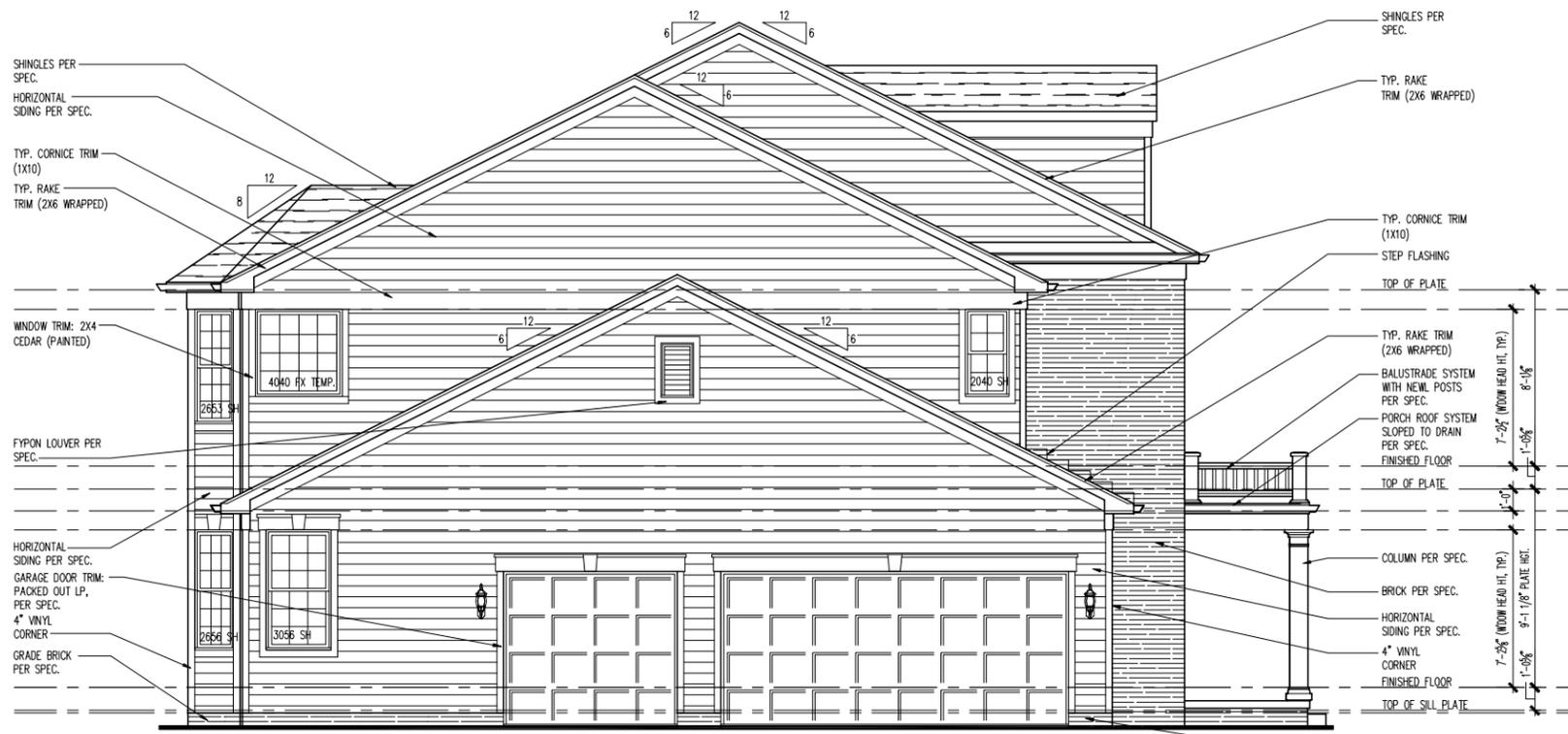
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: January 16, 2019 / Rajeev Kumar / PLAN-3295-RD-ELEV.DWG

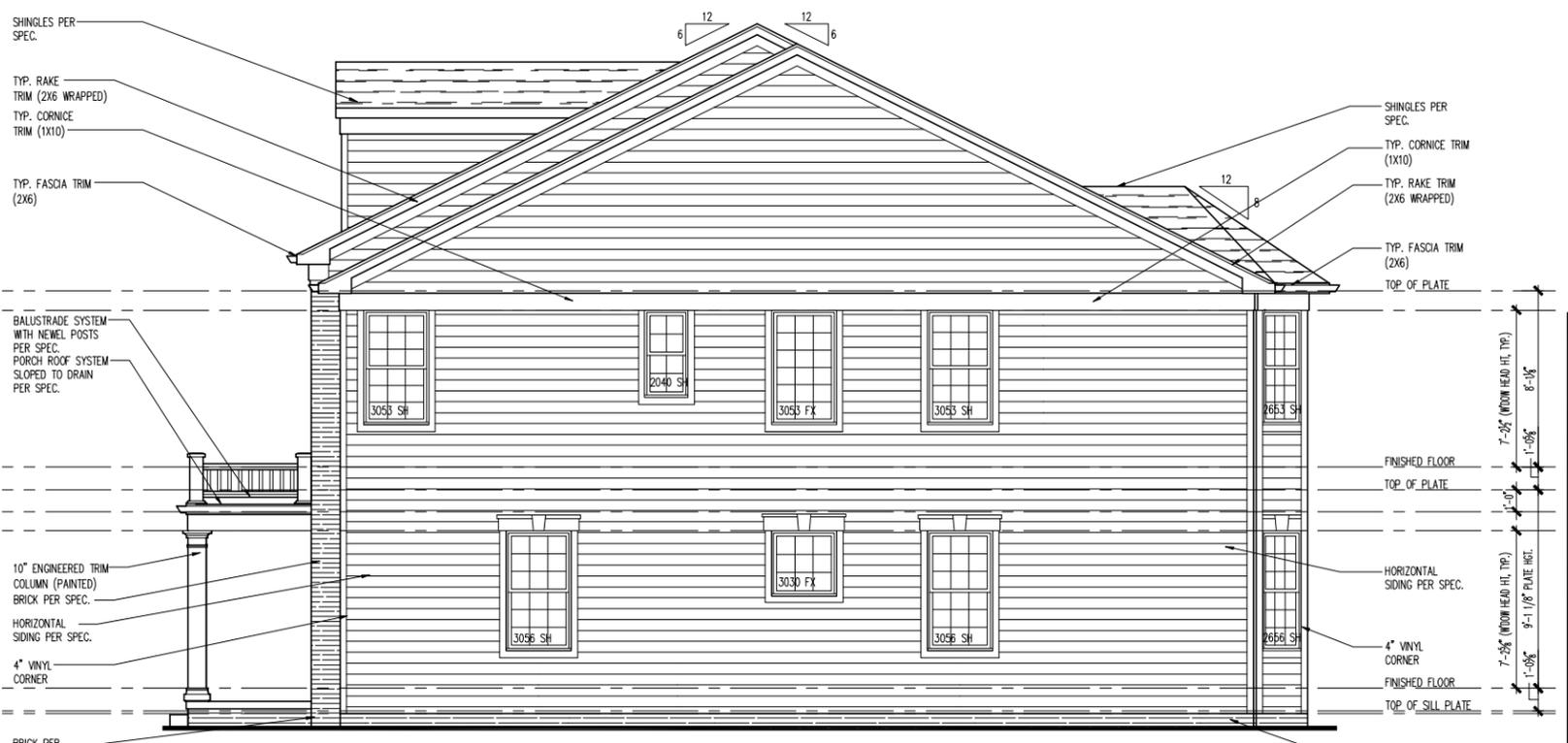
ATTIC VENTILATION SCHEDULE														
3 ELEVATION	1ST FLOOR ROOF				2ND FLOOR ROOF				GARAGE ROOF				TOTAL	
	LOC	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	
RISE					2030	3.39	5.88	590	0.97	1.56				
EAVE						3.39	6.00		0.97	2.25				
TOTAL					6.77	11.88		1.93	3.81					



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 - #3
Side Elevations and Roof Plan

PRODUCTION MANAGER
Jeremy Heshzman
CURRENT RELEASE DATE: 01/09/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

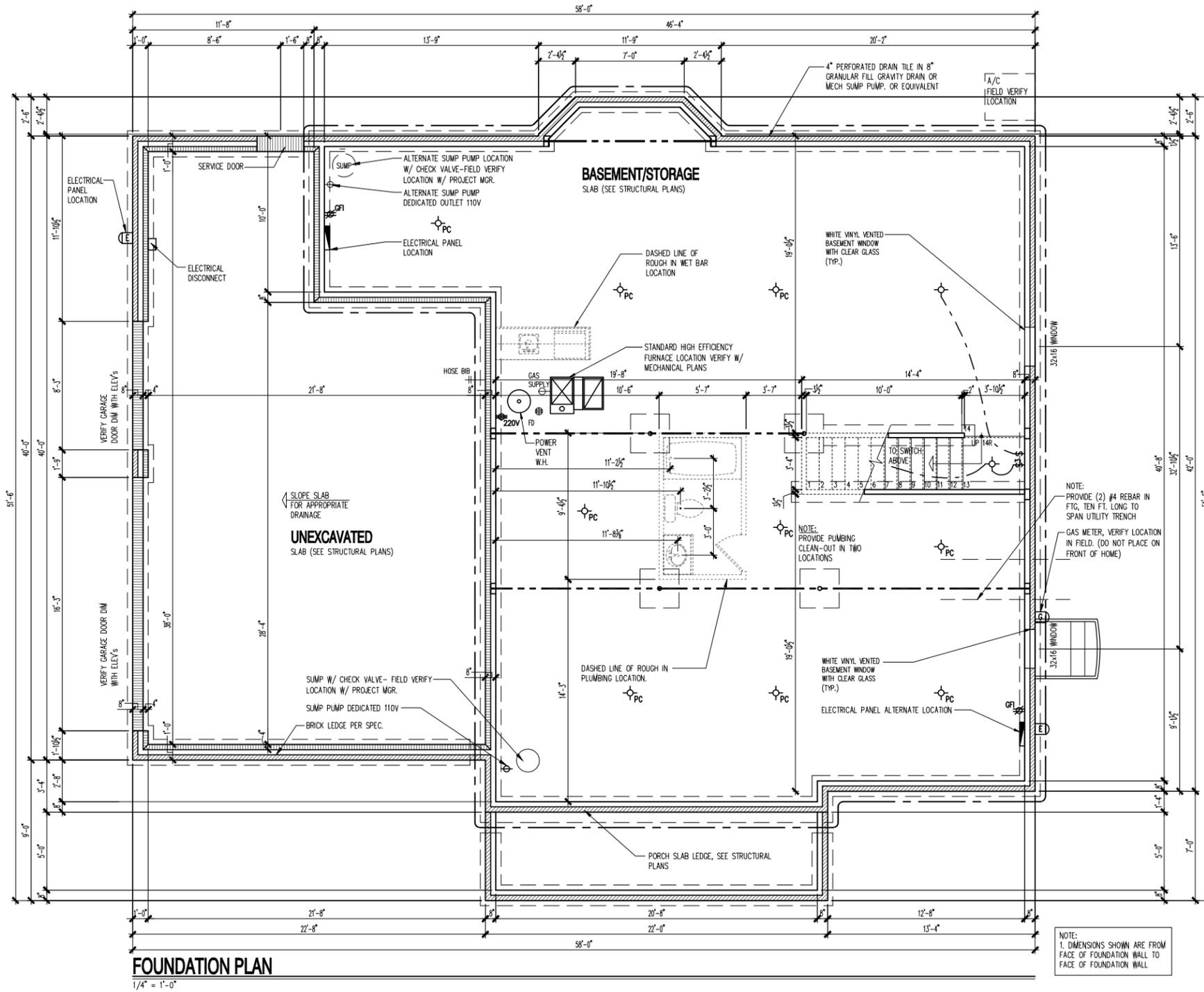
LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.03a3

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS

PLOTTED: January 16, 2019 / Rajeev Kumar / PLAN-3295-RD-ELEV.DWG

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



PRODUCTION MANAGER
Jammy Heshzman
CURRENT RELEASE DATE: 01/09/2019

REV #	DATE	DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119
LAWSON COMMUNITY ID

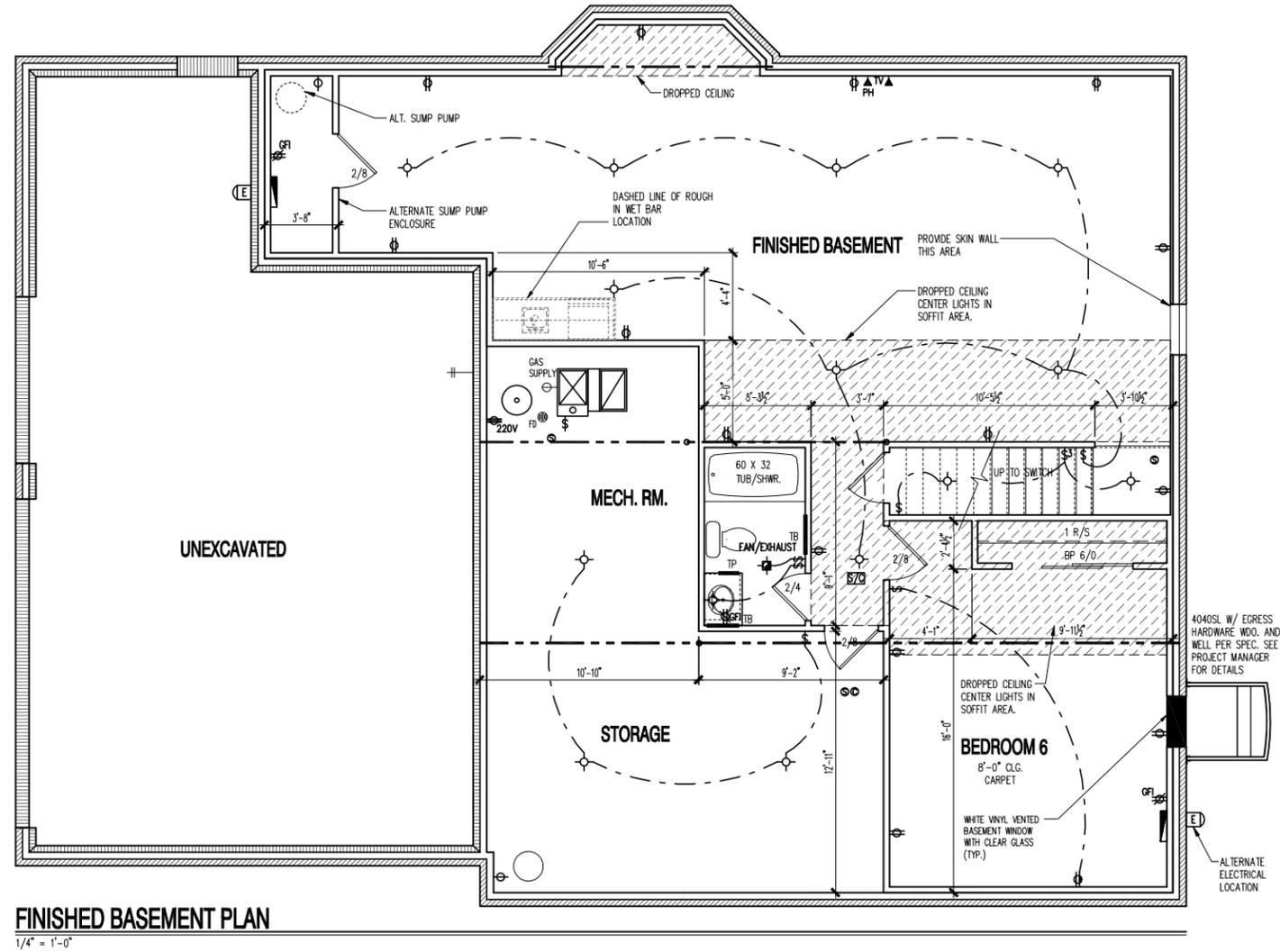
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
1.30a



FINISHED BASEMENT PLAN
1/4" = 1'-0"

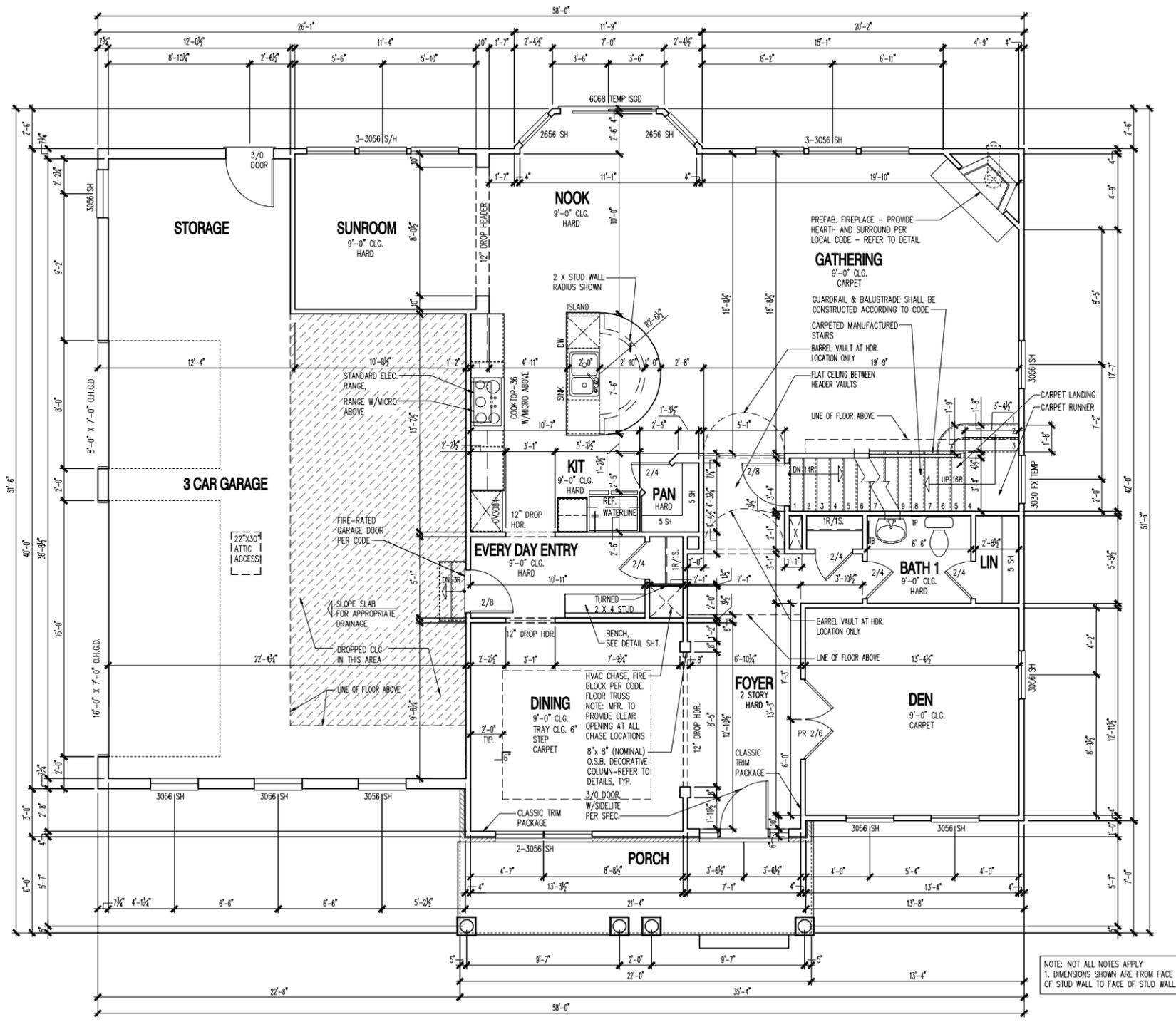
Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256



Finished Basement Plan	
PRODUCTION MANAGER	Jeremy Heshzman
CURRENT RELEASE DATE	01/09/2019
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: MULHERN & KULP ENGINEERS	PROJECT TYPE	SINGLE FAMILY
ARCHITECT OF RECORD: GODOLCO DESIGN - ARCHITECTS	COMMUNITY NAME	RIVER OAKS LOT 119
	LAWSON COMMUNITY ID	
	GARAGE HANDING	GARAGE LEFT
	SPECIFICATION LEVEL	TBD
	PLAN NAME	ATWATER
	NPC PLAN NUMBER	1642
	LAWSON PLAN ID	
	LEGACY PLAN NUMBER / NAME	PLAN 3295
	SHEET	2.00



FIRST FLOOR PLAN

1/4" = 1'-0"

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



First Floor Plan

PRODUCTION MANAGER
 Jamey Heshzmon
 CURRENT RELEASE DATE: 01/09/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119
 LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

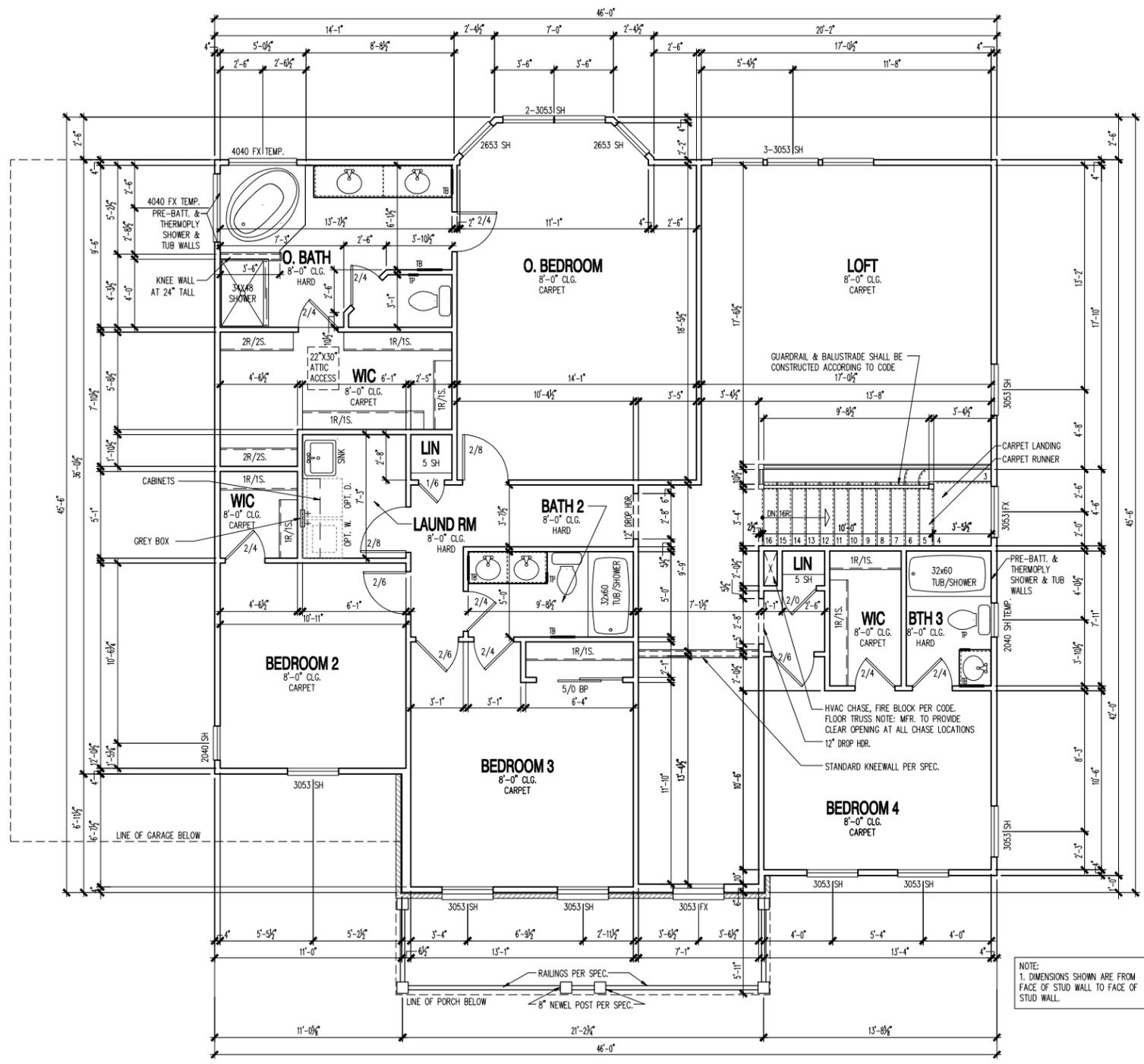
PLAN NAME
ATWATER
 NPC PLAN NUMBER
1642
 LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
2.10a

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
 ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS

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



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



Second Floor Plan

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

REV #	DATE	DESCRIPTION
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PRODUCTION MANAGER
 Jamey Heinzman
 CURRENT RELEASE DATE: 01/09/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
RPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
2.20a

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

PRODUCTION MANAGER	Johnny Holzman
CURRENT RELEASE DATE:	01/09/2019
REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119
LAWSON COMMUNITY ID

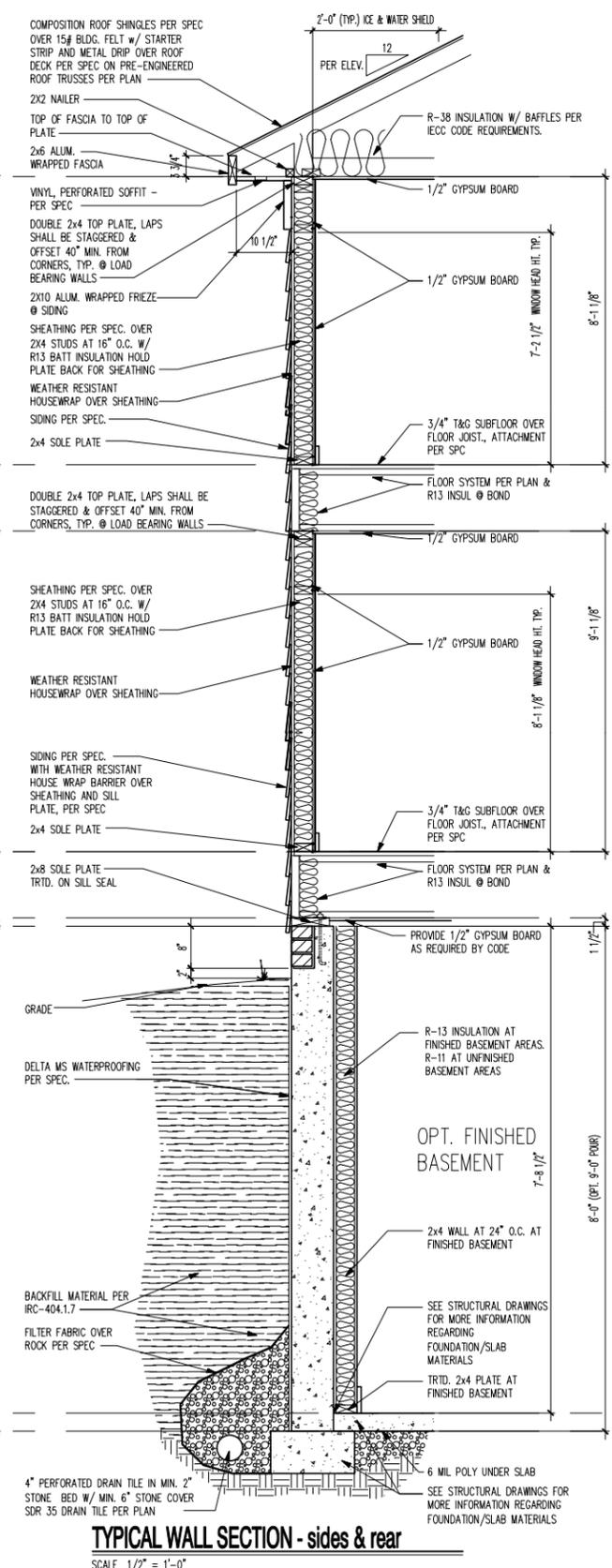
GARAGE HANDLING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME
PLAN 3295

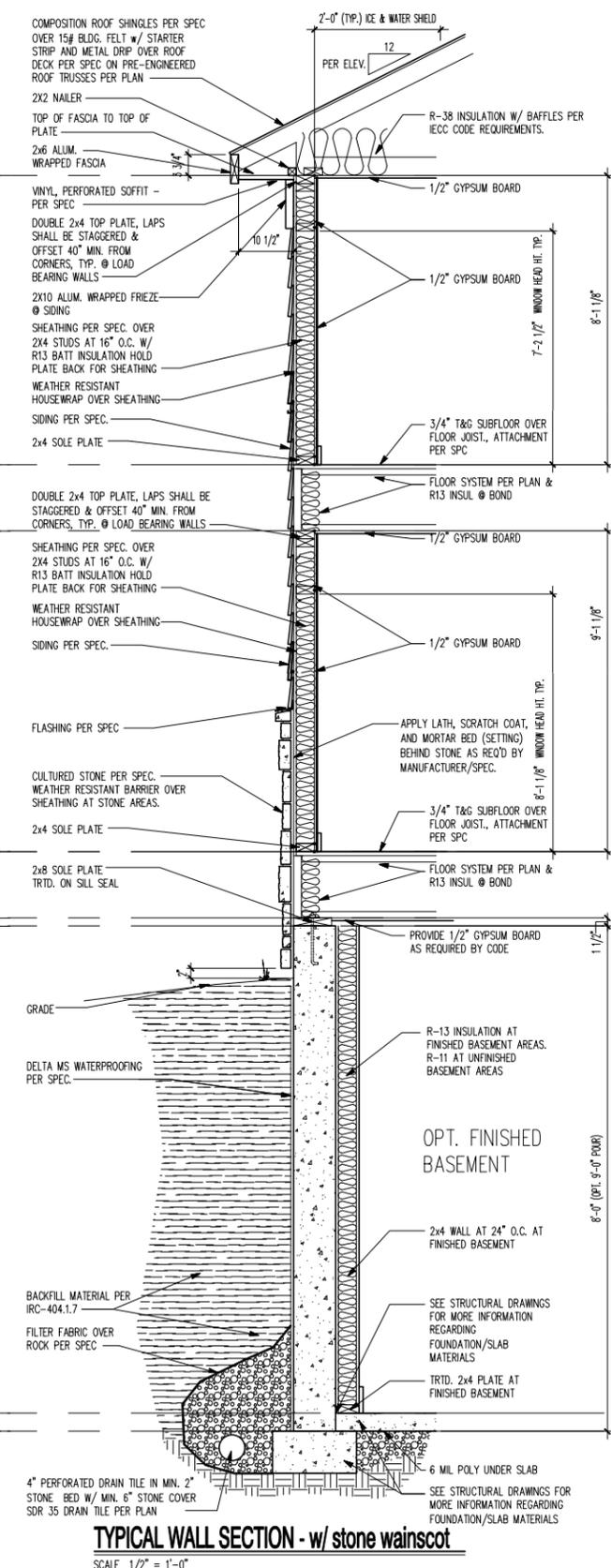
SHEET
3.31a

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



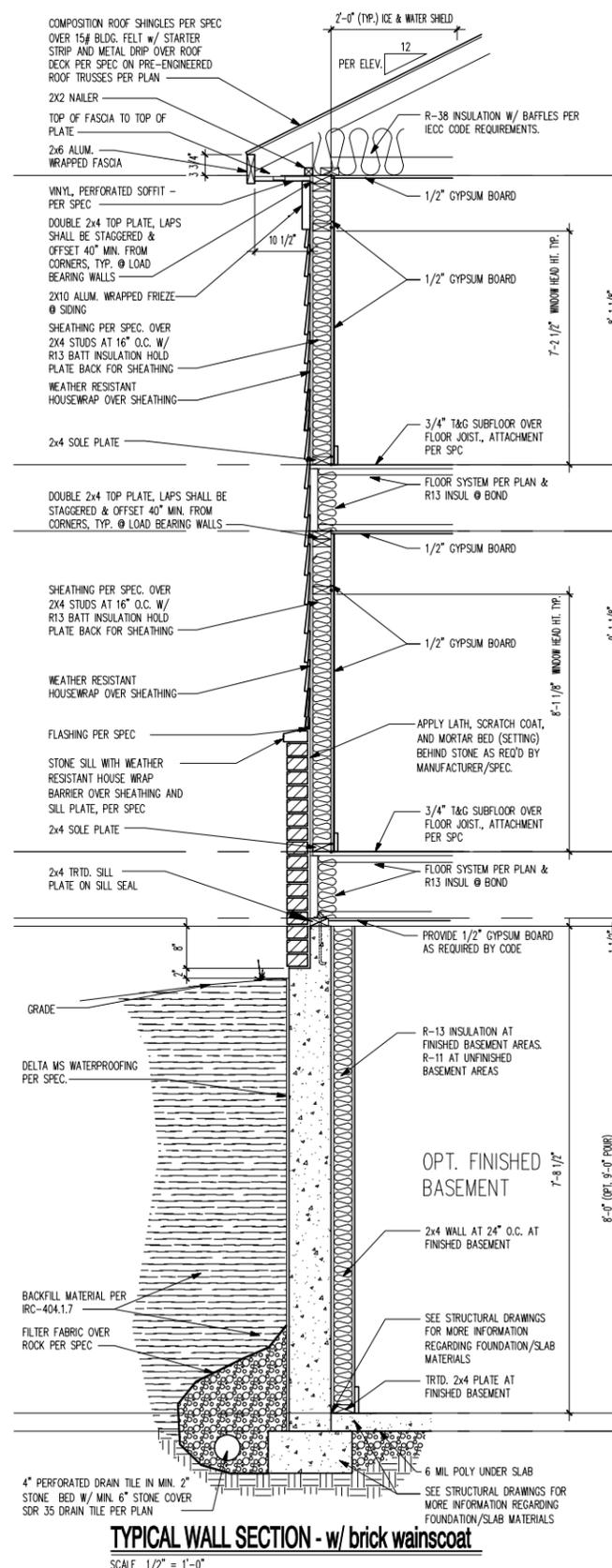
TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ stone wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ brick wainscot

SCALE 1/2" = 1'-0"



Typical Wall Sections

REV #	DATE	DESCRIPTION
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PRODUCTION MANAGER
 Jeremy Heshzman
 CURRENT RELEASE DATE: 01/09/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 119

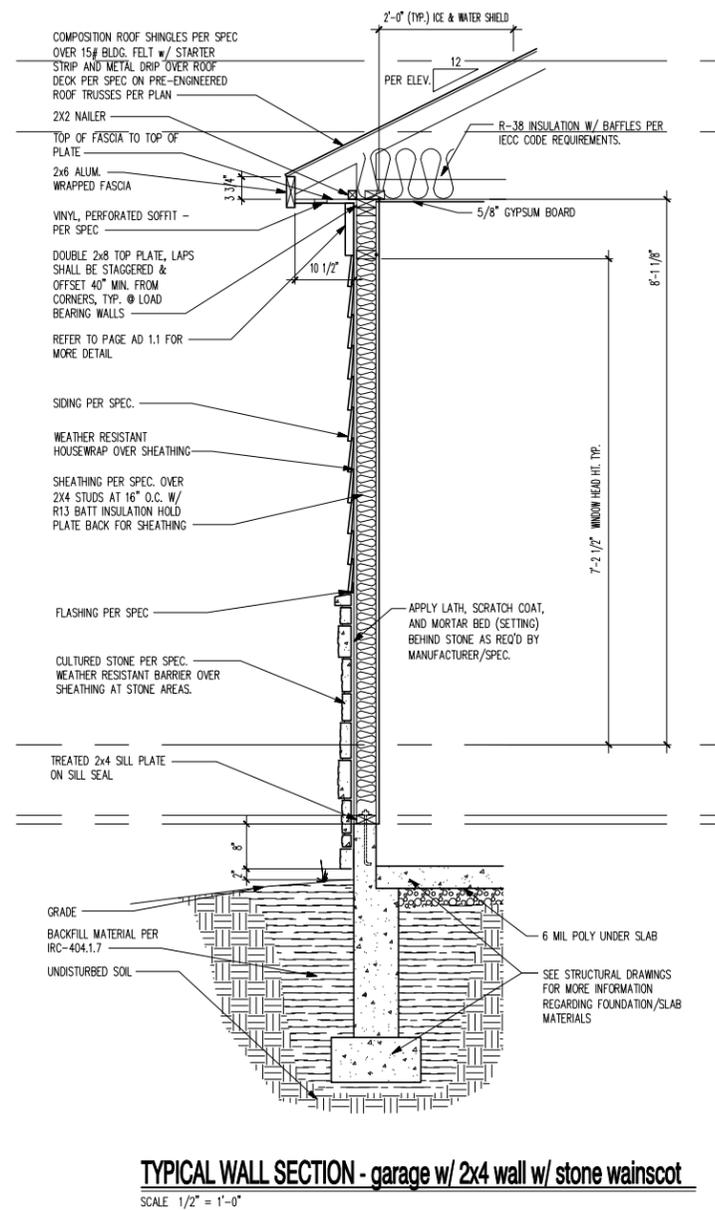
GARAGE HANDING
GARAGE LEFT

PLAN NAME
ATWATER

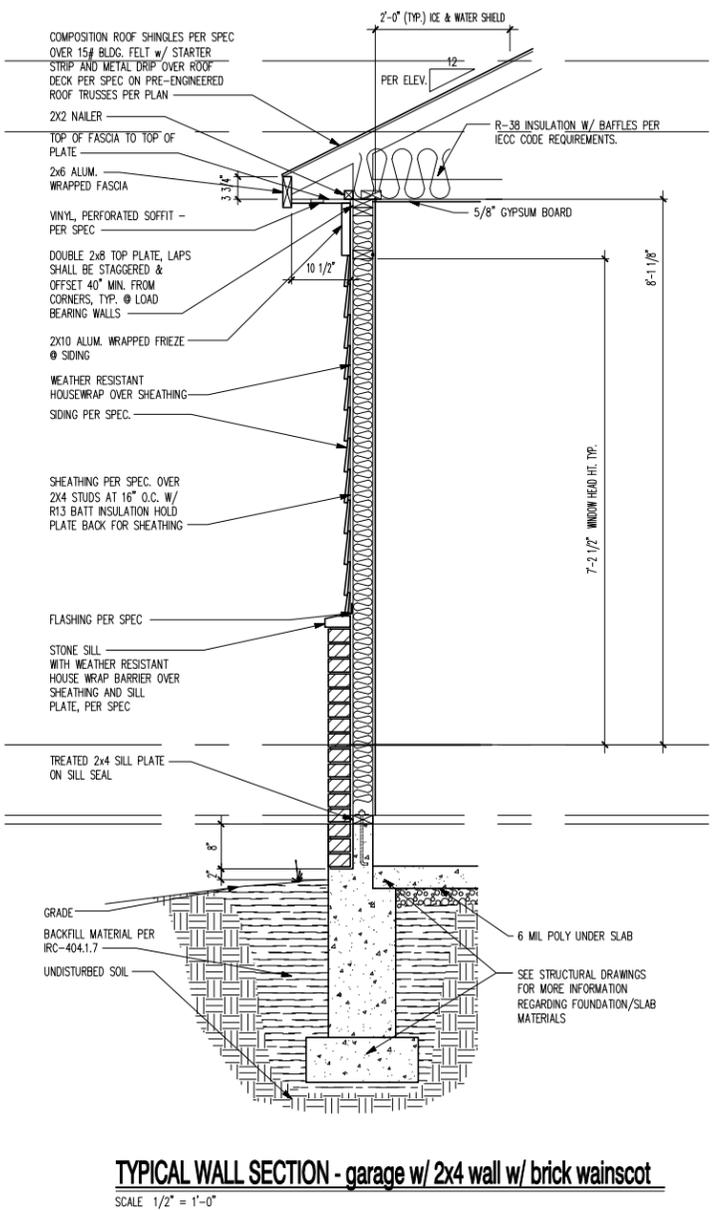
LEGACY PLAN NUMBER / NAME
**1642
 PLAN 3295**

SHEET
3.31b

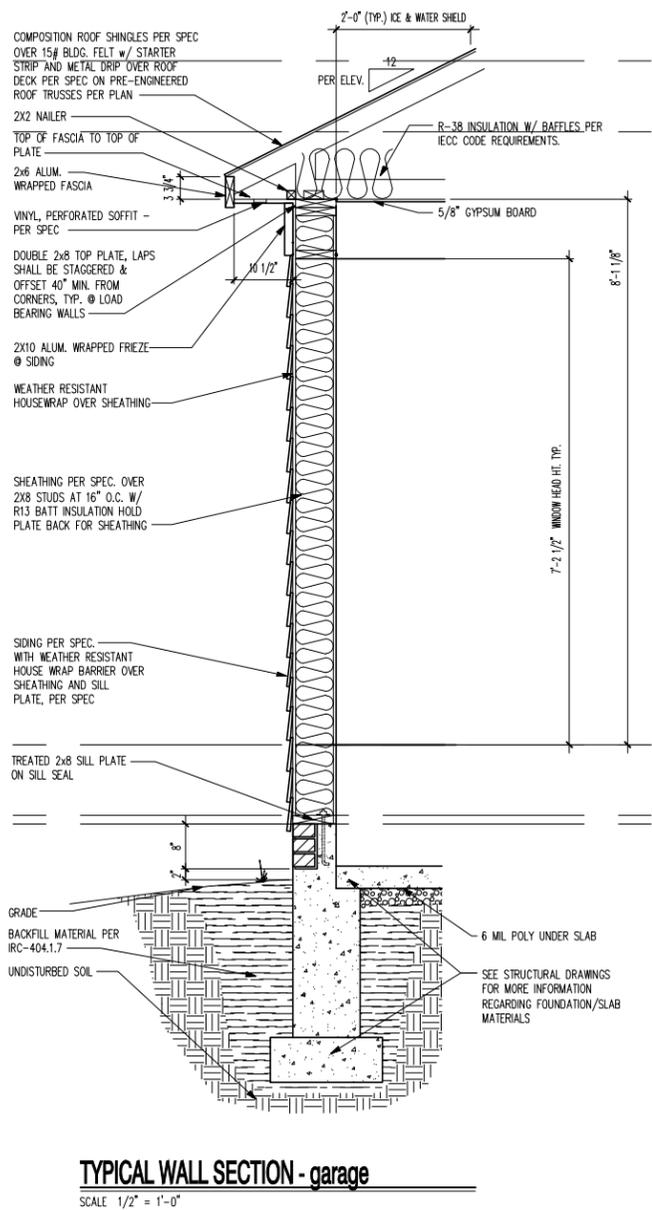
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



TYPICAL WALL SECTION - garage w/ 2x4 wall w/ stone wainscot
 SCALE 1/2" = 1'-0"



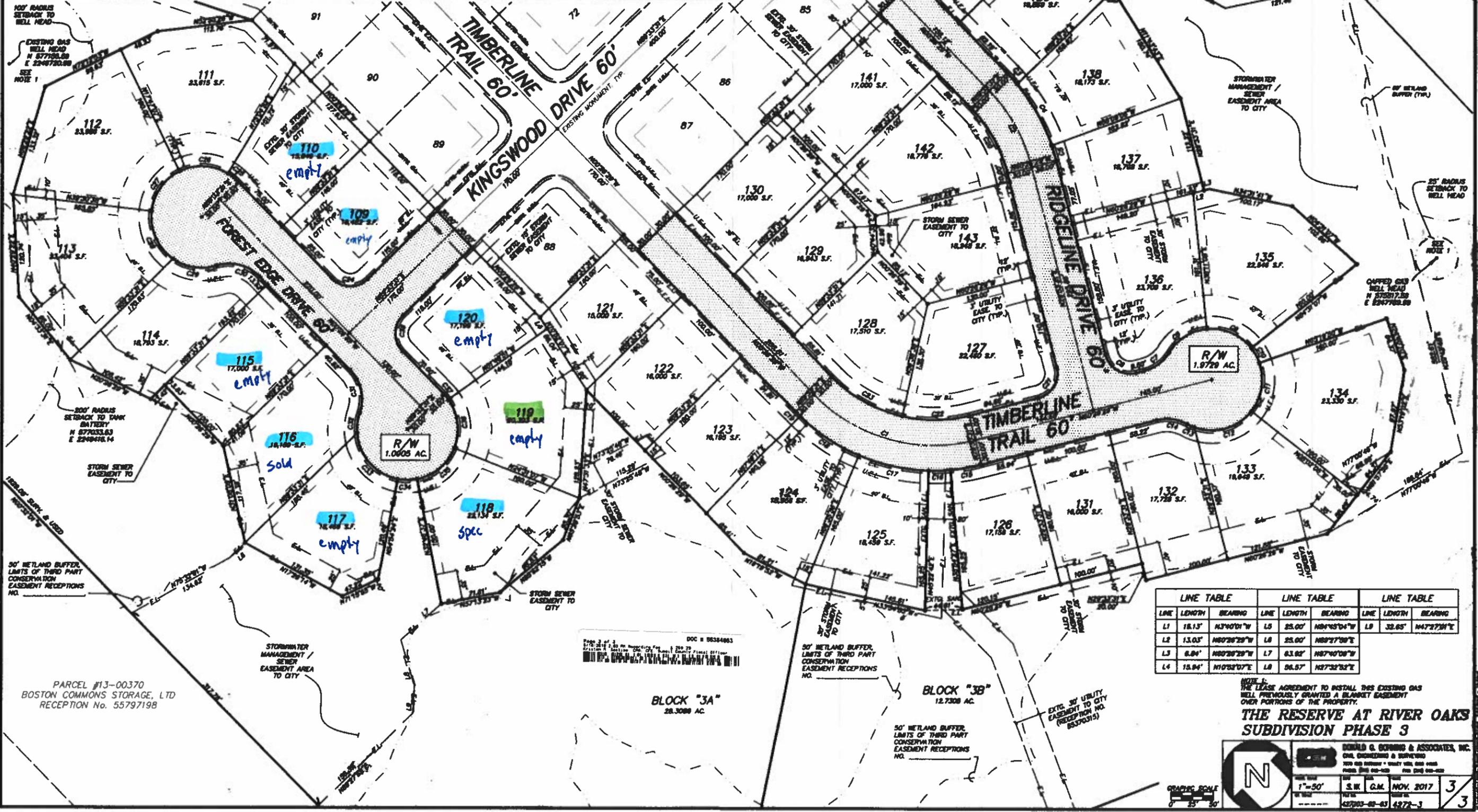
TYPICAL WALL SECTION - garage w/ 2x4 wall w/ brick wainscot
 SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - garage
 SCALE 1/2" = 1'-0"

CURVE TABLE						CURVE TABLE						CURVE TABLE								
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	308.44'	118.47'	300.00'	N30°28'29"W	80°00'00"	C11	80.00'	80.00'	32.78'	87.83'	N83°19'02"E	87°17'45"	C21	30.00'	47.12'	30.00'	42.43'	N74°33'31"E	80°00'00"
C2	300.00'	104.72'	63.88'	103.63'	N14°33'31"E	30°00'00"	C12	80.00'	78.17'	43.42'	70.38'	N82°08'04"W	77°48'48"	C22	170.00'	88.88'	48.88'	78.82'	N48°33'38"W	37°00'00"
C3	300.00'	17.82'	8.82'	17.82'	N01°48'43"E	4°38'25"	C13	80.00'	8.88'	4.88'	8.88'	N21°48'28"W	8°00'00"	C23	170.00'	87.88'	88.82'	88.82'	N18°33'38"W	37°43'31"
C4	300.00'	83.82'	42.82'	83.16'	N14°33'31"E	30°48'48"	C14	80.00'	37.82'	18.82'	38.83'	N38°48'14"W	43°28'38"	C24	30.00'	47.12'	30.00'	42.43'	N48°28'28"W	80°00'00"
C5	300.00'	18.88'	8.88'	18.88'	N27°11'37"E	4°43'47"	C15	300.00'	37.83'	18.81'	37.48'	N38°48'14"W	8°28'38"	C25	80.00'	18.18'	7.82'	18.12'	N27°48'48"W	14°28'38"
C6	30.00'	47.12'	30.00'	42.43'	N18°28'29"W	80°00'00"	C16	300.00'	28.88'	13.00'	28.88'	N47°31'29"W	8°28'38"	C26	80.00'	80.00'	32.78'	87.83'	N43°34'01"W	87°17'45"
C7	80.00'	37.82'	18.82'	38.83'	N82°08'04"W	43°28'38"	C17	300.00'	85.18'	43.00'	84.70'	N34°00'41"W	87°17'45"	C27	80.00'	80.00'	32.78'	87.83'	N78°08'15"E	87°17'45"
C8	80.00'	84.48'	28.24'	83.98'	N77°47'38"W	81°28'07"	C18	300.00'	85.18'	43.00'	84.70'	N12°47'27"W	87°17'45"	C28	80.00'	84.81'	38.84'	81.78'	N18°28'28"W	81°28'48"
C9	80.00'	80.00'	32.78'	87.83'	N33°10'00"W	87°17'45"	C19	300.00'	8.88'	3.48'	8.88'	N01°48'28"W	1°44'38"	C29	80.00'	84.38'	28.21'	83.82'	N37°28'28"W	81°28'48"
C10	80.00'	30.00'	18.14'	30.00'	N18°04'31"E	18°11'17"	C20	170.00'	88.01'	43.88'	88.00'	N14°33'31"E	30°00'00"	C30	80.00'	84.88'	30.62'	82.22'	N31°38'28"W	82°57'52"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	80.00'	84.88'	30.62'	82.22'	N31°38'28"W	82°57'52"
C32	80.00'	24.14'	12.07'	23.87'	N58°08'08"E	23°00'00"
C33	80.00'	78.08'	48.88'	72.88'	N27°11'37"E	74°38'00"
C34	80.00'	83.17'	11.73'	83.03'	N48°08'38"W	23°00'00"
C35	80.00'	80.00'	32.78'	87.83'	N88°08'15"W	87°17'45"
C36	80.00'	80.00'	32.78'	87.83'	N38°08'15"E	87°17'45"
C37	80.00'	8.88'	4.88'	8.88'	N01°48'28"E	8°00'00"
C38	30.00'	47.12'	30.00'	42.43'	N43°34'01"E	80°00'00"



LINE TABLE		LINE TABLE		LINE TABLE				
LINE	BEARING	LINE	BEARING	LINE	BEARING			
L1	18.13'	N37°00'00"W	L5	25.00'	N89°50'04"W	L9	32.65'	N47°23'31"E
L2	13.03'	N00°26'28"W	L6	25.00'	N89°27'08"E			
L3	8.84'	N00°26'28"W	L7	83.88'	N87°00'00"W			
L4	18.84'	N10°28'07"E	L8	86.87'	N27°32'52"E			

THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 3
 ENGINEERED BY
 DONALD S. BURMAN & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 700 OLD BRIDGEWAY • SUITE 100 • BOSTON, MA 02128
 PHONE: (617) 452-1100 • FAX: (617) 452-1101
 S.W. G.M. NOV. 2017
 42700-01-03 4272-J

PARCEL #13-00370
 BOSTON COMMONS STORAGE, LTD
 RECEPTION No. 55797198



109



110



120



119





115



