

SCALE: 1"=20'

**BENCHMARK - BM**

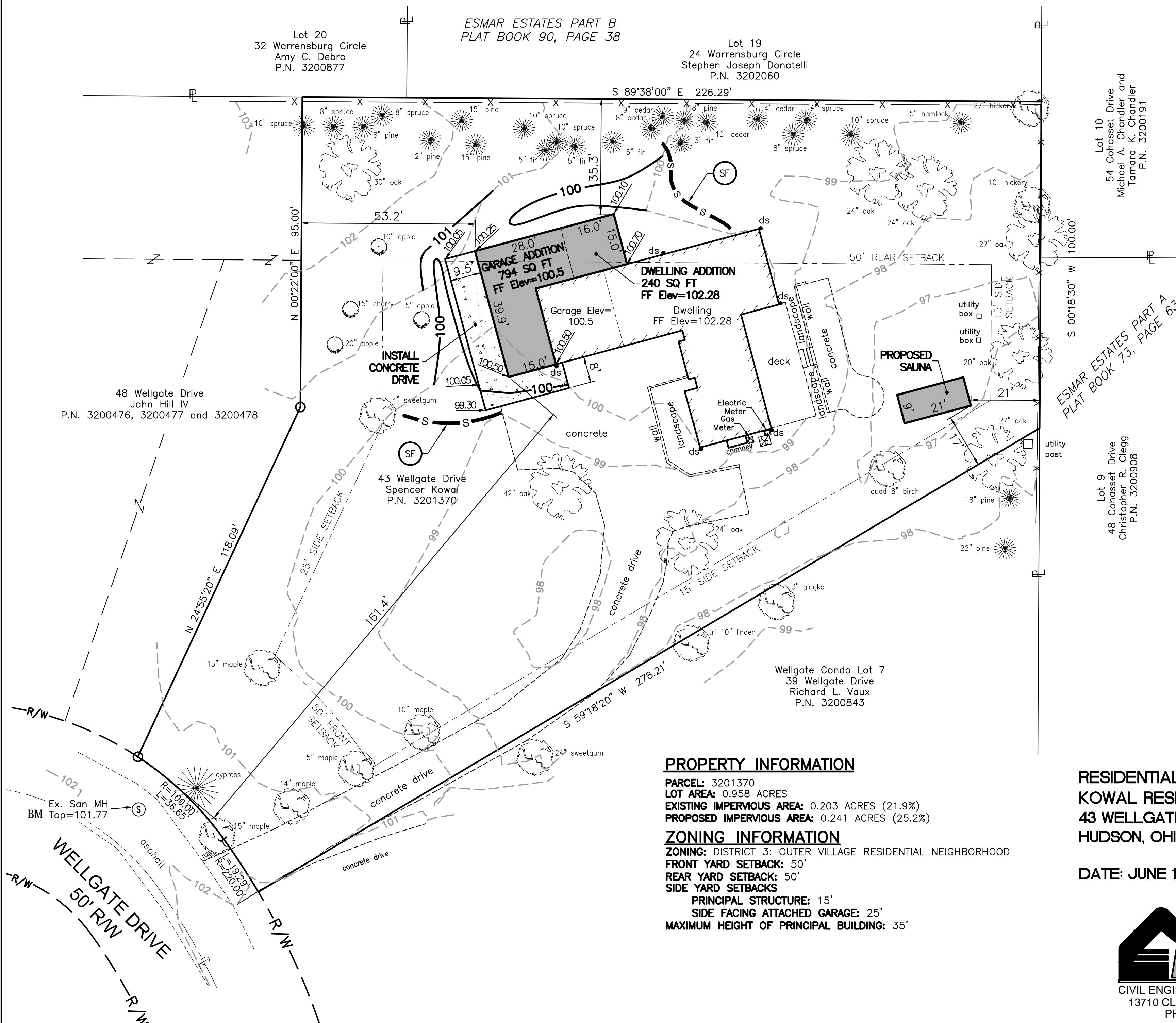
TOP OF CASTING OF EXISTING SANITARY MANHOLE IN WELLGATE DRIVE.

ELEVATION = 101.77 (ASSUMED)

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY:  
JEFFREY A. CORDI, P.S. #8270  
170 HAZEL DRIVE  
NORTHFIELD, OHIO 44067  
330-388-8146  
CordiSurvey@gmail.com

**LEGEND**

- R/W - RIGHT OF WAY
- P — PROPERTY LINE
- CL — CENTER LINE
- ⊙ — SANITARY MANHOLE
- ds — DOWN SPOUT
- ⊠ — GAS METER
- ⊠ — ELECTRIC METER
- — UTILITY BOX
- ⊠ — AIR CONDITION UNIT
- X — X — FENCE
- ⊙ — DECIDUOUS TREE
- ⊙ — CONIFEROUS TREE
- 100/25 — FINISHED GRADE ELEVATION
- 100 — PROPOSED CONTOUR
- 100 — EXISTING CONTOUR
- ⊙ — S — S — SILT FENCE



**PROPERTY INFORMATION**

PARCEL: 3201370  
LOT AREA: 0.958 ACRES  
EXISTING IMPERVIOUS AREA: 0.203 ACRES (21.9%)  
PROPOSED IMPERVIOUS AREA: 0.241 ACRES (25.2%)

**ZONING INFORMATION**

ZONING: DISTRICT 3: OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD  
FRONT YARD SETBACK: 50'  
REAR YARD SETBACK: 50'  
SIDE YARD SETBACKS  
PRINCIPAL STRUCTURE: 15'  
SIDE FACING ATTACHED GARAGE: 25'  
MAXIMUM HEIGHT OF PRINCIPAL BUILDING: 35'

**RESIDENTIAL SITE PLAN  
KOWAL RESIDENCE  
43 WELLGATE DRIVE  
HUDSON, OHIO**

DATE: JUNE 12, 2026



**Artman Engineering**  
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT  
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685  
PHONE: (330) 699-9435 FAX: (330) 699-4005

# KOWAL RESIDENCE 43 WELLGATE DRIVE HUDSON, OH

**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF AN ADDITION TO AN EXISTING, ATTACHED GARAGE.



FRONT ELEVATION



ENTRY DOOR



SIDE ELEVATION - LOCATION OF GARAGE ADDITION



REAR ELEVATION



SIDE ELEVATION



LOCATION OF SAUNA



PROJECT DATE  
08/15/26

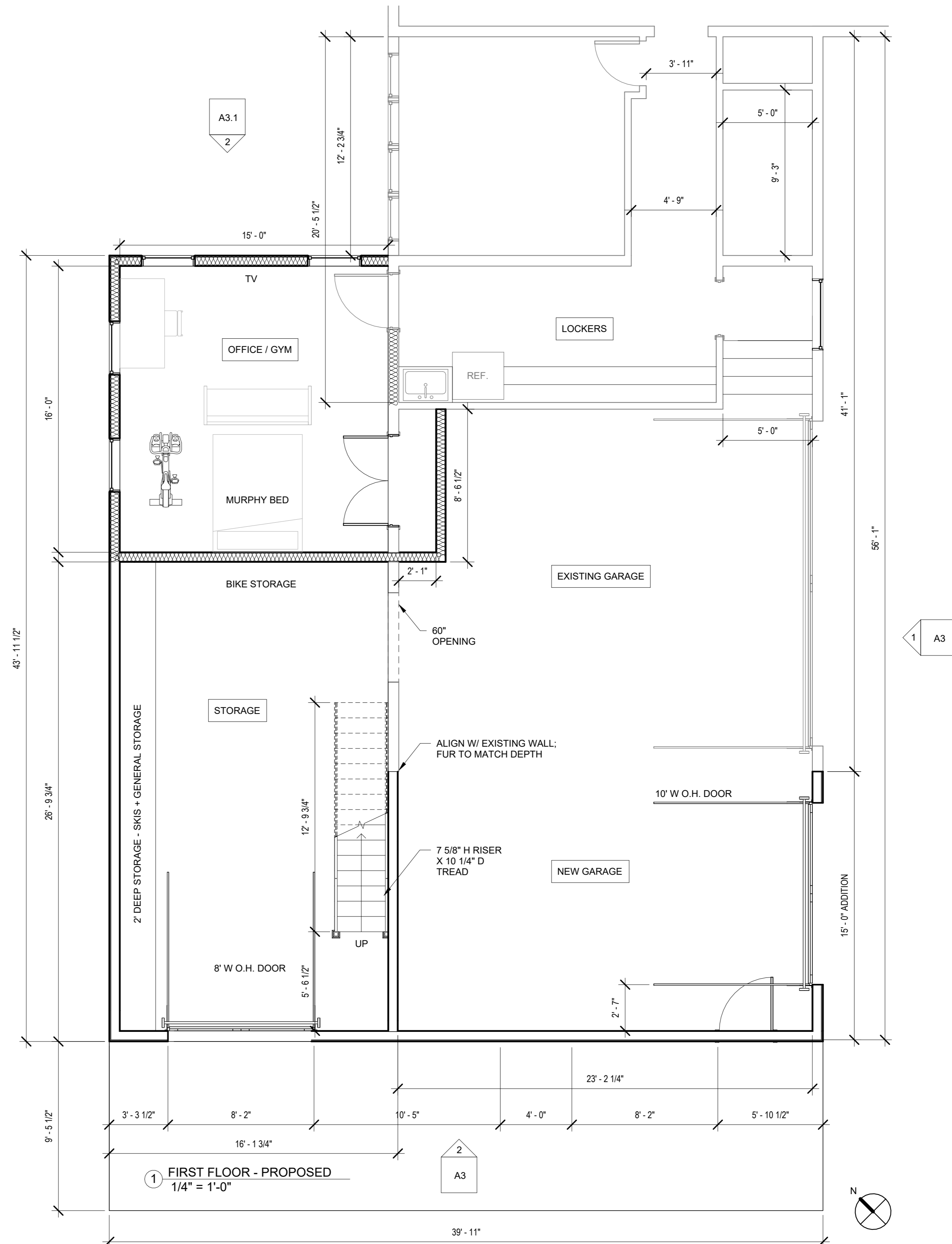
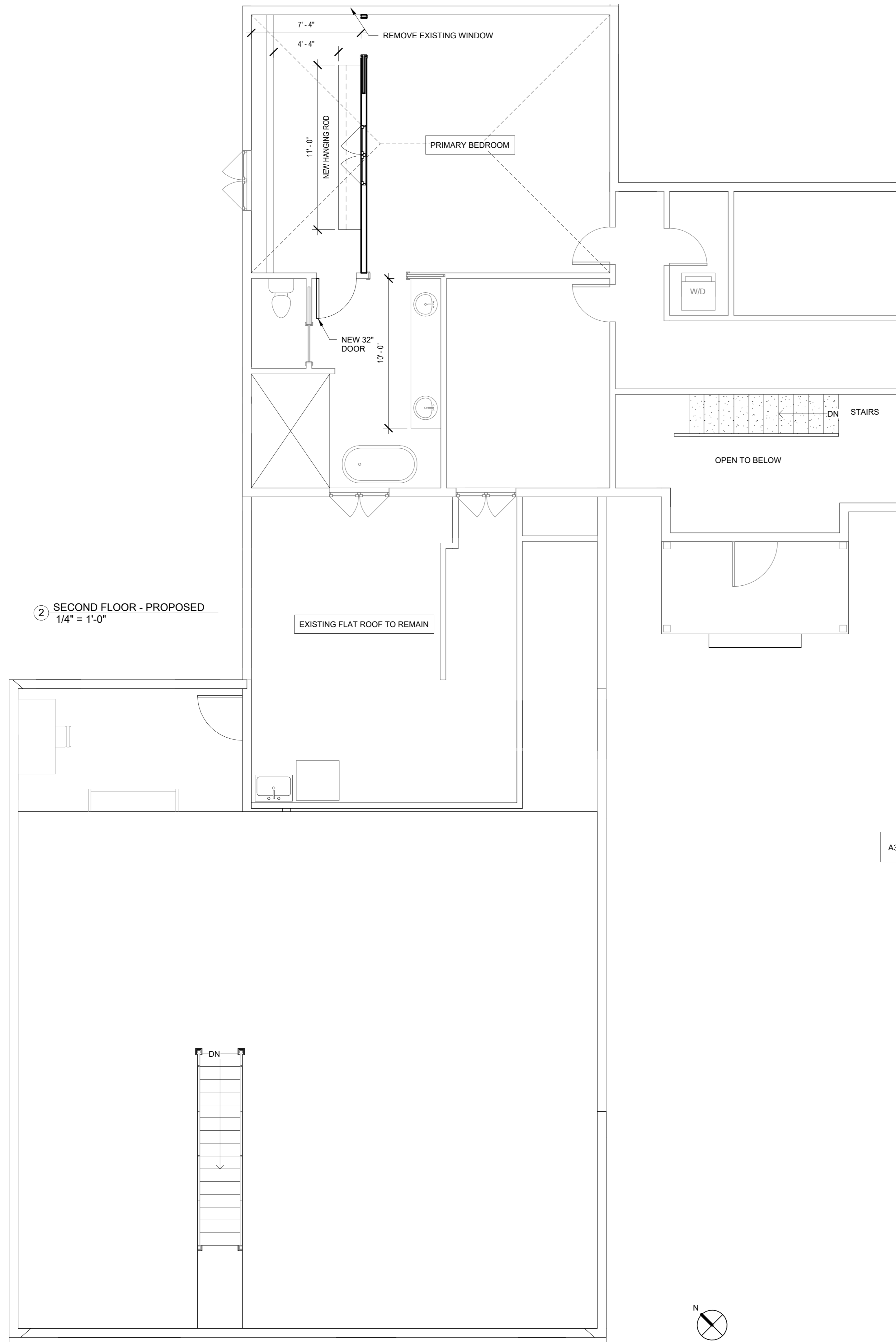
REVISIONS

KOWAL RESIDENCE  
43 WELLGATE DRIVE  
HUDSON, OH

RICK HAWKSLEY ARCHITECT  
120 Portage St.  
Kent, Ohio 44240  
330.715.2354  
rick@designwithavision.com

CONTENTS  
EXTERIOR PHOTOS OF  
EXISTING HOUSE

② SECOND FLOOR - PROPOSED  
 1/4" = 1'-0"

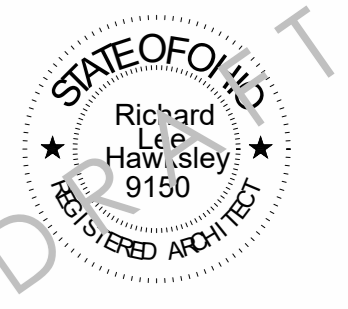


① FIRST FLOOR - PROPOSED  
 1/4" = 1'-0"

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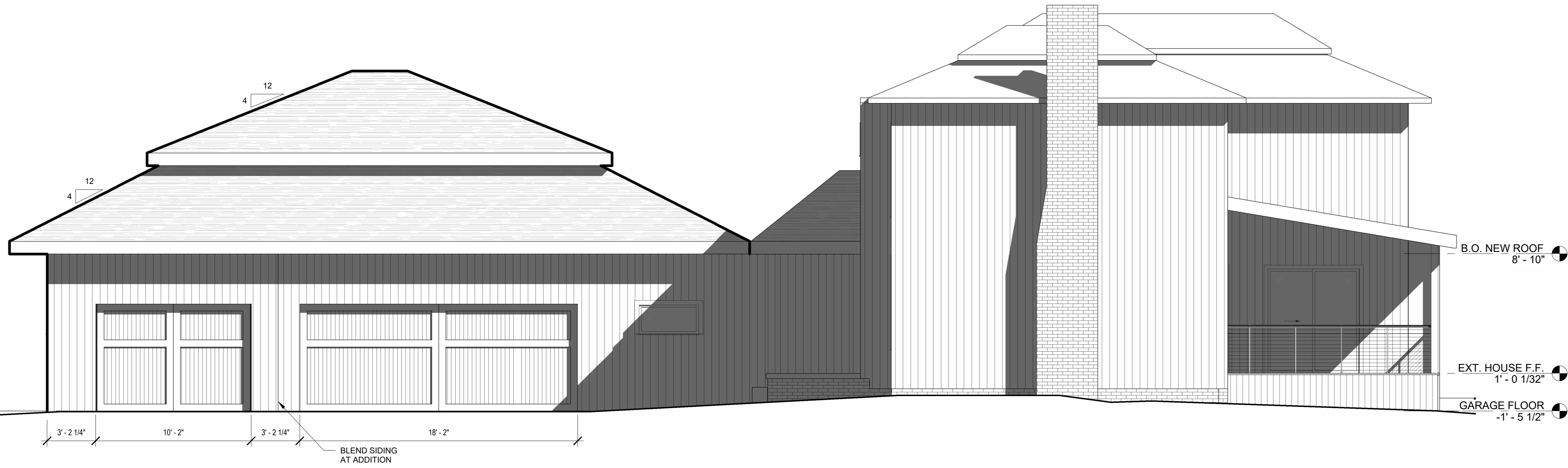
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 PROPOSED FLOOR PLANS



- EXTERIOR ELEVATION KEYNOTES:**
1. EXISTING SHINGLE ROOF TO REMAIN
  2. NEW SHINGLE ROOF, MATCH EXISTING
  3. GUTTERS AND FASCIA TO REMAIN
  4. NEW GUTTERS AND FASCIA, MATCH EXISTING
  5. NEW WINDOWS, MATCH EXISTING
  6. NEW CORNER TRIM, MATCH EXISTING
  7. NEW CORNER TRIM, MATCH EXISTING
  8. VERTICAL VINYL SIDING TO MATCH EXISTING

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REVISIONS



① SIDE ELEVATION - GARAGE DOORS  
1/4" = 1'-0"



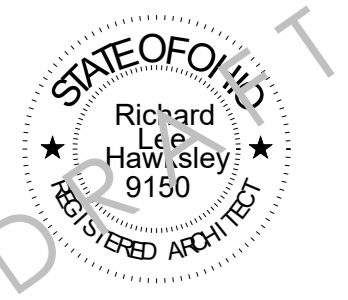
KOWAL RESIDENCE  
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② SIDE ELEVATION  
1/4" = 1'-0"

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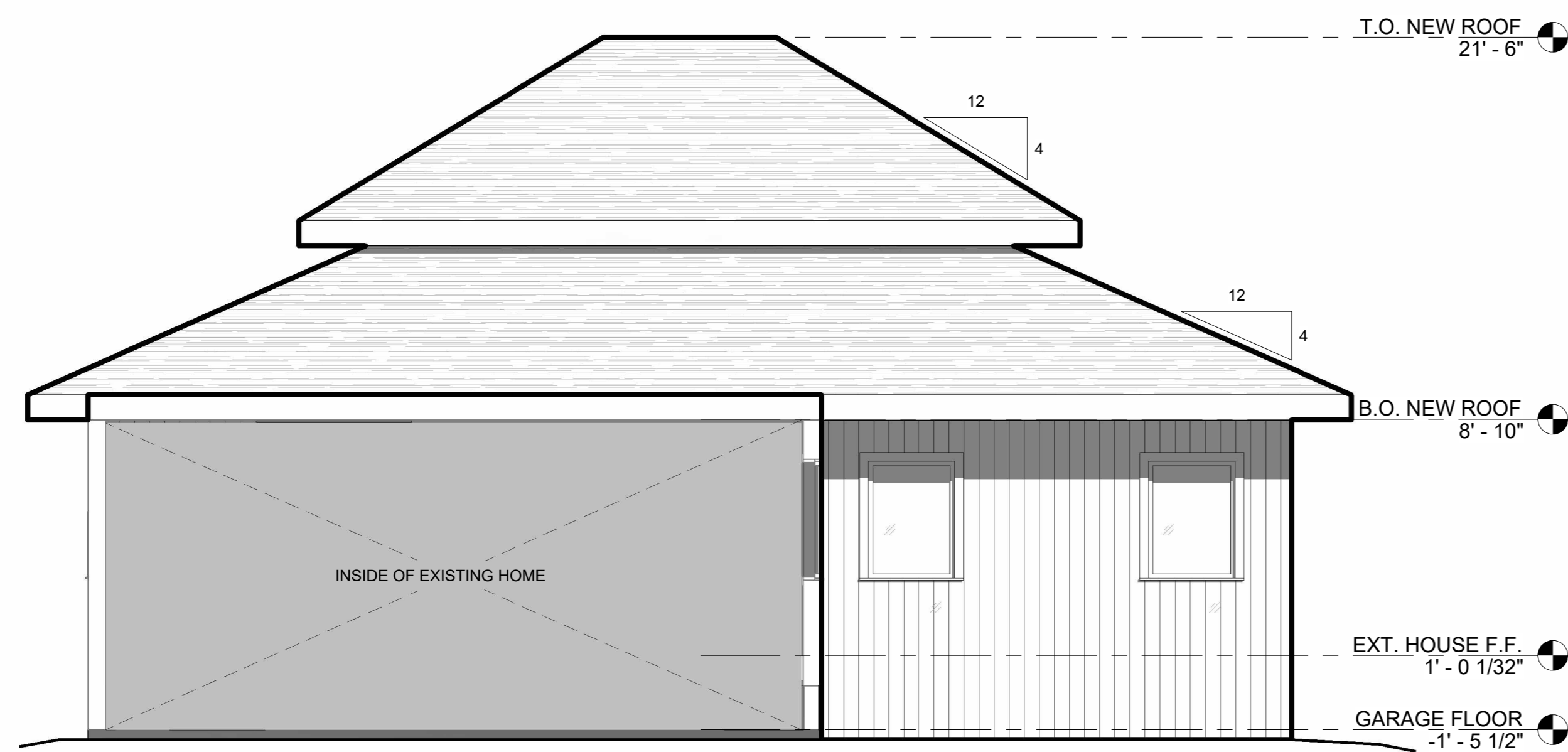
CONTENTS  
PROPOSED ELEVATIONS



- EXTERIOR ELEVATION KEYNOTES:**
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  7. NEW CORNER TRIM, MATCH EXISTING
  8. VERTICAL VINYL SIDING TO MATCH EXISTING



① REAR ELEVATION  
1/4" = 1'-0"



② SIDE ELEVATION  
1/4" = 1'-0"

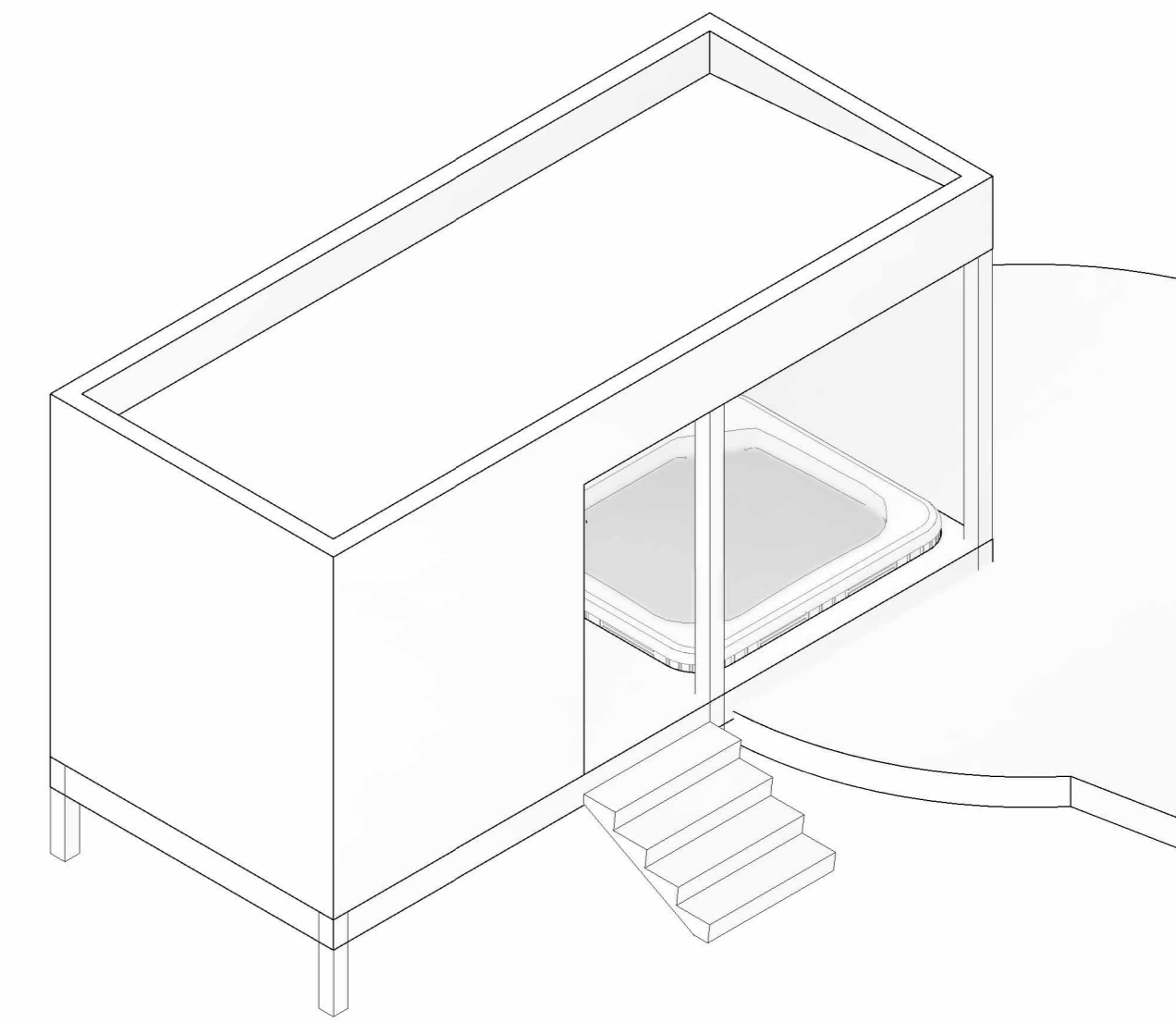
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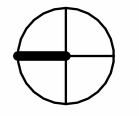
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PROPOSED ELEVATIONS  
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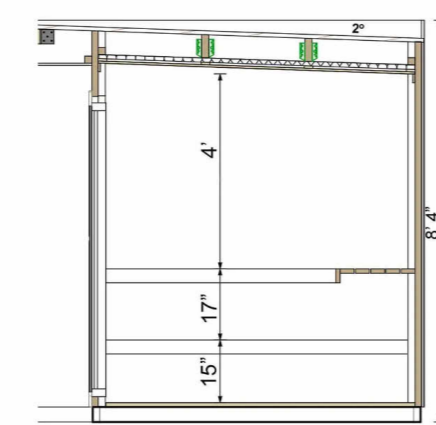
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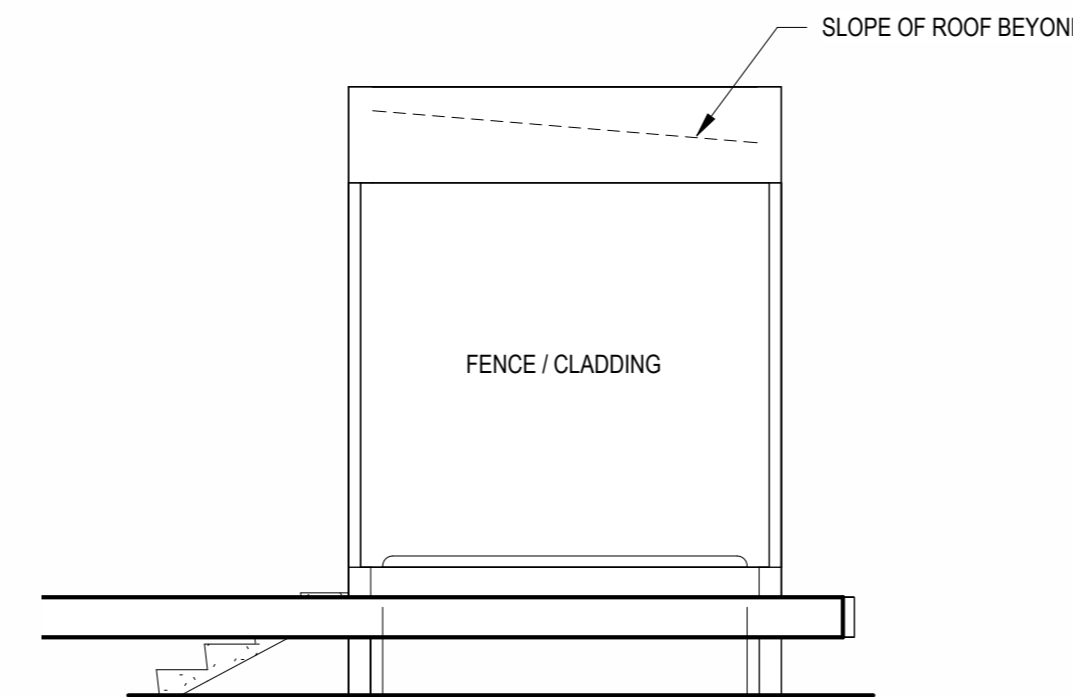
CONTENTS  
 SAUNA PLAN, SECTION,  
 RENDERING



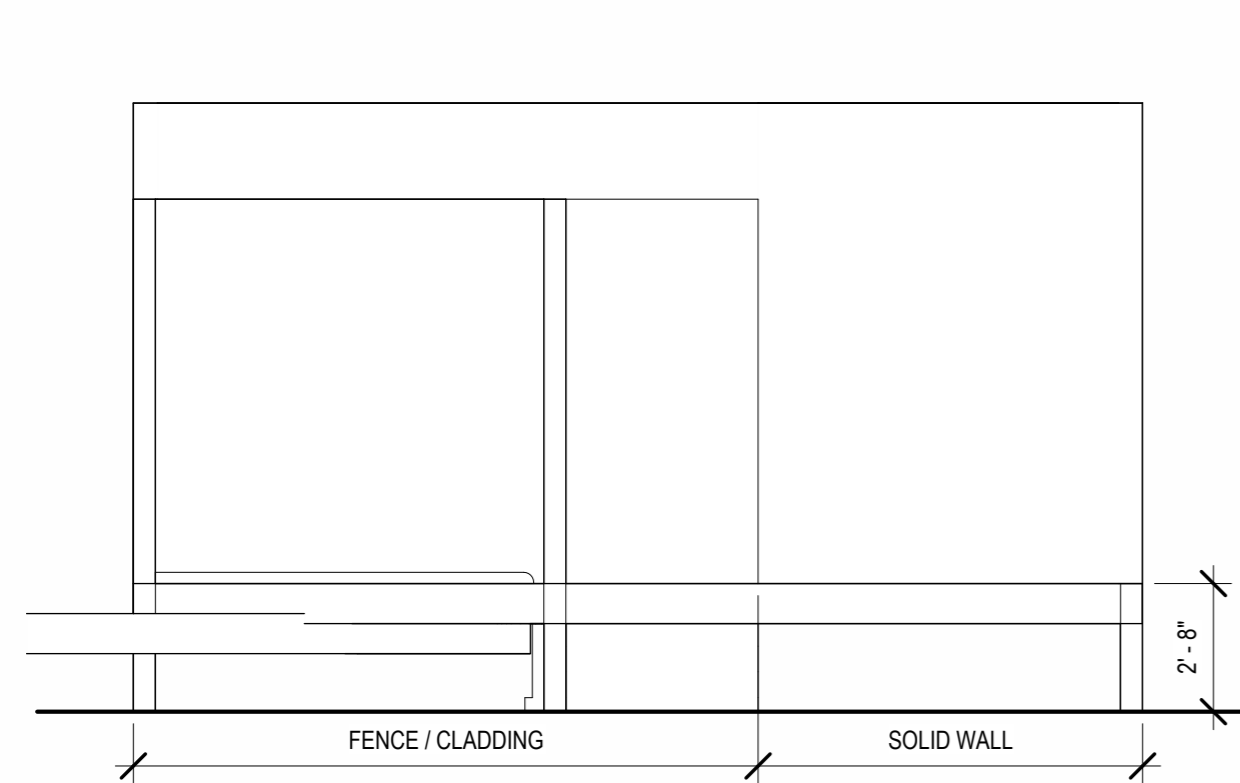
A4



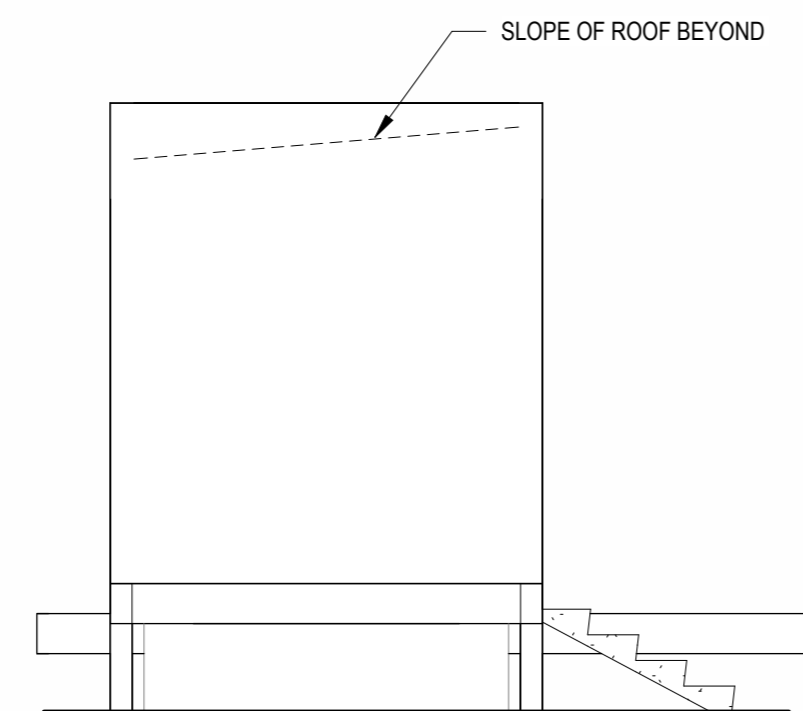
2 SAUNA SECTION  
 1/4" = 1'-0"



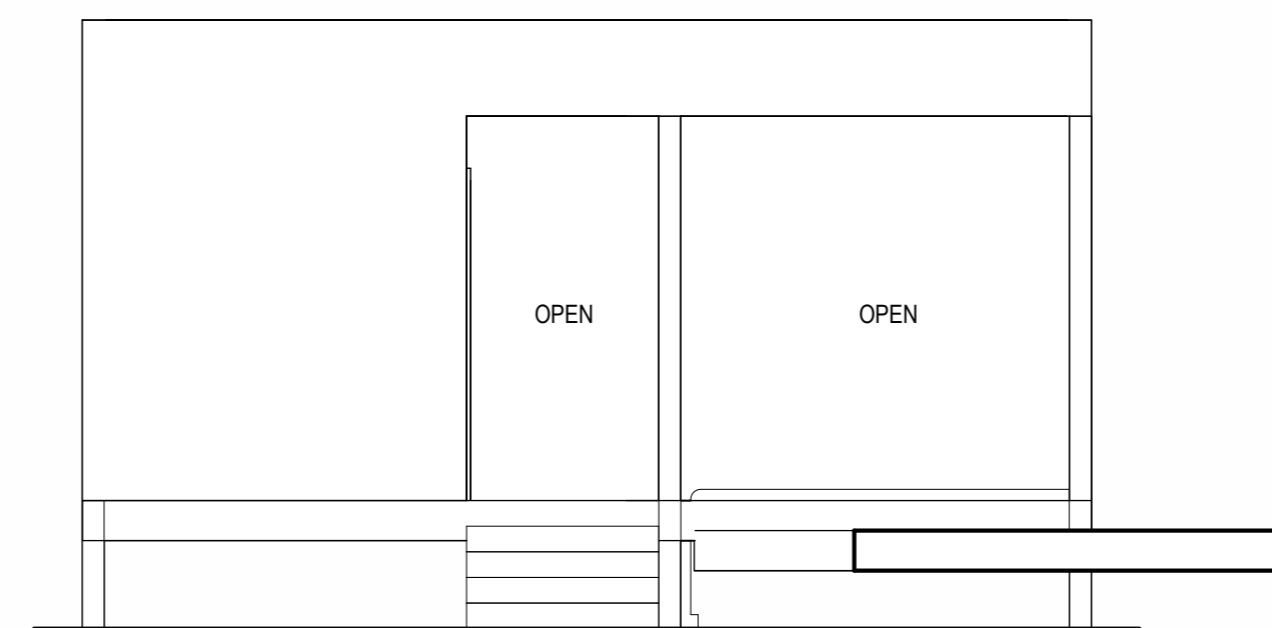
6 SAUNA ELEVATION 4  
 1/4" = 1'-0"



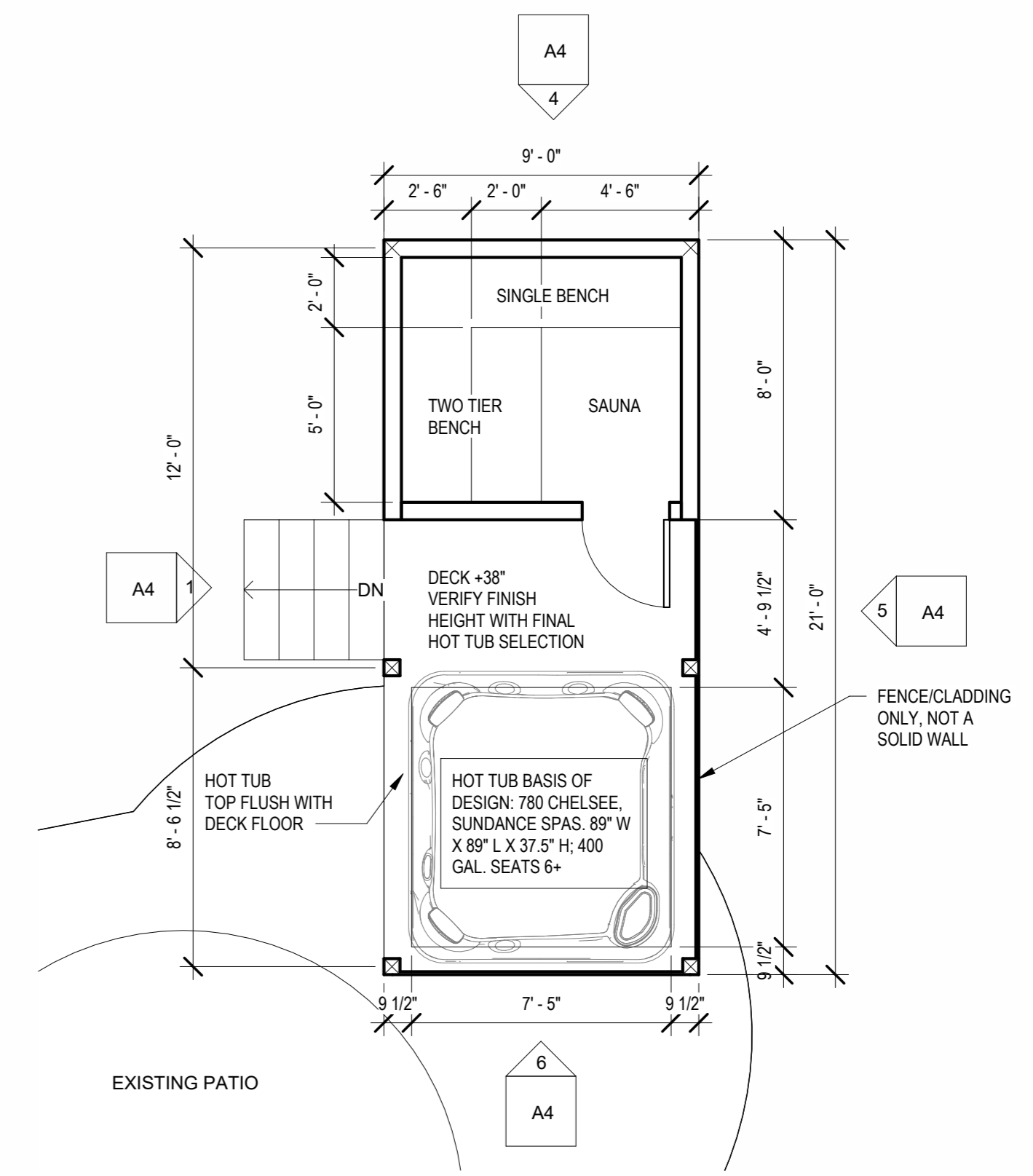
5 SAUNA ELEVATION 3  
 1/4" = 1'-0"



4 SAUNA ELEVATION 2  
 1/4" = 1'-0"



1 SAUNA ELEVATION 1  
 1/4" = 1'-0"



3 FIRST FLOOR - SAUNA  
 1/4" = 1'-0"