

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

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

**\*\*PRIMARY BENCHMARK:\*\***  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOT'S 160/161  
 ELEV. = 1005.93

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOT 162  
 ON KINGSWOOD DRIVE  
 ELEV. = 1008.12

**\*\*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).

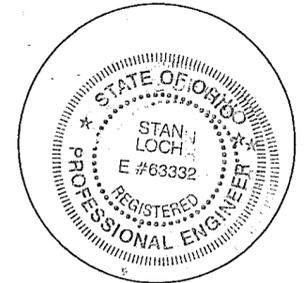
**INITIAL SITE BENCHMARK:**  
 SUMMIT COUNTY GEODETIC MONUMENT HU 118  
 STATE PLAN COORDINATE  
 N 572,745.649  
 E 2,250,912.641  
 ELEVATION = 1006.912 NAVD 1988

**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



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

1-16-2020  
 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

**GRAPHIC SCALE**



( IN FEET ) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 28.8%

HOUSE COVERAGE = 2,699 SQ.FT.  
 DRIVEWAY COVERAGE = 1,841 SQ.FT.  
 WALKWAY COVERAGE = 206 SQ.FT.  
 TOTAL COVERAGE = 4,746 SQ.FT.

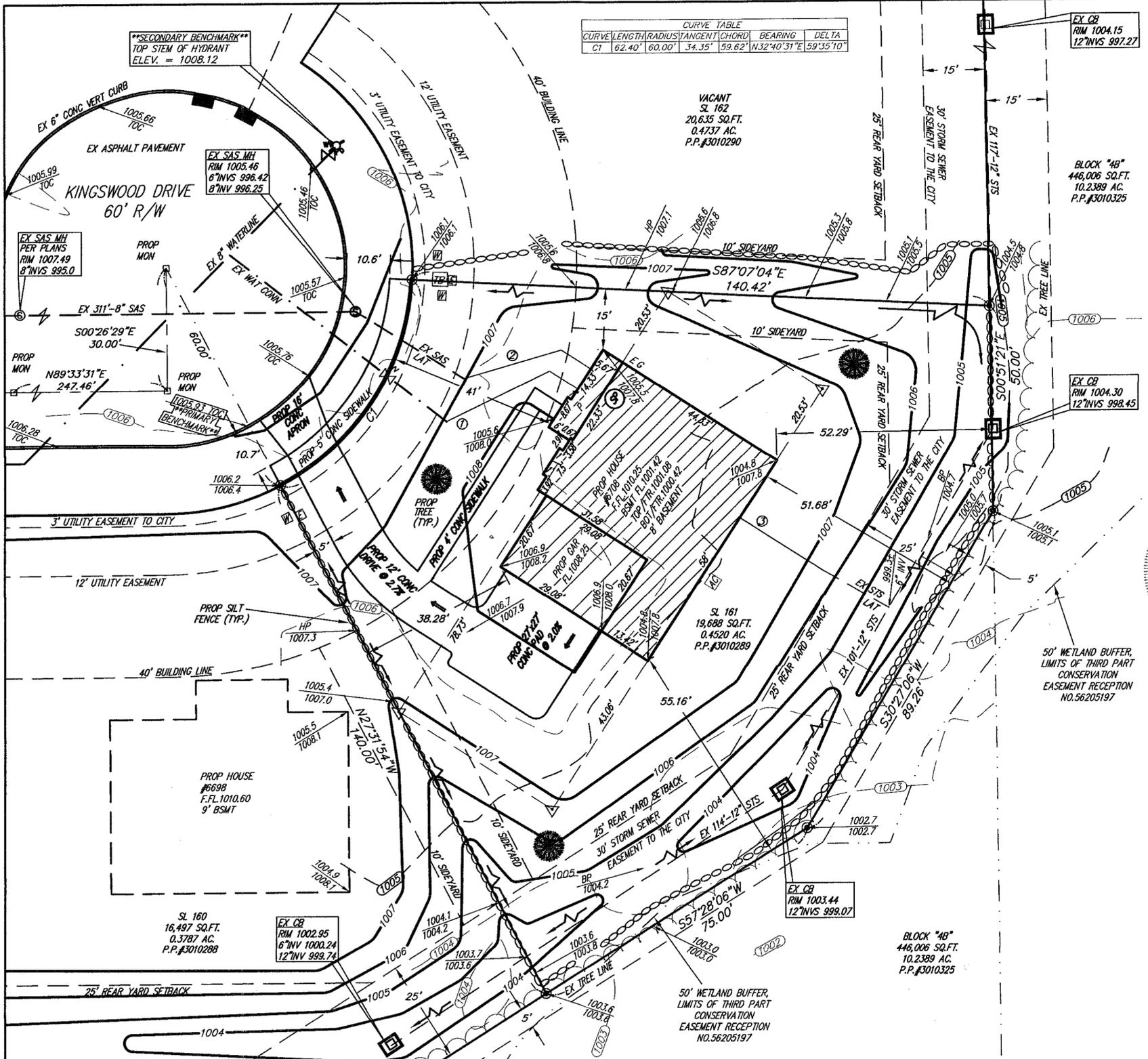
**DATE OF SURVEY:**  
 JANUARY 6th, 2020

**TYPE OF HOUSE:**  
 PLAN # ELLICOTT  
 ELEVATION: 10  
 GAR: 3 CAR SIDE RIGHT W/8' BASEMENT,  
 GUEST SUITE OPT, FP, EGRESS WINDOW

- 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
- AC = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ▽ = OFFSET HUB



SHEET CONTENT

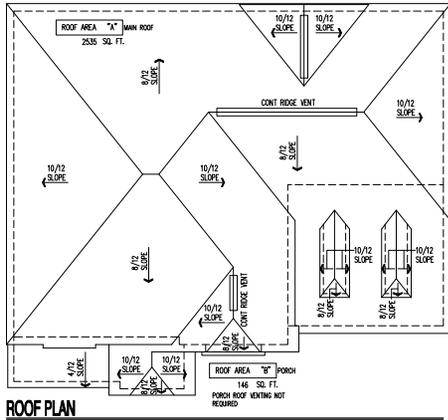
**SITE PLAN FOR PULTE HOMES**  
 SUBLOT 161  
 6708 KINGSWOOD DRIVE  
 IN THE RESERVE AT RIVER OAKS SUBDIVISION PH. 4  
 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/16/20	REVISE HOUSE	KEG

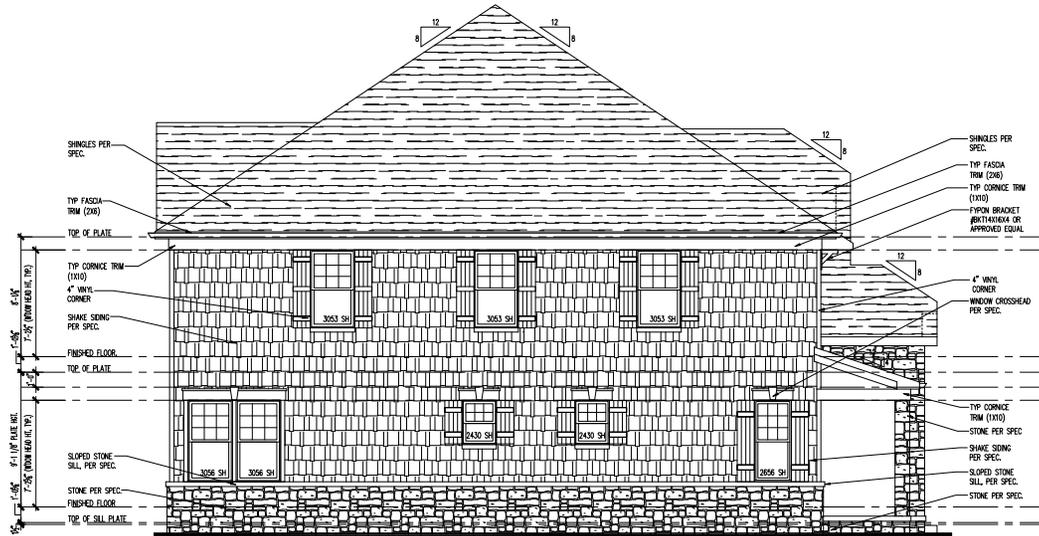
HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	1-13-2020
CHECKED BY	DRAWING NO.
SRL	20142977-4
JOB NO.	SHEET
20142977-4	1 OF 1



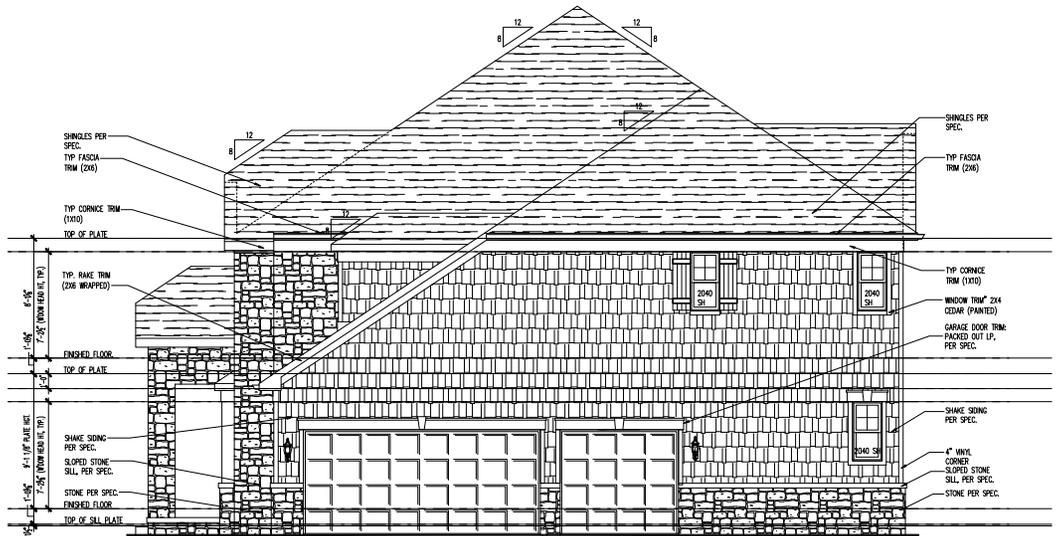
ATTIC VENTILATION SCHEDULE											
10 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF				
	LOC.	AREA	VEEDS	VEEDS	VEEDS	VEEDS	VEEDS	VEEDS	VEEDS	VEEDS	VEEDS
ROOF											
EAVE											
TOTAL											



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



**Front Elevation - 10-Cottage**  
Side Elevations

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

PRODUCTION MANAGER
Sherry Holzman
DATE: 10/10/2009
RELEASE DATE: 10/10/2009
REV # / DATE / DESCRIPTION
△
△
△
△
△
△
△
△
△

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 161**

LAWSON COMMUNITY D

GARAGE FINISHING: **GARAGE RIGHT**

SPECIFICATION LEVEL: **TBD**

DESIGN NAME: **ELLIOTT**

SPC PLAN NUMBER: **1643**

LAWSON PLAN ID: **PLAN 3846**

SHEET: **7.10a3**

PLotted: January 10, 2010 7:00am User: J:\DWG-3846-03-10.03.DWG

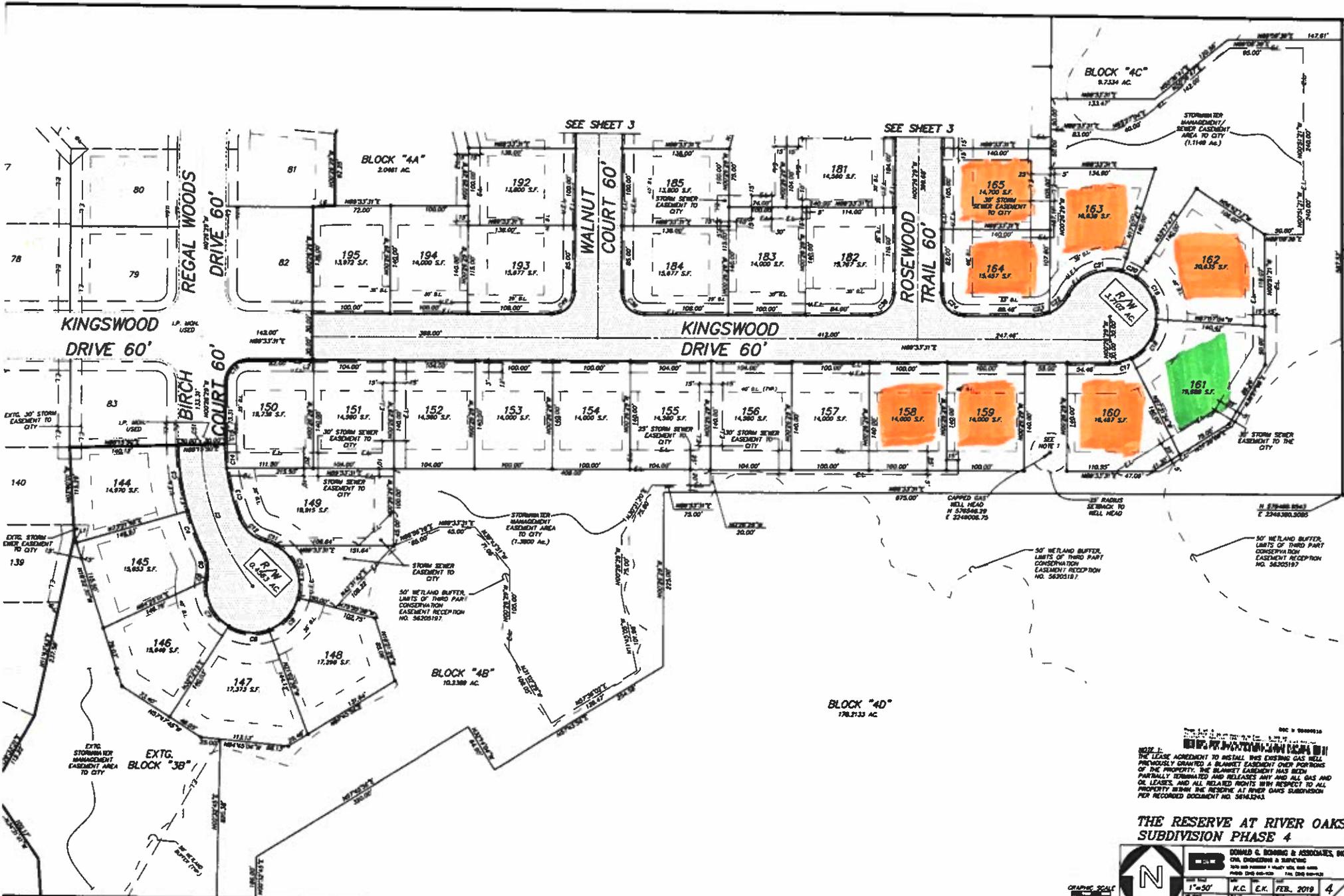












**THE RESERVE AT RIVER OAKS  
SUBDIVISION PHASE 4**



 DONALD G. BOHNING & ASSOCIATES, INC.  
 CIVIL ENGINEERING & SURVEYING  
 1400 AND PINEBARK A HIGHWAY 100, SUITE 100  
 FARMERSVILLE, TEXAS 77430-1000  
 TEL: 281-338-1000  
 FAX: 281-338-1001  
 DATE: FEB. 2019  
 SHEET NO. 4272-4

THE LEASE AGREEMENT TO INSTALL THE EXISTING GAS WELL PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY. THE BLANKET EASEMENT HAS BEEN PARTIALLY TERMINATED AND RELEASED ANY AND ALL GAS AND OIL LEASES, AND ALL RELATED RIGHTS WITH RESPECT TO ALL PROPERTY WITHIN THE RESERVE AT RIVER OAKS SUBDIVISION PER RECORDED DOCUMENT NO. 36143243.



**River Oaks 161**  
**Date: 1/21/2020**

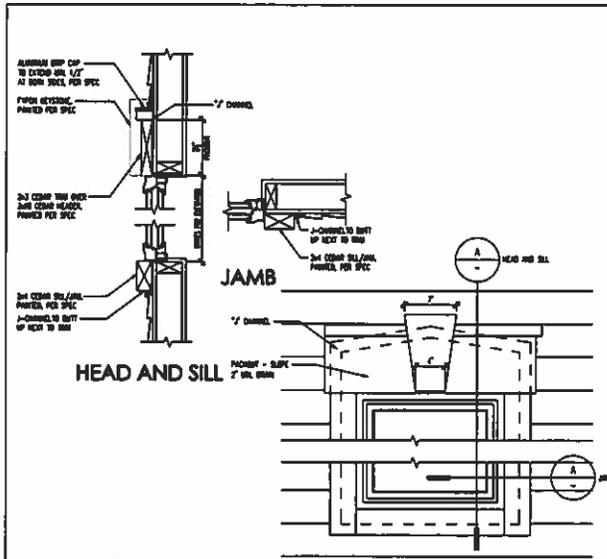
**City of Hudson**

**Please note that there are only two look alike pictures for lot 161. All other lots are vacant.**

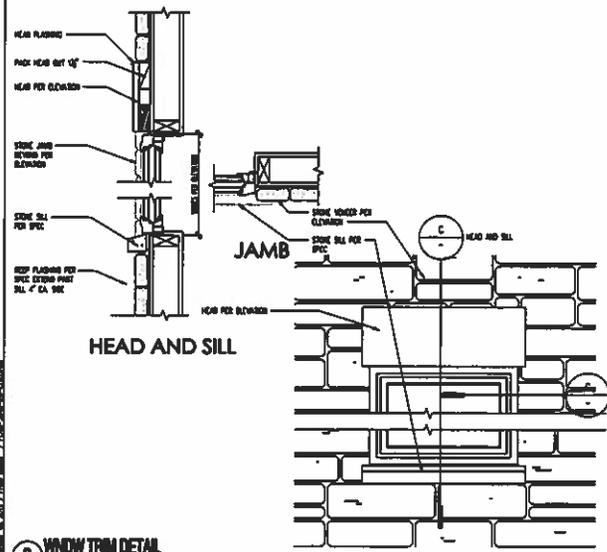
**Thank you.**



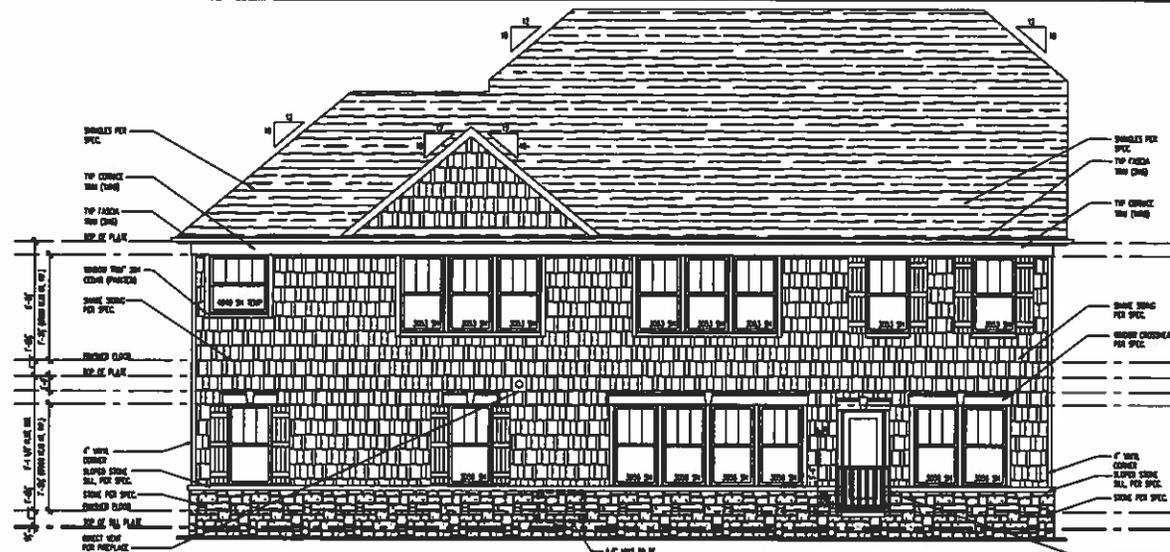
Lot 160



**A WINDOW TRIM DETAIL**  
SCALE 1/4" = 1'-0"



**B WINDOW TRIM DETAIL**  
SCALE 1/4" = 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



Division - Northern Construction  
East and West Divisions

REVISION NUMBER	DATE	DESCRIPTION
1	10/20/20	ISSUE FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGN: RICHARDSON DESIGN GROUP, INC. 11175 BRIDGEWOOD DRIVE, BAINBRIDGE, OH 44125

OWNER: THE RIVER OAKS FAMILY

PROJECT: RIVER OAKS LOT 160

ARCHITECT: GARLAND KENNEL - ARCHITECTS

DATE: 10/20/20

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

7.09a2