

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     |
|-------|--------|--------|---------|--------|-------------|-----------|
| C1    | 54.36' | 60.00' | 29.21'  | 52.52' | S37°26'55"E | 51°54'51" |
| C2    | 54.95' | 50.00' | 30.62'  | 52.22' | N31°55'25"W | 62°57'52" |

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 113/114  
 ELEV. = 1009.25

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOT 112  
 ON FOREST EDGE DRIVE  
 ELEV. = 1012.57

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

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

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

DIRT CALCULATION  
 136 cu.yds. CUT/FILL

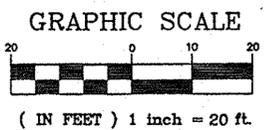
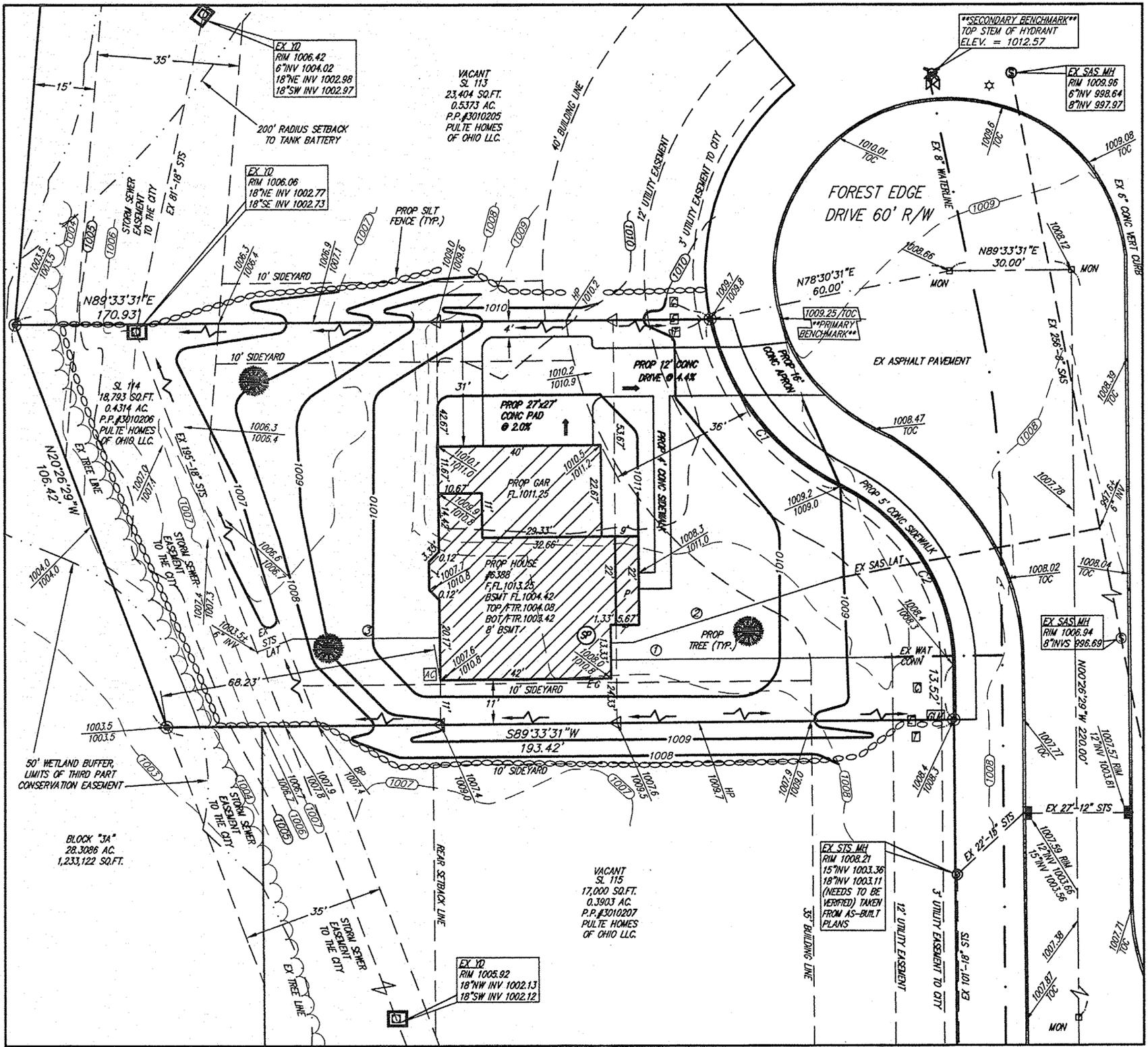
**NOTE:**  
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04).

**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



PERCENTAGE OF LOT COVERAGE = 20.8%

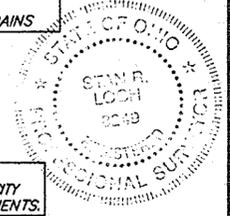
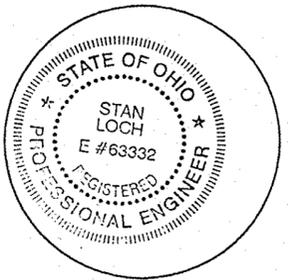
HOUSE COVERAGE = 2,568 SQ.FT.  
 DRIVEWAY COVERAGE = 1,129 SQ.FT.  
 WALKWAY COVERAGE = 207 SQ.FT.  
 TOTAL COVERAGE = 3,904 SQ.FT.

DATE OF SURVEY:  
 JANUARY 14th, 2019

TYPE OF HOUSE:  
 PLAN # AT WATER  
 ELEVATION: 3  
 GAR: 3 CAR SIDE RIGHT W/B' BASEMENT,  
 FP, GUEST STE & SNRM/STORAGE

- 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

- LEGEND:
- = PROPOSED TREE
  - = EX 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
  - ⊕ = GAS LINE MARKER
  - ⊕ = CABLE PEDESTAL
  - ⊕ = ELECTRIC BOX
  - ⊕ = TELEPHONE PEDESTAL



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

1-12-19  
 STAN R. LOCH P.E. #63332 DATE

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



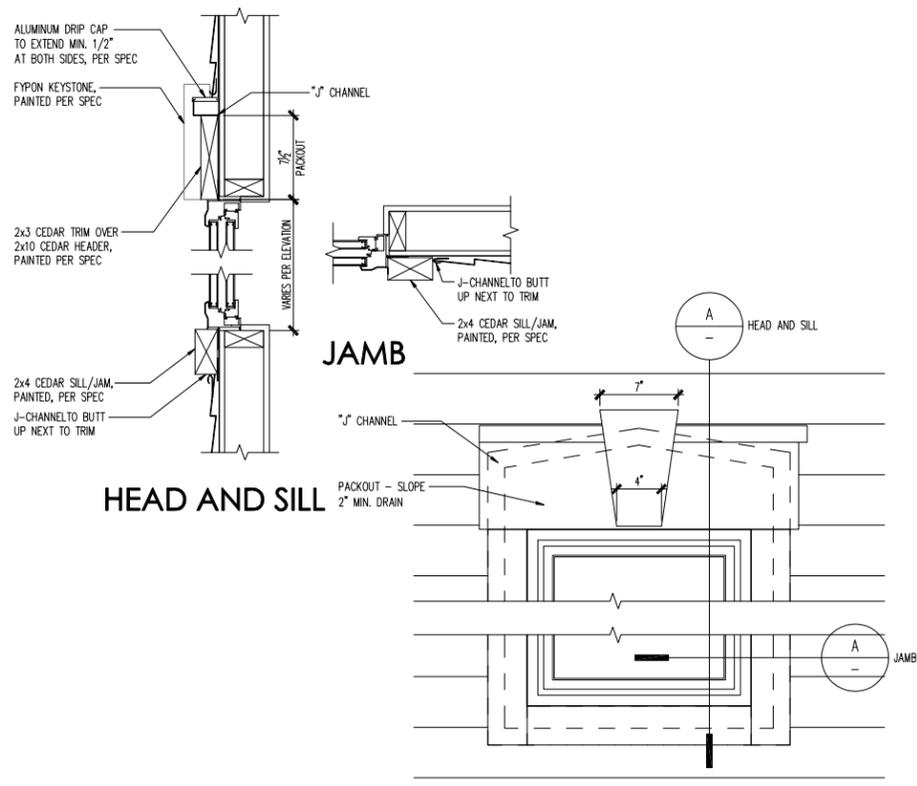
ENGINEERING and SURVEYING  
 Civil Engineering - Land Surveying

SHEET CONTENT

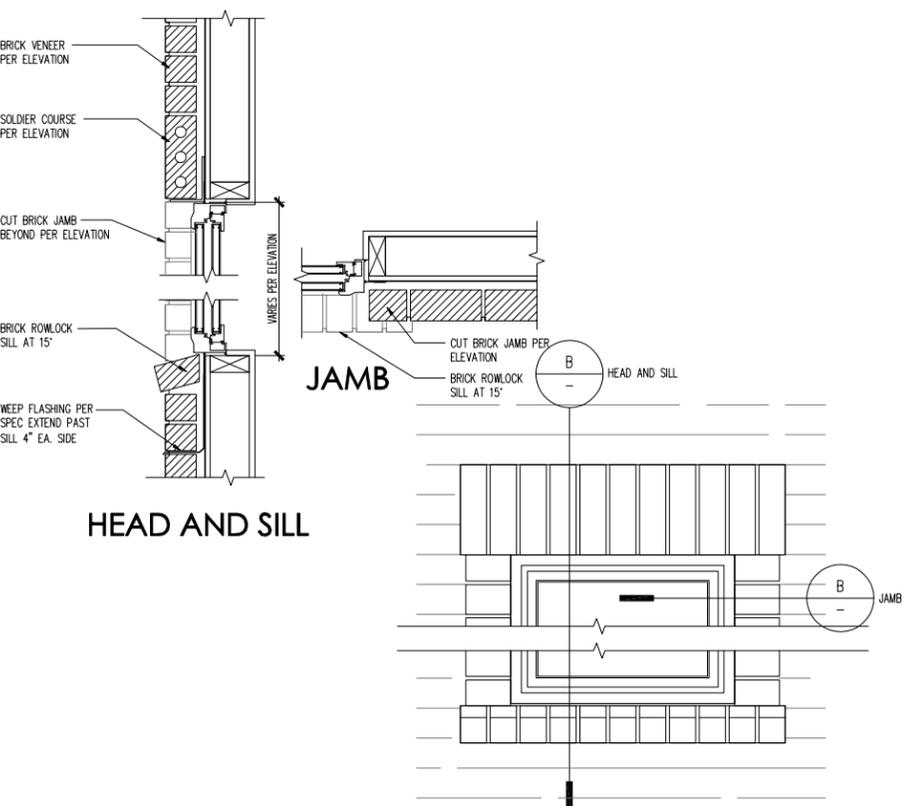
SITE PLAN FOR PULTE HOMES SUBLT 114  
 6388 FOREST EDGE DRIVE IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.3 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
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|           |      |             |

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



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



**B** **WNDW TRIM DETAIL**  
SCALE: 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 Heinzman  
CURRENT RELEASE DATE: 01/08/2019

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
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|       |      |             |
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|       |      |             |
|       |      |             |

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 114**  
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  
**7.03a2**

PLOTED: January 16, 2019 / Annie Lee / PLAN-3295-RO-EL01.DWG

ARCHITECT OF RECORD: MULLER & KULP, ENGINEERS ARCHITECTS OF RECORD: GODDUCO DESIGN - ARCHITECTS (c) Copyright PulteGroup, Inc. - 2013 NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS





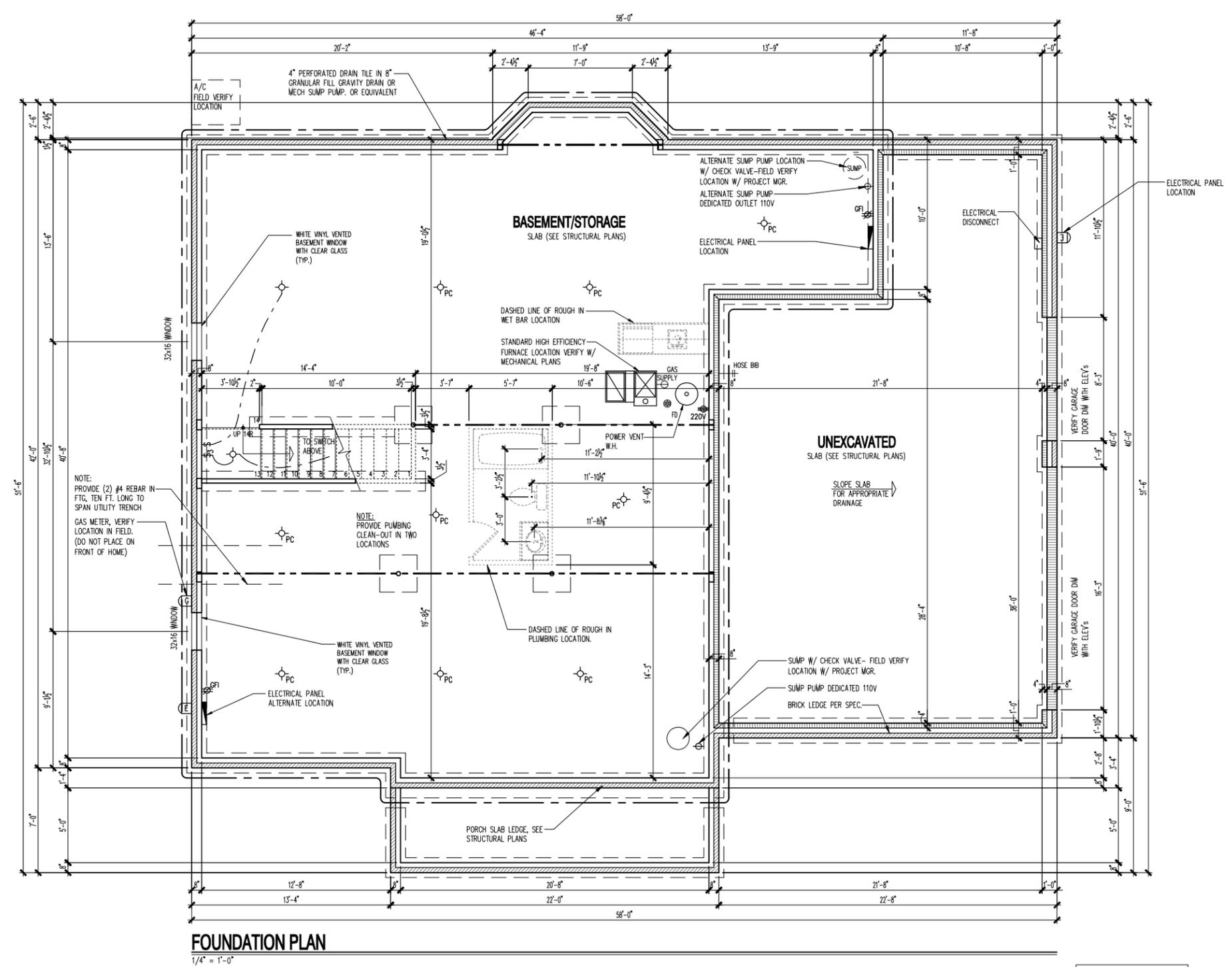
**Full Basement Foundation Plan - W/Grade Brick**

PRODUCTION MANAGER  
 Jamey Heinzman  
 CURRENT RELEASE DATE: 01/08/2019

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
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|       |      |             |
|       |      |             |

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

|                           |                           |
|---------------------------|---------------------------|
| PROJECT TYPE              | <b>SINGLE FAMILY</b>      |
| COMMUNITY NAME            | <b>RIVER OAKS LOT 114</b> |
| LAWSON COMMUNITY ID       |                           |
| GARAGE HANDING            | <b>GARAGE RIGHT</b>       |
| SPECIFICATION LEVEL       | <b>TBD</b>                |
| PLAN NAME                 | <b>ATWATER</b>            |
| NPC PLAN NUMBER           | <b>1642</b>               |
| LAWSON PLAN ID            |                           |
| LEGACY PLAN NUMBER / NAME | <b>PLAN 3295</b>          |
| SHEET                     | <b>1.30a</b>              |

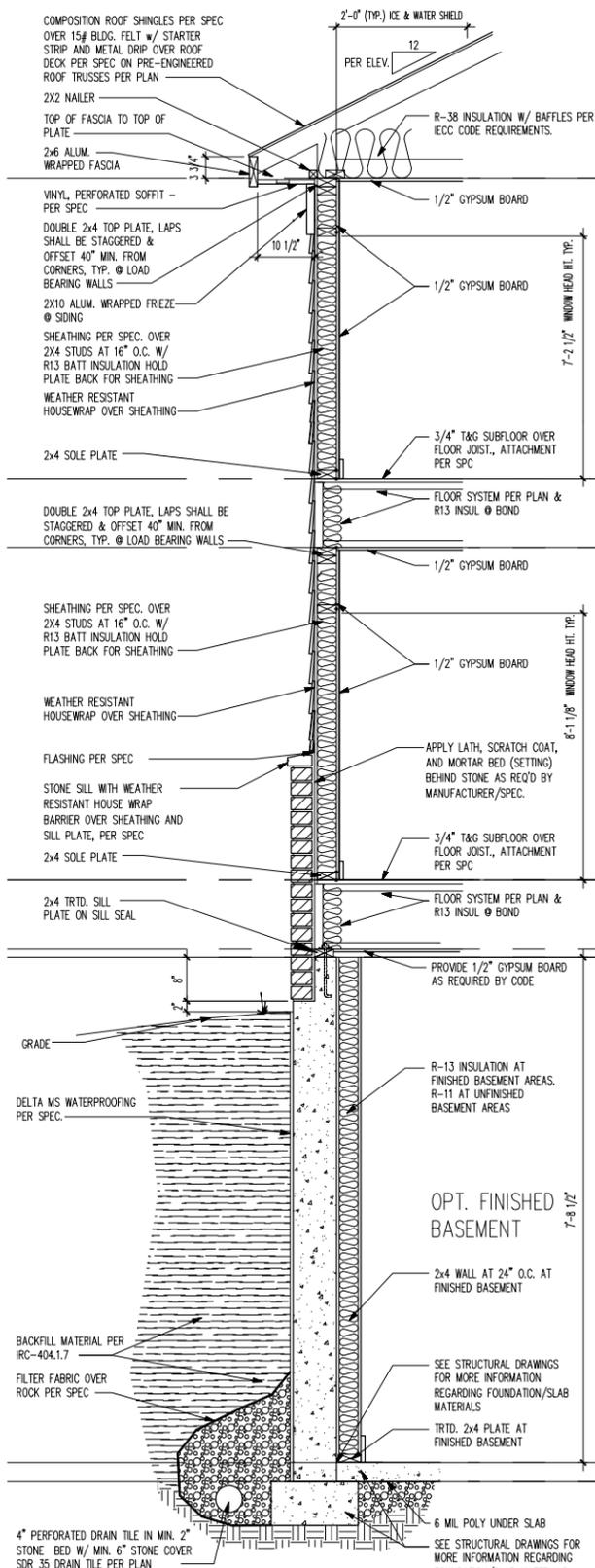


NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



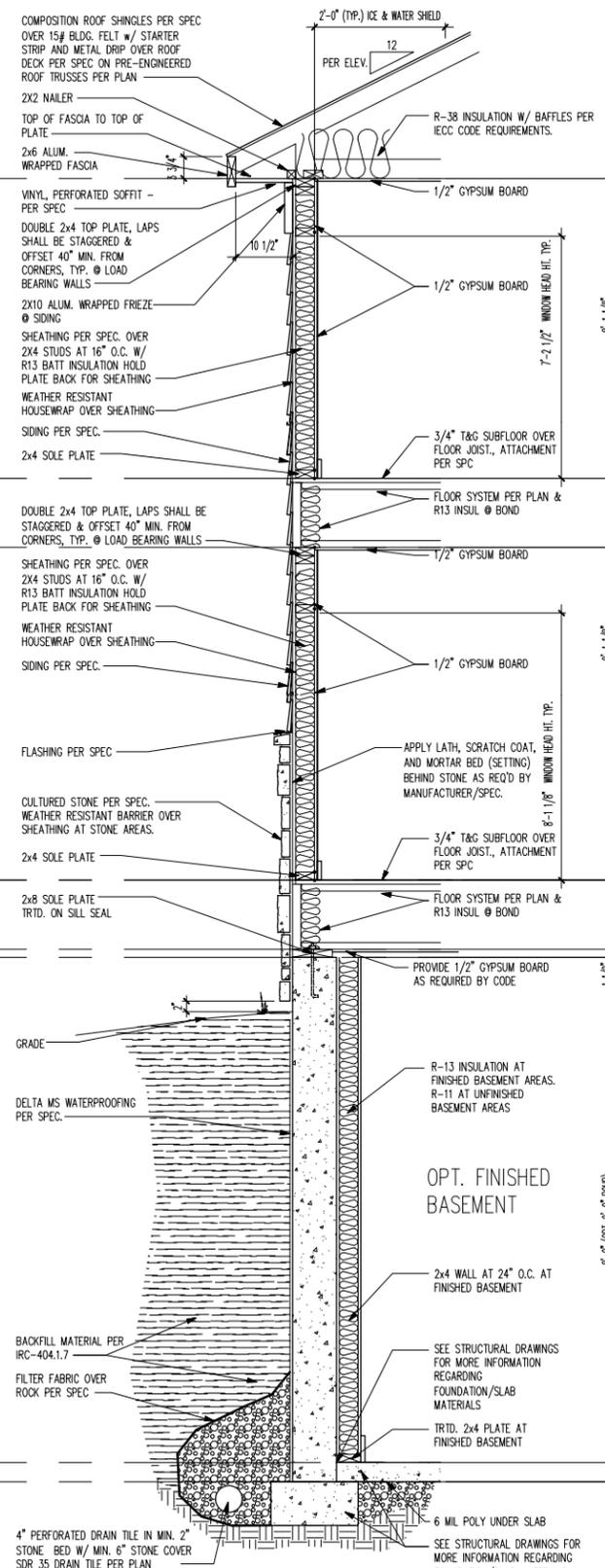


PLOTTED: January 16, 2019 / 10:16 AM / PLAN-3295-RO-FRMP.DWG



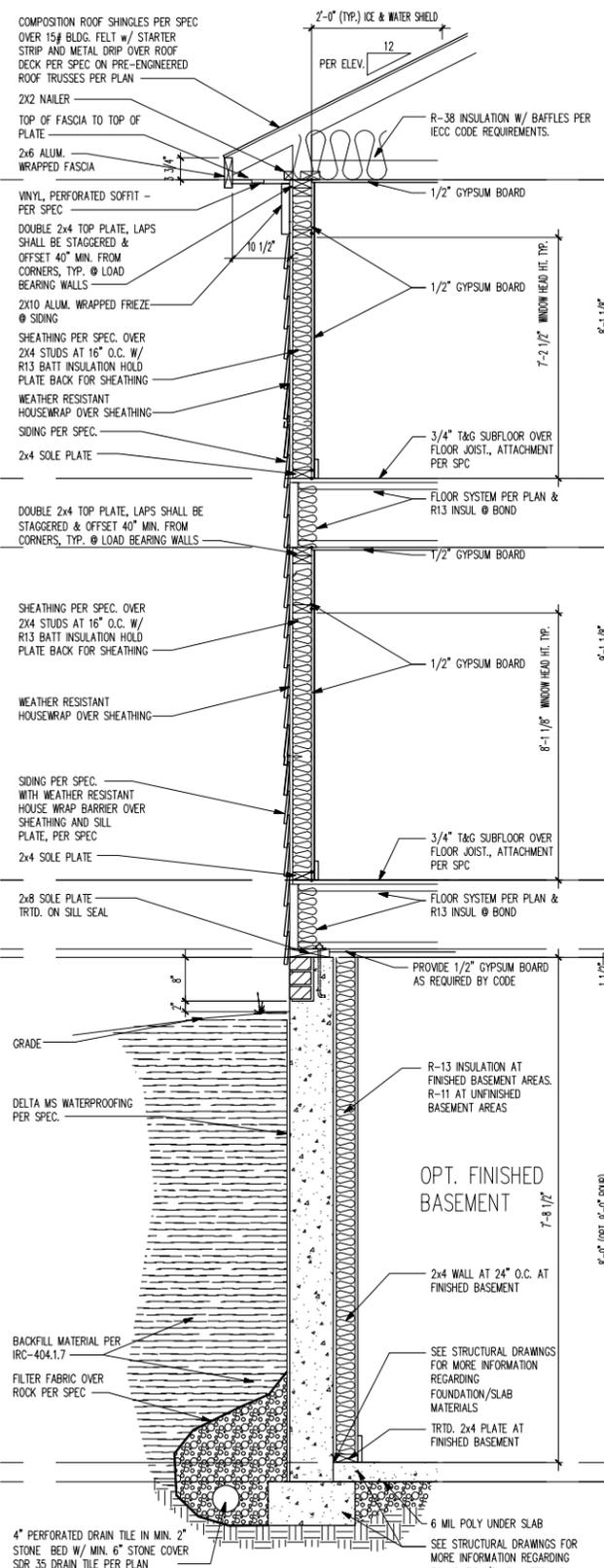
**TYPICAL WALL SECTION - w/ brick wainscot**

SCALE 1/2" = 1'-0"



**TYPICAL WALL SECTION - w/ stone wainscot**

SCALE 1/2" = 1'-0"



**TYPICAL WALL SECTION - sides & rear**

SCALE 1/2" = 1'-0"

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



Typical Wall Sections

| PRODUCTION MANAGER               |
|----------------------------------|
| Jamey Heinzman                   |
| CURRENT RELEASE DATE: 01/08/2019 |
| 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

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 114**

LAWSON COMMUNITY ID  
---

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**

IPC PLAN NUMBER  
**1642**

LAWSON PLAN ID  
---

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**3.31a**

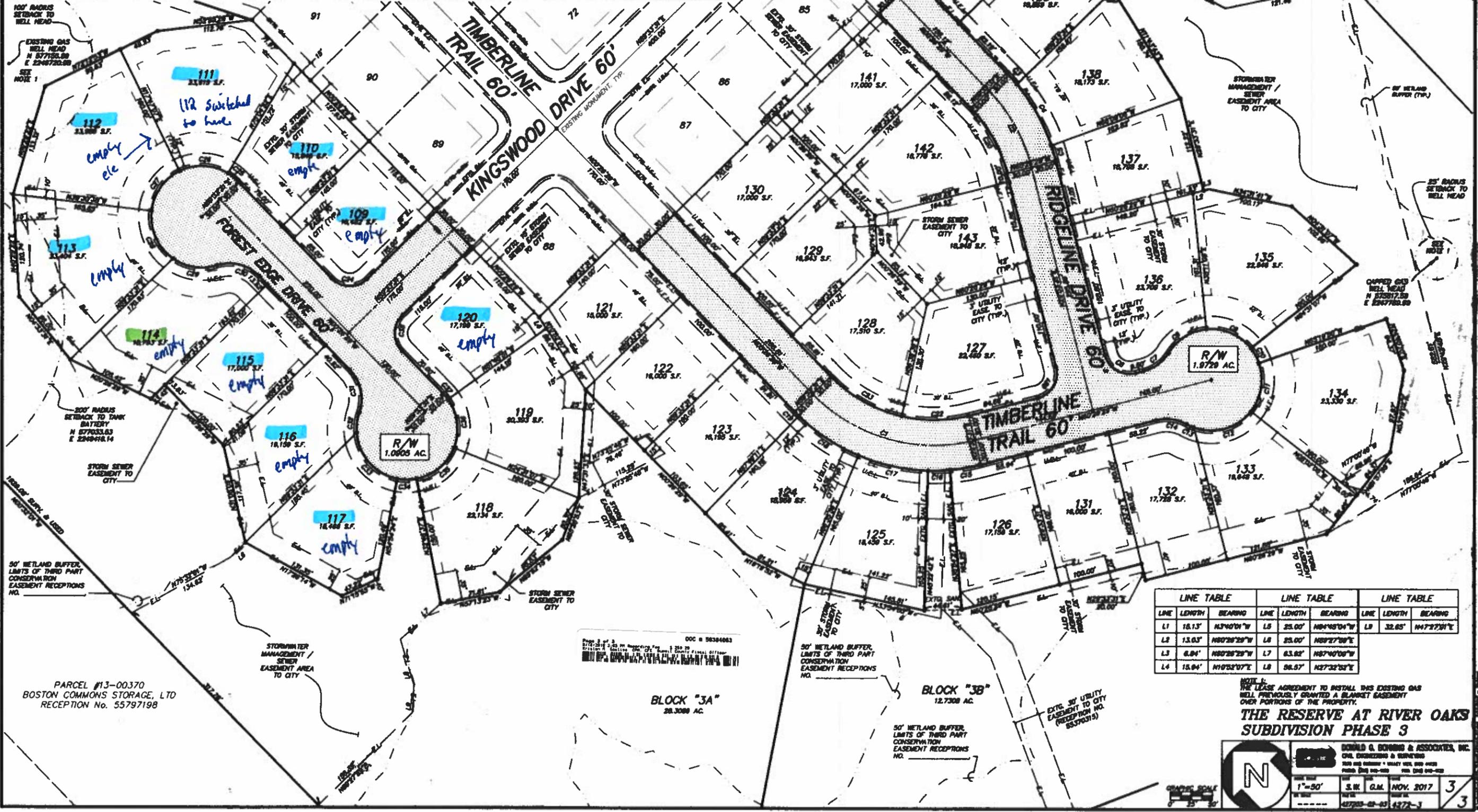
ENGINEER OF RECORD: MULHERN & KULP, ENGINEERS  
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

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| 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' | 115.47' | 300.00' | N30°28'28"W | 89°00'00"   | C11   | 80.00'  | 80.00' | 32.78'  | 87.53' | N83°18'00"E | 87°17'48" | C21   | 30.00'  | 47.12' | 30.00'  | 42.43' | N74°33'31"E | 80°00'00" |
| C2          | 300.00' | 104.72' | 83.88'  | 103.83' | N14°33'31"E | 30°00'00"   | C12   | 80.00'  | 78.17' | 43.42'  | 70.25' | N82°08'44"W | 87°48'48" | C22   | 170.00' | 80.26' | 48.85'  | 78.82' | N48°33'30"W | 87°00'00" |
| C3          | 330.00' | 17.82'  | 8.82'   | 17.82'  | N01°40'43"E | 4°38'25"    | C13   | 80.00'  | 8.82'  | 4.88'   | 8.82'  | N81°40'38"W | 89°00'00" | C23   | 170.00' | 87.88' | 50.22'  | 88.22' | N10°53'30"W | 32°04'33" |
| C4          | 330.00' | 83.82'  | 42.28'  | 83.18'  | N14°24'30"E | 30°48'48"   | C14   | 80.00'  | 37.82' | 18.82'  | 38.82' | N32°48'14"W | 43°38'38" | C24   | 30.00'  | 47.12' | 30.00'  | 42.43' | N48°33'30"W | 80°00'00" |
| C5          | 330.00' | 18.82'  | 8.82'   | 18.82'  | N87°11'37"E | 4°43'47"    | C15   | 230.00' | 37.82' | 18.82'  | 37.82' | N32°48'14"W | 43°38'38" | C25   | 80.00'  | 18.18' | 7.82'   | 18.12' | N87°48'48"W | 14°28'38" |
| C6          | 30.00'  | 47.12'  | 30.00'  | 42.43'  | N18°28'28"W | 80°00'00"   | C16   | 230.00' | 23.88' | 13.00'  | 23.88' | N47°18'28"W | 87°00'00" | C26   | 80.00'  | 38.78' | 27.82'  | 43.74' | N43°34'01"W | 87°17'48" |
| C7          | 80.00'  | 37.82'  | 18.82'  | 38.82'  | N82°08'44"W | 43°38'38"   | C17   | 230.00' | 85.18' | 43.08'  | 84.78' | N34°00'41"W | 87°37'14" | C27   | 80.00'  | 80.00' | 32.78'  | 87.53' | N78°08'18"E | 87°17'48" |
| C8          | 80.00'  | 84.42'  | 28.24'  | 82.88'  | N77°47'38"W | 87°08'07"   | C18   | 230.00' | 85.18' | 43.08'  | 84.78' | N34°00'41"W | 87°37'14" | C28   | 80.00'  | 84.81' | 38.84'  | 81.78' | N18°28'28"W | 87°08'48" |
| C9          | 80.00'  | 80.00'  | 32.78'  | 87.53'  | N83°18'00"E | 87°17'48"   | C19   | 230.00' | 8.82'  | 4.88'   | 8.82'  | N01°40'38"W | 89°00'00" | C29   | 80.00'  | 84.28' | 28.21'  | 82.82' | N37°28'38"W | 81°04'31" |
| C10         | 80.00'  | 30.00'  | 10.14'  | 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'  | 84.85' | 30.62'  | 82.82' | N37°28'38"W | 82°00'00" |

| CURVE TABLE |        |        |         |        |             |           |
|-------------|--------|--------|---------|--------|-------------|-----------|
| CURVE       | RADIUS | LENGTH | TANGENT | CHORD  | BEARING     | DELTA     |
| C31         | 80.00' | 84.85' | 30.62'  | 82.82' | N37°28'38"E | 82°00'00" |
| C32         | 80.00' | 84.14' | 12.82'  | 23.87' | N88°08'38"E | 83°00'00" |
| C33         | 80.00' | 78.08' | 43.88'  | 78.88' | N87°11'37"E | 74°00'00" |
| C34         | 80.00' | 83.17' | 11.73'  | 23.02' | N88°08'38"W | 83°04'48" |
| C35         | 80.00' | 80.00' | 32.78'  | 87.53' | N88°08'38"W | 87°17'48" |
| C36         | 80.00' | 80.00' | 32.78'  | 87.53' | N88°08'38"W | 87°17'48" |
| C37         | 80.00' | 8.82'  | 4.88'   | 8.82'  | N02°08'18"E | 83°00'00" |
| C38         | 30.00' | 47.12' | 30.00'  | 42.43' | N48°33'31"E | 80°00'00" |



| LINE TABLE |        | LINE TABLE  |      | LINE TABLE |             |
|------------|--------|-------------|------|------------|-------------|
| LINE       | LENGTH | BEARING     | LINE | LENGTH     | BEARING     |
| L1         | 18.13' | N34°00'41"W | L5   | 25.00'     | N84°48'14"W |
| L2         | 13.63' | N88°28'28"W | L6   | 25.00'     | N88°27'08"E |
| L3         | 8.84'  | N88°28'28"W | L7   | 63.82'     | N87°48'48"W |
| L4         | 18.84' | N18°28'28"E | L8   | 88.87'     | N27°32'38"E |

THE RESERVE AT RIVER OAKS  
 SUBDIVISION PHASE 3  
 DONALD G. BOMBIS & ASSOCIATES, INC.  
 CIVIL ENGINEERING & SURVEYING  
 300 NEW BRIDGE STREET, SUITE 200  
 NEWTON, MASSACHUSETTS 02459-1000  
 TEL: 617-552-1100 FAX: 617-552-1101  
 DATE: NOV. 2017  
 SHEET NO. 3 OF 3

120



P120

109



110



112

Pulte  
**SOLD**  
Homesite 112  
[pulte.com/cleveland](http://pulte.com/cleveland)



113

Pulte  
AVAILABLE  
113  
Pulte Home Company



114

Pulte  
AVAILABLE  
114  
1.24 acre, 1000 sq ft



115



116



117



