

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



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/BOG ELEV @ P/L  
 IN FRONT OF SUBPLOT'S 147/148  
 ELEV. = 1006.28

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBPLOT 147  
 ON REGAL WOODS DRIVE  
 ELEV. = 1009.18

**\*\*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**  
 \_\_\_\_\_ 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).

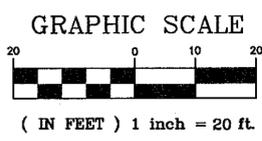
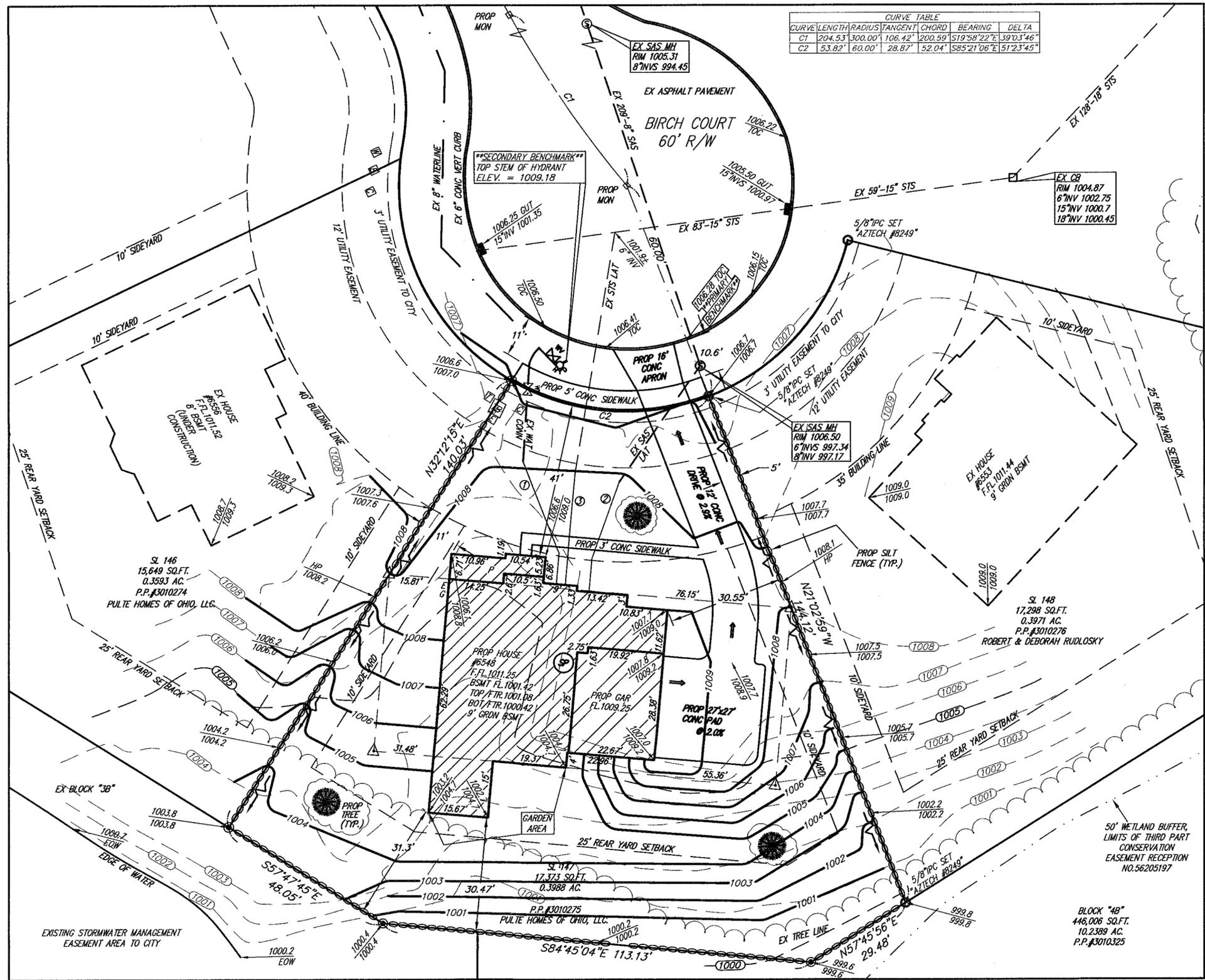
**NOTES:**  
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION  
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

**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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	204.53	300.00'	106.42'	200.59'	S19°58'22"E	39°03'46"
C2	53.82'	60.00'	28.87'	52.04'	S85°21'06"E	51°23'45"



PERCENTAGE OF LOT COVERAGE = 27.4%

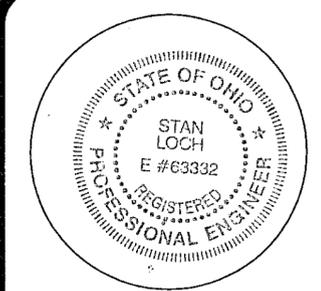
HOUSE COVERAGE = 3,034 SQ.FT.  
 DRIVEWAY COVERAGE = 1,579 SQ.FT.  
 WALKWAY COVERAGE = 151 SQ.FT.  
 TOTAL COVERAGE = 4,764 SQ.FT.

DATE OF SURVEY:  
 AUGUST 25th, 2020

TYPE OF HOUSE:  
 PLAN # EDINBURG  
 ELEVATION: CR2G  
 GAR: 3 CAR SIDE LEFT W/9' GRDN BSMT, GATHERING ROOM EXT & SUNROOM

- 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
  - W = WIRES
  - E = ELECTRIC BOX
  - TB = TRANSFORMER BOX



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

9-22-2020  
 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

SHEET CONTENT

**SITE PLAN FOR PULTE HOMES SUBLOT 147**  
 6548 REGAL WOODS DRIVE IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.4 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

NO.	DATE	DESCRIPTION	BY
1	9/22/20	ADD 3 PROP TREES	KEG

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	8-27-2020
CHECKED BY	DRAWING NO.
SRL	20142977-4
JOB NO.	SHEET
20142977-4	1 OF 1





**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**ATTIC VENT SCHEDULE**

VENTILATION REQUIRED AND SUPPLIED BASED ON THE VENT TYPES, SPACING AND THE FOLLOWING ASSUMPTIONS:  
 \* 1" SQUARE SQUARE VENTS WITH 1" AIR SPACES ARE ASSUMED TO BE EQUIVALENT TO 1" SQUARE VENTS WITH 1" AIR SPACES.  
 \* SQUARE VENTS WITH 1" AIR SPACES ARE ASSUMED TO BE EQUIVALENT TO 1" SQUARE VENTS WITH 1" AIR SPACES.  
 \* SQUARE VENTS WITH 1" AIR SPACES ARE ASSUMED TO BE EQUIVALENT TO 1" SQUARE VENTS WITH 1" AIR SPACES.

ELEVATION CR2G									
ROOF AREA "A"		SQ FIG	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOUR LARGE (24x24)	FOUR SMALL (12x12)	RIDGE VENT (12x12)	SAVE VENT (24x24)	CONT. VENT (12x12)	CONT. VENT (12x12)
FROM CHIT	3.14	3.95	5.81	47.78	0	0	0	0	40.00
AT EAVE	4.74	3.95	4.17	52.22	0	0	0	0	40.00
<b>TOTAL (MIN)</b>	<b>7.91</b>	<b>7.91</b>	<b>7.98</b>	<b>100.00</b>					
FROM CHIT	3.14	3.95	4.00	49.40	0	0	0	0	50.00
AT EAVE	4.74	3.95	4.25	50.60	0	0	0	0	50.00
<b>TOTAL (MIN)</b>	<b>7.91</b>	<b>7.91</b>	<b>8.25</b>	<b>100.00</b>					

ADDITIONAL FOT VENTS MAY BE REQUIRED IF NEEDED TO MEET SPECIFICATIONS AVAILABLE

ELEVATION CR2G									
ROOF AREA "B"		SQ FIG	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOUR LARGE (24x24)	FOUR SMALL (12x12)	RIDGE VENT (12x12)	SAVE VENT (24x24)	CONT. VENT (12x12)	CONT. VENT (12x12)
FROM CHIT	0.00	0.43	0.83	50.00	0	0	0	0	50.00
AT EAVE	0.75	0.43	0.43	50.00	0	0	0	0	50.00
<b>TOTAL (MIN)</b>	<b>1.25</b>	<b>1.25</b>	<b>1.25</b>	<b>100.00</b>					

ADDITIONAL FOT VENTS MAY BE REQUIRED IF NEEDED TO MEET SPECIFICATIONS AVAILABLE

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**Midwest Zone Office**  
1900 E. Golf Road, - Suite 300  
Schaumburg, Illinois 60173



**Elevation Craftsmen 2G**  
**3 Car Side Entry**  
Side Elevations, Roof Plan and Attic Ventilation Schedule

PRODUCTION NUMBER	DATE	BY	DESCRIPTION
DATE REVISED DATE	09/09/2016		
CURRENT REVISION DATE	09/18/2020		

DATE ISSUED / REVISION  
 DRAWING NUMBER  
**LEFT**  
 PROJECT NUMBER  
**EDINBURG**  
**2982.500.00 NPC**  
 SHEET NUMBER  
**LOT 147**

SHEET  
**A3-CR2G**  
**358.2**

ROUTE: September 22, 2020 / Mid-Mark / 2382-EDINBURG-3-CAR-SIDE-ENTRANCE-022020MS

NOTE: SCALES INDICATED ON DRAWINGS RELATIVE TO FULL SIZE. PLOTS ON 25x34" SHEETS - TYPICAL SHEETS REPRESENT 1/2" SCALE PLOTS









NOTE: THE LEASE AGREEMENT TO INSTALL THE PREVIOUSLY GRANTED A BLANKET EASE ON THE PROPERTY, THE BLANKET EASE



1782133 AC

Lot 145

Cleveland Division  
387 Medina Rd. Suite 1700  
Medina, OH 44126



Residential -  
Front and Rear Elevations

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

OWNER: THE SINGLE FAMILY  
PROJECT: RIVER OAKS LOT 145

CONTRACTOR: GARAGE LEFT

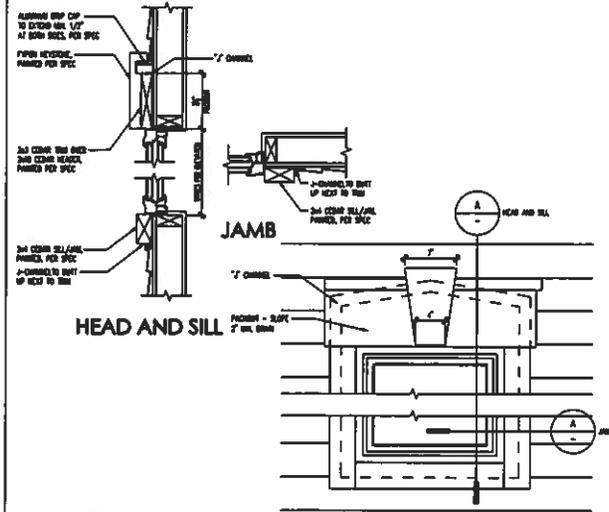
TRD

NEWBROOK

PLANS/145

7.01a1

ALL DIMENSIONS UNLESS OTHERWISE NOTED TO FALL ON FACE OF FINISH SURFACE - UNLESS OTHERWISE SPECIFIED  
 ARCHITECT OF RECORD: MARSHALL & PAUL ENGINEERS  
 ARCHITECT OF RECORD: MARSHALL & PAUL ENGINEERS



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



**REAR ELEVATION - REV.1**  
SCALE: 1/4" = 1'-0"



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

SHEET: FRONT & REAR ELEVATIONS / 7.01a1 / 145





