

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	19.07'	270.00'	9.54'	19.07'	S36°20'41"E	4°02'49"
C2	198.58'	300.00'	103.08'	194.98'	S19°24'17"E	37°55'36"

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 SUBLT 46/47
 ELEV. = 1001.10

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLT 47
 ELEV. = 1003.60

**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

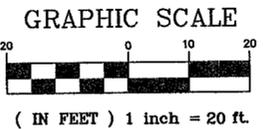
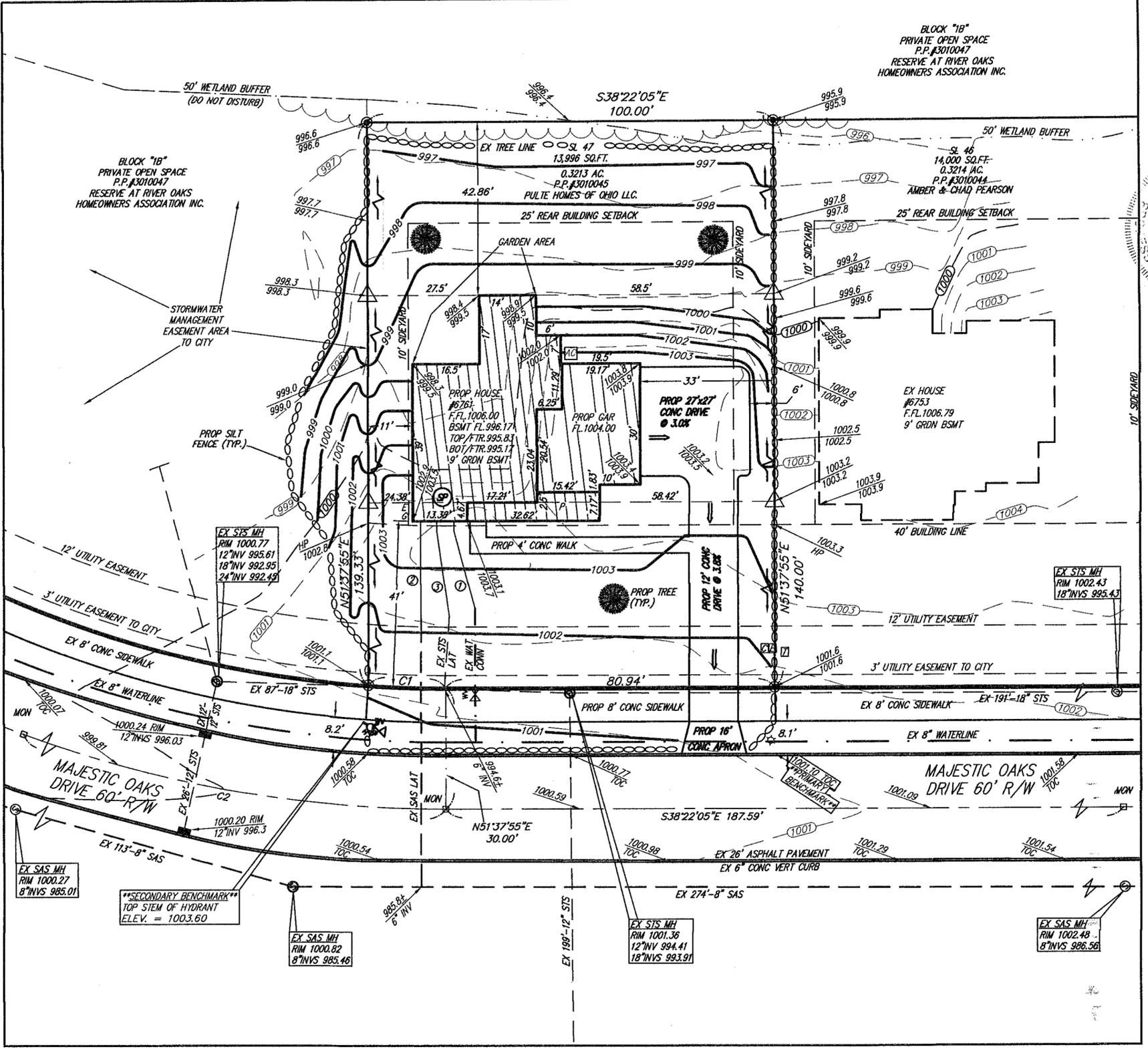
NOTE:
 FINAL LOCATION OF (3) TREES
 TO BE DETERMINED AND INSTALLED
 BY PURCHASER IN COMPLIANCE
 WITH CITY OF HUDSON LAND
 DEVELOPMENT CODE (1207.04J).

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



DATE OF SURVEY:
 OCTOBER 24th, 2019

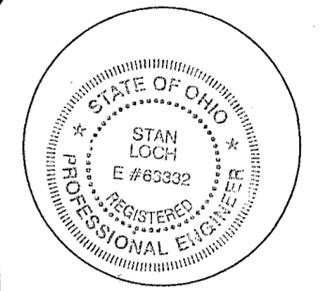
TYPE OF HOUSE:
 PLAN# CRAWFORD
 ELEVATION: 3
 GAR: 3 CAR SIDE RIGHT W/9' GARDEN
 BASEMENT, FP, SNRM & GATH RM EXT

- 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

PERCENTAGE OF
 LOT COVERAGE = 28.3%

HOUSE COVERAGE = 2,374 SQ.FT.
 DRIVEWAY COVERAGE = 1,356 SQ.FT.
 WALKWAY COVERAGE = 231 SQ.FT.
 TOTAL COVERAGE = 3,961 SQ.FT.

- 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
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊕ = ELECTRIC STUB
 - ⊕ = CABLE PEDESTAL
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = TRANSFORMER BOX
 - ⊕ = AIR CONDITIONER
 - E = ELECTRIC CONNECTION
 - G = GAS CONNECTION
 - SP = SUMP PUMP
 - △ = OFFSET HUB
 - ☆ = LIGHT POST



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

11-14-19
 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

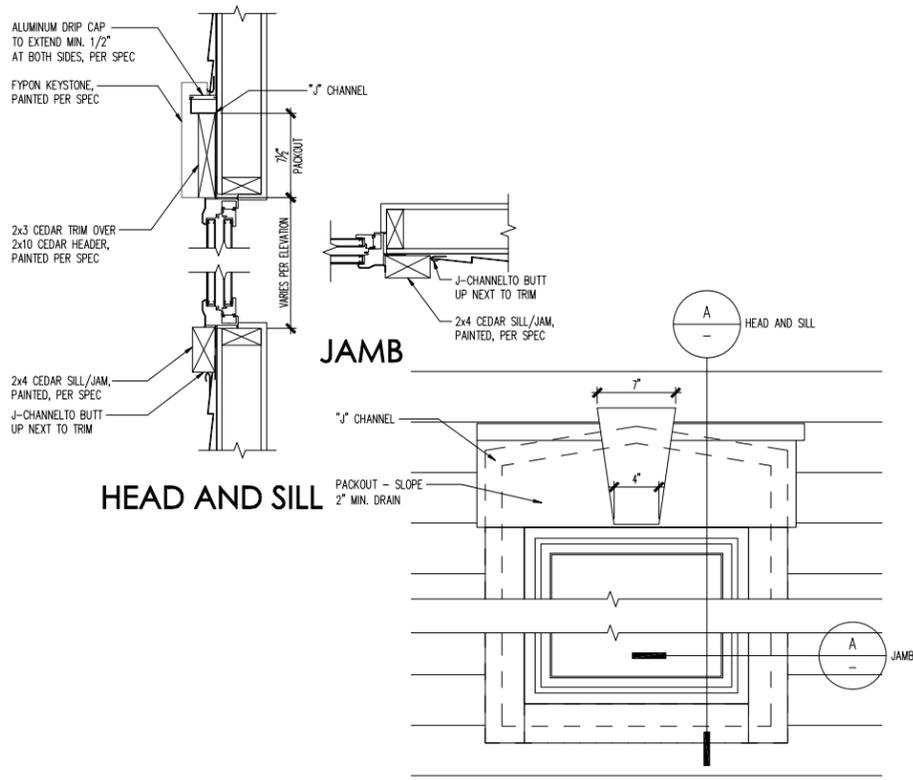
SHEET CONTENT

SITE PLAN
 FOR
 PULTE HOMES
 SUBLT 47
 6761 MAJESTIC OAKS DRIVE
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH.1
 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 KEG	DATE 11-14-2019
CHECKED BY SRL	DRAWING NO 20142977
JOB NO 20142977	SHEET 1 OF 1

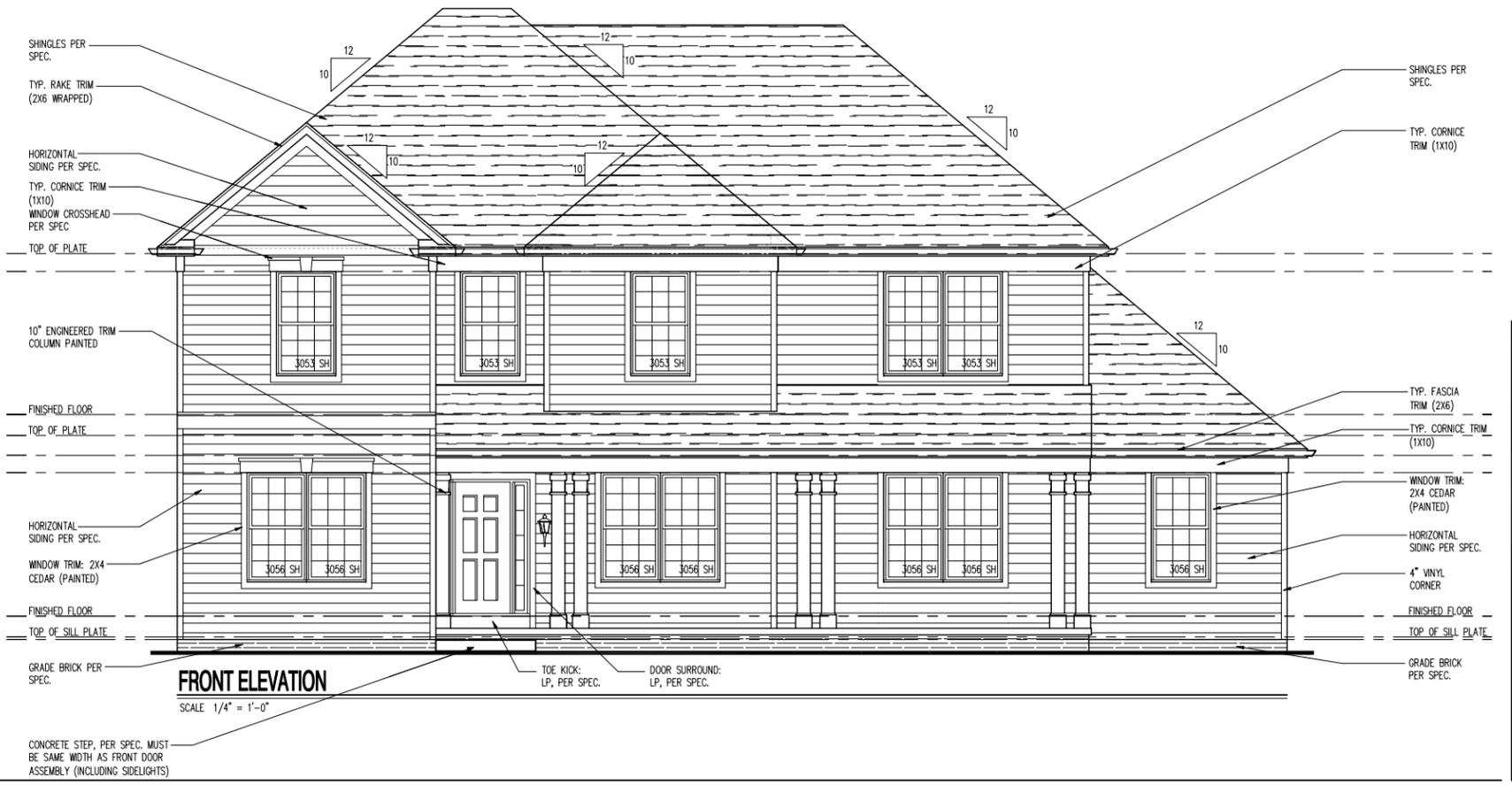
A WNDW TRIM DETAIL
SCALE: 1/2" = 1'-0"



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 Heitzman
CURRENT RELEASE DATE: 10/24/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 47
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
CRAWFORD
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

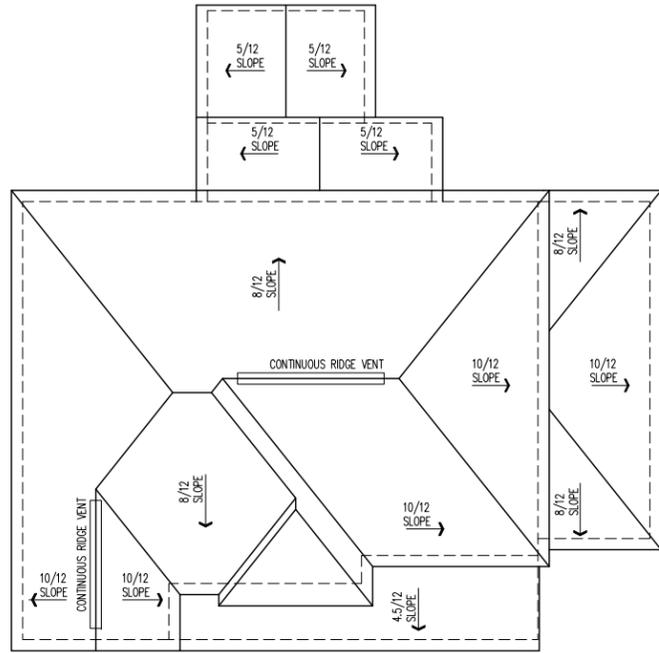
LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
7.03a1

ENGINEER OF RECORD: MULHERN & KULP ENGINEERING
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

ATTIC VENTILATION SCHEDULE											
3 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			N/A	
	LOC	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP
EDGE	325	0.54	2.19	1764	2.94	3.42	352	0.59	0.71		
EAVE		0.54	2.19		2.94	10.0		1.17	3.38		
TOTAL		1.08	4.38		5.88	13.42		1.17	4.09		



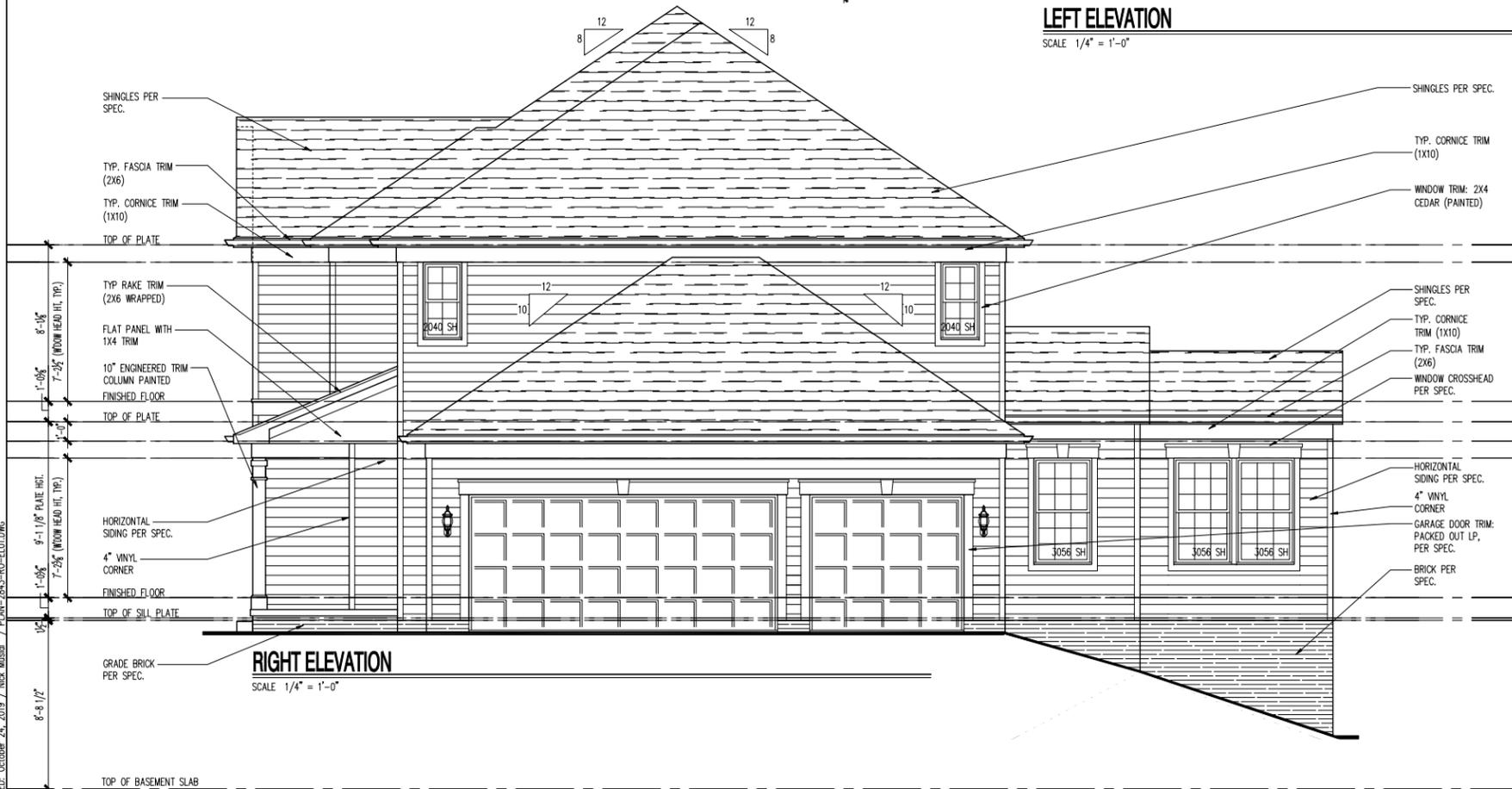
ROOF PLAN

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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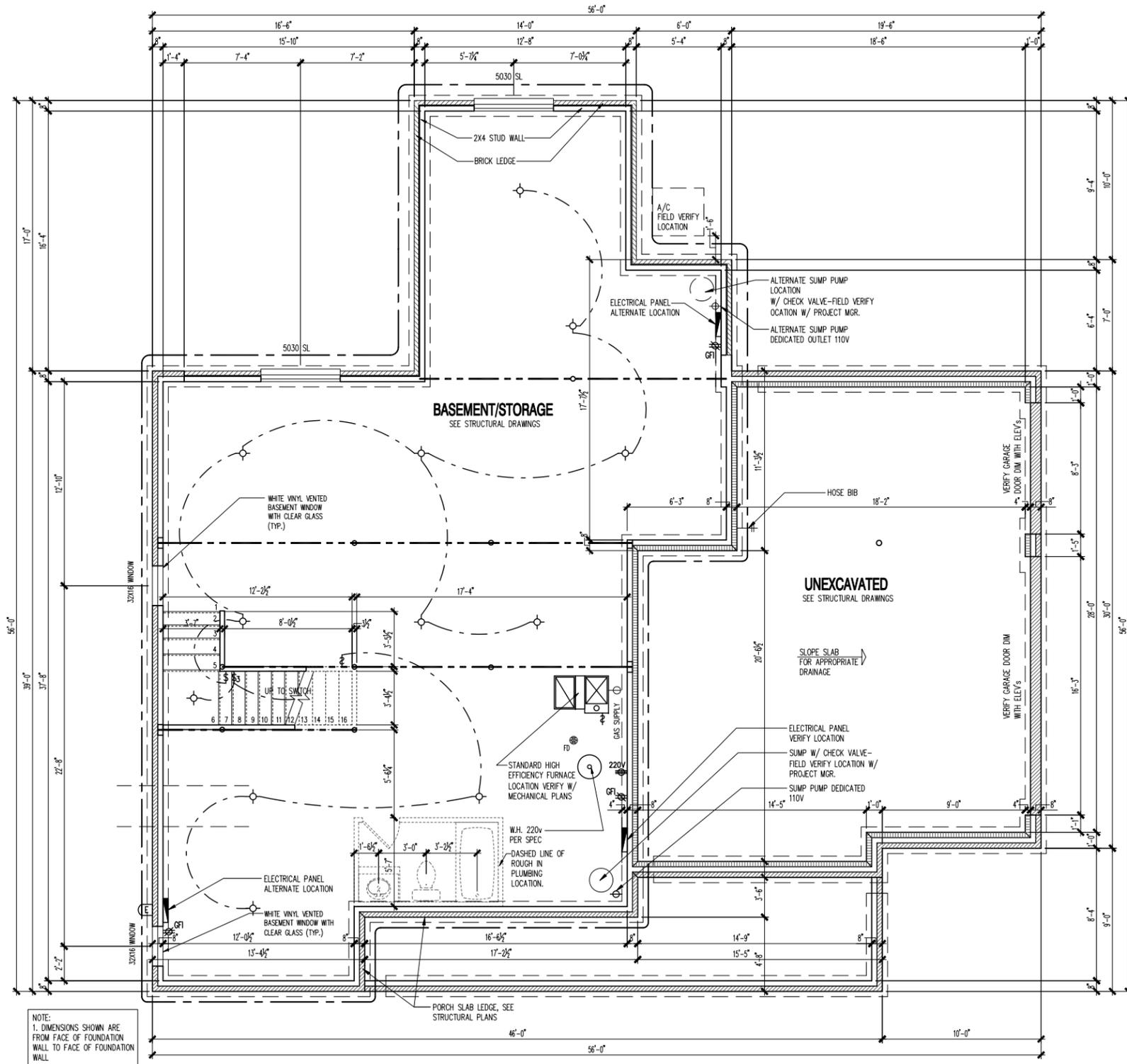
Elevation - 3
Side Elevations and Roof Plan

REV #	DATE	DESCRIPTION

PROJECT TYPE SINGLE FAMILY
COMMUNITY NAME RIVER OAKS LOT 47 LAWSON COMMUNITY ID
GARAGE HANDING GARAGE RIGHT
SPECIFICATION LEVEL TBD
PLAN NAME CRAWFORD NPS PLAN NUMBER TBD LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME PLAN 2843
SHEET 7.03a3

PLOTTED: October 24, 2019 / Nick Mussel / PLAN-2843-RC-ELOI.DWG

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS
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NOTE:
1. DIMENSIONS SHOWN ARE FROM FACE OF FOUNDATION WALL TO FACE OF FOUNDATION WALL

FOUNDATION PLAN

1/4" = 1'-0"

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387 Medina Rd. Suite 1700
Medina, OH 44256



Full Basement Foundation Plan

PRODUCTION MANAGER
Jeremy Hishzman
CURRENT RELEASE DATE: 10/24/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 47
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

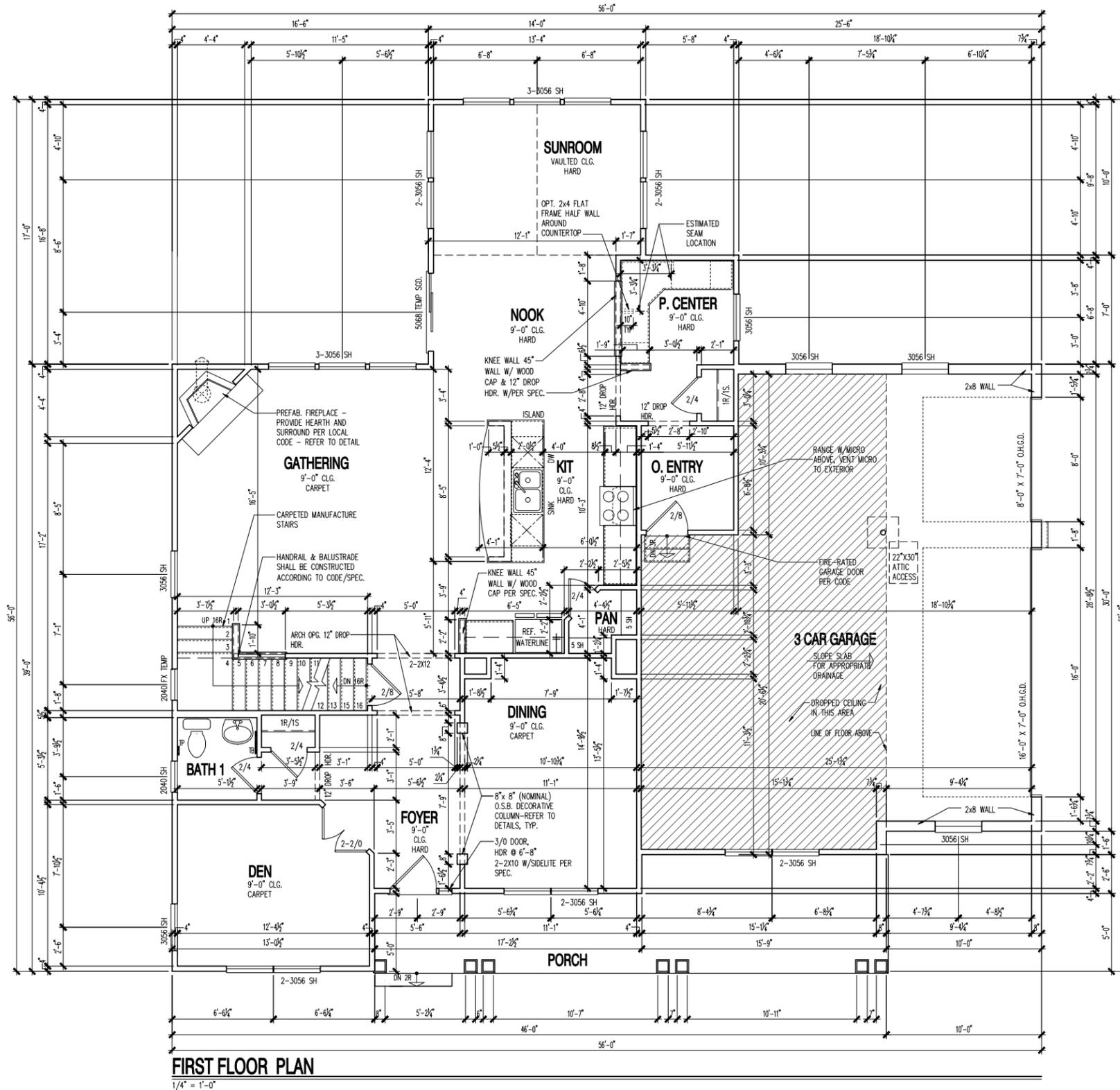
PLAN NAME
CRAWFORD
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
1.30a

ENGINEER OF RECORD: MULHERN & KULP ENGINEERING
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 Heitzman
CURRENT RELEASE DATE: 10/24/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 47
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

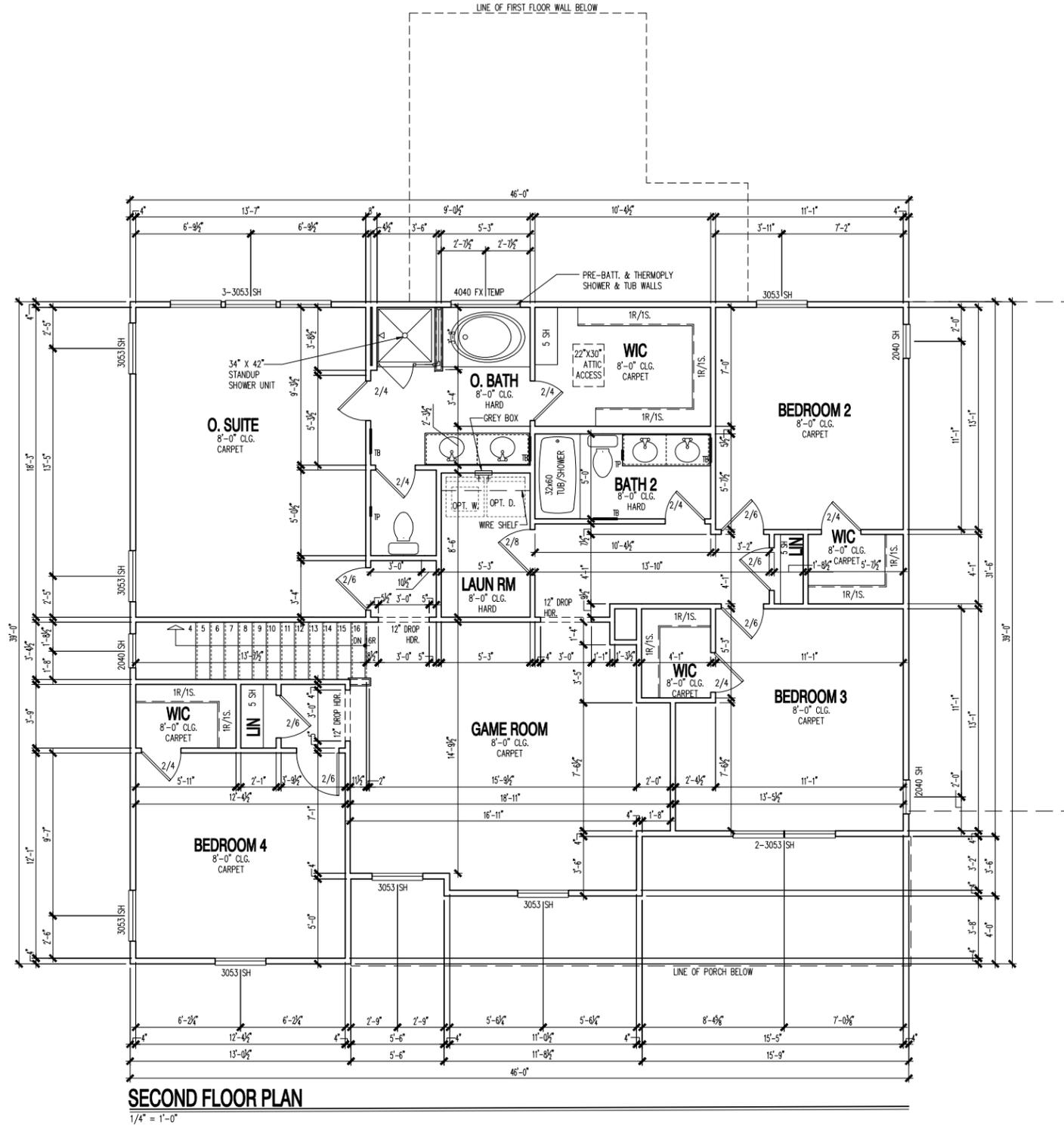
SPECIFICATION LEVEL
TBD

PLAN NAME
CRAWFORD
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
2.10a

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



SECOND FLOOR PLAN

1/4" = 1'-0"

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 387 Medina Rd. Suite 1700
 Medina, OH 44256



Second Floor Plan

PRODUCTION MANAGER
 Jamey Heitzman
 CURRENT RELEASE DATE: 10/24/2019

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 47
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

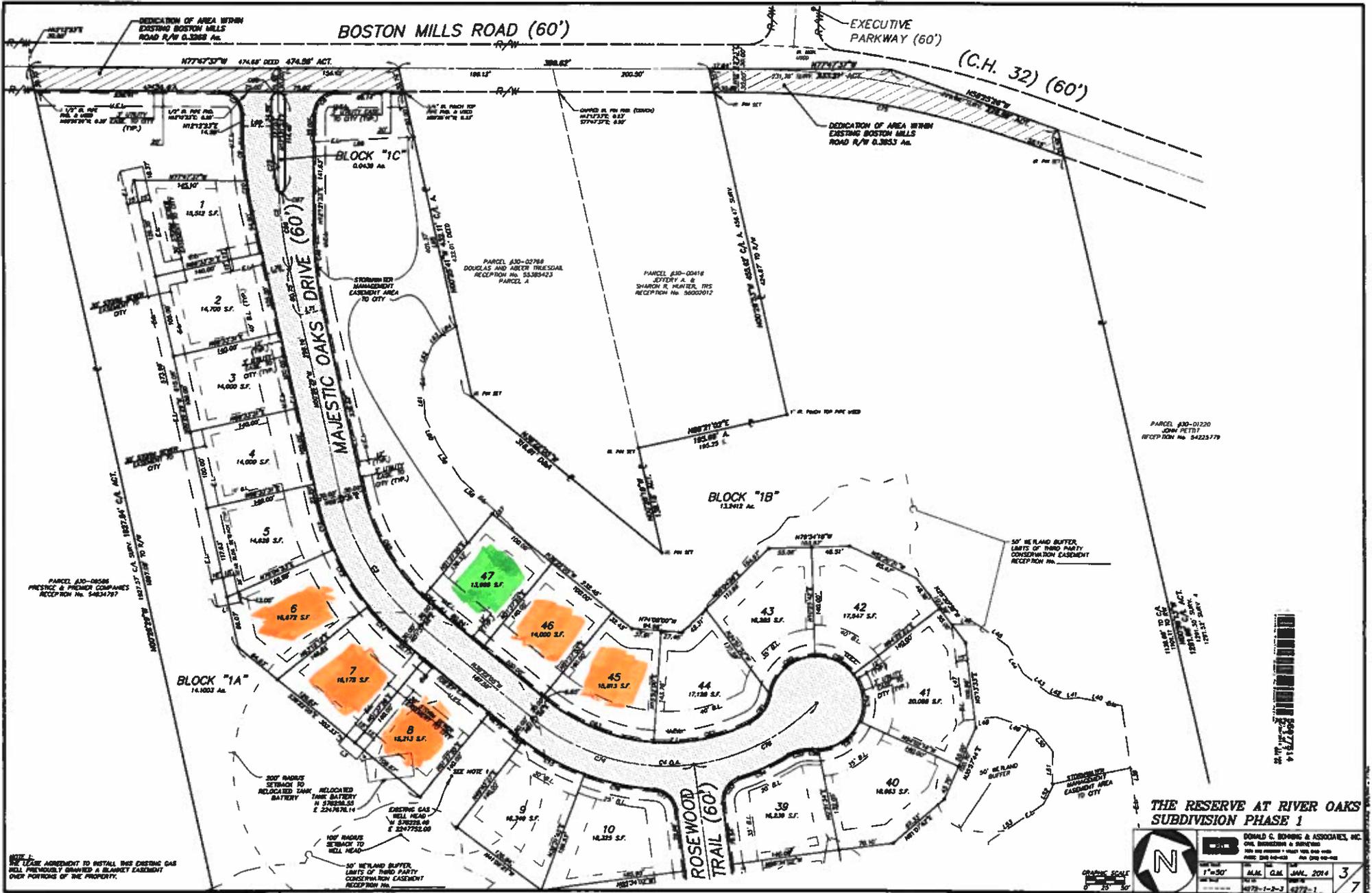
SPECIFICATION LEVEL
TBD

PLAN NAME
CRAWFORD
NPC PLAN NUMBER
TBD
LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME
PLAN 2843

SHEET
2.20a

ENGINEER OF RECORD: MULHERN & KULP ENGINEERING
 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



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

**THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 1**




DATE	BY	CHK	APP
1/17/14	DM	DM	DM
1/17/14	DM	DM	DM

DONALD C. BIRCH & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 300 W. CENTRAL STREET, SUITE 200
 WILMINGTON, MA 01890-1000
 TEL: 508-653-4100 FAX: 508-653-4101

3
 7

Lot 6



Lot 7



Lot 8



lot 45



Lot 46

