

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	24.14'	60.00'	12.23'	23.97'	S50°59'56"W	23°02'53"
C2	54.95'	50.00'	30.62'	52.22'	N31°02'27"E	62°57'52"

PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 115/116
 ELEV. = 1008.04

SECONDARY BENCHMARK:
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOTS 115/116
 ON FOREST EDGE DRIVE
 ELEV. = 1010.91

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
 75 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

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF LOT COVERAGE = 20.1%

HOUSE COVERAGE = 2,624 SQ.FT.
 DRIVEWAY COVERAGE = 1,182 SQ.FT.
 WALKWAY COVERAGE = 207 SQ.FT.
 TOTAL COVERAGE = 4,013 SQ.FT.

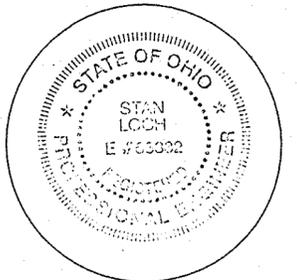
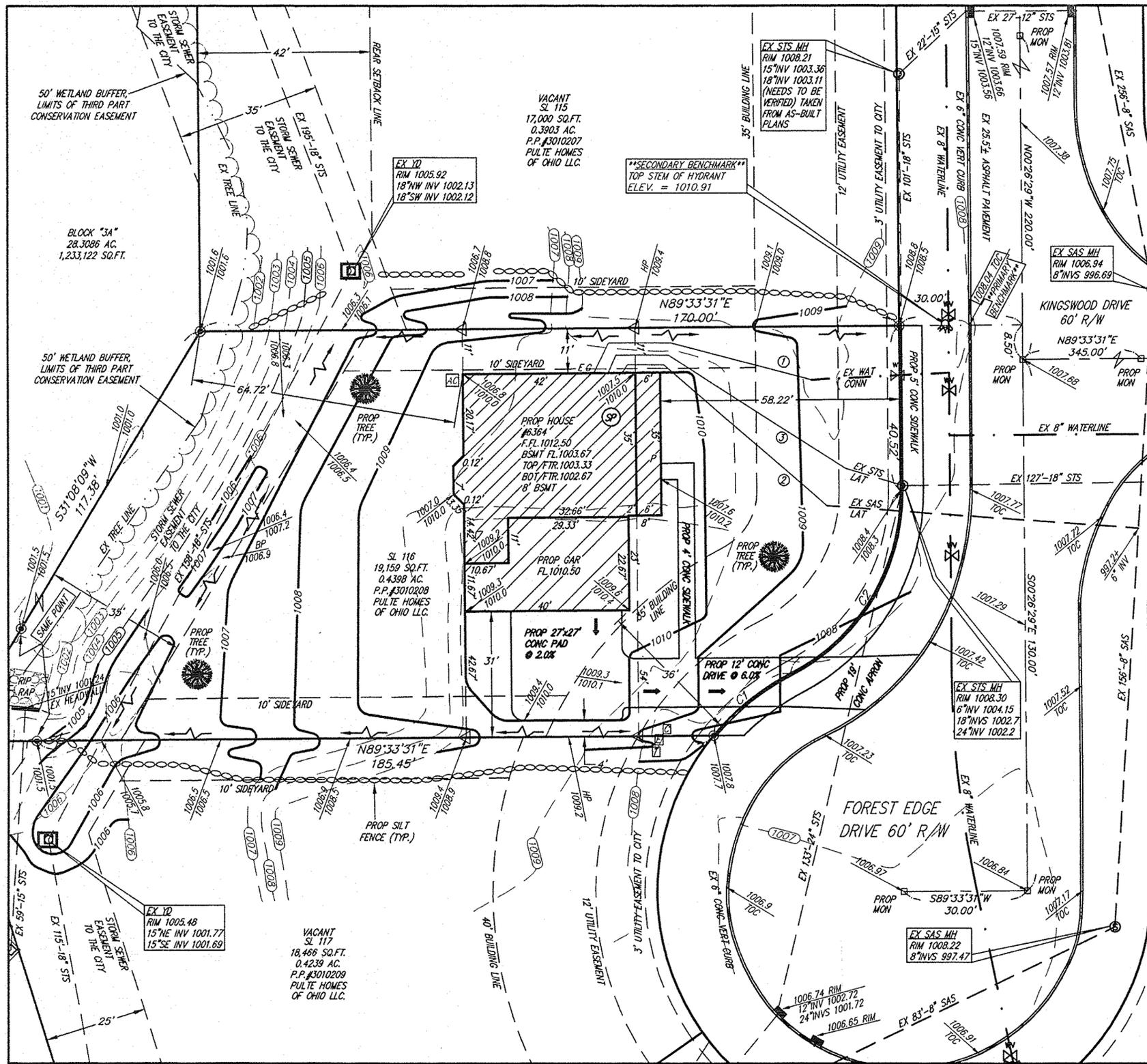
DATE OF SURVEY:
 JANUARY 14th, 2019

TYPE OF HOUSE:
 PLAN # ATWATER
 ELEVATION: 1
 GAR: 3 CAR SIDE LEFT W/8' BASEMENT, STORAGE & 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

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



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 1-14-19

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



ENGINEERING and SURVEYING
 Civil Engineering · Land Surveying

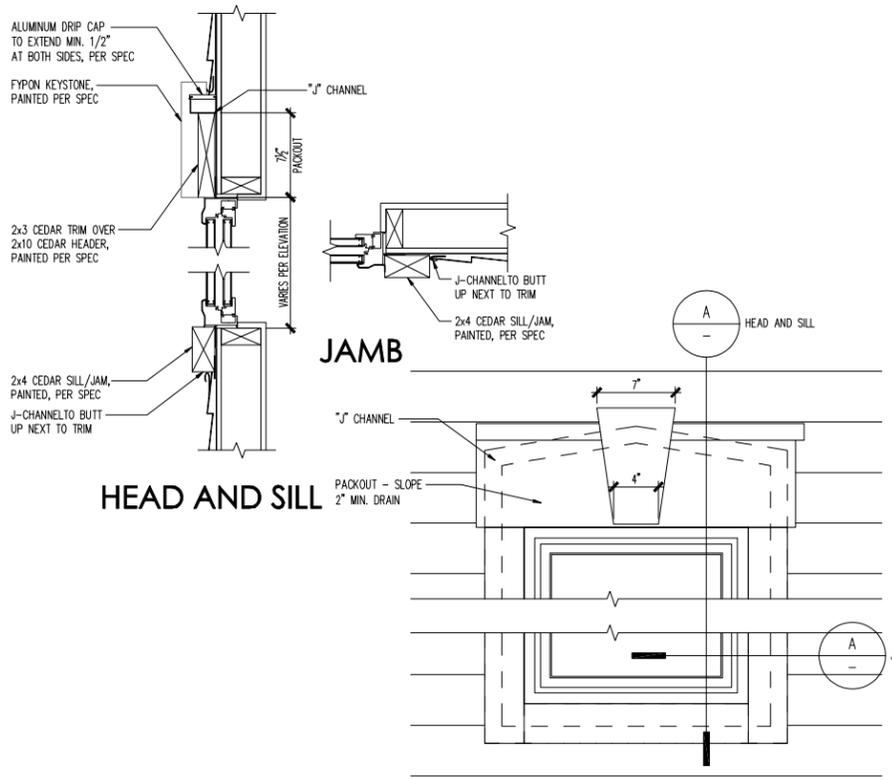
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLT 116
 6364 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'	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 WNDW 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 - #1
Front and Rear Elevations

PRODUCTION MANAGER
Jamey Helzman
CURRENT RELEASE DATE: 01/07/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

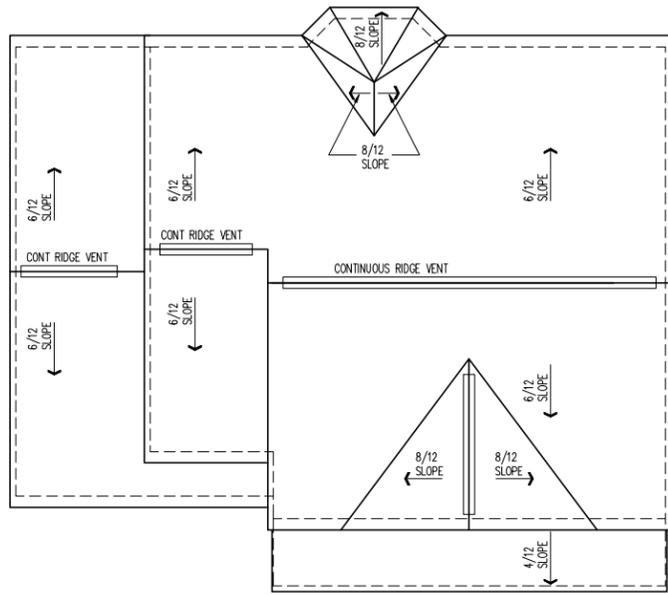
LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.01a1

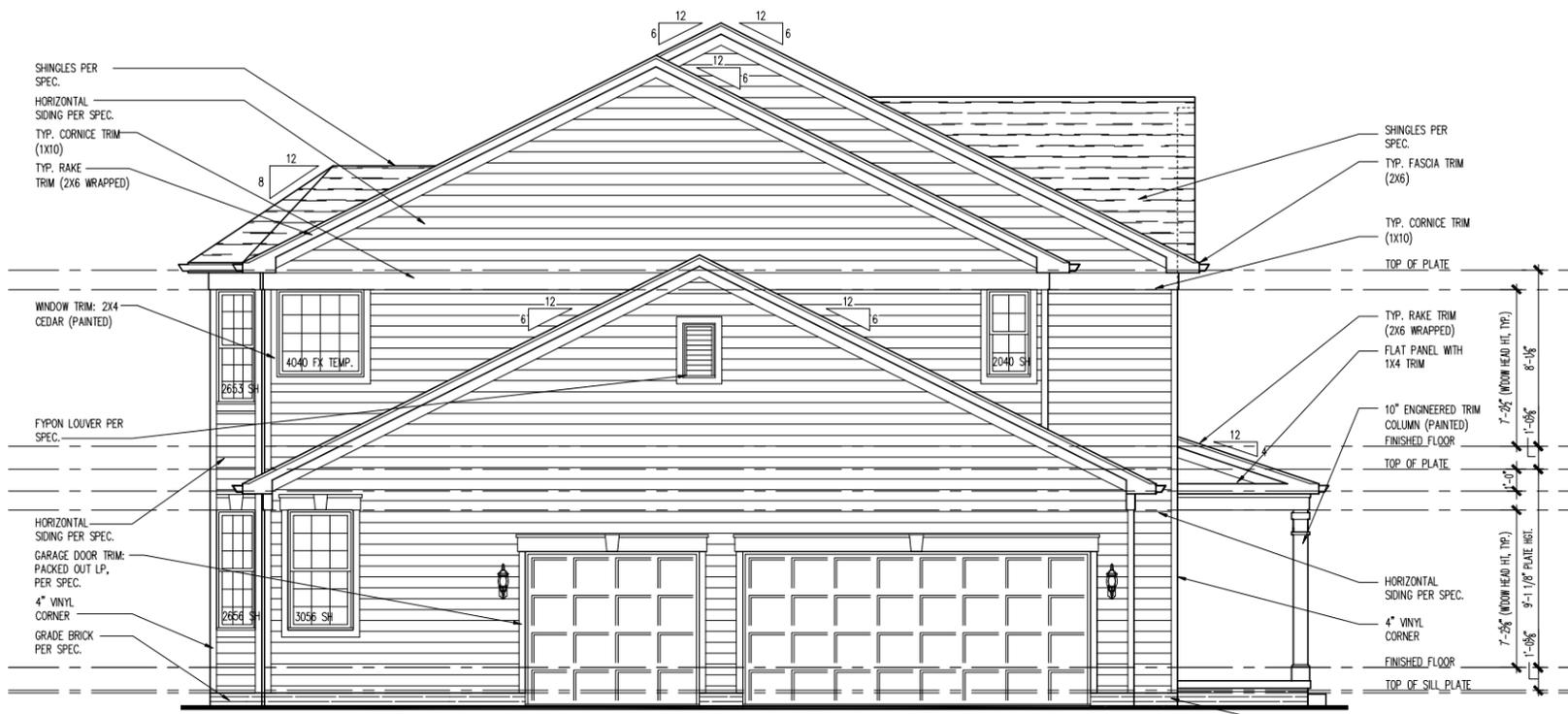
ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
ARCHITECT OF RECORD: GODOLCO DESIGN - ARCHITECTS

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

ATTIC VENTILATION SCHEDULE													
1 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF						
	LOC	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
ROOF					3.38	7.75	580	0.97	1.56				
EAVE				2028	3.38	4.56		0.97	2.25				
TOTAL				6.76	12.31		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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Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256



Elevation - #1
Side Elevations and Roof Plan

REV #	DATE	DESCRIPTION

PRODUCTION MANAGER
Jamey Hehzman
CURRENT RELEASE DATE: 01/07/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

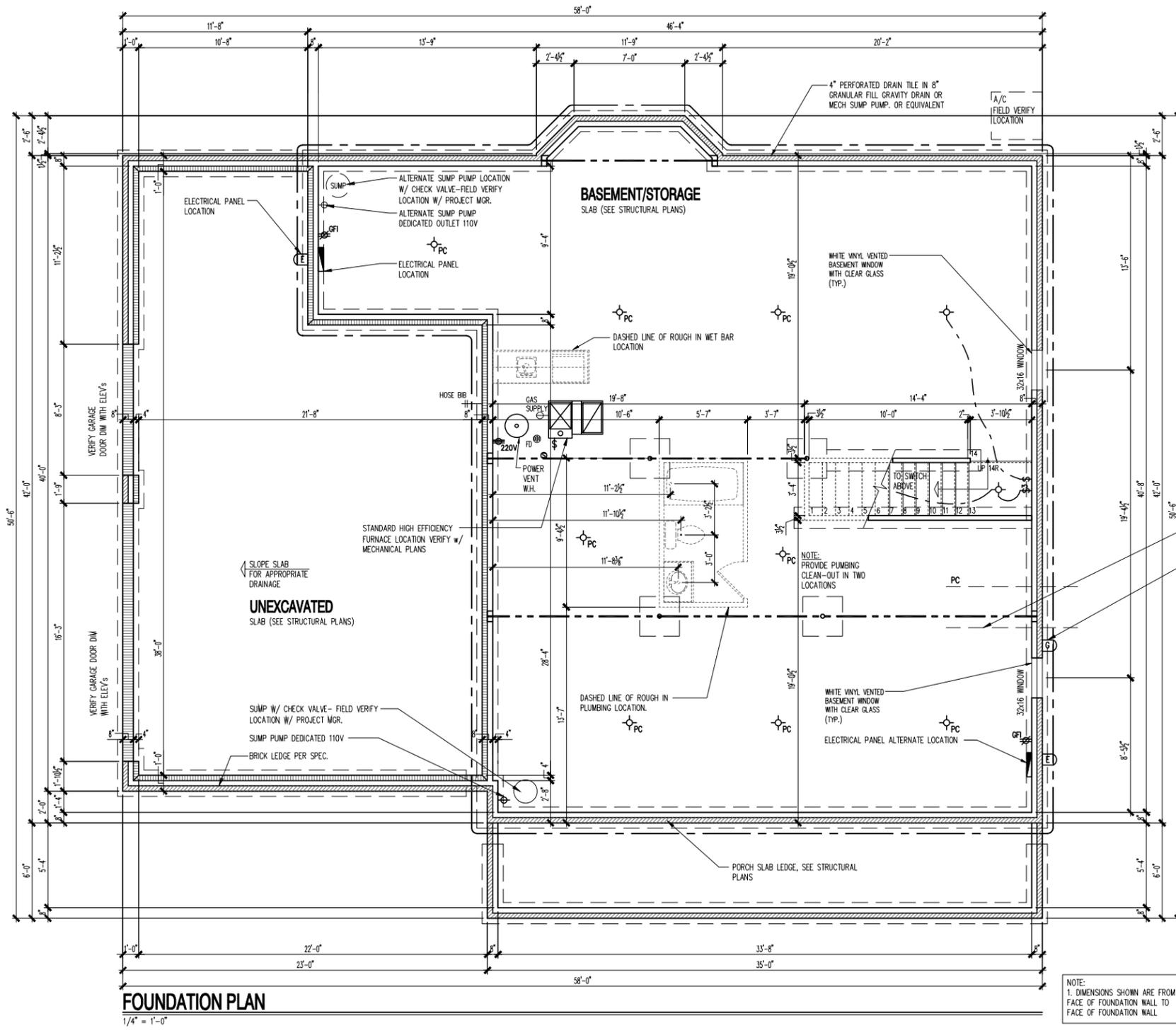
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.01a2

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



Full Basement Foundation Plan

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	

PRODUCTION MANAGER
Jammy Heshzman
CURRENT RELEASE DATE: 01/07/2019

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

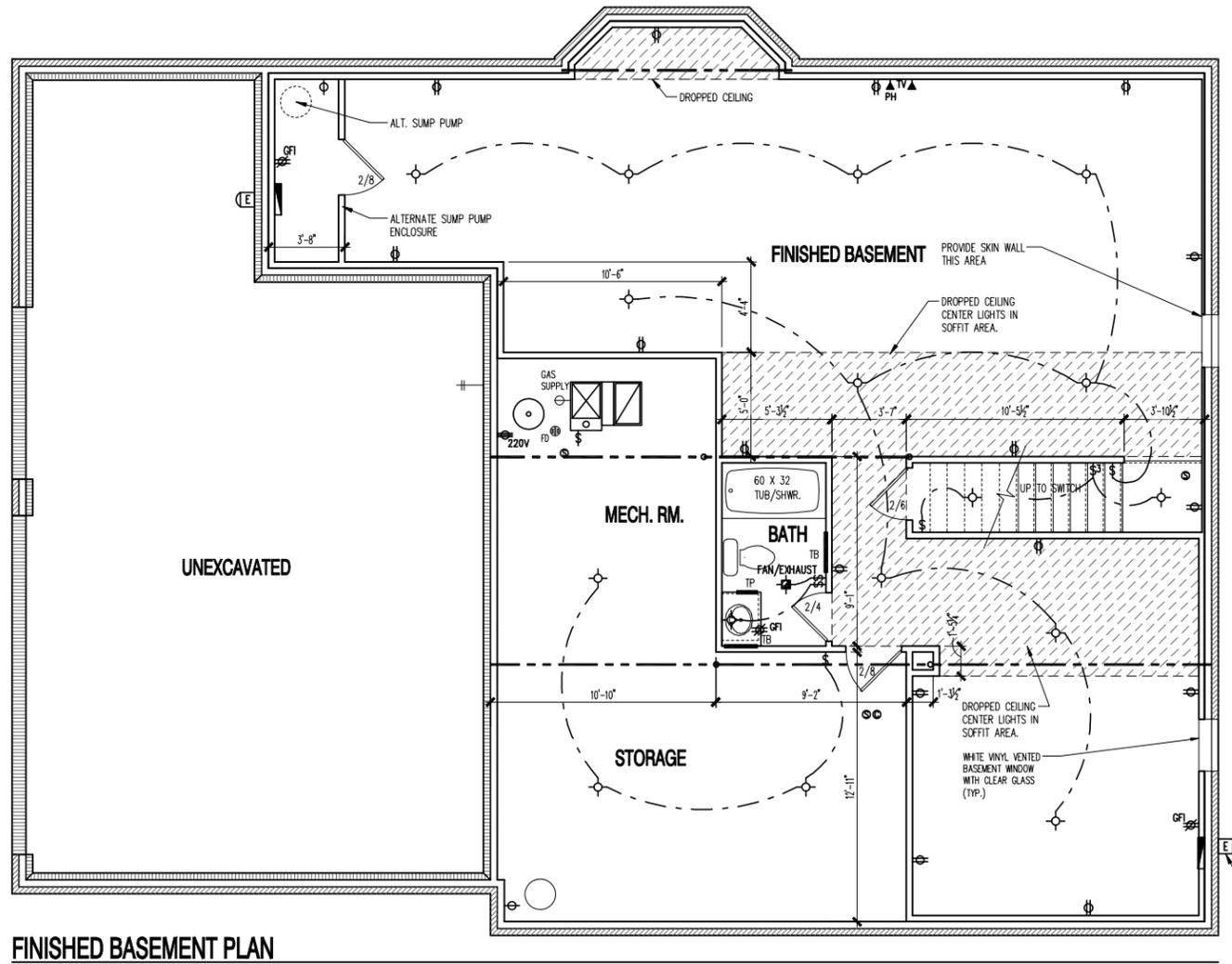
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

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

SHEET
1.30a



FINISHED BASEMENT PLAN

1/4" = 1'-0"

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



Finished Basement Plan

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

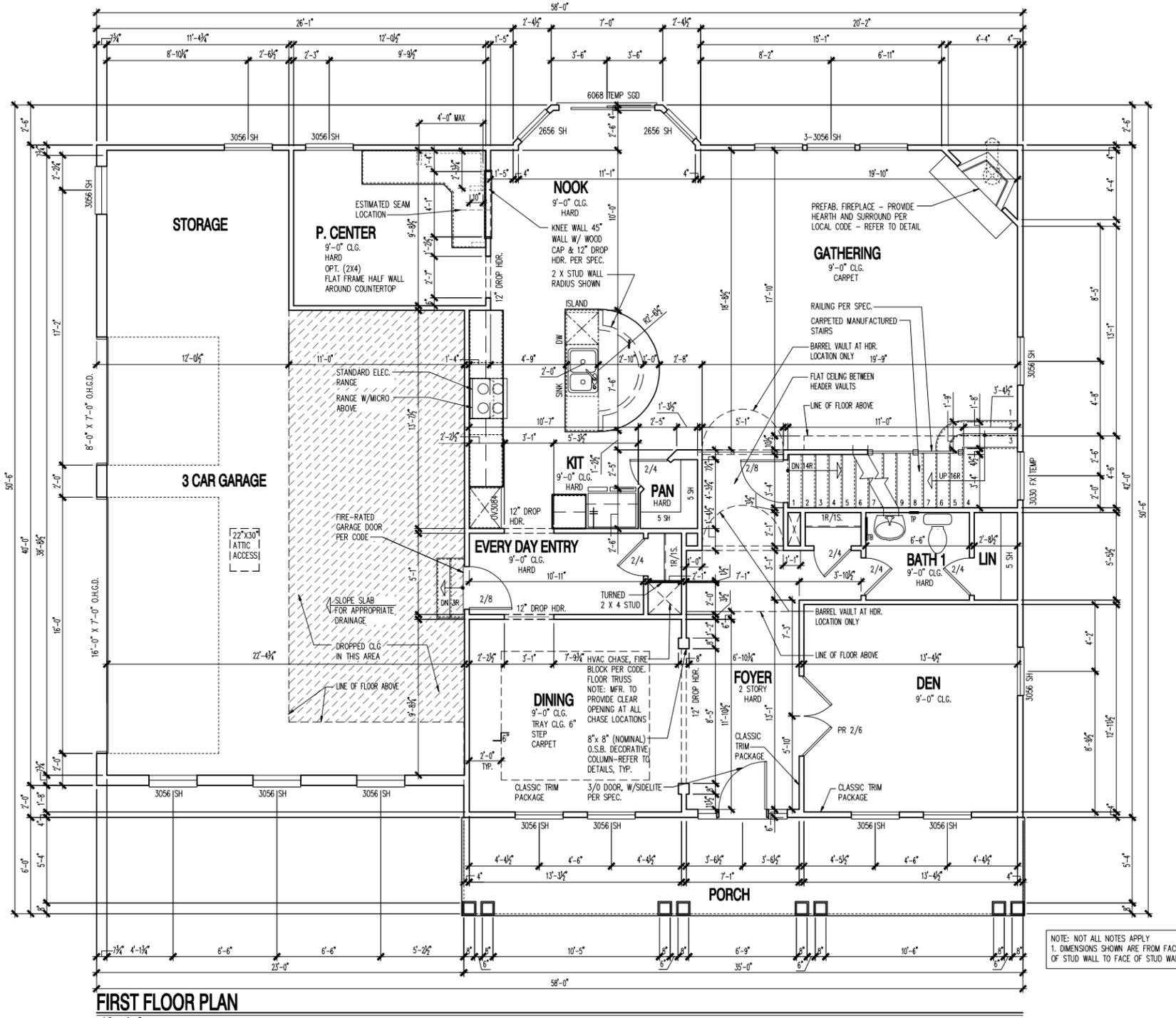
SPECIFICATION LEVEL
TBD

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

SHEET
2.00

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



FIRST FLOOR PLAN

1/4" = 1'-0"



First Floor Plan

PRODUCTION MANAGER
Jammy Helzman
CURRENT RELEASE DATE: 01/07/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

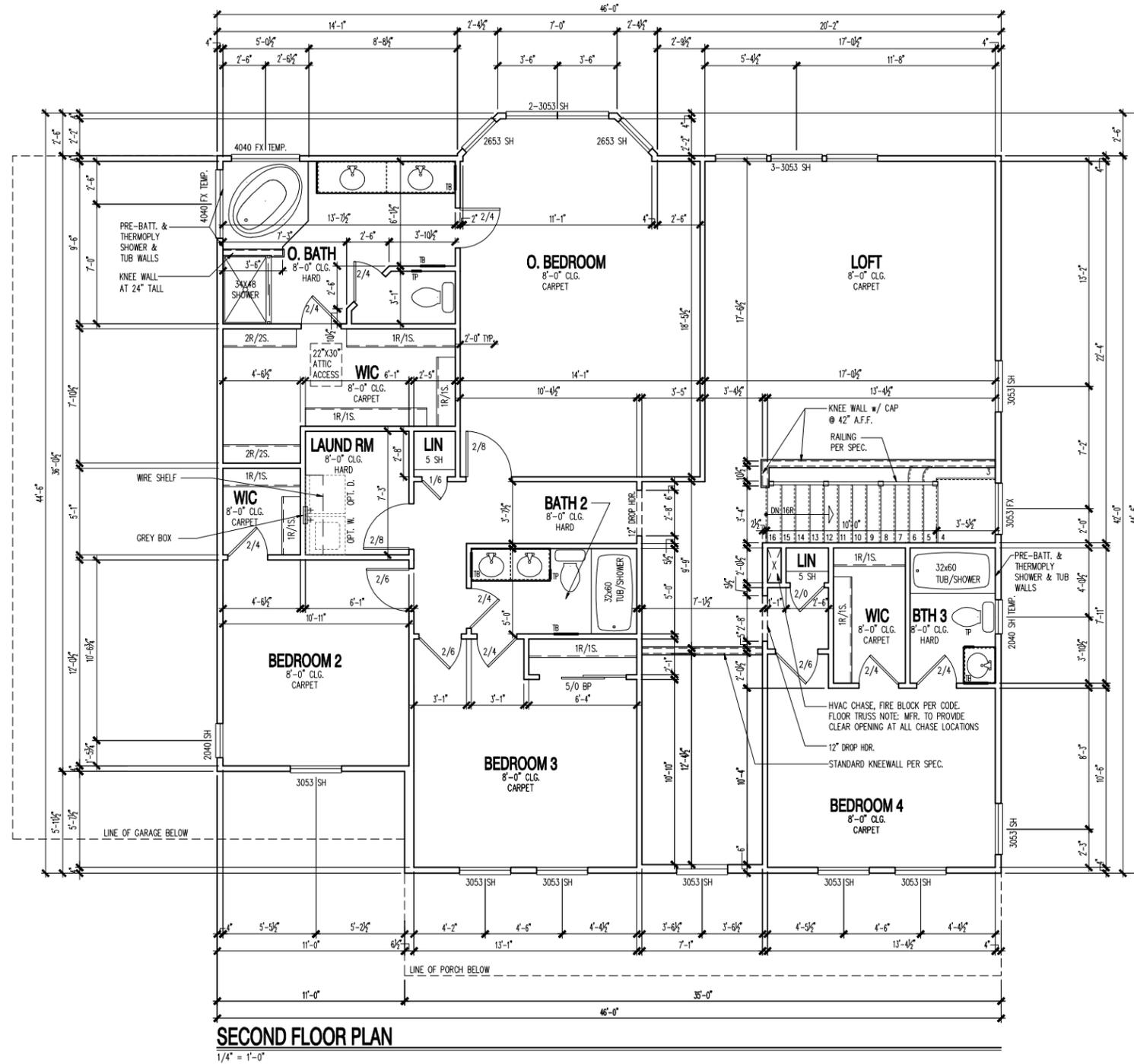
COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

GARAGE HANDLING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

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

SHEET
2.10a



Second Floor Plan

PRODUCTION MANAGER
Jammy Hehzman
CURRENT RELEASE DATE: 01/07/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

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

SHEET
2.20a

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

PRODUCTION MANAGER	Janey Holzman
CURRENT RELEASE DATE:	01/07/2019
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 116
LAWSON COMMUNITY ID

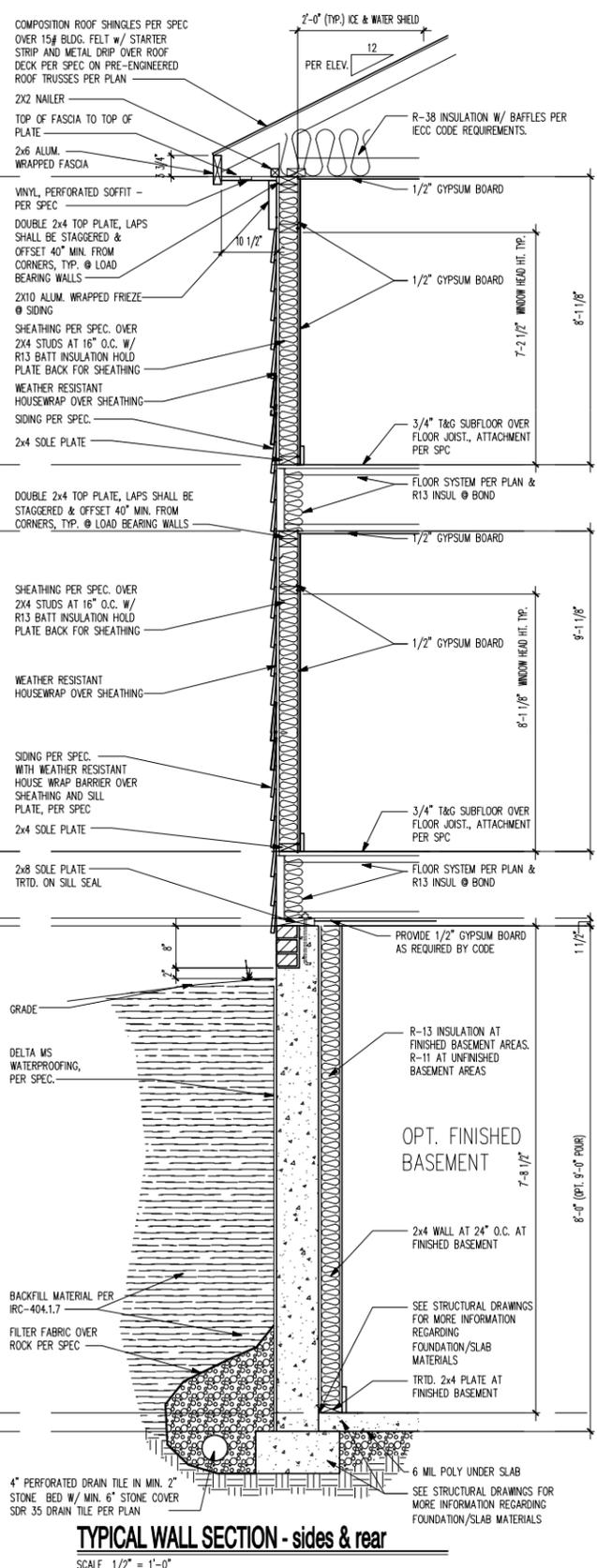
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

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

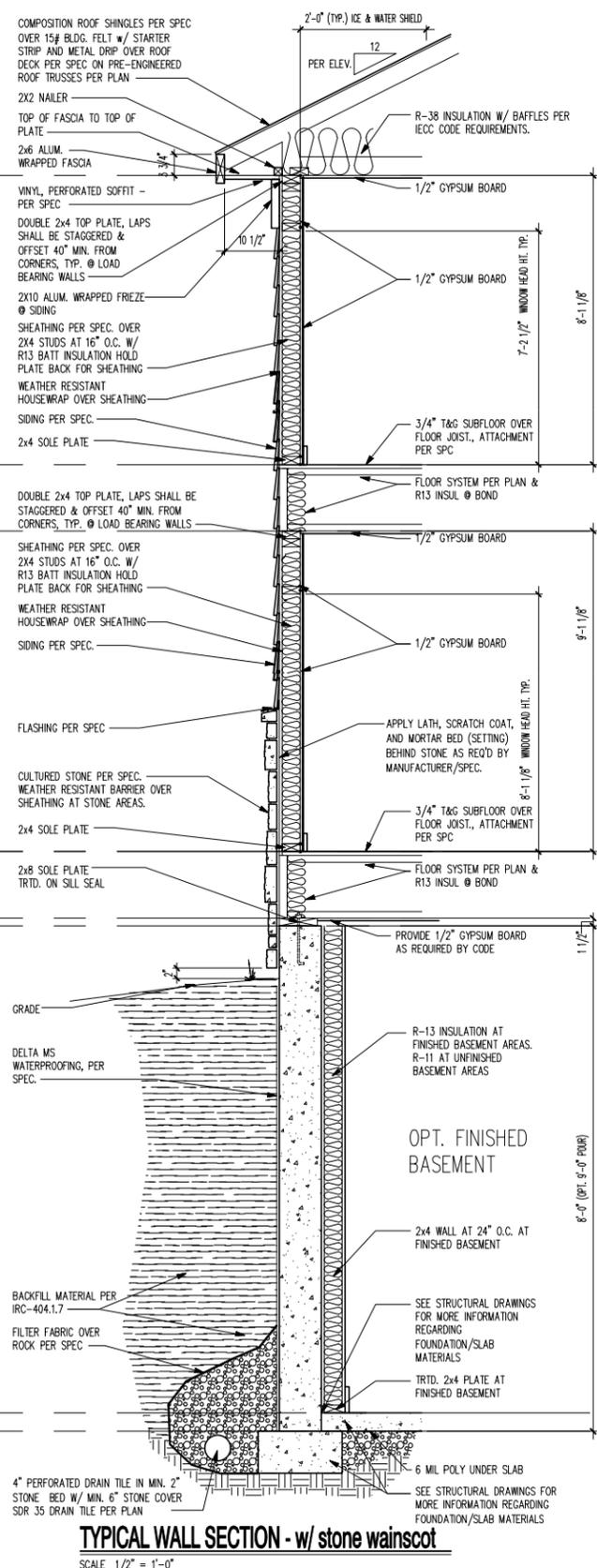
SHEET
3.31a

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



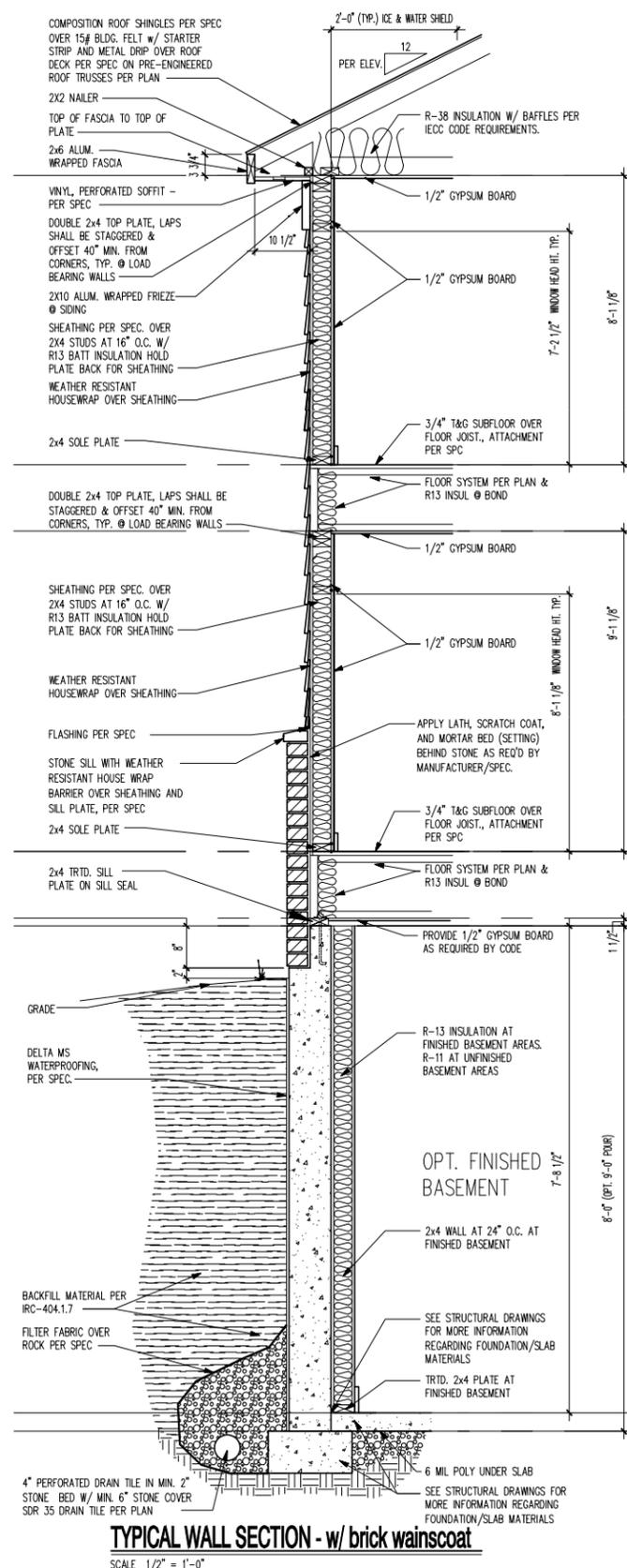
TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ stone wainscot

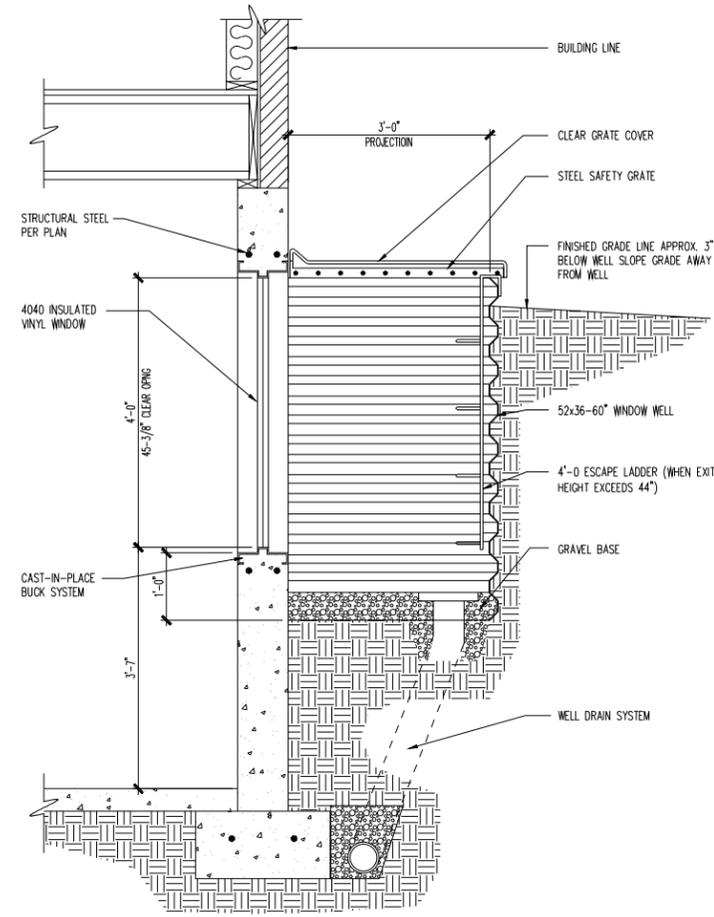
SCALE 1/2" = 1'-0"



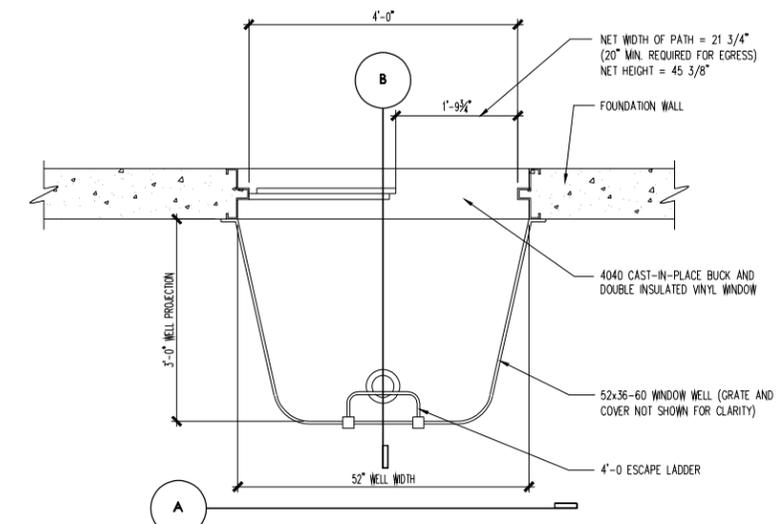
TYPICAL WALL SECTION - w/ brick wainscoat

SCALE 1/2" = 1'-0"

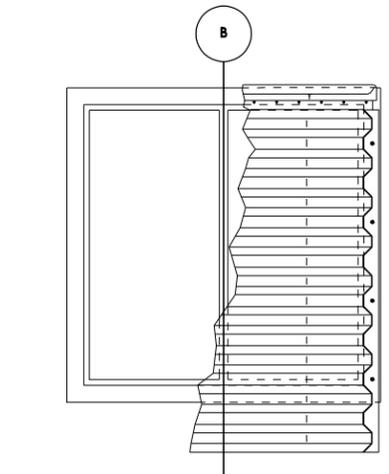
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



B TYPICAL ESCAPE WINDOW WELL
SC. 3/4" = 1'-0" DETAIL SECTION



M-06 TYPICAL ESCAPE WINDOW WELL
SC. 3/4" = 1'-0" PLAN VIEW



A TYPICAL ESCAPE WINDOW WELL
SC. 3/4" = 1'-0" ELEVATION

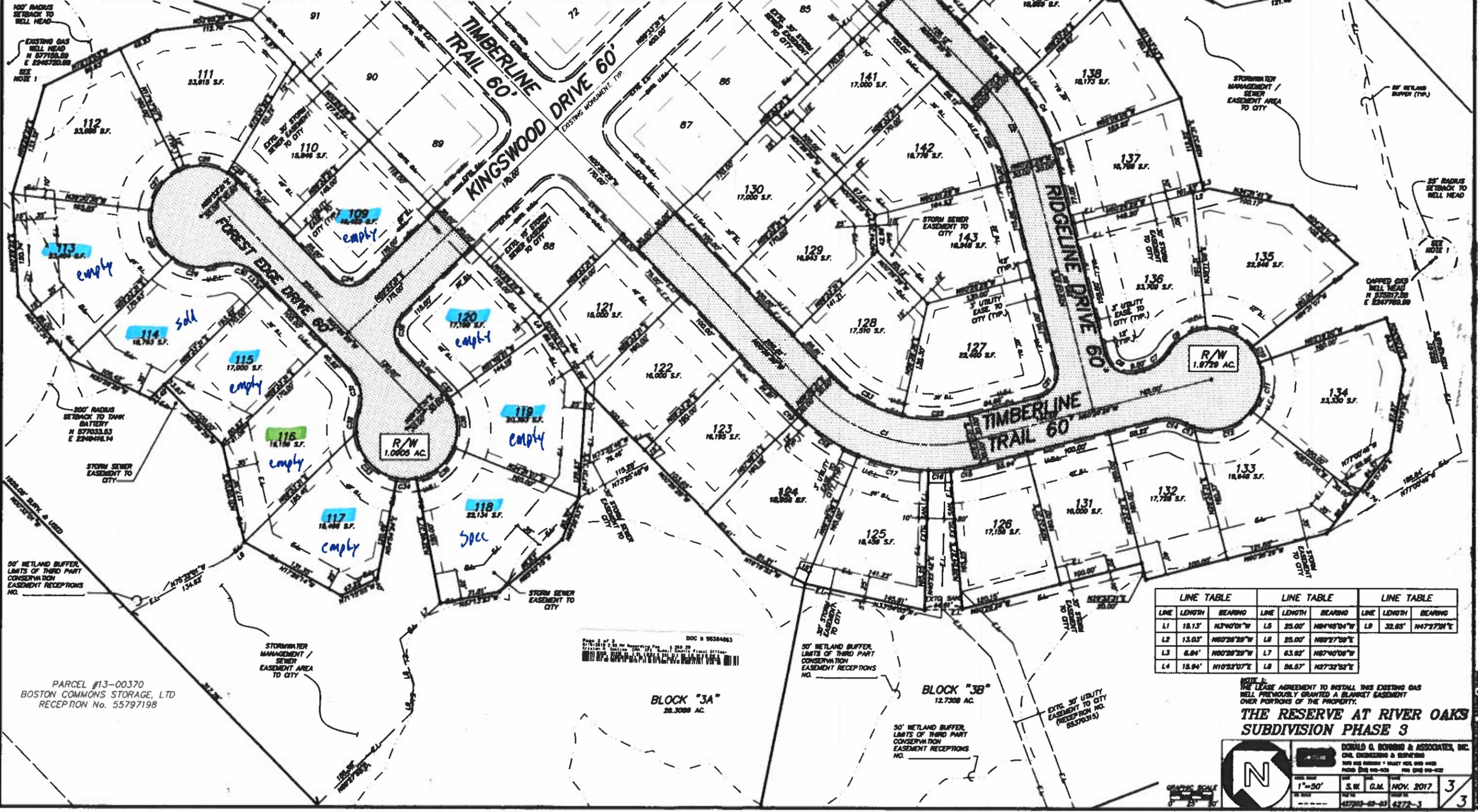
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

REV #	DATE	DESCRIPTION
03/17/2014		GENERAL UPDATES
04/02/2014		INT. TRIM & MISC
05/07/2014		GENERAL REDLINES
07/18/2014		DETAILS & FIXES
09/09/2014		DET's E121-E122
09/24/2014		DET's IT-11/IT-22
10/02/2014		DET IT-22
10/22/2014		DET M-07
10-22-2014		

PRODUCTION MANAGER	RICK STARKEY
INITIAL RELEASE DATE:	4/8/2013
CURRENT RELEASE DATE:	03/17/2014
GARAGE HANDING	
PLAN NAME	
NPC PLAN NUMBER	
LAWSON PLAN ID	
SHEET	
AD	
3.7	

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'	206.44'	170.47'	200.00'	N30°28'29"W	80°00'00"	C11	80.00'	60.00'	32.76'	67.63'	N83°18'02"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'	85.24'	103.53'	N14°33'31"E	30°00'00"	C12	80.00'	75.17'	43.45'	70.25'	N82°08'01"W	71°40'48"	C22	170.00'	80.20'	48.85'	78.62'	N48°53'00"W	27°00'00"
C3	300.00'	17.82'	8.92'	17.82'	N01°48'43"E	4°28'25"	C13	80.00'	8.80'	4.80'	8.80'	N01°48'30"W	0°00'00"	C23	170.00'	87.86'	50.22'	86.32'	N18°53'30"W	32°04'33"
C4	300.00'	63.62'	42.28'	63.16'	N14°33'31"E	30°00'00"	C14	80.00'	37.82'	19.87'	36.87'	N38°48'14"W	43°20'30"	C24	30.00'	47.12'	30.00'	42.43'	N08°28'29"W	80°00'00"
C5	300.00'	18.89'	9.45'	18.89'	N87°11'37"E	4°14'47"	C15	300.00'	37.82'	19.87'	37.48'	N08°48'14"W	0°20'00"	C25	80.00'	18.18'	7.88'	18.12'	N07°40'48"W	14°28'30"
C6	30.00'	47.12'	30.00'	42.43'	N18°28'29"W	80°00'00"	C16	300.00'	35.86'	13.80'	35.89'	N47°08'29"W	0°28'18"	C26	80.00'	80.00'	32.76'	67.63'	N43°34'01"W	87°17'45"
C7	80.00'	37.82'	19.87'	38.63'	N82°08'44"W	43°20'30"	C17	300.00'	85.19'	43.80'	84.70'	N47°08'41"W	87°17'45"	C27	80.00'	80.00'	32.76'	67.63'	N78°08'16"E	87°17'45"
C8	80.00'	84.42'	28.24'	82.88'	N77°47'08"W	81°08'07"	C18	300.00'	85.19'	43.80'	84.70'	N12°47'37"W	87°17'45"	C28	80.00'	84.81'	38.04'	81.78'	N18°28'29"E	81°28'48"
C9	80.00'	80.00'	32.76'	67.63'	N33°10'00"W	87°17'45"	C19	300.00'	8.80'	4.80'	8.80'	N01°48'30"W	1°44'28"	C29	80.00'	84.26'	28.21'	82.82'	N33°28'29"W	81°28'48"
C10	80.00'	20.00'	10.14'	20.00'	N18°04'31"E	18°11'17"	C20	170.00'	80.01'	48.85'	88.00'	N14°33'31"E	30°00'00"	C30	80.00'	84.80'	38.02'	82.82'	N31°25'25"W	87°07'02"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	80.00'	84.80'	38.02'	82.82'	N07°07'07"E	87°07'02"
C32	80.00'	24.14'	12.07'	23.87'	N08°08'08"E	27°08'03"
C33	80.00'	78.00'	48.85'	78.00'	N02°12'00"W	7°00'00"
C34	80.00'	23.17'	11.73'	23.03'	N48°08'30"W	27°04'48"
C35	80.00'	80.00'	32.76'	67.63'	N08°18'18"W	87°17'45"
C36	80.00'	80.00'	32.76'	67.63'	N08°08'08"E	87°17'45"
C37	80.00'	8.03'	4.83'	8.03'	N03°08'08"E	87°17'45"
C38	30.00'	47.12'	30.00'	42.43'	N43°33'31"E	80°00'00"



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	LINE	LENGTH	LINE	LENGTH
L1	18.13'	L5	25.00'	L9	32.85'
L2	13.03'	L6	25.00'	L10	32.85'
L3	8.84'	L7	63.63'	L11	32.85'
L4	18.94'	L8	36.57'	L12	32.85'

NOTE 1:
 THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY.

THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 3

DONALD G. BOWMAN & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 100 W. MAIN ST. SUITE 200
 BOSTON, MA 02108
 TEL: (617) 452-4200 FAX: (617) 452-4202

DATE: NOV. 2017
 SCALE: 1"=50'
 SHEET: 3 OF 3

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

BLOCK "3A"
 28,3088 AC

BLOCK "3B"
 12,7308 AC



GRAPHIC SCALE
 1"=50'

109



120



120

119



117



116



115



114

Pulte
AVAILABLE
114
Pulte Home Company



113

Pulte
AVAILABLE
113
Pulte Homes, Inc.



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

Pulte Homes

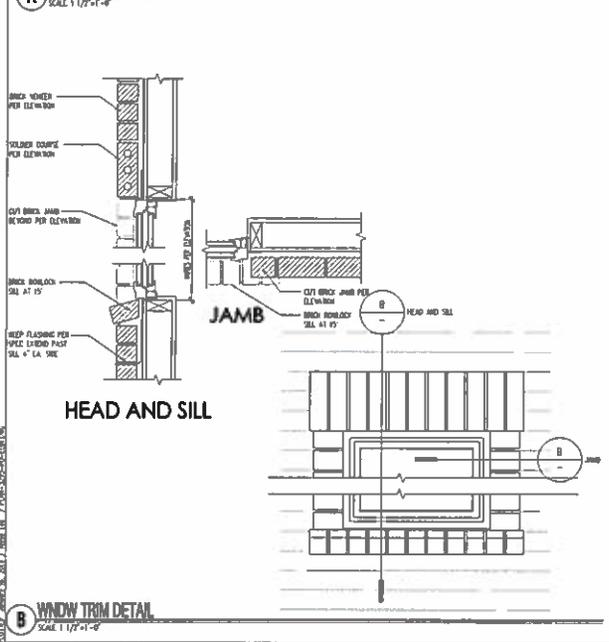
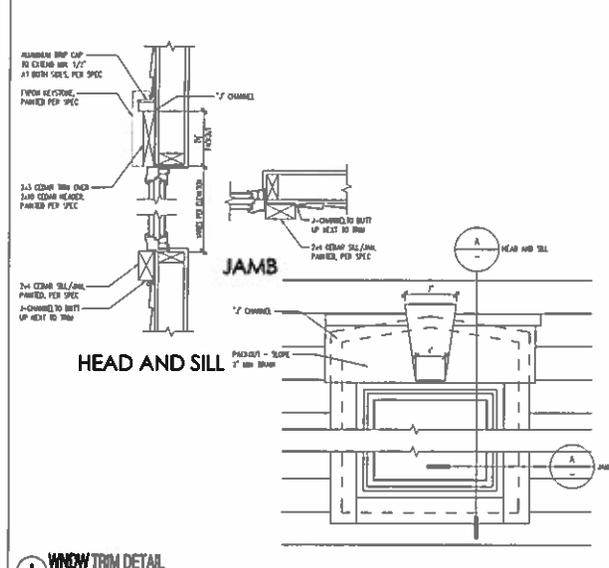
Elevation - #3
 Front and Rear Elevations

△	SHINGLES PER SPEC
△	TOP FASCIA BRN (134)
△	TOP CORNER BRN (114)
△	WINDOW BRN 2x4 (124)
△	WINDOW CRACKLE (124)
△	HORIZONTAL SIDING PER SPEC
△	SUBJECT VENT FOR FIREPLACE
△	4" WIRE CORNER
△	GRADE BRICK PER SPEC
△	A/C UNIT TO BE SCHEDULED BY HOMEOWNER

△	SHINGLES PER SPEC
△	TOP FASCIA BRN (134)
△	TOP CORNER BRN (114)
△	WINDOW BRN 2x4 (124)
△	WINDOW CRACKLE (124)
△	HORIZONTAL SIDING PER SPEC
△	4" WIRE CORNER
△	GRADE BRICK PER SPEC

7.03a2

PROJECT: RIVER OAKS LOT 114
 SHEET: 7.03a2
 DATE: 04/20/2017
 SCALE: 1/4" = 1'-0"
 SHEET: FRONT AND REAR ELEVATIONS
 PROJECT: SINGLE FAMILY
 CONSTRUCTION: RIVER OAKS LOT 114
 LOCATION: CLEVELAND, OH
 GARAGE: GARAGE RIGHT
 SPECIFICATION LEVEL: TRD
 WATER: 1662
 PLAN: 3295
 SHEET: 7.03a2



DATE: 04/20/2017 10:17:00 AM BY: J. DAVIS/J. DAVIS/04/20/2017