

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: _____

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	60.17'	60.00'	32.89'	57.68'
			BEARING	DELTA
			N80°28'19"W	57°27'24"

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

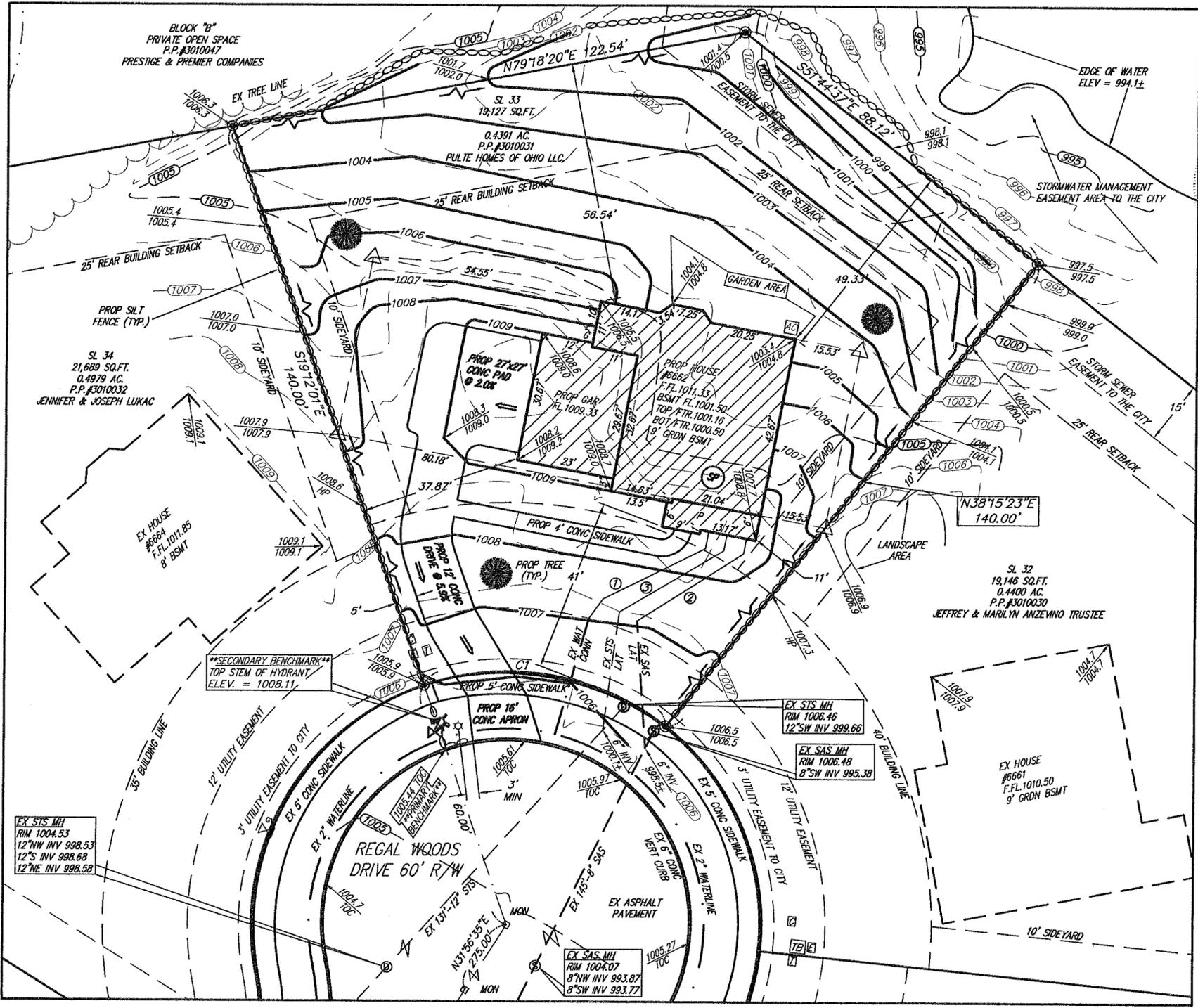
****PRIMARY BENCHMARK:****
 TOC/BOC ELEV @ P/L IN FRONT OF SUBLT 33/34
 ELEV. = 1005.44

****SECONDARY BENCHMARK****
 TOP STEM OF HYDRANT IN FRONT OF SUBLT 33
 ELEV. = 1008.11

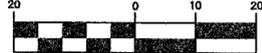
****THE CONTRACTOR MUST CHECK THE BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION.****

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

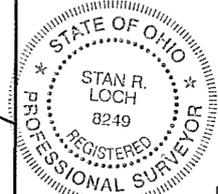
NOTE:
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.



DATE OF SURVEY:
 APRIL 21st, 2017

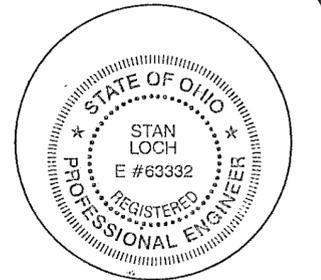
TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: EURO COUNTRY
 GAR: 3 CAR SIDE LEFT W/ 9' GARDEN BSMT
 FIREPLACE & SUNROOM

PERCENTAGE OF LOT COVERAGE = 21.8%

HOUSE COVERAGE = 2,517 SQ.FT.
 DRIVEWAY COVERAGE = 1,434 SQ.FT.
 WALKWAY COVERAGE = 225 SQ.FT.
 TOTAL COVERAGE = 4,176 SQ.FT.

- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SIS 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" X 30" REBAR CAPPED "AZTECH #8249"
 - = EXISTING GRADE
 - - - = PROPOSED GRADE
 - ∞ = PROP SILT FENCE
 - = INLET PROTECTION
 - ⊙ = EX HYDRANT
 - ⊙ = EX WATER VALVE
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊙ = ELECTRIC STUB
 - ⊙ = CABLE PEDESTAL
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = TRANSFORMER BOX
 - ⊙ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - ⊙ = SUMP PUMP
 - △ = OFFSET HUB



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

4-27-17
 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 33
 6662 REGAL WOODS DRIVE IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.I 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	4-27-2017
CHECKED BY	SRL	DRAWING NO	20142977
JOB NO	20142977	SHEET	1 OF 1



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



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

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Medina, OH 44256



Elevation - 10 Euro-Country
Front and Rear Elevations

PRODUCTION MANAGER
JAMEY HEINZMAN
CURRENT
RELEASE DATE: 04/24/2017

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 33
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

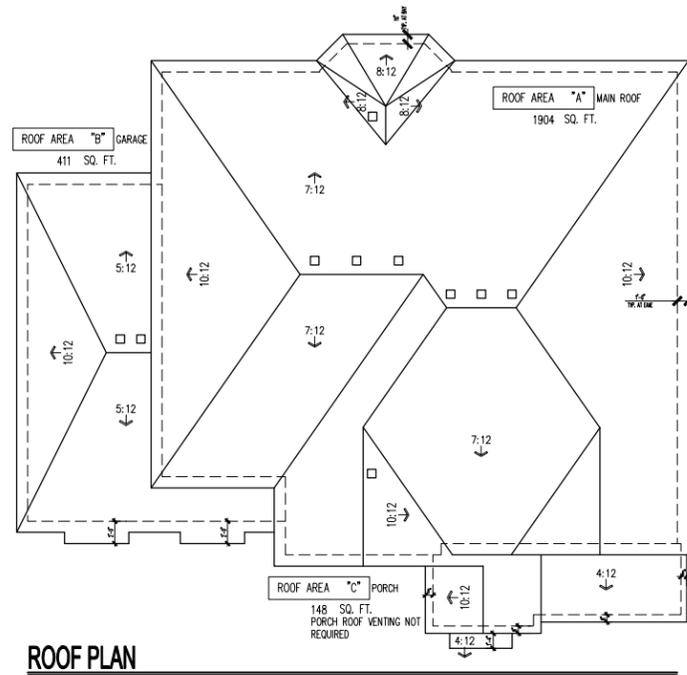
PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.10a1

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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, ENGINEERS
 ARCHITECT OF RECORD: GODDUGO DESIGN - ARCHITECTS

ATTIC VENTILATION SCHEDULE													
10 ELEVATION	LOC	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			AREA	REQ'D	SUPP
		AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP			
	ROOF	-	-	-	1904	3.17	3.39	411	.69	.85	-	-	-
	EAVE	-	-	-	3.17	3.54	-	.69	.83	-	-	-	-
	TOTAL	-	-	-	6.35	6.93	1.37	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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Elevation - 10 Euro Country
Side Elevations & Roof Plan

PRODUCTION MANAGER
JAMEY HEINZMAN
CURRENT RELEASE DATE: 04/24/2017

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 33
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

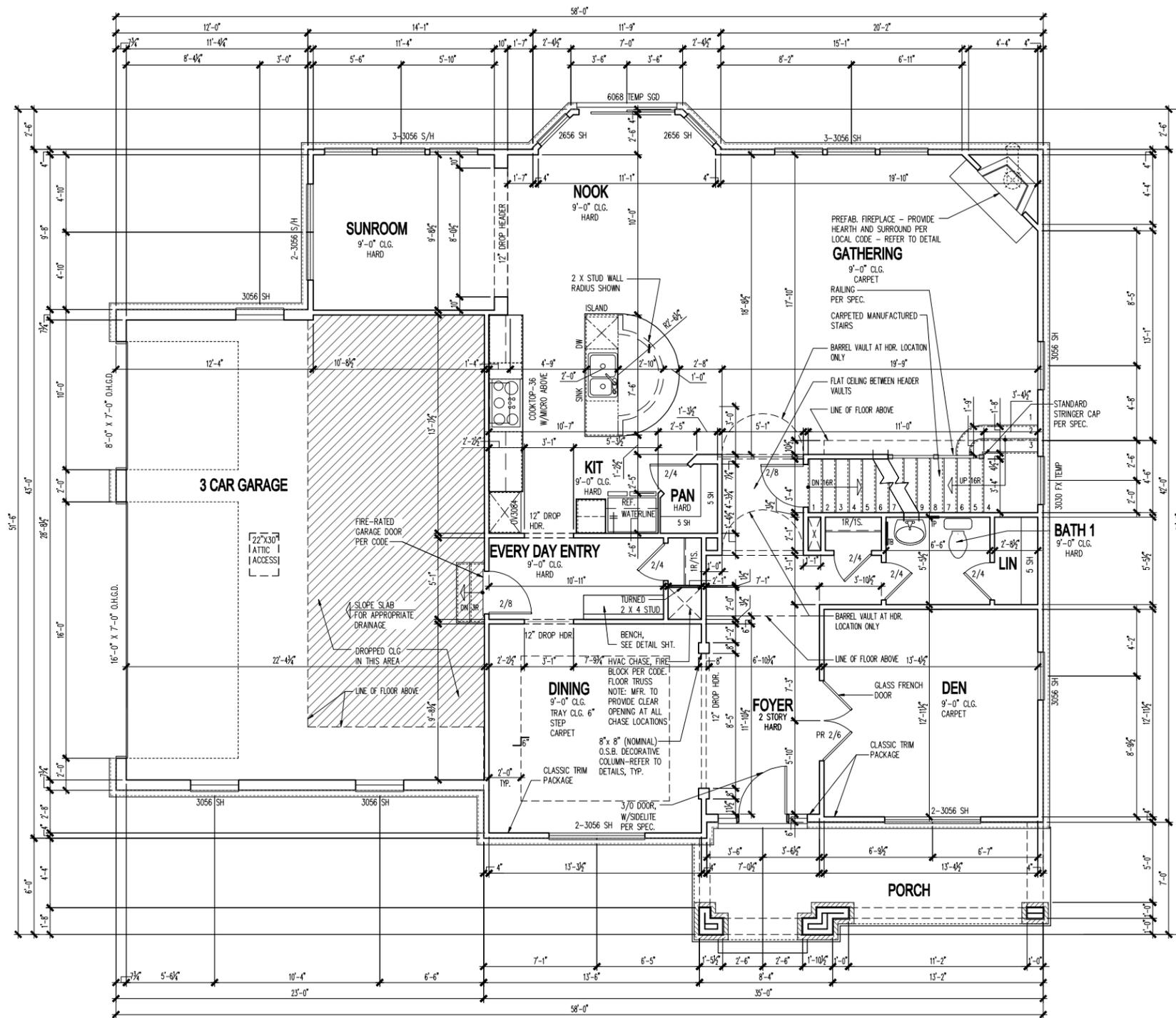
PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.10a2

PLOTTED: April 26, 2017 / Ricardo Salgado / PLAN-3295-RD-1.05.DWG

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, ENGINEERS
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS
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NOTE: NOT ALL NOTES APPLY
 1. DIMENSIONS SHOWN ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL.

FIRST FLOOR PLAN

1/4" = 1'-0"

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First Floor Plan

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

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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 33
 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

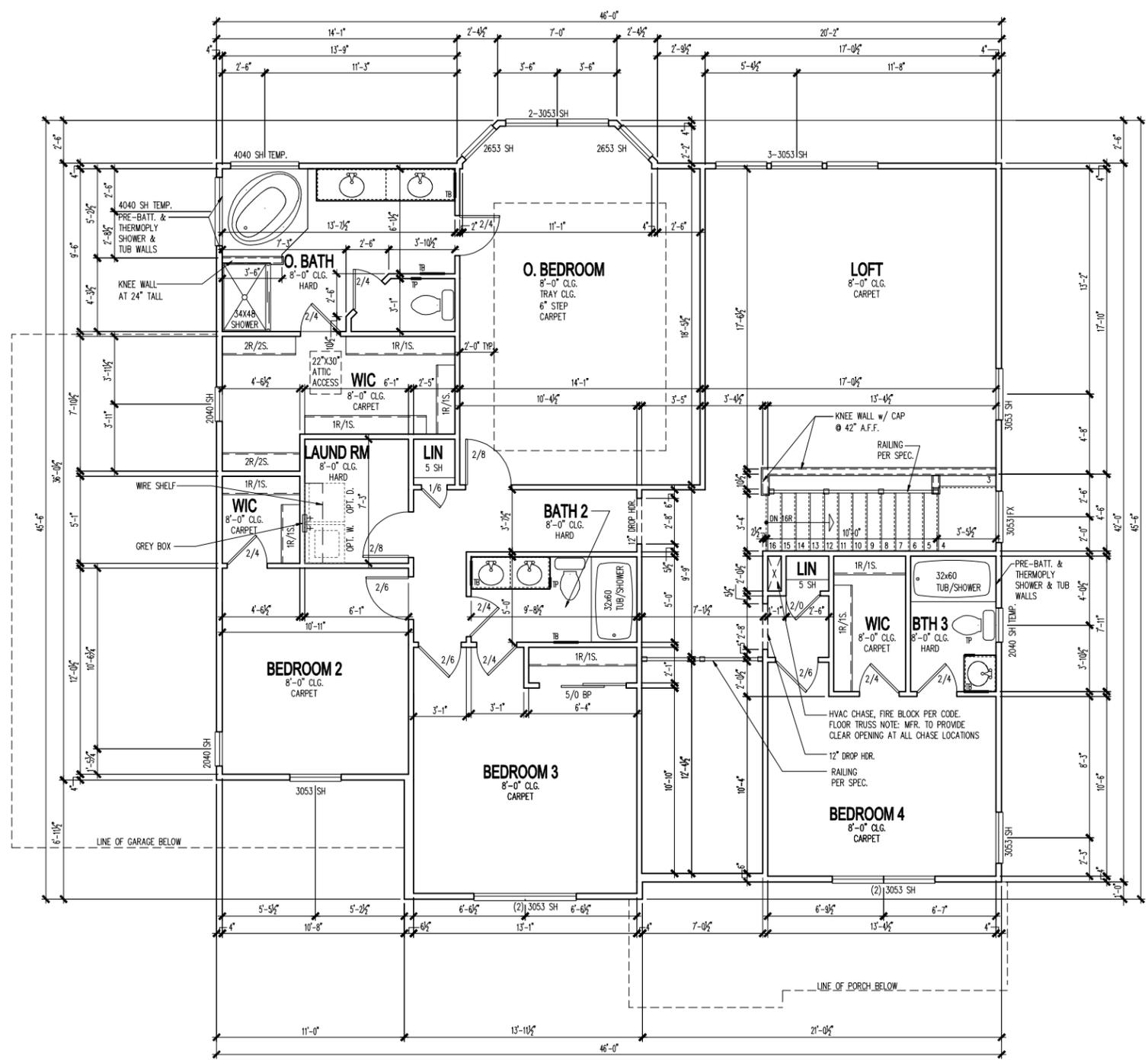
SHEET
2.10a

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

PRODUCTION MANAGER
 JAMEY HEINZMAN
 CURRENT RELEASE DATE: 04/24/2017



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: 04/24/2017

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 33
 LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

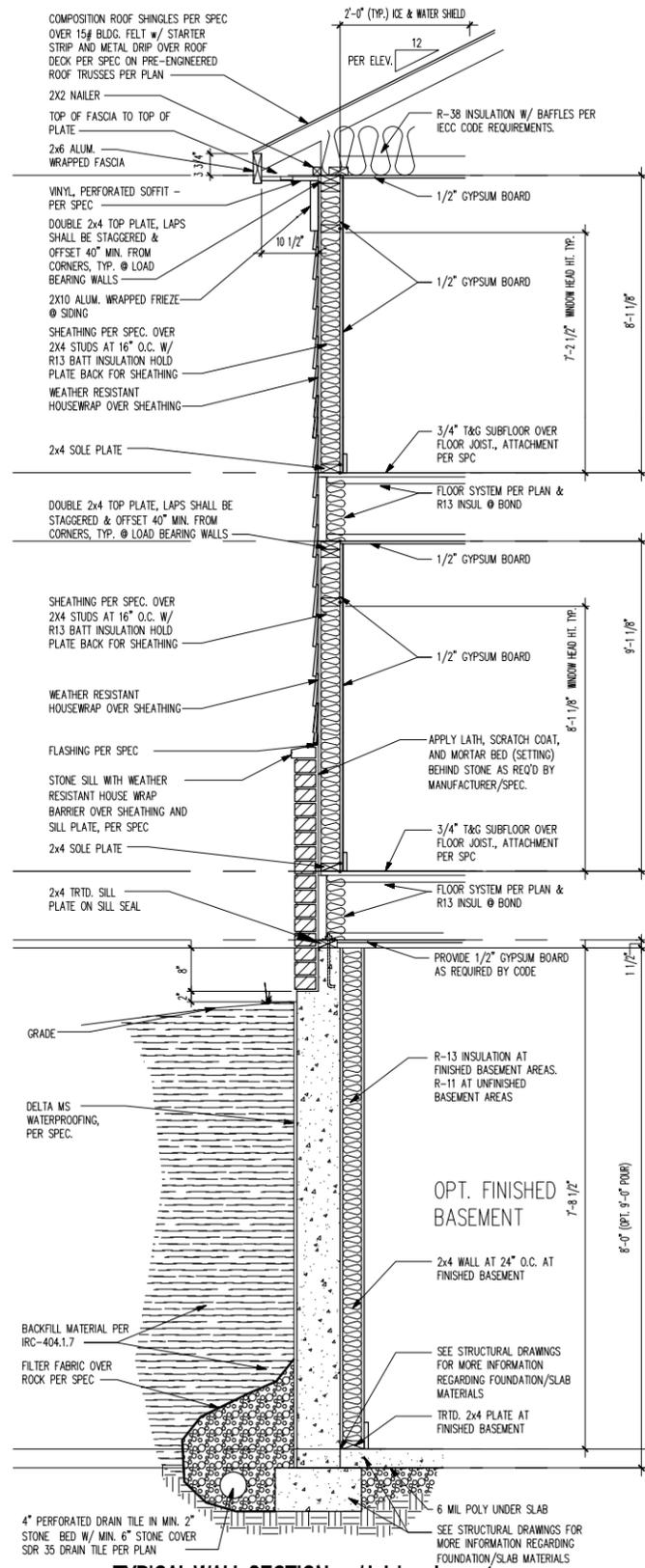
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
 NPC PLAN NUMBER
1642
 LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

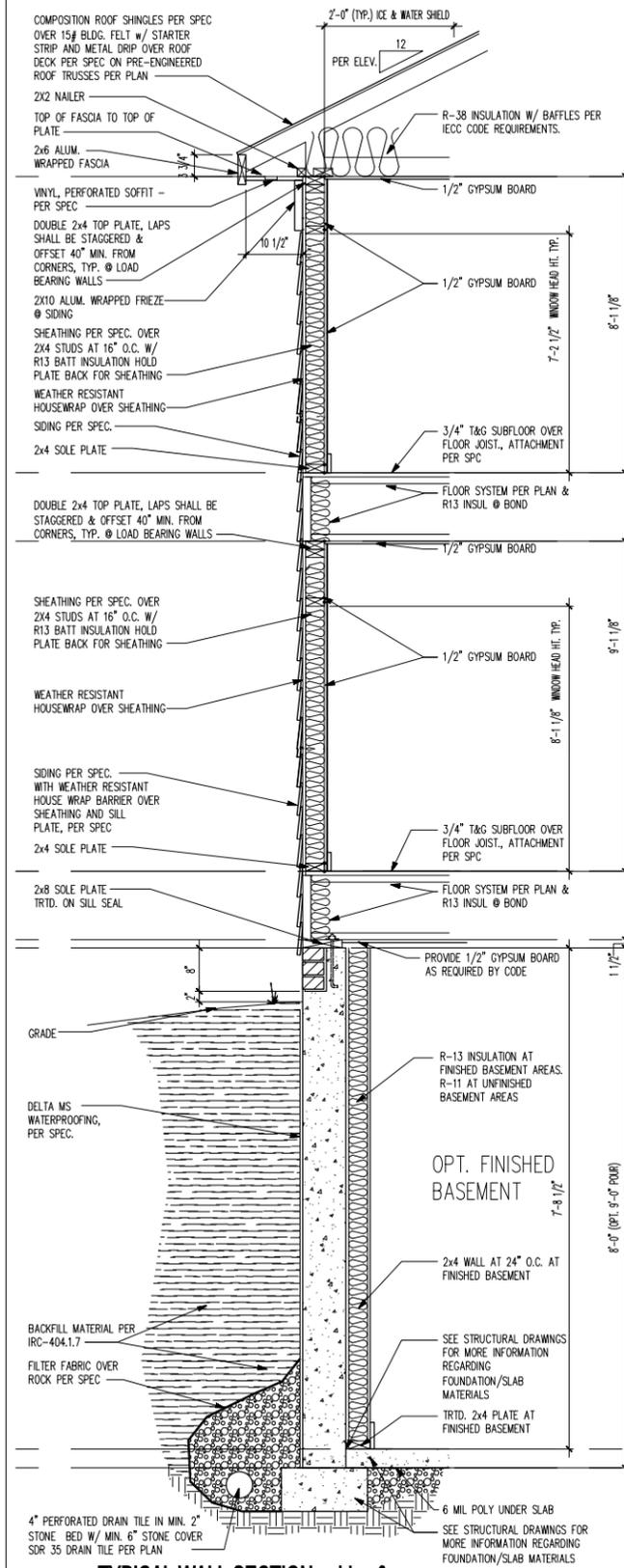
SHEET
2.20a

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



TYPICAL WALL SECTION - w/ brick wainscoat

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

REV #	DATE / DESCRIPTION
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ENGINEER OF RECORD: MULHORN & KULP, ENGINEERS
ARCHITECT OF RECORD: GODOUCO DESIGN - ARCHITECTS

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 33**
LAWSON COMMUNITY ID: ---

GARAGE HANDING: **GARAGE LEFT**

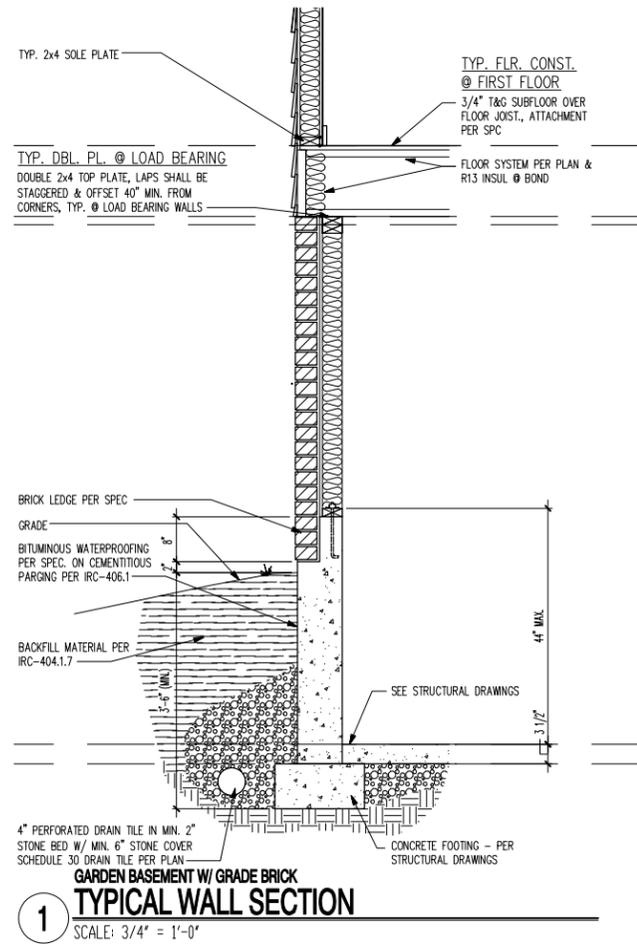
SPECIFICATION LEVEL: **TBD**

PLAN NAME: **ATWATER**
NPC PLAN NUMBER: **1642**
LAWSON PLAN ID: ---

LEGACY PLAN NUMBER / NAME: **PLAN 3295**

SHEET: **3.31a**

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



1 GARDEN BASEMENT W/ GRADE BRICK
TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0"

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Typical Garden Basement Details

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

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PRODUCTION MANAGER
 JAMEY HEINZMAN
 CURRENT RELEASE DATE: 04/24/2017

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 33
 LARSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
 NPC PLAN NUMBER
1642
 LARSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
9.10

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

