

S/L 158

APPROVALS:

ENGINEER DATE

LANDSCAPE ARCHITECT DATE

SITE IMPROVEMENT PLAN

KNOWN AS BEING SUBLT NO. 160 IN THE CANTERBURY-ON-THE-LAKES NO. 4 AS SHOWN BY THE RECORDED PLAT IN CABINET M, SLIDES 9 THROUGH 17 OF SUMMIT COUNTY PLAT RECORDS AND KNOWN AS BEING PART OF ORIGINAL HUDSON TOWNSHIP LOT 40. NOW SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO.

FOR: THE KISTLER RESIDENCE

BUILDER: PRESTIGE HOMES
17 W. STREETSBORO ST.
HUDSON, OHIO 44236
PHONE: 330-650-2033
FAX: 330-650-5128

SITE INFO: SUBLT NO. 160
P.N. 3009124
WESSINGTON DR.
HUDSON, OHIO 44236

S/L 160
45,363 SQ. FT.

S/L 164

S/L 161

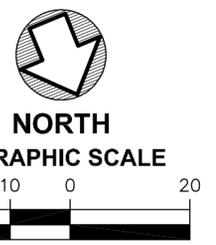
S/L 159

NOTES:

- 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 WITH BATTERY BACKUP.
MUD, SOIL AND OTHER DEBRIS SHALL NOT BE DEPOSITED ONTO PUBLIC ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SUCH AS DIRECTED BY THE CITY OF HUDSON.
CONTRACTOR SHALL MINIMIZE IMPACT TO SURROUNDING RESIDENCES. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN ROADWAY BLOCKING ADJACENT PROPERTIES.

- TREES (OR GROUPING OF TREES) SHALL BE PROTECTED BY 4' ORANGE CONSTRUCTION FENCE ERECTED AT DRIP LINE.
1114.9 INDICATES EXISTING ELEVATION
1117.7\* INDICATES PROPOSED GRADE
--- 1114 --- INDICATES EXISTING CONTOUR LINE
(1115) INDICATES PROPOSED CONTOUR LINE
INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.
BENCH MARK: SANITARY MANHOLE RIM FRONT OF SUBLT NOS. 160 and 161 ELEVATION = 1117.26 (NAVD 1988)
CONTRACTOR TO VERIFY STORM AND SANITARY CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.
THIS PLAN FOR SITE PURPOSES ONLY. SEE FOUNDATION PLAN FOR HOUSE DETAILS.
PROPERTY PIN SET
PROPERTY PIN FOUND
SILT FENCE

- 1 R = 702.51
A = 44°31'25"
T = 287.57
C = 532.28
N69°25'22"W
2 R = 702.51
A = 20°33'22"
T = 127.39
C = 250.69
N57°26'20"W
3 R = 727.51
A = 09°35'28"
T = 121.78
C = 121.64
N72°30'45"W



MARCH 26, 2019
APRIL 18, 2019
APRIL 30, 2019

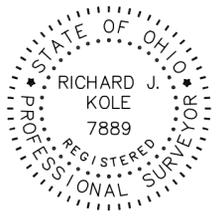
NOTE: CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL TIMES AND SOILS SHALL NOT BE DEPOSITED ON ADJACENT ROADWAY.

BURR OAK WAY 60'

WESSINGTON DRIVE 60'

DIMENSIONS SHOWN ARE HEREON 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, REG. SURVEYOR #7889
DATE 4/30/19



IMPERVIOUS AREA:
6,082 S.F./45,363 S.F.
= 13.4%



5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.kolesurvey.com
File No. 17102-160



**FRONT ELEVATION**  
DRAFTSMAN RENDERING - GRADE MAY VARY

**NOTE:**  
-SHUTTERS ARE OF APPROPRIATE SIZE TO CLOSE OVER WINDOW



**REAR ELEVATION**  
DRAFTSMAN RENDERING - GRADE MAY VARY

**NOTE:**  
-A/C WILL BE SCREENED FROM PUBLIC VIEW

VINYL INSULATED CLEAR GLASS  
RAISED STONE BAND

10" CEDAR COLUMNS WITH CEDAR BEAMS

**NOTE:**  
BOULDER WELL BY BUYER'S LANDSCAPER.

**NOTE:**  
-A/C WILL BE SCREENED FROM PUBLIC VIEW

1st floor	3,349 sq. ft.
2nd floor	1,640 sq. ft.
total	4,989 sq. ft.

Overall Dimensions: 84'-4" x 71'-0"

PLANS DRAWN FOR:  
THE KISTLER RESIDENCE  
JOB# CL160  
6180 WESSINGTON DR, HUDSON, OH 44236

**PRESTIGE HOMES**  
A PRESTIGE & PREMIER CO.

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PARKLEDGE HUDSON 78'  
FRONT AND REAR ELEVATIONS

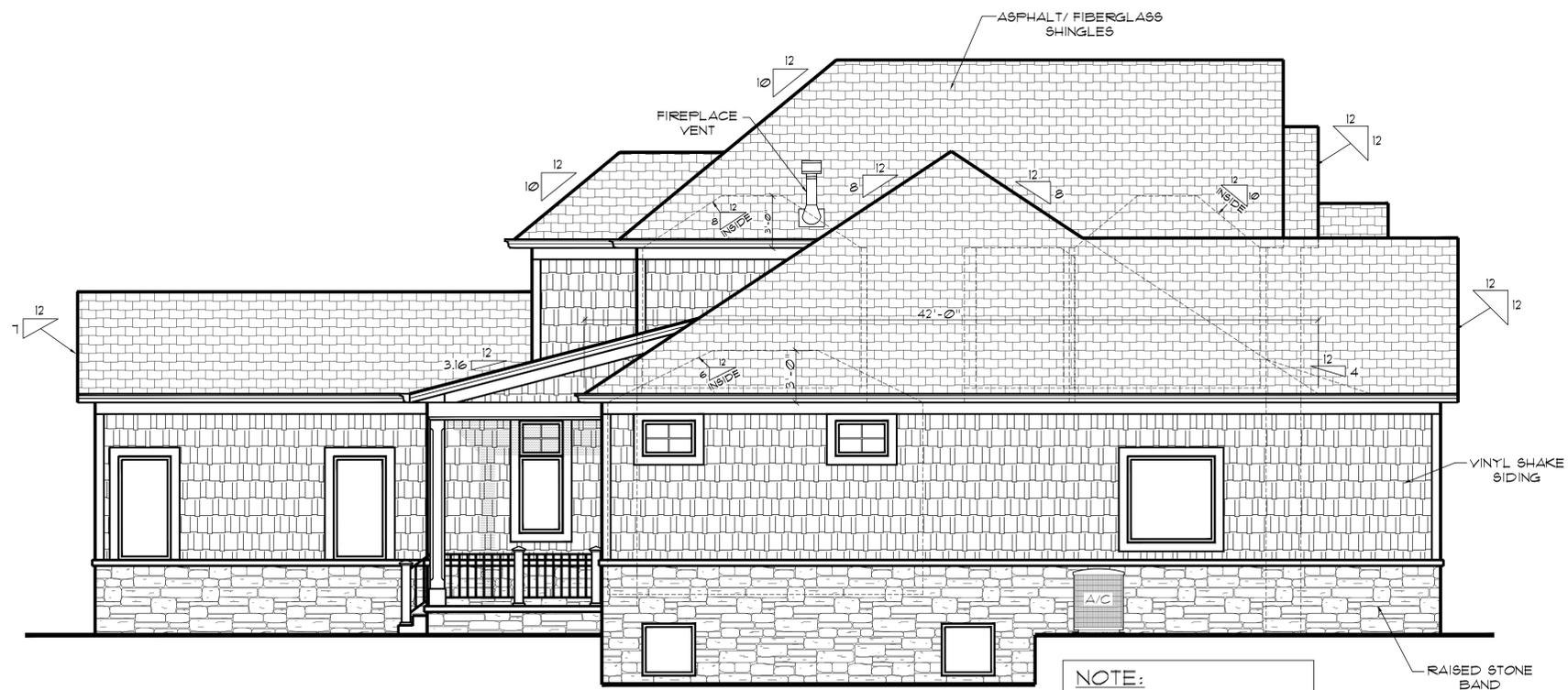
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DATE:	8/08/16
R1	12/28/18 MAP
R2	2/19/19 MAP
R3	3/20/19 JPL
R4	4/2/19 JPL

LIVING AREA: 4,989 SQ.FT. SCALE: 1/4" = 12"  
FILE NAME: CL160-KISTLER



**RIGHT ELEVATION**  
DRAFTSMAN RENDERING - GRADE MAY VARY

**NOTE:**  
-A/C WILL BE SCREENED FROM PUBLIC VIEW



**NOTE:**  
BOULDER WELL BY BUYER'S LANDSCAPER.

**LEFT ELEVATION**  
DRAFTSMAN RENDERING - GRADE MAY VARY

**NOTE:**  
-A/C WILL BE SCREENED FROM PUBLIC VIEW

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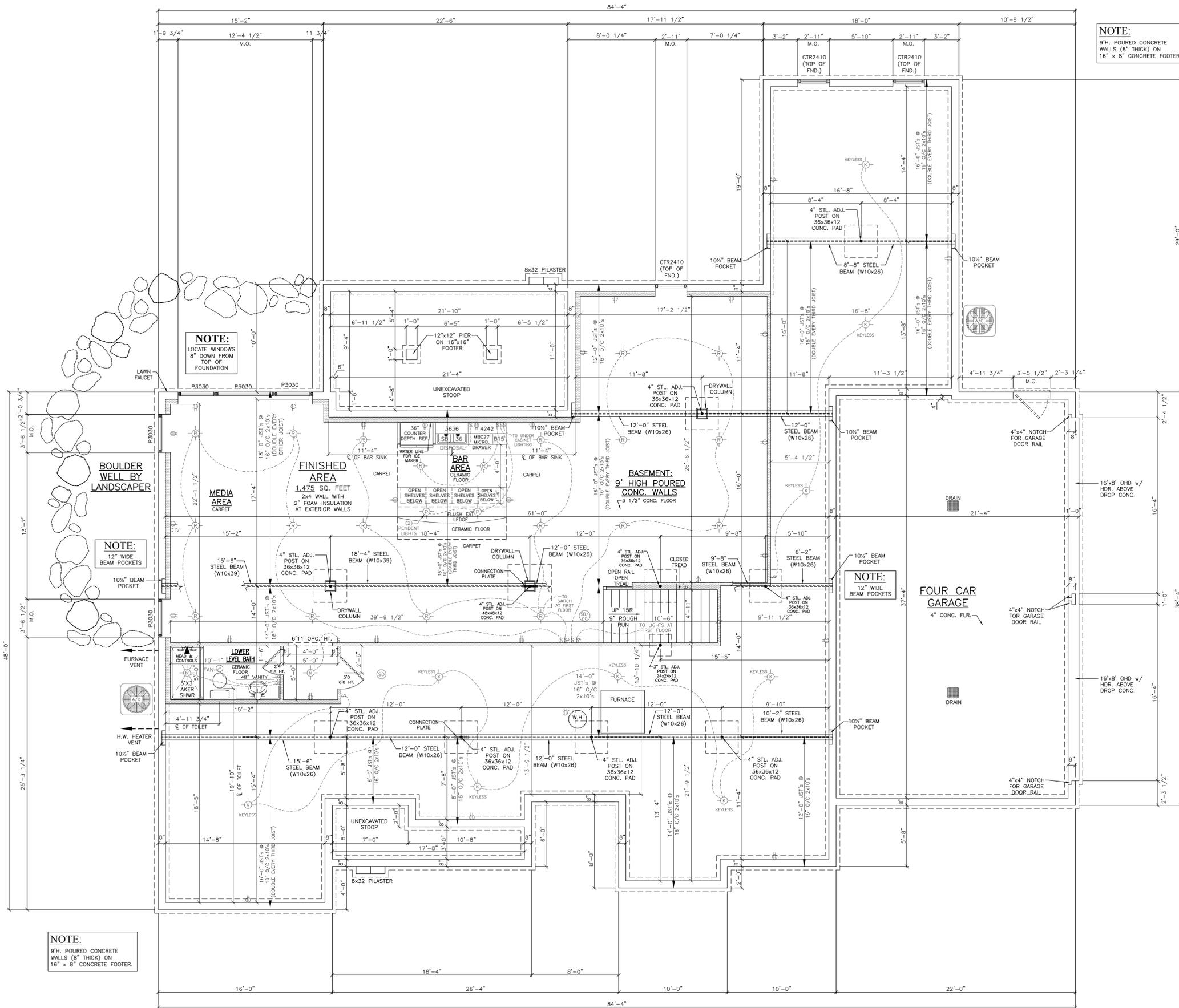
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PARKLEDGE HUDSON 78'  
SIDE ELEVATIONS

DRAWN BY:	MAP/JPL
DATE:	8/08/16
R1	12/28/18 MAP
R2	2/19/19 MAP
R3	3/20/19 JPL
R4	4/2/19 JPL

LIVING AREA: 4,989 SQ.FT. SCALE: 1/4" = 12"  
FILE NAME: CL160-KISTLER



**NOTE:**  
9" H. POURED CONCRETE WALLS (8" THICK) ON 16" x 8" CONCRETE FOOTER.

**NOTE:**  
LOCATE WINDOWS 8" DOWN FROM TOP OF FOUNDATION

**NOTE:**  
12" WIDE BEAM POCKETS

**NOTE:**  
9" H. POURED CONCRETE WALLS (8" THICK) ON 16" x 8" CONCRETE FOOTER.

**WINDOW SCHEDULE: (ANDERSEN)**

P3030	3'-0 1/2" X 3'-0 1/2"	MAS. OPG. = 3'-6 1/2"
P5030	5'-0 3/8" X 3'-0 1/2"	MAS. OPG. = 5'-6 1/2"
CTR2410	2'-4 7/8" X 1'-0 1/2"	MAS. OPG. = 2'-11"

- NOTE:**
- ① FULL STONE BAND
  - ② FOUNDATION PERIMETER: 324'-7"
  - = INDICATES FRAMED WALLS

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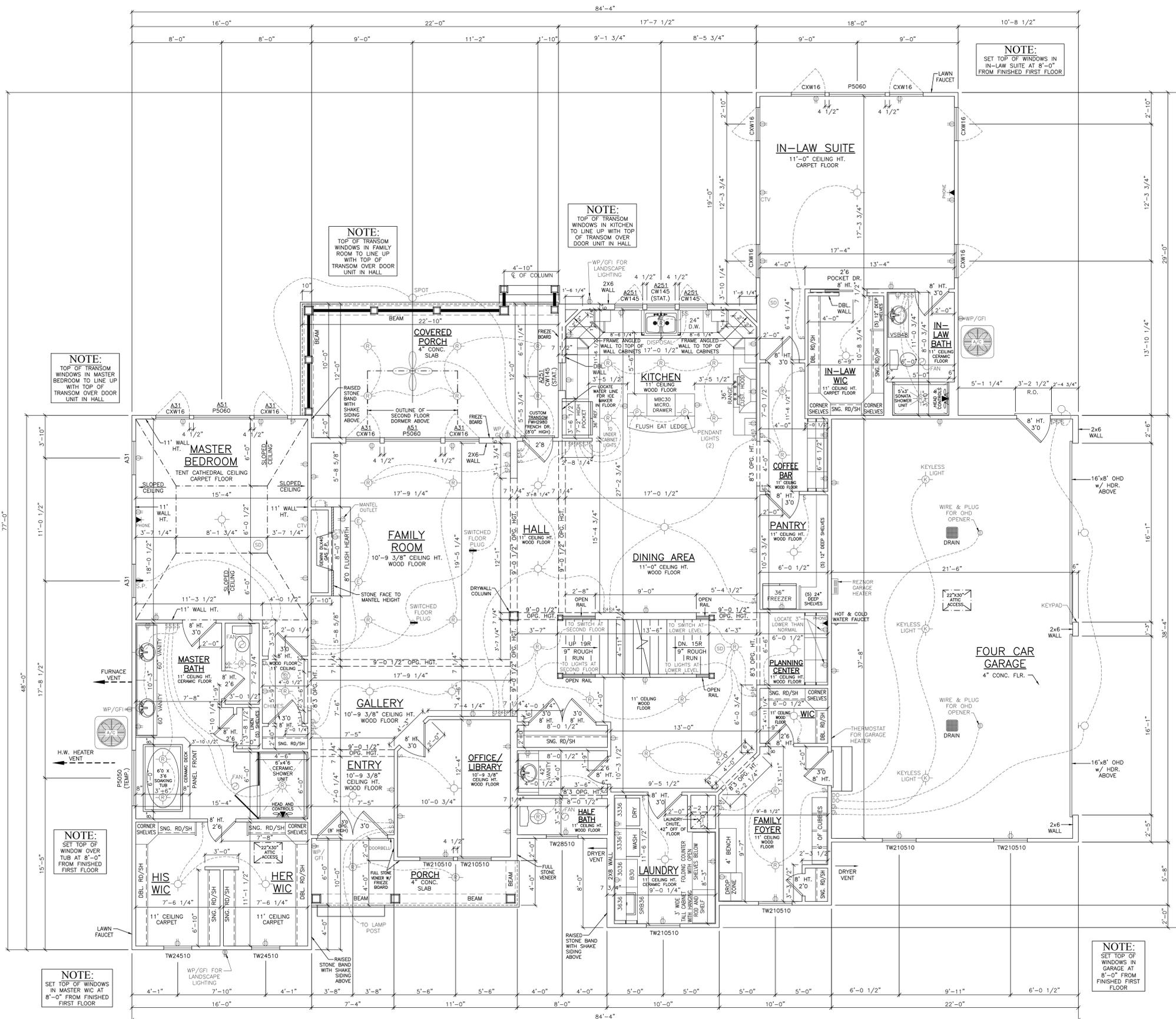
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PARKLEDGE HUDSON 78'  
FOUNDATION PLAN

DRAWN BY:	MAP/JPL
DATE:	8/08/16
R1	12/28/18 MAP
R2	2/19/19 MAP
R3	3/20/19 JPL
R4	4/2/19 JPL

LIVING AREA: 4,989 SQ.FT.  
SCALE: 1/4" = 12"  
FILE NAME: CL160-KISTLER



**NOTE:**  
TOP OF TRANSOM  
WINDOWS IN MASTER  
BEDROOM TO LINE UP  
WITH TOP OF  
TRANSOM OVER DOOR  
UNIT IN HALL

**NOTE:**  
TOP OF TRANSOM  
WINDOWS IN FAMILY  
ROOM TO LINE UP  
WITH TOP OF  
TRANSOM OVER DOOR  
UNIT IN HALL

**NOTE:**  
TOP OF TRANSOM  
WINDOWS IN KITCHEN  
TO LINE UP WITH  
TOP OF TRANSOM OVER  
DOOR UNIT IN HALL

**NOTE:**  
SET TOP OF WINDOWS IN  
IN-LAW SUITE AT 8'-0"  
FROM FINISHED FIRST FLOOR

**NOTE:**  
SET TOP OF  
WINDOW OVER  
TUB AT 8'-0"  
FROM FINISHED  
FIRST FLOOR

**NOTE:**  
SET TOP OF WINDOWS  
IN MASTER WIC AT  
8'-0" FROM FINISHED  
FIRST FLOOR

**NOTE:**  
SET TOP OF  
WINDOWS IN  
GARAGE AT  
8'-0" FROM  
FINISHED FIRST  
FLOOR

**NOTE:**

- 1) 11'-0" CEILINGS, EXCEPT WHERE NOTED
- 2) 8'-0" HIGH SOLID CORE INTERIOR DOOR HEIGHT
- 3) FIRST FLOOR SQ. FEET = 3,349
- 4) PERIMETER = 325'-3"
- 5) GARAGE SQUARE FEET = 840

**DOOR SCHEDULE:**

6'-0" DOUBLE FRONT DOOR (DBL. 3'0 DR.) (8' HIGH)	6'-3 5/8" x 8'-3 1/2"
3'0 SERV. DOOR (8' HIGH)	3'-2 1/2" x 8'-3 1/2"
CUSTOM TRANSOM OVER FWH2980 FRENCH DOOR	2'-9" x 10'-0 7/8"

**WINDOW SCHEDULE: (ANDERSEN)**

TW24510	2'-6 1/8" x 6'-0 7/8"
TW210510	3'-0 1/8" x 6'-0 7/8"
TW28510	2'-10 1/8" x 6'-0 7/8"
A31/CXW16	3'-0 1/2" x 8'-0 5/8"
A251/CW145	2'-4 7/8" x 6'-5 9/16"
A51/P5060	5'-0 3/8" x 8'-0 5/8"
P5050	5'-0 3/8" x 5'-0 3/8"
P5060	5'-0 3/8" x 6'-0 3/8"
A31	3'-0 1/2" x 2'-0 5/8"
CXW16	3'-0 1/2" x 6'-0 3/8"

**NOTE:**

SET TOP OF WINDOWS IN LIBRARY, HALF BATH, LAUNDRY, AND FAMILY FOYER AT 8'-0" FROM FINISHED FIRST FLOOR

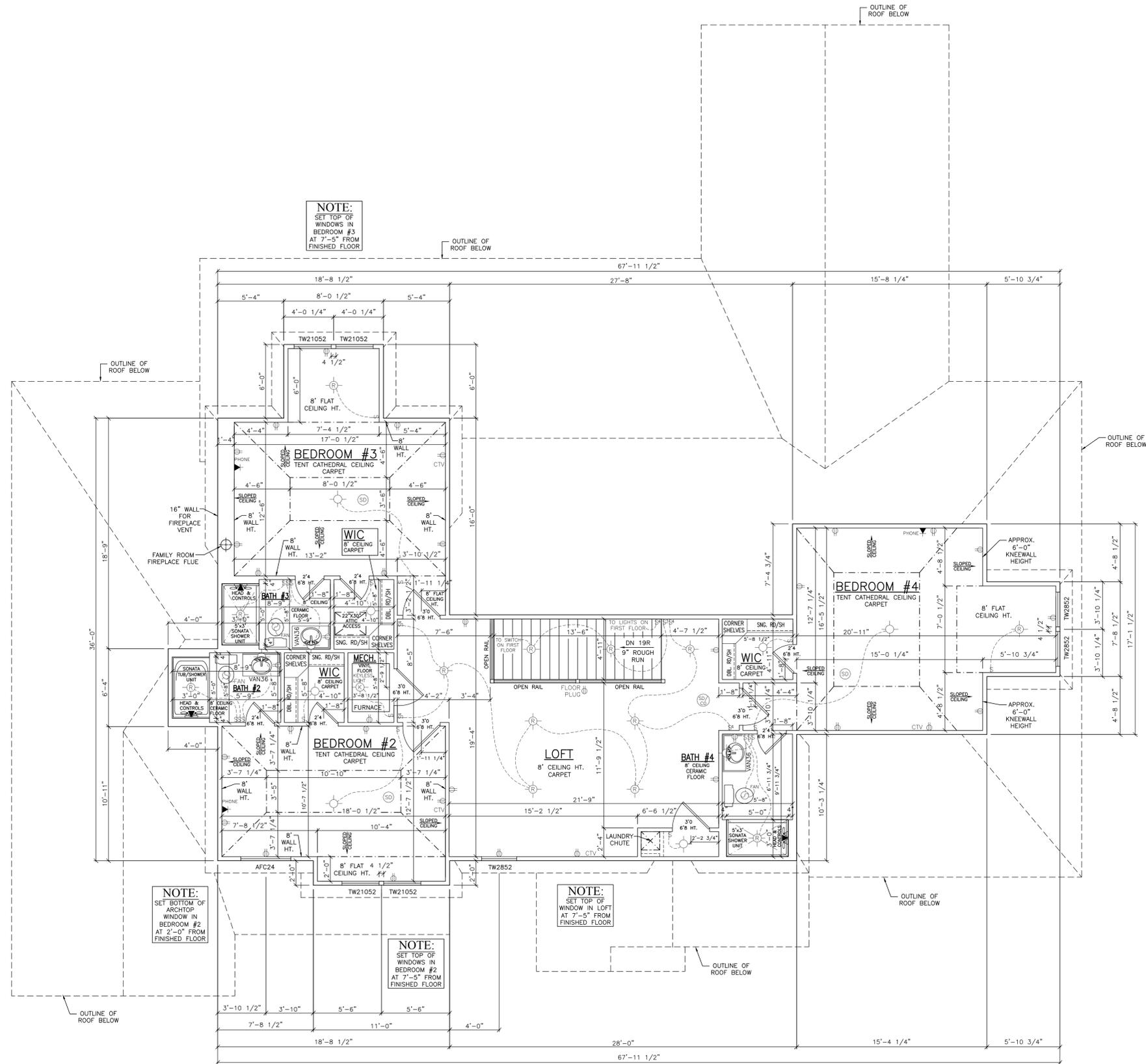
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PARKLEDGE HUDSON 78'  
FIRST FLOOR PLAN

DRAWN BY:	MAP/JPL
DATE:	8/08/16
R1	12/28/18 MAP
R2	2/19/19 MAP
R3	3/20/19 JPL
R4	4/2/19 JPL

LIVING AREA:	4,989 SQ.FT.	SCALE:	1/4" = 1'-0"
FILE NAME:	DL160-KISTLER		



**NOTE:**  
SET TOP OF  
WINDOWS IN  
BEDROOM #3  
AT 7'-5" FROM  
FINISHED FLOOR

**NOTE:**  
SET TOP OF  
WINDOWS IN  
BEDROOM #4  
AT 7'-5" FROM  
FINISHED FLOOR

**NOTE:**  
SET BOTTOM OF  
ARCHTOP  
WINDOW IN  
BEDROOM #2  
AT 2'-0" FROM  
FINISHED FLOOR

**NOTE:**  
SET TOP OF  
WINDOWS IN  
BEDROOM #2  
AT 7'-5" FROM  
FINISHED FLOOR

**NOTE:**  
SET TOP OF  
WINDOW IN LOFT  
AT 7'-5" FROM  
FINISHED FLOOR

**NOTE:**

- ① 8'-0" CEILINGS, EXCEPT WHERE NOTED
- ② 6'-8" HIGH SOLID CORE INTERIOR DOOR HEIGHT
- ③ SECOND FLOOR (TOTAL) SQ. FEET = 1,642
- ④ SECOND FLOOR (LIVING AREA) SQ. FEET = 1,581
- ⑤ PERIMETER = 246'-9"

**WINDOW SCHEDULE: (ANDERSEN)**

TW2852	2'-10 1/8" X 5'-4 7/8"
TW21052	3'-0 1/8" X 5'-4 7/8"
AFC24	4'-0 1/2" X 4'-7"
TWT1823 (IN GABLE)	1'-10 1/8" X 2'-5 7/8"

TWT1823 (STAT.) (IN GABLE)

TWT1823 (STAT.) (IN GABLE)

TWT1823 (STAT.) (IN GABLE)

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THE KISTLER RESIDENCE  
JOB# CL160  
6180 WESSINGTON DR, HUDSON, OH 44236

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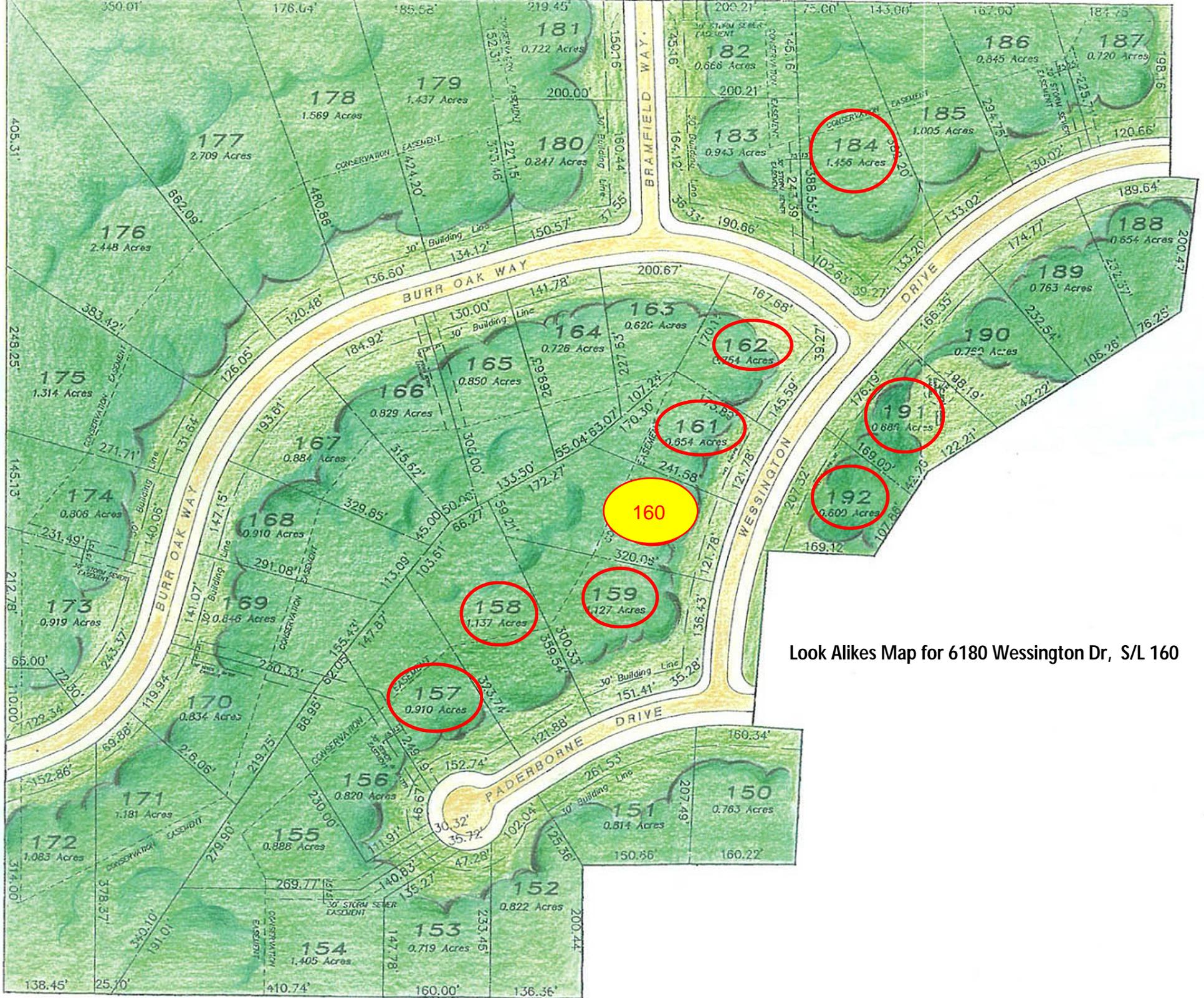
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PARKLEDGE HUDSON 78'  
SECOND FLOOR PLAN

DRAWN BY: MAP/JPL  
DATE: 8/08/16

R1	12/28/18	MAP
R2	2/19/19	MAP
R3	3/20/19	JPL
R4	4/2/19	JPL

LIVING AREA: 4,989 SQ.FT. SCALE: 1/4" = 1'-0"  
FILE NAME: CL160-KISTLER



Look Alikes Map for 6180 Wessington Dr, S/L 160

157





159



161



162



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6208

WILSON  
EXPLORES  
JAY  
LACROSSE

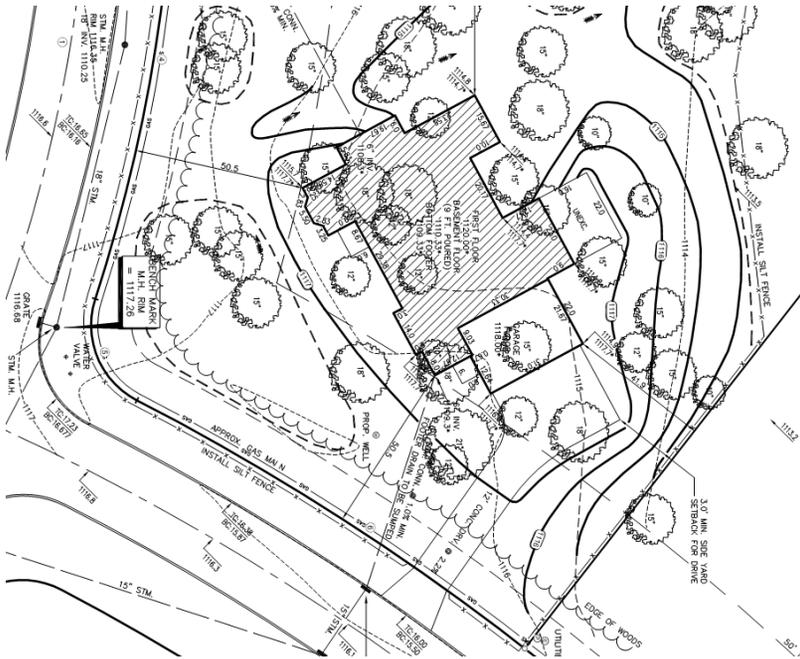
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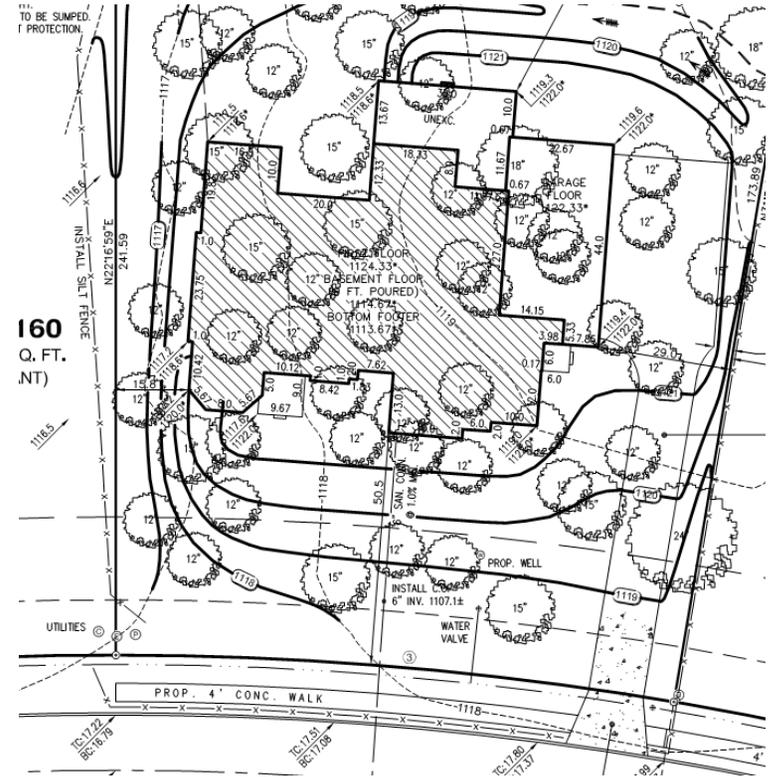
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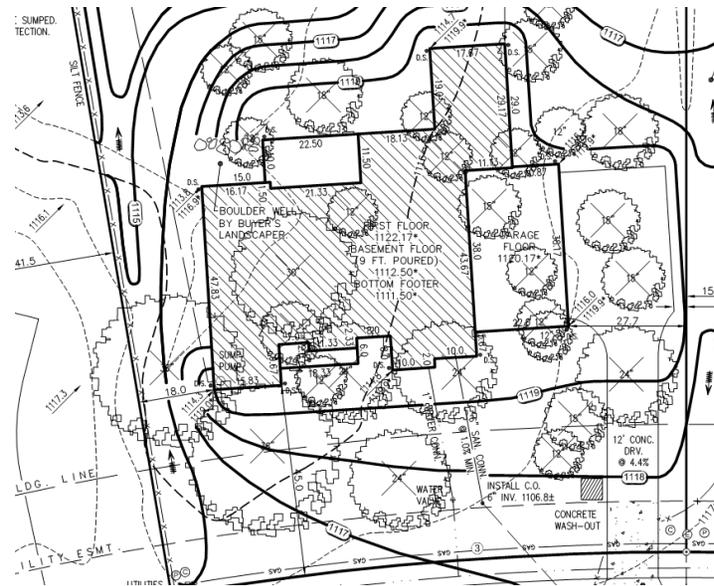
# Setback Study



6176 Wessington, Setback = 50.5'



6184 Wessington, Setback = 50.5'



6180 Wessington (Proposed House),  
Setback = 45'