

P.N. 30-10140
Parcel B
Shannondoah, LLC
Doc. No. 56450843

SITE IMPROVEMENT PLAN

Known as being all of Parcel A in a Lot Split Plat for Shannondoah, LLC. Situated in the City of Hudson, County of Summit and State of Ohio and known as being part of Original Lot 91, formerly Hudson Township.

FOR: THE FEIL RESIDENCE

DEED REFERENCE: P.N. 30-10263 (a.k.a. Parcel A)
Prestige & Premier Companies
Document No. 56450844

SITE ADDRESS: 791 Norbury Drive
Hudson, Ohio 44236

BUILDER: Prestige Homes
17 W. Streetsboro St.
Hudson, Ohio 44236
Phone: 330-650-2033
Fax: 330-650-5128



NORTH
GRAPHIC SCALE

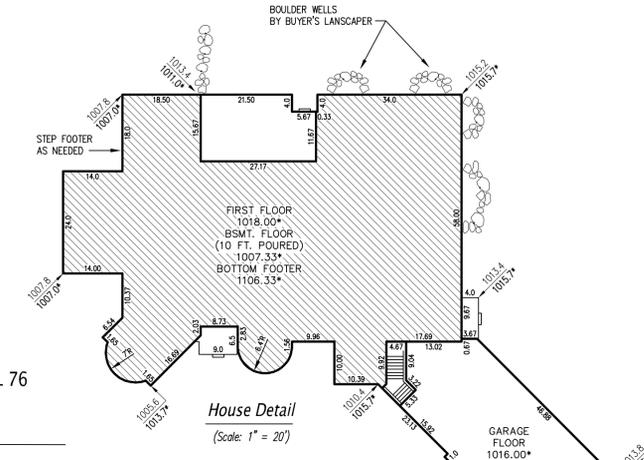


(IN FEET)
1 INCH = 30 FT.
MAY 21, 2019
JUNE 14, 2019

PARCEL A
230,112 SQ. FT.
5.2826 ACRES

EX. POND
WATER ELEV.
1102.04 (5/16/19)

P.N. 30-10140
Parcel B
Shannondoah, LLC
Doc. No. 56450843



House Detail
(Scale: 1" = 20")

Zoning District:

- 1- Suburban Residential Neighborhood
- Minimum Lot Size 1.0 Acre
- Minimum Lot Width 100 Ft.
- Minimum Front Yard Setback 50 Ft.
- Minimum Side Yard Setbacks
- Principal Structure 15 Ft.
- Side Facing Attached Garage 25 Ft.
- Minimum Rear Yard Setback
- Principal Structure 50 Ft.
- Accessory Garage 15 Ft.

NOTES:

- XXXXX PROPOSED ELEVATION
- XXXX EXISTING ELEVATION
- XXXXX PROP. CONTOUR
- INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.
- BENCH MARK: TOP OF HYDRANT NORTH SIDE OF NORBURY DRIVE FRONT OF 791 NORBURY DRIVE ELEVATION = 1012.07 (NAVD 1988)
- MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.
- MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.
- VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.
- UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.
- THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".
- THERE SHALL BE NO DISTURBANCE OF ANY KIND OR STORAGE OF MATERIALS TO OCCUR BEYOND THE SILT FENCE.
- A/C UNIT WILL BE LOCATED OUT OF PUBLIC VIEW. STEP FOOTERS AS NEEDED.
- SUMP PUMP MAY BE REQUIRED FOR FOOTER DRAIN.
- CONTRACTOR TO VERIFY STORM AND SANITARY CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.
- THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.
- 5/8" CAPPED IRON PIN TO BE SET
- IRON PIN FOUND



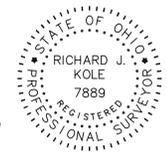
APPROVALS:

ENGINEER _____ DATE _____
LANDSCAPE ARCHITECT _____ DATE _____

Certification:

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole 6/14/19
Richard J. Kole, Reg. Surveyor #7889 Date

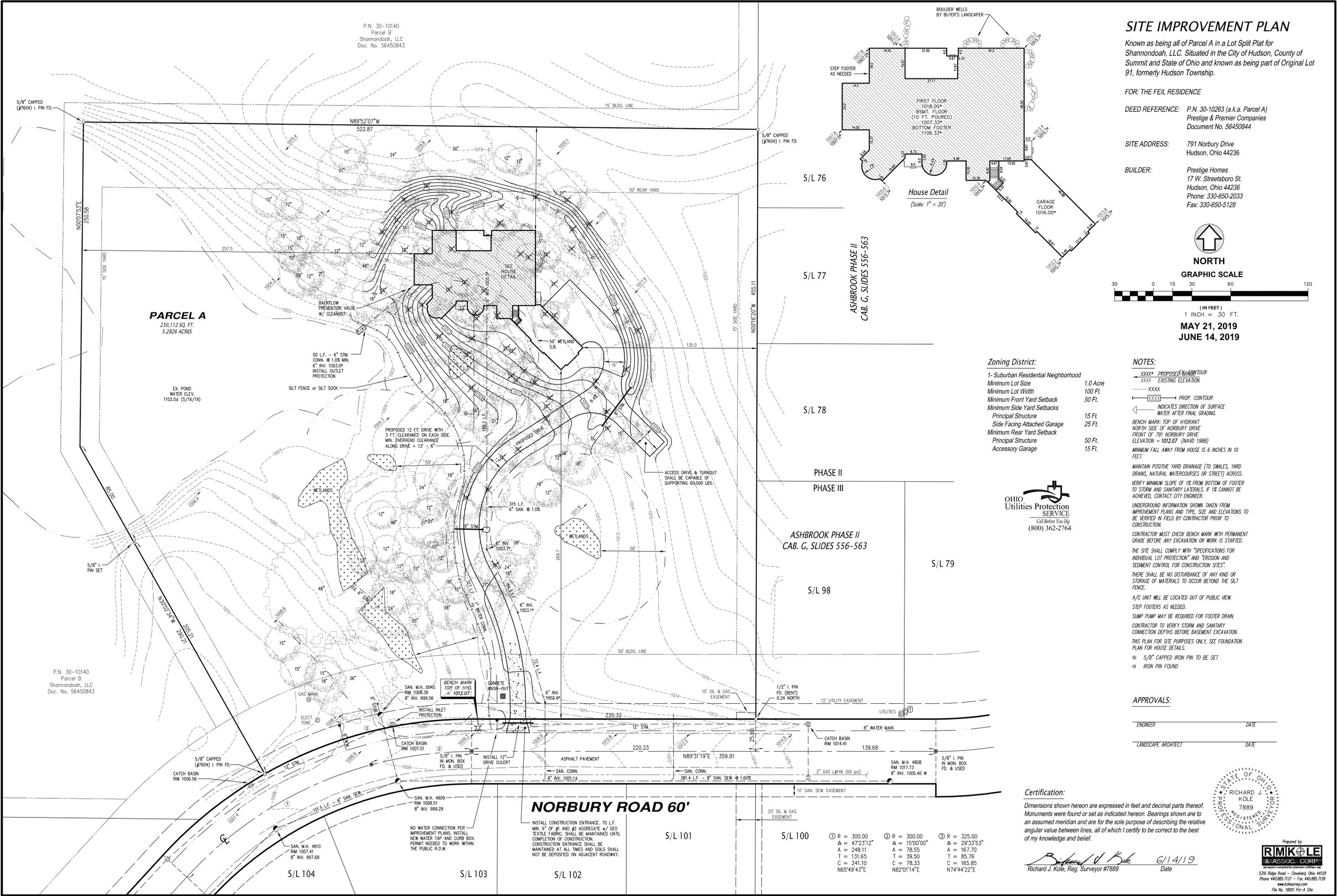


Prepared by
RIMKOLE & ASSOC. CORP.
Surveyors • Consultants • Planners • Utilities • Engineers
5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.rimkole.com
File No. 18001 Pd-A Site

NORBURY ROAD 60'

INSTALL CONSTRUCTION ENTRANCE, 70 L.F. MIN. 6" OF #1 AND #2 AGGREGATE w/ GEO TEXTILE FABRIC. SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL TIMES AND SOILS SHALL NOT BE DEPOSITED ON ADJACENT ROADWAY.

S/L 101	S/L 100
① R = 300.00 Δ = 47°23'12" A = 248.11 T = 131.65 C = 241.10 N65°49'43"E	② R = 300.00 Δ = 15°00'00" A = 78.55 T = 39.50 C = 78.33 N82°01'14"E
	③ R = 325.00 Δ = 29°33'53" A = 167.70 T = 85.76 C = 165.85 N74°44'22"E



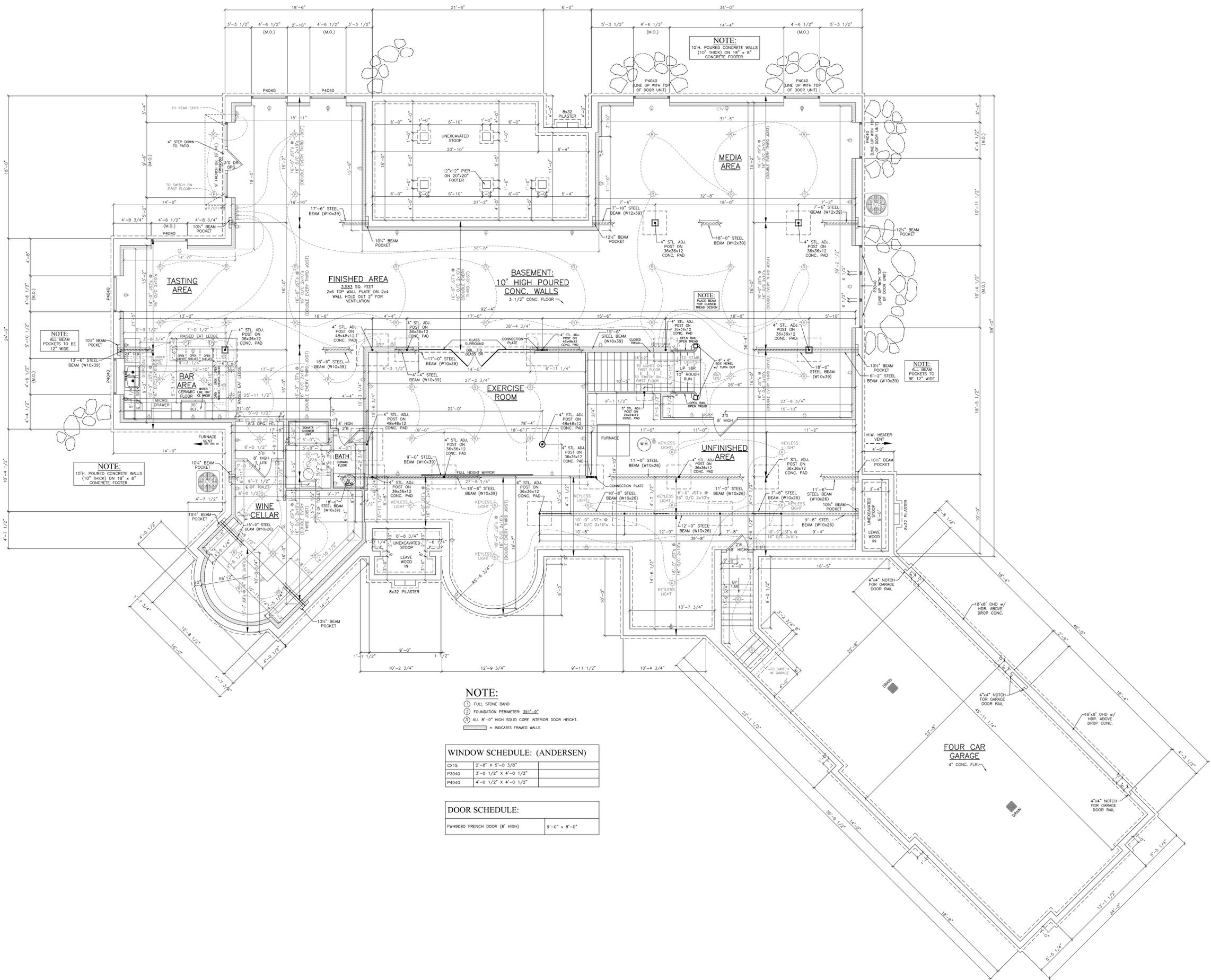
PLANS DRAWN FOR:
 THE FEIL RESIDENCE
 JOB# 05253
 NORBURY DRIVE HUDSON, OHIO 44236

PRESTIGE HOMES
 A PRESTIGE & PREMIER CO.
 © 2019 Prestige & Premier Co.
 PRESTIGE & PREMIER CO. ARCHITECTS
 PRESTIGE & PREMIER CO. ENGINEERS
 PRESTIGE & PREMIER CO. INTERIORS
 PRESTIGE & PREMIER CO. LANDSCAPE ARCHITECTS
 PRESTIGE & PREMIER CO. PLUMBING
 PRESTIGE & PREMIER CO. ELECTRICAL
 PRESTIGE & PREMIER CO. MECHANICAL
 PRESTIGE & PREMIER CO. CONSTRUCTION MANAGEMENT
 PRESTIGE & PREMIER CO. GENERAL CONTRACTORS
 PRESTIGE & PREMIER CO. HOMEOWNERS ASSOCIATION

CUSTOM PLAN
 FOUNDATION PLAN
 PRELIMINARY

DRAWN BY: MAP
 DATE: 3/15/19
 R1 3/20/19 MAP
 R2 3/28/19 MAP
 R3 4/3/19 MAP
 R4 4/16/19 MAP
 R5 4/17/19 MAP
 5/08/19 MAP

LIVING AREA: 6,800 SQ.FT.
 SCALE: 1/4" = 1'-0"
 FILE NAME: 05253-FEL



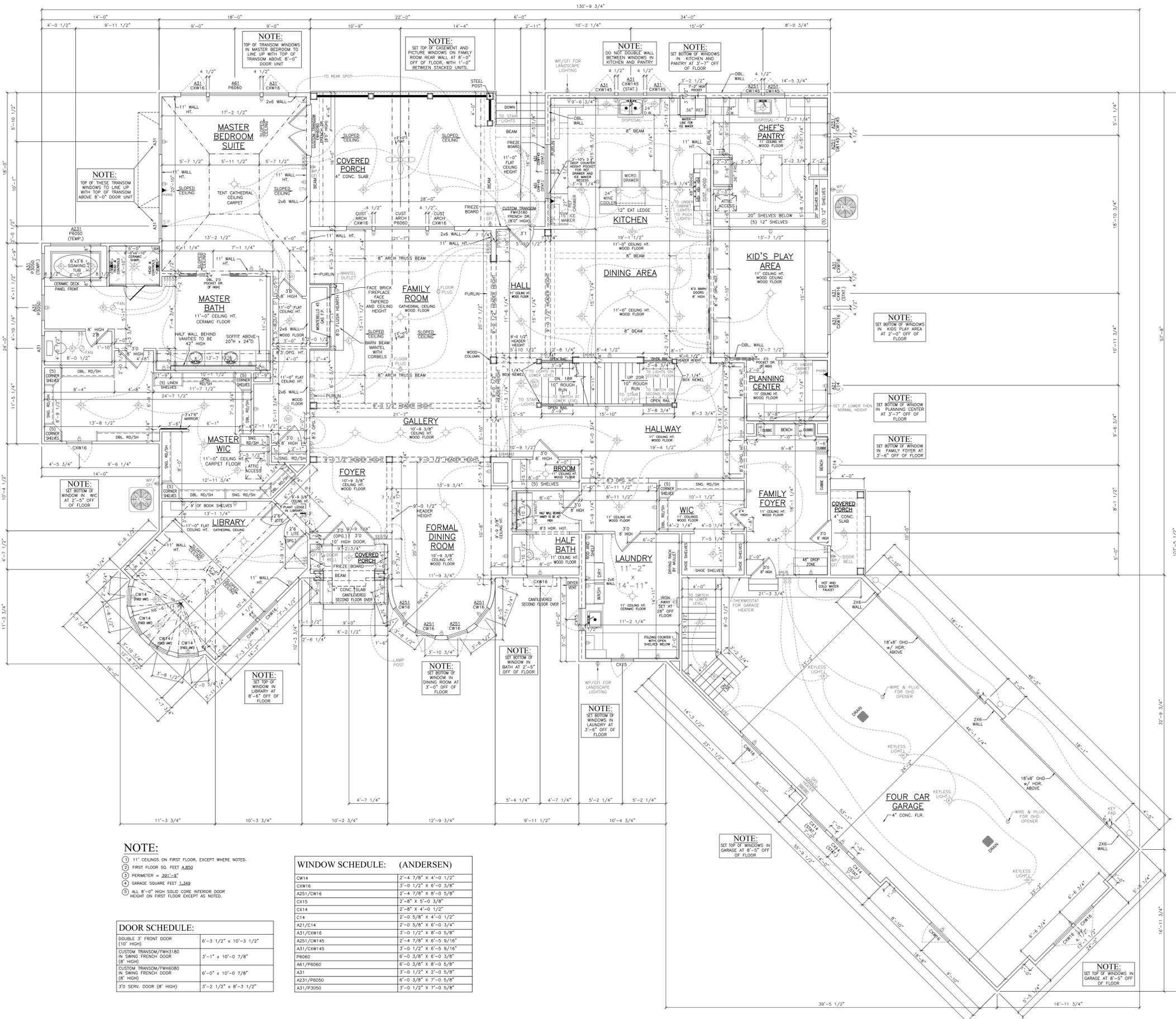
NOTE:
 ① FULL STONE BAND
 ② FOUNDATION PERIMETER: 331'-9"
 ③ ALL 8'-0" HIGH SOLID CORE INTERIOR DOOR HEIGHT.
 — = INDICATES FRAMED WALLS

WINDOW SCHEDULE: (ANDERSEN)

CX15	2'-8" X 5'-0 3/8"
P3040	3'-0 1/2" X 4'-0 1/2"
P4040	4'-0 1/2" X 4'-0 1/2"

DOOR SCHEDULE:

FW9080 FRENCH DOOR (8' HIGH)	9'-0" X 8'-0"
------------------------------	---------------



NOTE:
 ① 11' CEILINGS ON FIRST FLOOR, EXCEPT WHERE NOTED.
 ② FIRST FLOOR SQ. FEET 6,850
 ③ PERIMETER = 321'-8"
 ④ GARAGE SQUARE FEET 3,269
 ⑤ ALL 8'-0" HIGH SOLID CORE INTERIOR DOOR HEIGHT ON FIRST FLOOR EXCEPT AS NOTED.

DOOR SCHEDULE:

DOUBLE 3' FRONT DOOR (10' HIGH)	6'-3 1/2" x 10'-3 1/2"
CUSTOM TRANSOM/FWH3160 IN SWING FRENCH DOOR (6' HIGH)	3'-11" x 10'-0" 7/8"
CUSTOM TRANSOM/FWH6060 IN SWING FRENCH DOOR (6' HIGH)	6'-0" x 10'-0" 7/8"
3/0 SERV. DOOR (8' HIGH)	3'-2 1/2" x 8'-3 1/2"

WINDOW SCHEDULE: (ANDERSEN)

CW14	2'-4 7/8" x 4'-0 1/2"
CW16	3'-0 1/2" x 6'-0 3/8"
A251/CW16	2'-4 7/8" x 8'-0 5/8"
CX15	2'-8" x 5'-0 3/8"
CX14	2'-8" x 4'-0 1/2"
C14	2'-0 5/8" x 4'-0 1/2"
A21/C14	2'-0 5/8" x 6'-0 3/4"
A31/CW16	3'-0 1/2" x 8'-0 5/8"
A251/CW145	2'-4 7/8" x 6'-5 9/16"
A31/CW145	3'-0 1/2" x 6'-5 9/16"
PR660	6'-0 3/8" x 6'-0 3/8"
A61/PR660	6'-0 3/8" x 8'-0 5/8"
A31	3'-5 1/2" x 2'-0 5/8"
A231/PR650	6'-0 3/8" x 7'-0 5/8"
A31/PR350	3'-0 1/2" x 7'-0 5/8"

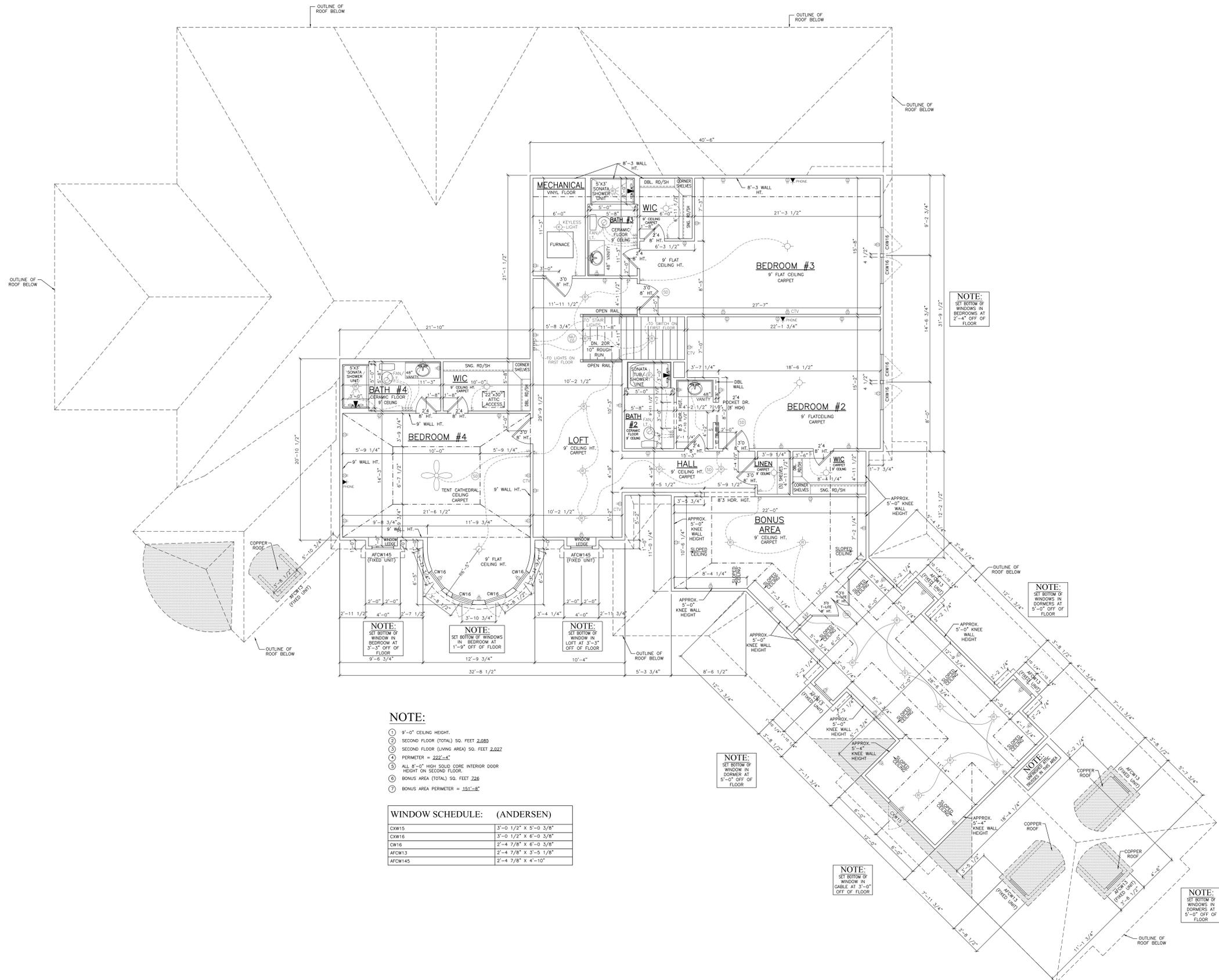
PLANS DRAWN FOR:
 THE FEIL RESIDENCE
 JOB# 05253
 NORBURY DRIVE HUDSON, OHIO 44236

PRESTIGE HOMES
 A PRESTIGE & PREMIER CO.
 © 2019 Prestige & Premier Co.
 WARNINGS - THIS IS A COPYRIGHTED PLAN OF PRESTIGE & PREMIER COMPANIES. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DETAILS ARE TO BE PROVIDED BY PRESTIGE & PREMIER, INC. IN A SEPARATE DOCUMENT.

CUSTOM PLAN
 FIRST FLOOR PLAN
 PRELIMINARY

DRAWN BY: MAP
 DATE: 3/15/19
 R1 3/20/19 MAP
 R2 3/28/19 MAP
 R3 4/3/19 MAP
 R4 4/16/19 MAP
 R5 4/17/19 MAP
 5/08/19 MAP

LIVING AREA: 6,850 SQ. FT.
 SCALE: 1/4" = 1'-0"
 FILE NAME: 05253-FEL



- NOTE:**
- ① 9'-0" CEILING HEIGHT.
 - ② SECOND FLOOR (TOTAL) SQ. FEET 2,085
 - ③ SECOND FLOOR (LIVING AREA) SQ. FEET 2,022
 - ④ PERIMETER = 222'-4"
 - ⑤ ALL 8'-0" HIGH SOLID CORE INTERIOR DOOR HEIGHT ON SECOND FLOOR.
 - ⑥ BONUS AREA (TOTAL) SQ. FEET 226
 - ⑦ BONUS AREA PERIMETER = 151'-8"

WINDOW SCHEDULE: (ANDERSEN)

CXW15	3'-0 1/2" X 5'-0 3/8"
CXW16	3'-0 1/2" X 6'-0 3/8"
CW16	2'-4 7/8" X 6'-0 3/8"
AWC13	2'-4 7/8" X 3'-5 1/8"
AFCW145	2'-4 7/8" X 4'-10"

PLANS DRAWN FOR:
 THE FEIL RESIDENCE
 JOB# 05253
 NORBURY DRIVE HUDSON, OHIO 44236

PRESTIGE HOMES
 A PRESTIGE & PREMIER CO.
 © 2019 Prestige & Premier Co.
 WARNINGS - THIS IS A COPYRIGHT PLAN OF PRESTIGE & PREMIER COMPANIES.
 NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PRESTIGE & PREMIER COMPANIES TO REPRODUCE THIS PLAN.

CUSTOM PLAN
 SECOND FLOOR PLAN
 PRELIMINARY

DRAWN BY: MAP
 DATE: 3/15/19
 R1 3/20/19 MAP
 R2 3/28/19 MAP
 R3 4/3/19 MAP
 R4 4/16/19 MAP
 R5 4/17/19 MAP
 5/08/19 MAP

LIVING AREA: 2,022 SQ. FT.
 SCALE: 1/4" = 1'-0"
 FILE NAME: 05253-FEL



FRONT ELEVATION
DRAFTSMAN RENDERING - GRADE MAY VARY

NOTE:
ALL FRIEZE BOARD, WINDOW WRAP,
DOOR TRIM, CORNER TRIM AND
GABLE RAKES TO BE CEDAR



REAR ELEVATION
DRAFTSMAN RENDERING - GRADE MAY VARY

NOTE:
A/C WILL BE
SCREENED
FROM PUBLIC
VIEW

NOTE:
BOULDER WELL AREA
BY LANDSCAPER

Bonus Area 738 sq. ft.

1st floor	4,850 sq. ft.
2nd floor	2,085 sq. ft.
total	6,935 sq. ft.

Overall Dimensions: 130'-10" x 101'-6"

PLANS DRAWN FOR:
THE FEIL RESIDENCE
JOB# 05253
NORBURY DRIVE HUDSON, OHIO 44236

PRESTIGE HOMES
A PRESTIGE & PREMIER CO.

© 2019 Prestige & Premier Co.
WARNING - THIS IS A COPYRIGHT PLAN OF PRESTIGE & PREMIER COMPANIES.
NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PRESTIGE & PREMIER COMPANIES.

CUSTOM PLAN
FRONT AND REAR ELEVATIONS
PRELIMINARY

DRAWN BY: MAP
DATE: 3/15/19
R1 3/20/19 MAP
R2 3/28/19 MAP
R3 4/3/19 MAP
R4 4/16/19 MAP
R5 4/17/19 MAP
5/08/19 MAP

LIVING AREA: 6,935 SQ.FT. SCALE: 1/4" = 1'-0"
FILE NAME: 05253-FEL



RIGHT ELEVATION
DRAFTSMAN RENDERING - GRADE MAY VARY

NOTE:
A/C WILL BE
SCREENED
FROM PUBLIC
VIEW

NOTE:
BOULDER WELL AREA
BY LANDSCAPER.



LEFT ELEVATION
DRAFTSMAN RENDERING - GRADE MAY VARY

NOTE:
A/C WILL BE
SCREENED
FROM PUBLIC
VIEW

PLANS DRAWN FOR:
THE FEIL RESIDENCE
JOB# 05253
NORBURY DRIVE HUDSON, OHIO 44236

PRESTIGE HOMES
A PRESTIGE & PREMIER CO.

© 2019 Prestige & Premier Co.
WARNING - THIS IS A COPYRIGHT PLAN OF PRESTIGE & PREMIER COMPANIES.
NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PRESTIGE & PREMIER COMPANIES.

CUSTOM PLAN
SIDE ELEVATIONS

PRELIMINARY
FOR
STRUCTURAL PURPOSES, APPROVED
BY PRESTIGE HOMES INC.

DRAWN BY: MAP
DATE: 3/15/19
R1 3/20/19 MAP
R2 3/28/19 MAP
R3 4/3/19 MAP
R4 4/16/19 MAP
R5 4/17/19 MAP
5/08/19 MAP

LIVING AREA: 6,800 SQ.FT.
SCALE: 1/4" = 1'
FILE NAME: 05253-FEL

Looking North towards the property



Looking South across the street



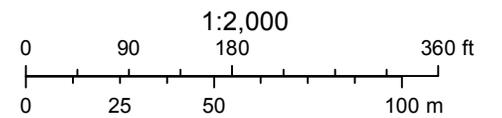
Property to the east



Norbury Look A Likes



May 10, 2019







751





782





804





821



960

