

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: _____

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

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

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

PRIMARY BENCHMARK
 TOP STEM OF HYDRANT ACROSS FROM SUBLT 192 ON WALNUT COURT
 ELEV. = 1006.78

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT ACROSS FROM SUBLT 192 ON WALNUT COURT
 ELEV. = 1009.50

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

OHIO HUDSON ENGINEERING DEPARTMENT

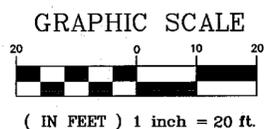
Approved
 Approved, as noted
 Rejected
 Reviewed By: Anthony L. Calabro
 8:29 am, May 27, 2021



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

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



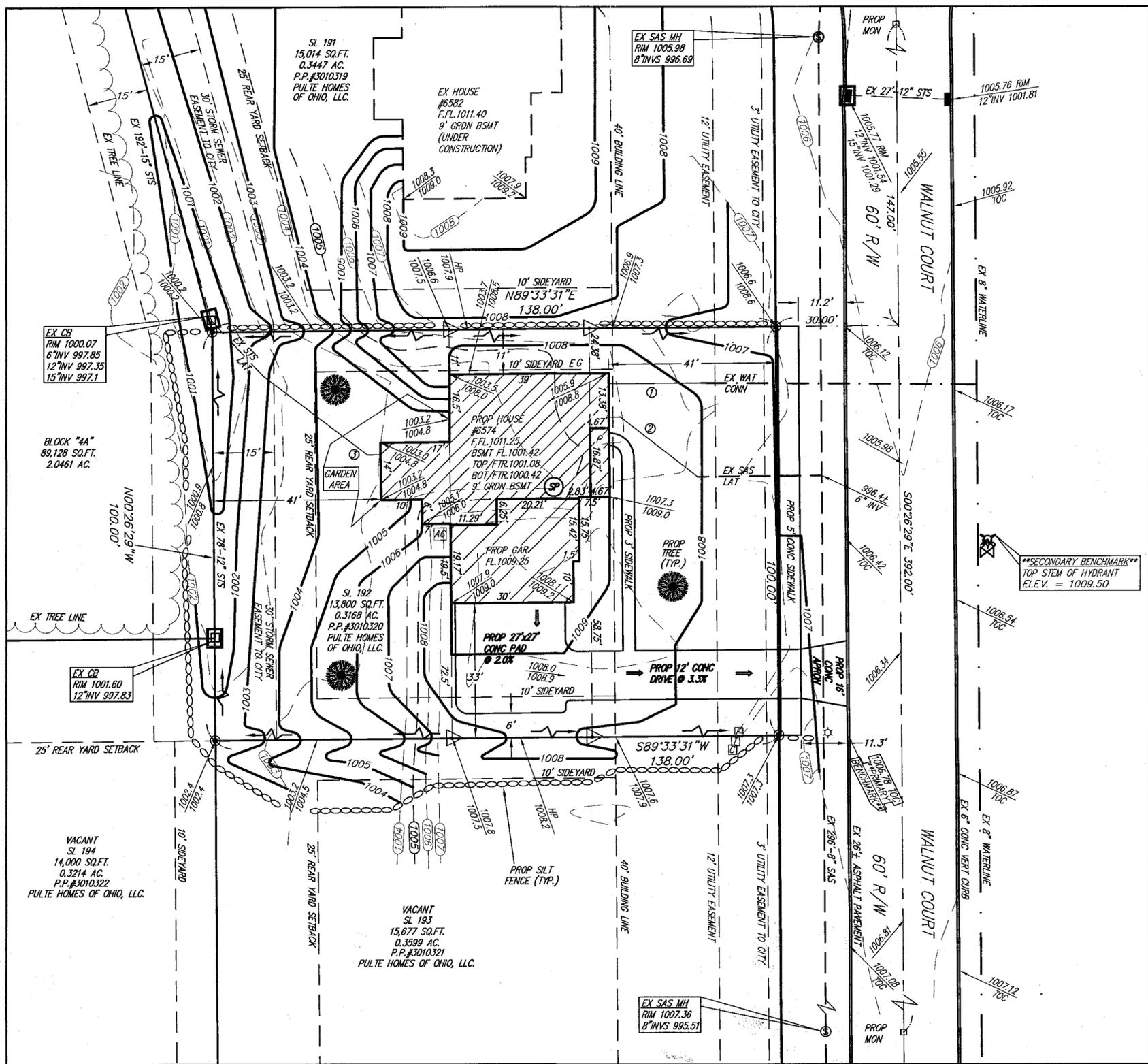
PERCENTAGE OF LOT COVERAGE = 27.1%

HOUSE COVERAGE = 2,256 SQ.FT.
 DRIVEWAY COVERAGE = 1,354 SQ.FT.
 WALKWAY COVERAGE = 163 SQ.FT.
 TOTAL COVERAGE = 3,773 SQ.FT.

TYPE OF HOUSE:
 PLAN# CRAWFORD
 ELEVATION: EURO COUNTRY
 GAR: 3 CAR SIDE LT W/9' GRDN BSMT, GUEST STE, SUNROOM & FIREPLACE

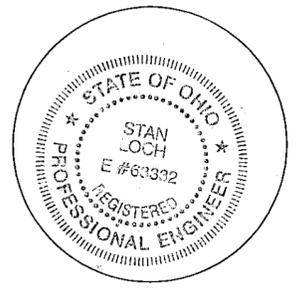
- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC STS CONN @ 1.0% MIN 10% MAX

DATE OF SURVEY:
 MAY 11th, 2021



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
- ⊞ = ELECTRIC BOX
- ⊞ = TELEPHONE PEDESTAL
- ☆ = LIGHT POST
- ⊞ = TRANSFORMER BOX
- ⊞ = 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
- = EXPOSED CONDUIT



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

STAN R. LOCH P.E. #63332 DATE 5-18-2021

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 192 IN THE RESERVE AT RIVER OAKS SUBDIVISION PH. 4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

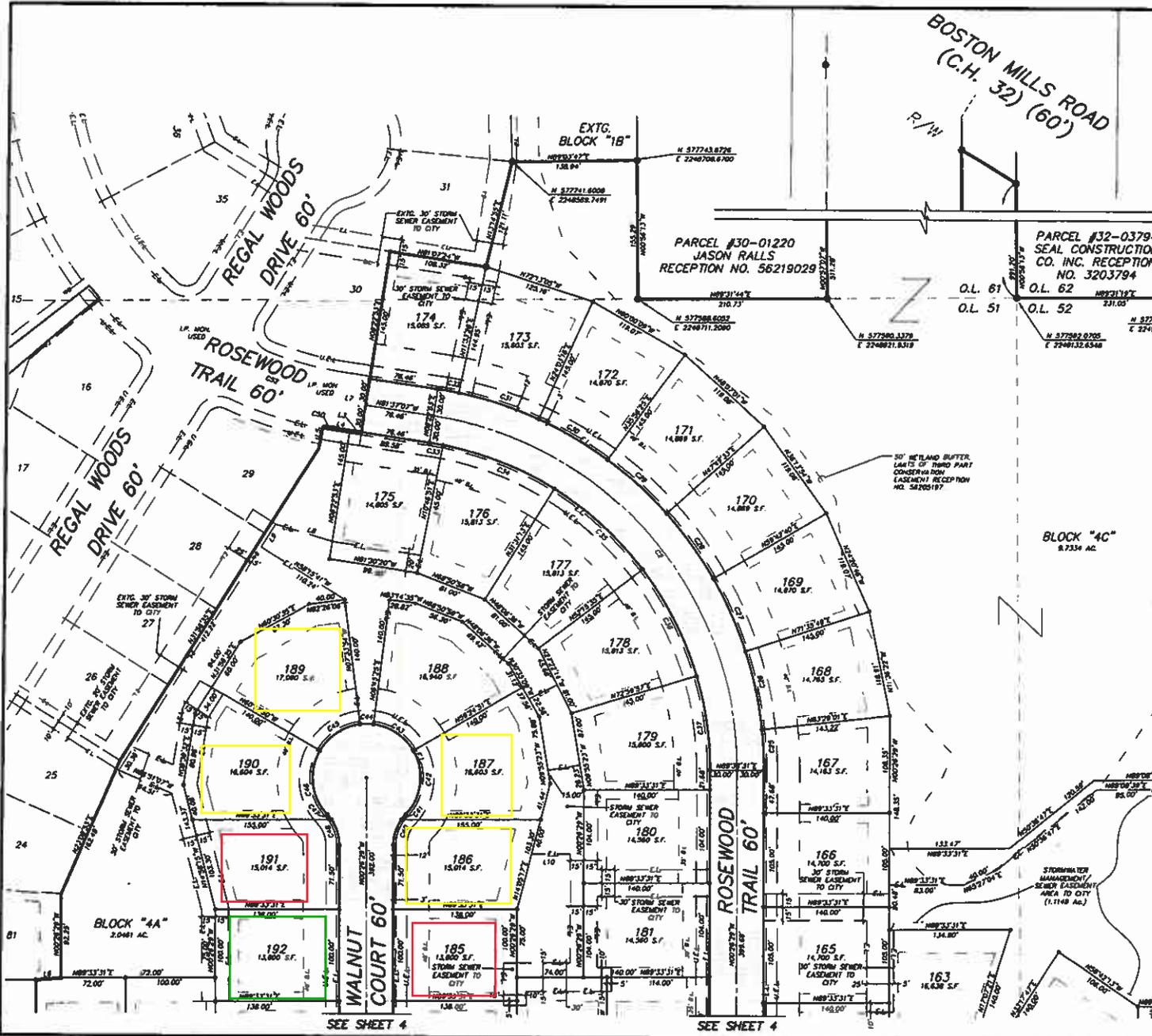
HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	5-17-2021
CHECKED BY	DRAWING NO.
SRL	20142977-4
JOB NO.	SHEET
20142977-4	1 OF 1

Proposed Home, Lot 192



Lot 191





LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	6.5'	N82°27'00"W	C1	300.00'	187.75'	102.62'	184.13'	N00°37'12"W	37°48'38"
L2	2.00'	N89°33'31"E	C2	400.00'	586.72'	343.70'	520.50'	N41°09'48"W	87°50'36"
L3	13.12'	N81°37'07"W	C3	300.00'	63.80'	63.19'	65.58'	N08°11'08"W	14°33'53"
L4	18.10'	N81°37'07"W	C4	300.00'	57.78'	28.88'	57.71'	N01°20'58"W	10°01'54"
L5	25.00'	N10°00'13"E	C5	50.00'	32.55'	16.88'	31.88'	N08°00'33"W	37°18'08"
L6	38.07'	N85°28'23"E	C6	60.00'	3.80'	3.80'	3.80'	N04°46'52"E	37°45'26"
L7	37.22'	N81°37'07"W	C7	60.00'	68.72'	36.40'	63.97'	N28°34'7"W	64°34'48"
L8	65.00'	N74°47'07"W	C8	60.00'	53.82'	28.87'	52.04'	N01°18'18"W	31°23'00"
L9	30.00'	N41°56'25"E	C9	60.00'	52.47'	31.18'	55.30'	N01°30'31"E	54°53'00"
L10	43.12'	N89°33'31"E	C10	60.00'	78.85'	46.27'	73.28'	N23°34'7"W	79°18'38"
L11			C11	60.00'	14.48'	7.28'	14.48'	N88°07'31"W	17°30'27"
L12			C12	50.00'	65.77'	24.63'	44.19'	N48°49'43"W	57°28'43"
L13			C13	370.00'	67.64'	34.00'	67.46'	N15°25'42"W	14°21'12"
L14			C14	370.00'	30.70'	15.37'	30.68'	N04°58'38"W	6°28'33"
L15			C15	370.00'	6.10'	3.05'	6.10'	N01°05'16"W	17°14'11"
L16			C16	30.00'	67.12'	30.00'	62.43'	N44°33'31"E	60°00'00"
L17			C17	60.00'	28.37'	14.40'	28.11'	N78°00'48"W	27°05'28"
L18			C18	60.00'	62.40'	34.30'	58.62'	N28°30'31"E	58°35'10"
L19			C19	60.00'	62.40'	34.30'	58.62'	N89°34'38"W	58°35'10"
L20			C20	60.00'	18.87'	10.08'	18.88'	N88°14'37"W	18°04'27"
L21			C21	60.00'	61.29'	48.27'	78.22'	N85°34'50"W	77°37'40"
L22			C22	50.00'	33.80'	17.58'	33.16'	N45°37'58"W	38°14'38"
L23			C23	50.00'	31.14'	16.32'	30.88'	N77°28'40"W	24°33'43"
L24			C24	30.00'	67.12'	30.00'	62.43'	N45°28'39"W	60°00'00"
L25			C25	430.00'	65.58'	22.82'	45.37'	N63°28'44"W	6°04'36"
L26			C26	430.00'	86.21'	44.77'	88.05'	N12°27'25"W	11°53'12"
L27			C27	430.00'	88.20'	44.78'	88.04'	N24°20'48"W	11°53'18"
L28			C28	430.00'	88.20'	44.78'	88.04'	N38°13'34"W	11°53'07"
L29			C29	430.00'	88.20'	44.78'	88.04'	N48°07'04"W	11°53'07"
L30			C30	430.00'	88.20'	44.78'	88.04'	N80°00'00"W	11°53'07"
L31			C31	430.00'	83.78'	47.08'	83.60'	N72°11'38"W	12°29'47"
L32			C32	430.00'	23.84'	11.92'	23.64'	N87°01'48"W	37°03'38"
L33			C33	370.00'	15.48'	7.75'	15.48'	N87°25'08"W	27°32'58"
L34			C34	370.00'	133.83'	67.71'	133.20'	N88°30'38"W	20°44'22"
L35			C35	370.00'	133.83'	67.71'	133.20'	N48°08'38"W	20°44'22"
L36			C36	370.00'	133.83'	67.71'	133.20'	N37°22'14"W	20°44'22"
L37			C37	370.00'	108.94'	53.84'	108.58'	N88°13'14"W	18°23'13"
L38			C38	30.00'	67.12'	30.00'	62.43'	N44°33'31"E	60°00'00"
L39			C39	30.00'	67.12'	30.00'	62.43'	N43°28'29"W	60°00'00"
L40			C40	50.00'	30.32'	15.64'	28.88'	N17°53'31"E	34°04'53"
L41			C41	50.00'	7.50'	3.75'	7.48'	N38°28'12"E	6°25'48"
L42			C42	60.00'	78.85'	46.78'	71.79'	N08°07'28"W	73°29'24"
L43			C43	60.00'	55.14'	28.68'	51.22'	N56°34'31"W	57°28'24"
L44			C44	60.00'	15.00'	7.54'	14.88'	N88°23'44"E	14°29'28"
L45			C45	60.00'	55.22'	29.74'	51.20'	N58°04'08"E	57°43'50"
L46			C46	60.00'	78.85'	46.78'	71.79'	N07°02'34"W	73°28'10"
L47			C47	50.00'	7.50'	3.75'	7.48'	N39°28'11"W	6°25'38"
L48			C48	50.00'	30.32'	15.64'	28.88'	N17°53'31"W	34°04'53"
L49			C49	30.00'	67.12'	30.00'	62.43'	N44°33'31"E	60°00'00"
L50			C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°27'20"
L51			C51	300.00'	6.78'	3.38'	6.78'	N01°05'16"W	17°14'11"
L52			C52	400.00'	164.48'	83.47'	163.33'	N89°30'18"W	23°31'42"

PARCEL #30-01220 JASON RALLS RECEPTION NO. 56219029

PARCEL #32-03794 SEAL CONSTRUCTION CO. INC. RECEPTION NO. 3203794

EXTG. BLOCK "18"

ROSEWOOD TRAIL 60'

REGAL WOODS DRIVE 60'

WALNUT COURT 60'

BLOCK "4A" 2.0481 AC.

BLOCK "4C" 8.7334 AC.

OAK POINT COMMONS ALLOTMENT CAB. 1 SLIDES 77-79

30' WETLAND BUFFER, LIMITS OF THIRD PARTY CONSERVATION EASEMENT RECEPTION NO. 5620187

STORMWATER MANAGEMENT/SEWER EASEMENT AREA TO CITY (1.1148 AC.)

SEE SHEET 4

SEE SHEET 4

THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 4

DONALD E. BIRNBAUM & ASSOCIATES, INC.
 Civil, Engineering & Surveying
 1000 West 10th Street, Suite 200
 Omaha, NE 68104
 Phone: 402.441.4444 Fax: 402.441.4444

DATE: FEB. 2019

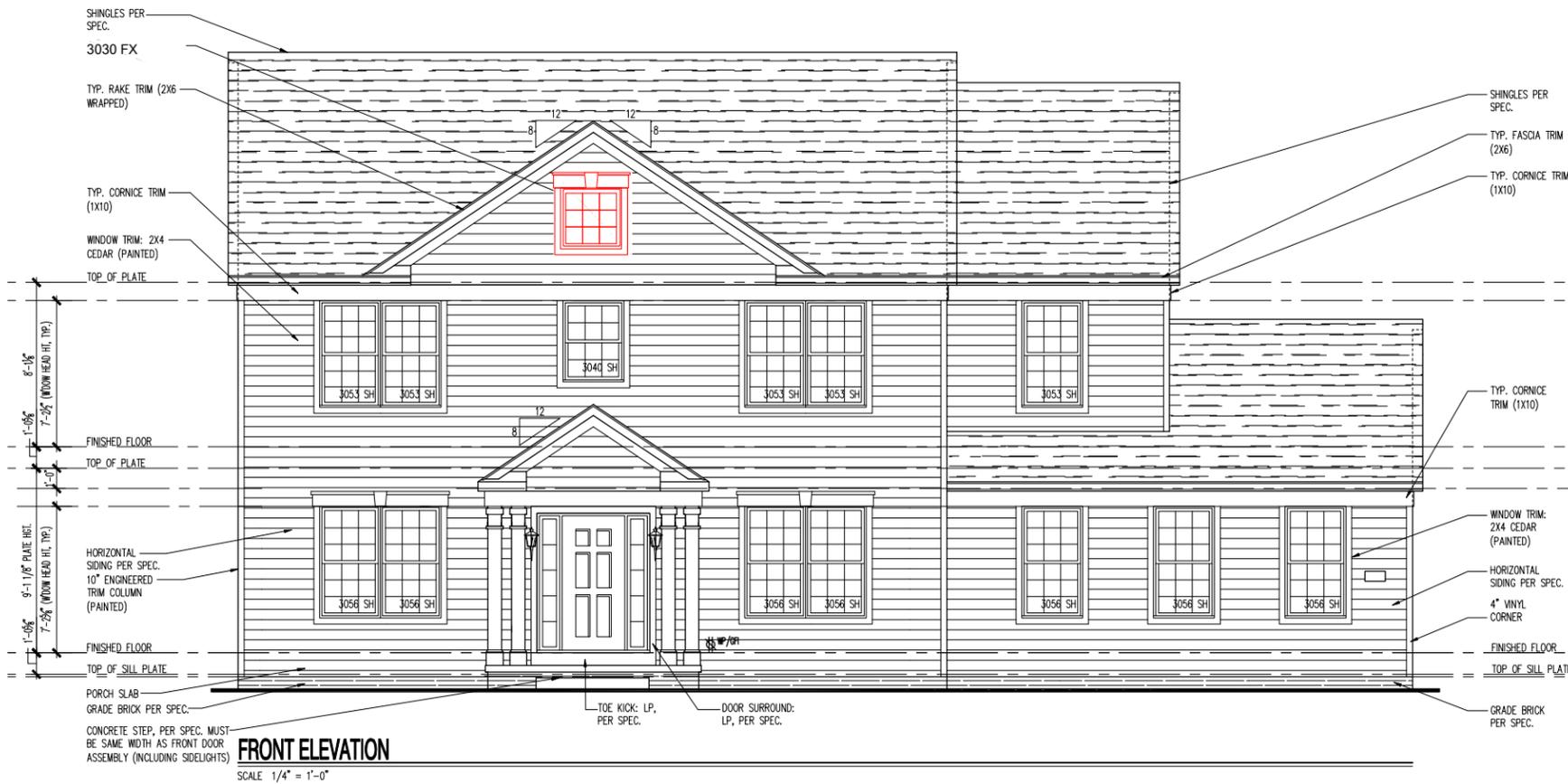
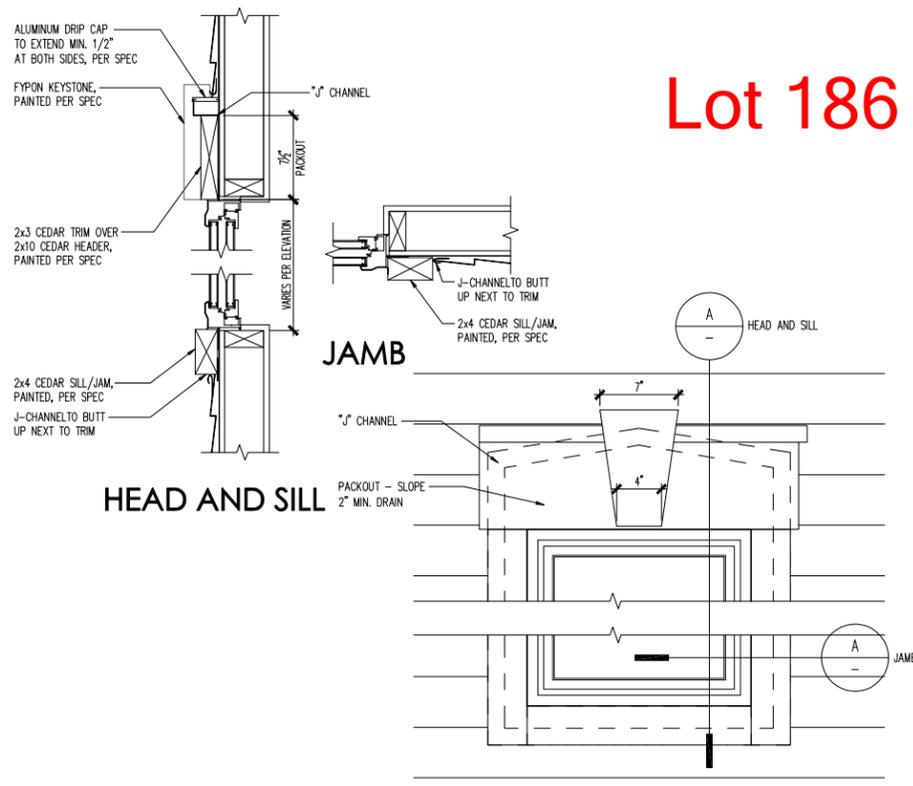
GRAPHIC SCALE: 1" = 50'

PROJECT NO.: 487280-01

SHEET NO.: 4

- Vacant
- Look alike
- Subject house

Lot 186



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



Elevation - #1
Front and Rear Elevations

PRODUCTION MANAGER
Cobe Kirksey
CURRENT RELEASE DATE: 07/08/2020

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 186
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

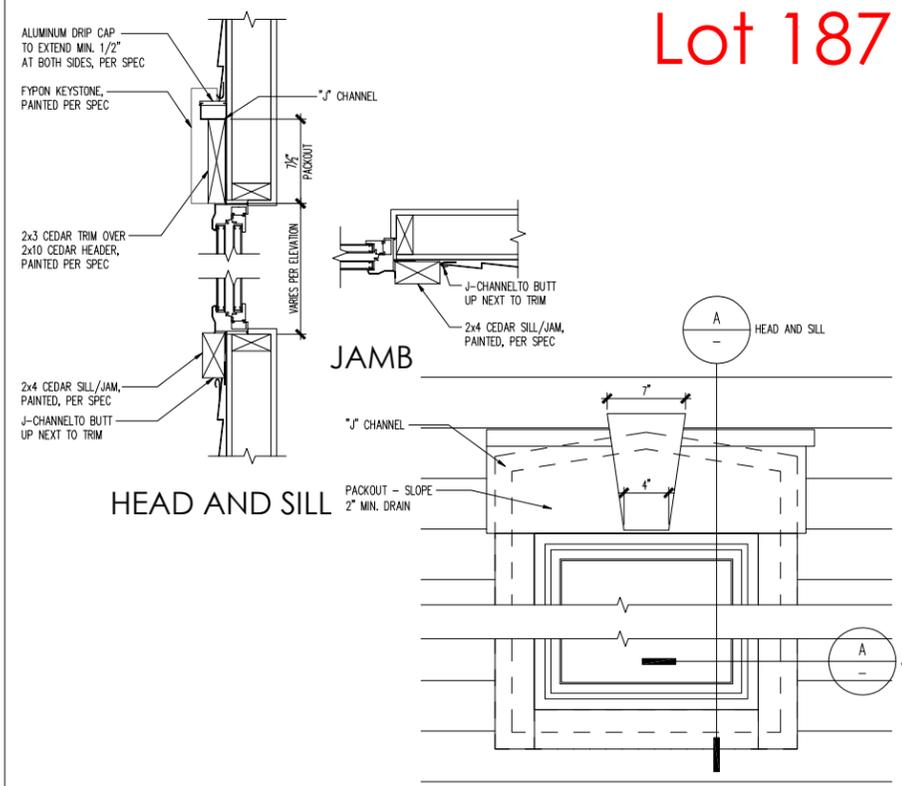
SHEET
7.01a1

PLOTTED: July 9, 2020 / Nick Musiol / PLAN-3295-FRONT-ELEV.DWG

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

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

Lot 187



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



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

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

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



Elevation #5
Front and Rear Elevations

PRODUCTION MANAGER
Cobe Kirksey
CURRENT RELEASE DATE: 04/01/2021

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 187
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

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

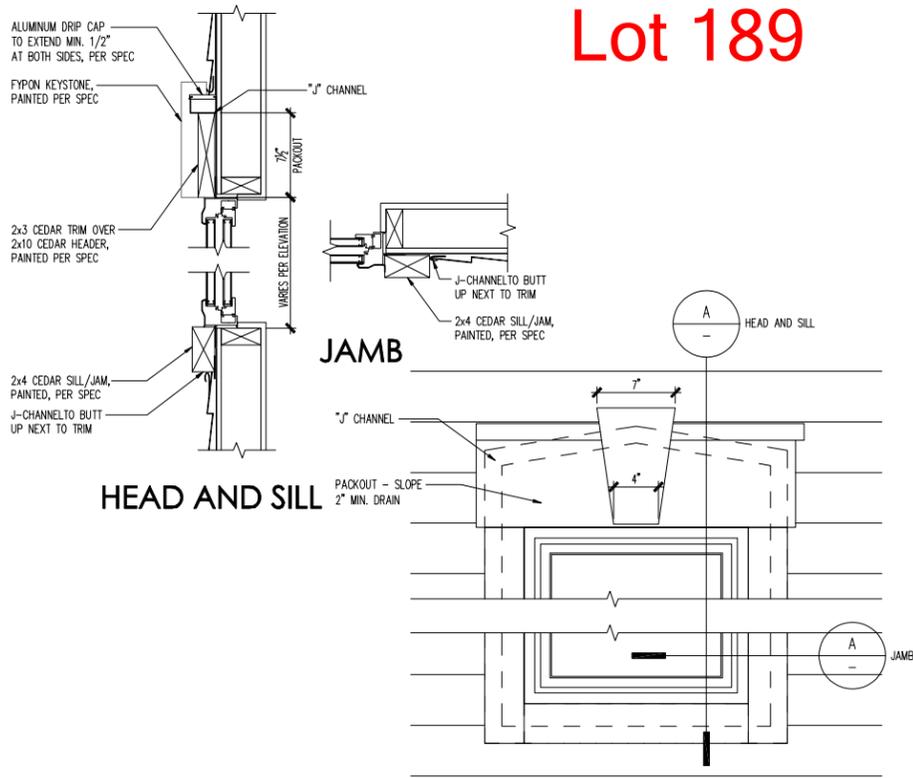
SHEET
7.05a1

PLOTTED: April 1, 2021 / Prem Kumar / PLAN-3295-RO-EL01.DWG

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

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

Lot 189



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



Front Elevation
Front and Rear Elevations

PRODUCTION MANAGER
Cobe Kirksey
CURRENT RELEASE DATE: 10/06/2020

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 189

LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
DRESDEN

NPC PLAN NUMBER
1760

LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3627

SHEET
7.01a2

Lot 190



Midwest Zone Office
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



Elevation Craftsman 2G
3 Car Side Entry
Front Elevation and Rear Elevation

PRODUCTION MANAGER
CABE KIRKSEY
INITIAL RELEASE DATE:
09/09/2016
CURRENT RELEASE DATE:
08/20/2020

REV #	DATE	DESCRIPTION
△		
△		
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GARAGE HANDING
LEFT

PLAN NAME
EDINBURG
NPC PLAN NUMBER
2382.300.00 NPC
LAWSON PLAN ID
LOT 190

SHEET
A3-CR2G
3SB.1

