STATE OF OHIO
KELLY D. DUNFORD
S-8182
REGISTERED SURVEYOR
3/17/25

REVISIONS:

1.

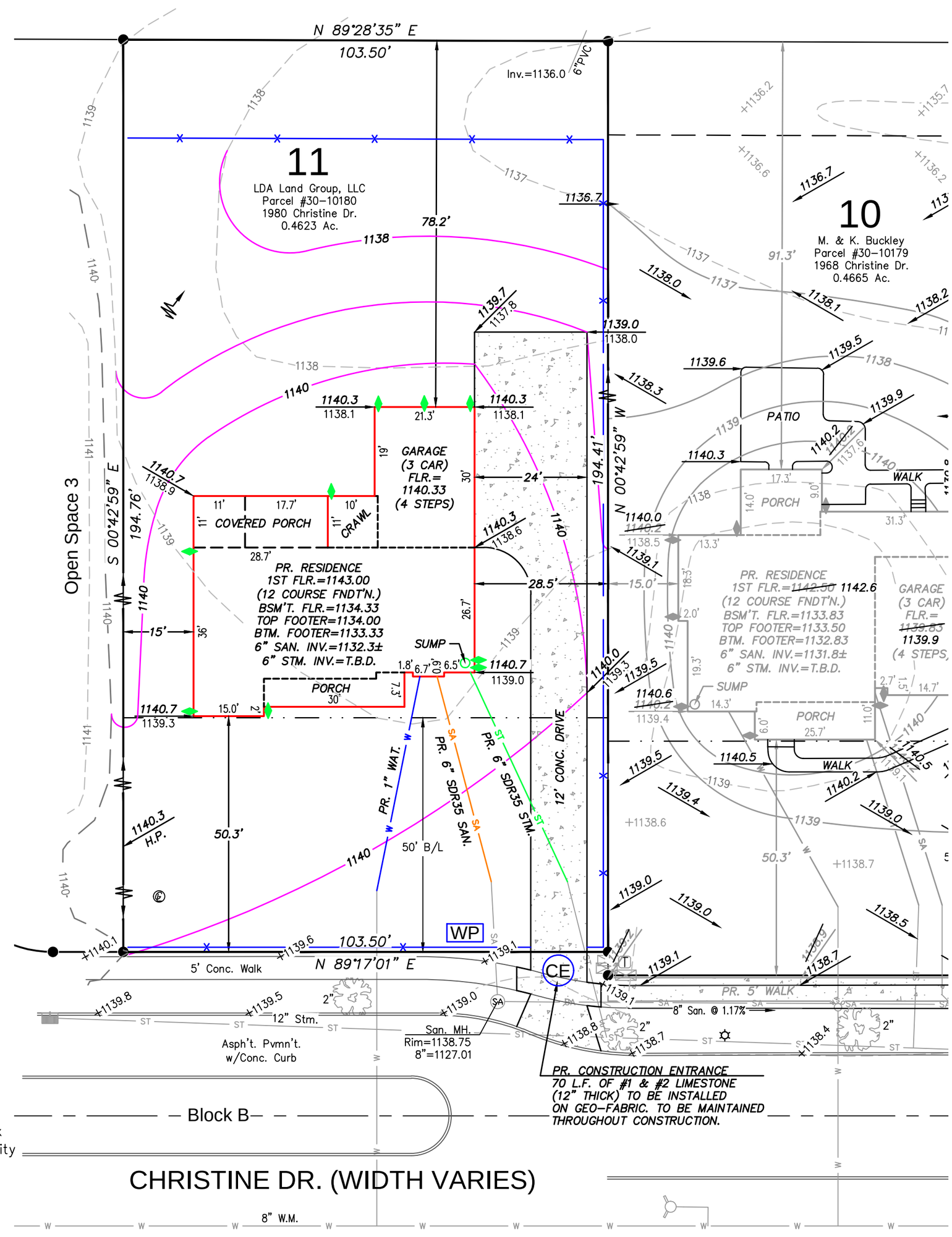
Know what's below.
Call before you dig.

TOPOGRAPHIC SURVEY & SITE PLAN
for
The McGlone Residence
by
LDA Builders, Inc.

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Sublot 11 in the Lake Christine Subdivision, as recorded in Doc. #56294530.

LEGEND

- 998 - Ex. Contour
- 1002 – PR. CONTOUR
- Ex. Tree Line
- PR. CLEARING LIMITS
- TREE TO BE REMOVED
- WP CE – PR. CONC. WASHOUT PIT, CONST. ENTRANCE & SILT FENCE
- PR. DRAINAGE DIRECTION/SWALE
- AS-BUILT ~~PR. GRADE~~ Ex. Grade
- W – PR. WELL
- +1152.8 - Ex. Spot Elev.
- PR. DOWNSPOUT
- Ex. Utility Pole & Pedestals
- T CBL - Ex. Mailbox
- SA ST - Ex. San./Stm. MH.
- Ex. Stm. Inlet/Basins & Downspout Location
- GV GS - Ex. Gas Valve & Shutoff
- WV - Ex. Hyd., Valve/ Shutoff & Well
- Iron Pin Set
- Rebar or Iron Rod/Pin Fnd.
- Iron Pipe Fnd.
- Mon. Fnd.



0 10 20 40

SCALE: 1" = 20'

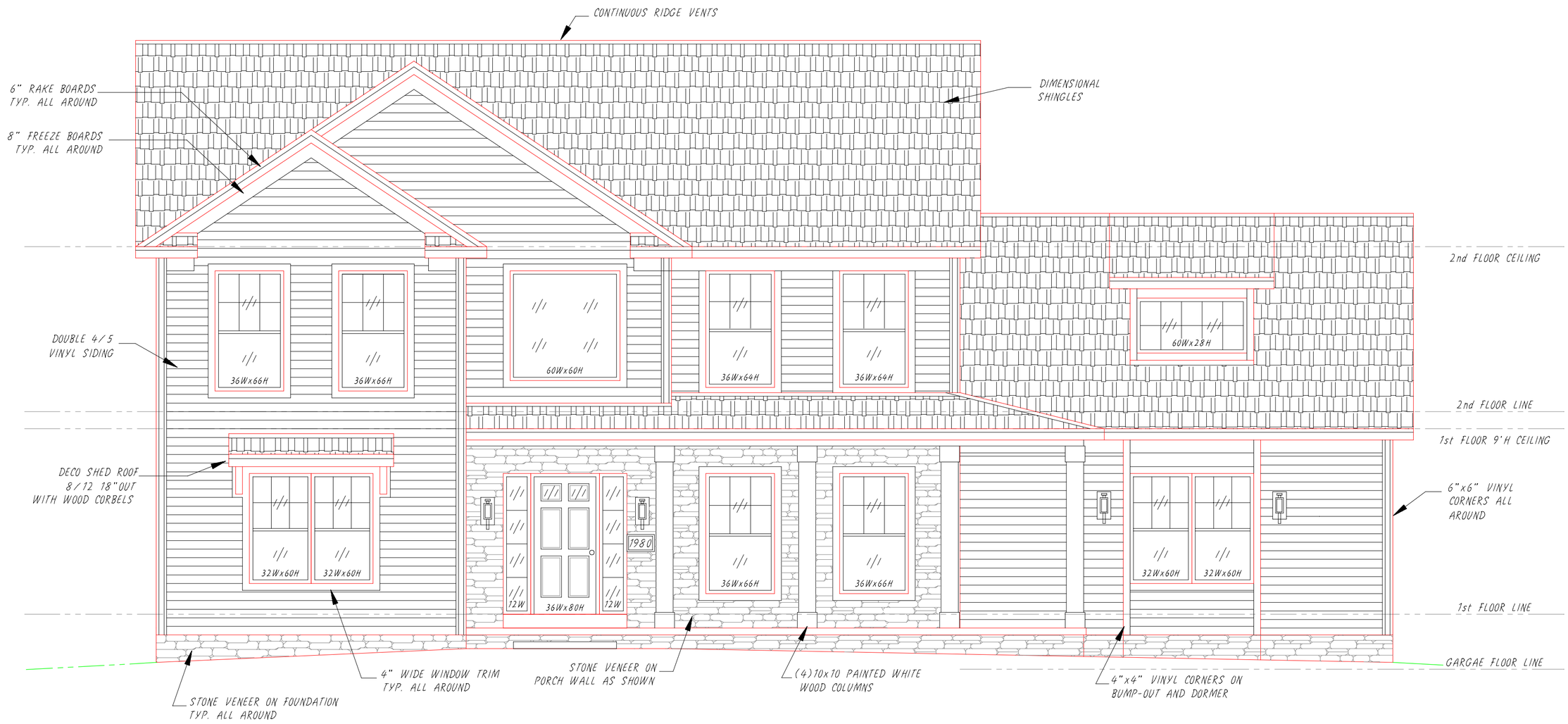
DATUM:
B.O.B.: RECORD PLAT
VERT: IMPROVEMENT PLANS

CONSTRUCTION NOTES:

1. The contractor must verify all foundation dimensions and proposed grades shown on this plan. Any errors resulting from failure to check or to notify the surveyor of any changes shall not be the responsibility of Apex Land Surveying.
2. All grades shall comply w/corresponding government office.
3. All swales must maintain a minimum slope of 1%.
4. Maintain positive yard drainage away from house.
5. Contractor to notify utilities protection services/ OUPS prior to construction.
6. Contractor shall verify location and depths of existing laterals & verify if proper connections can be made to house. Contact corresponding government office if discrepancies occur.
7. All sewer connections must maintain a minimum slope of 1%.
8. A foundation sump pump is required.
9. Silt fence must surround any excavation areas so that no silt escapes site.
10. There was no search for easements of record, right-of-ways, restrictive covenants, encumbrances, ownership title evidence, or any other facts that a title search may disclose.

SURVEYED BY:
APEX LAND SURVEYING
KELLY D. DUNFORD, P.S. 8182
2858 FULMER DR., SILVER LAKE, OH
(330) 928-7750
ps8182@sbcglobal.net
www.apexlandsurveying.com

TITLE: TOPO & SITE PLAN	DATE: MAR. 2025
CLIENT: LDA BUILDERS	PROJ.: 2018063
SCALE: 1" = 20'	FILE: 2018063.dwg
DRAWN BY: KDD	CHECKED BY: KDD
CREW: KDD	SHEET: 1 OF 1
SHEET SIZE: 17" X 22"	



Front Elevation (S/L 11 - 1980 Christine Drive)

PARCLE # 30-10180

S/L 11 - Lake Christine

1980 Christine Drive, Hudson, Ohio 44236

Apx. Lot Size - 103.5' Frontage x 194.76' Deep on the left, 0.4623 acres

Overall House Size - 60'Wx66'D, 3031 Sq ft on lot

2752 Sq ft Living Area,

(1895 Sq ft on First floor & 857 Sq ft on Second floor)

1778 Sq ft Basement and 633 Sq ft of Garage

LC011

LIDA BUILDERS INCORPORATED

Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.) FRONT ELEVATION

NO. 25-LC011-10

BY	DATE
TL	060922

REVISIONS

PER HUDSON REVIEW

SCALE 1/4" = 1'

DATE 031525

DR'N R CK'D

APVD

CUSTOMER Dennis & Joy McGlone

Left Side Elevation

ILIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.)
LEFT SIDE ELEVATION

NO. 25-LC011-11

BY	DATE	REVISIONS
TL	060922	PER HUDSON REVIEW

SCALE 1/4" = 1'
DATE 031525
DR'N TL
CK'D
APV'D

CUSTOMER Dennis & Joy McGlone

Rear Elevation

LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

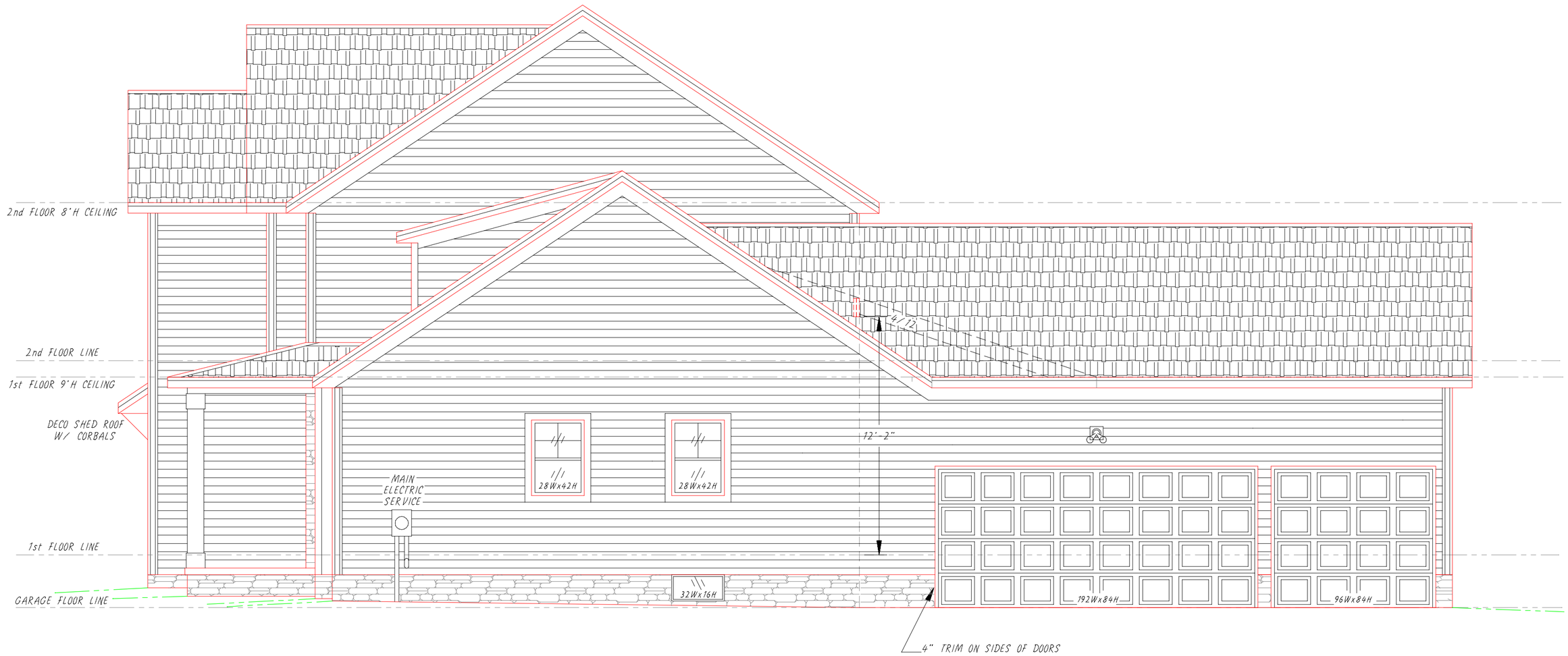
TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.)
REAR ELEVATION

NO. 25-LC0011-12

DATE	BY	REVISIONS
060922	TL	PER HUDSON REVIEW

SCALE 1/4" = 1'
DATE 031525
DR'N TL
CK'D
AP'VD

CUSTOMER Dennis & Joy McGlone



Right Side Elevation

LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

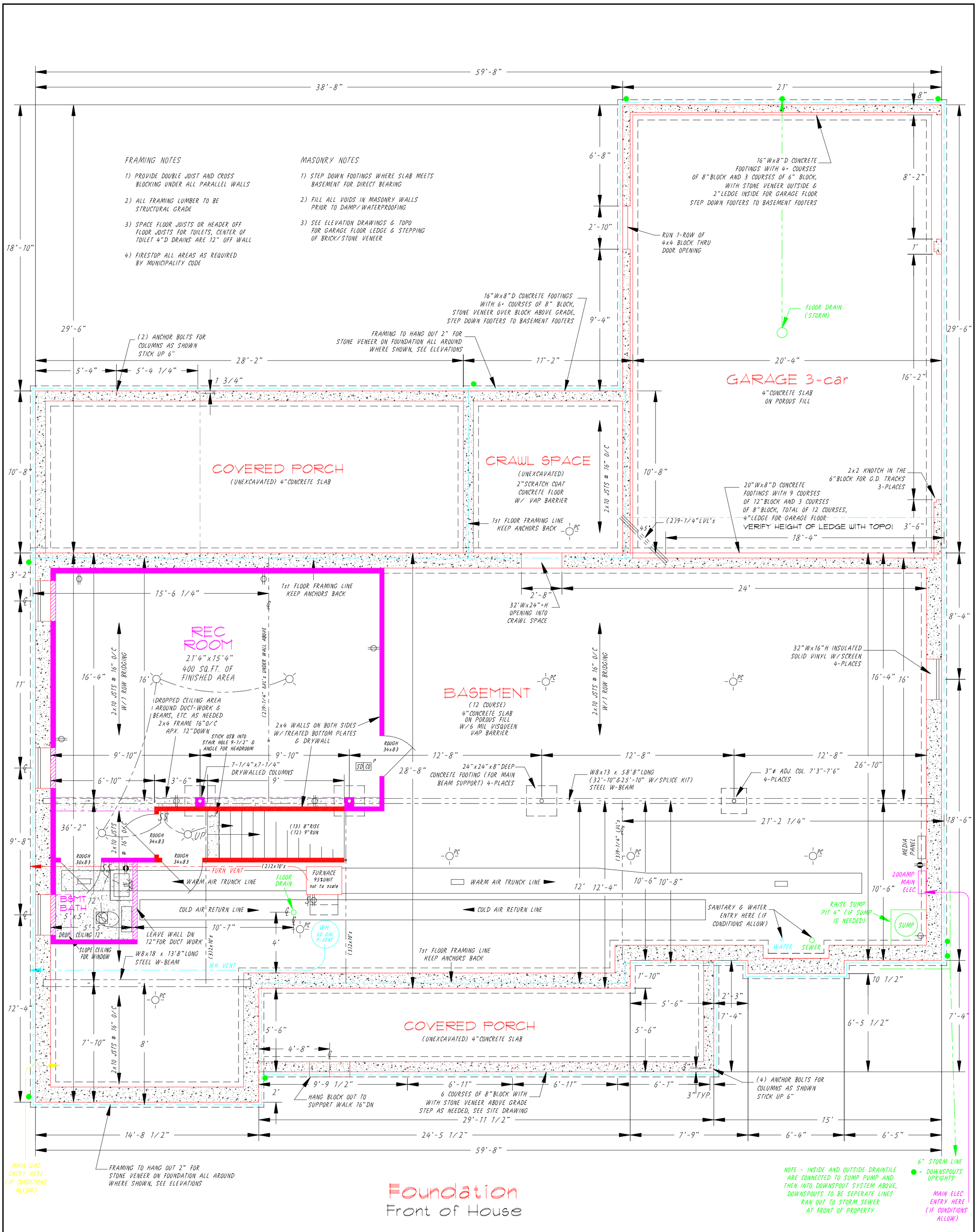
TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.)
RIGHT SIDE ELEVATION

NO. 25-LC011-13

REVISIONS	BY	DATE
PER HUDSON REVIEW	TL	060922

SCALE 1/4" = 1'
DATE 031525
DR'N TL
CK'D
AP'VD

CUSTOMER
Dennis & Joy McGlone



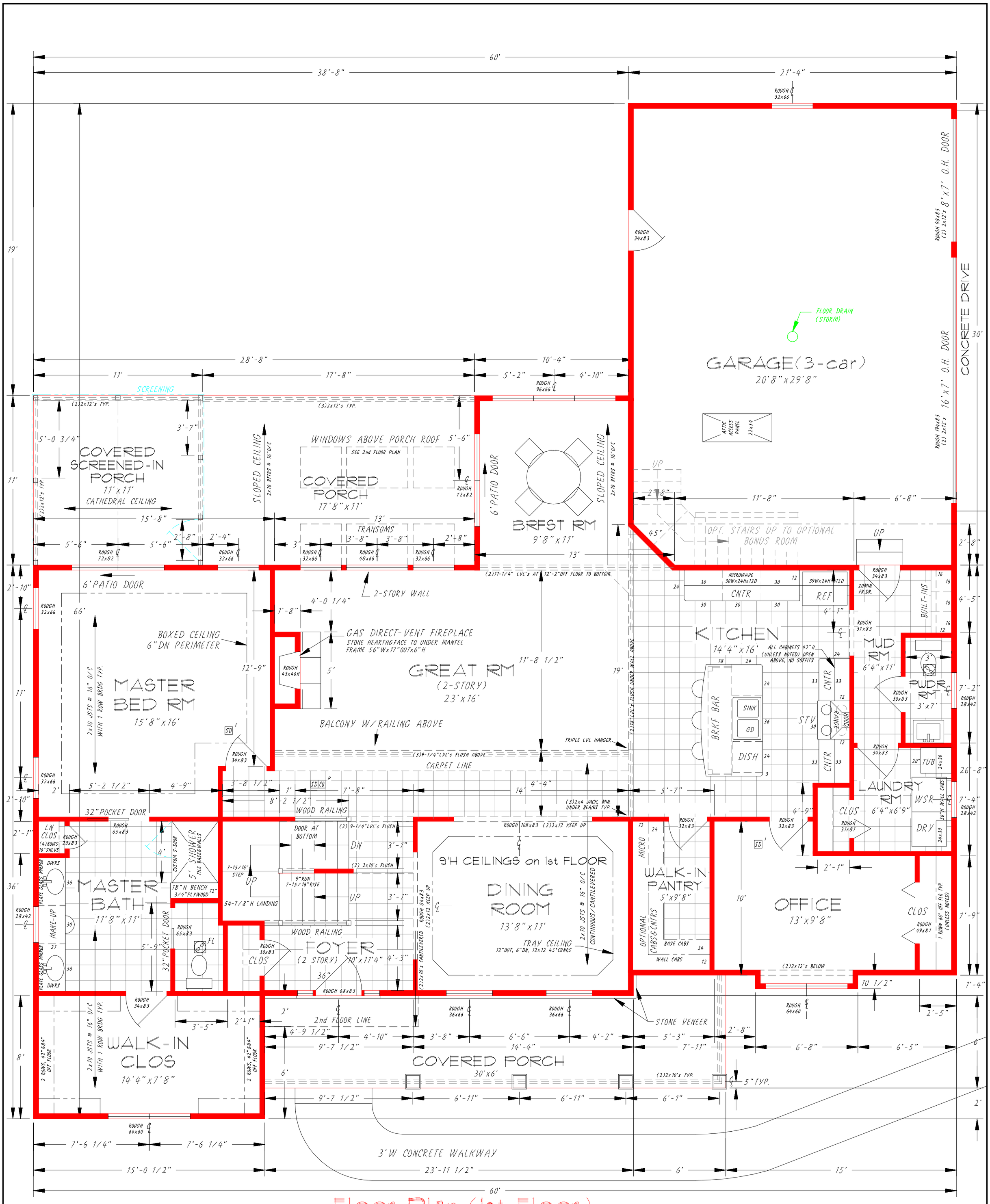
Foundation
Front of House

CUSTOMER	SCALE	REVISIONS	BY	DATE
Dennis & Joy McGlone	1/4" = 1'			
	DATE 031525			
	DR'N ll / CK'D			
	AP'VD			

LDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE: LONGHAVEN, modified 2-STORY (2752 sq.ft.) FOUNDATION PLAN

NO. 25-LC011-22



Floor Plan (1st Floor)

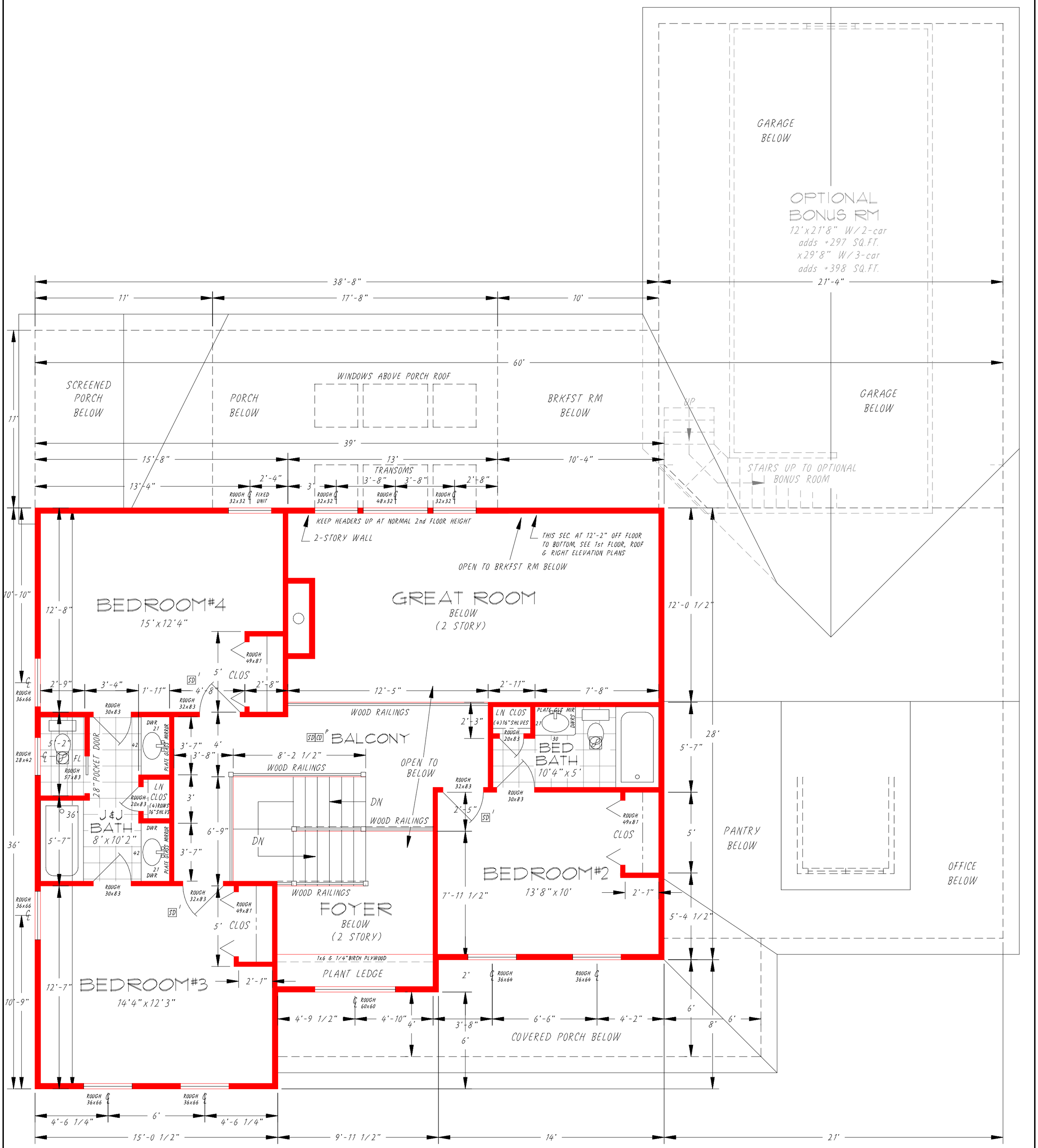
Front of House

CUSTOMER	SCALE	REVISIONS	BY	DATE
Dennis & Joy McGlone	1/4" = 1'			
	DATE 031525			
	DR'N ℓℓ / CK'D			
	AP'VD			

LDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.) FLOOR PLAN (1st Floor)

NO. 25-LC011-23



Floor Plan (2nd Floor)

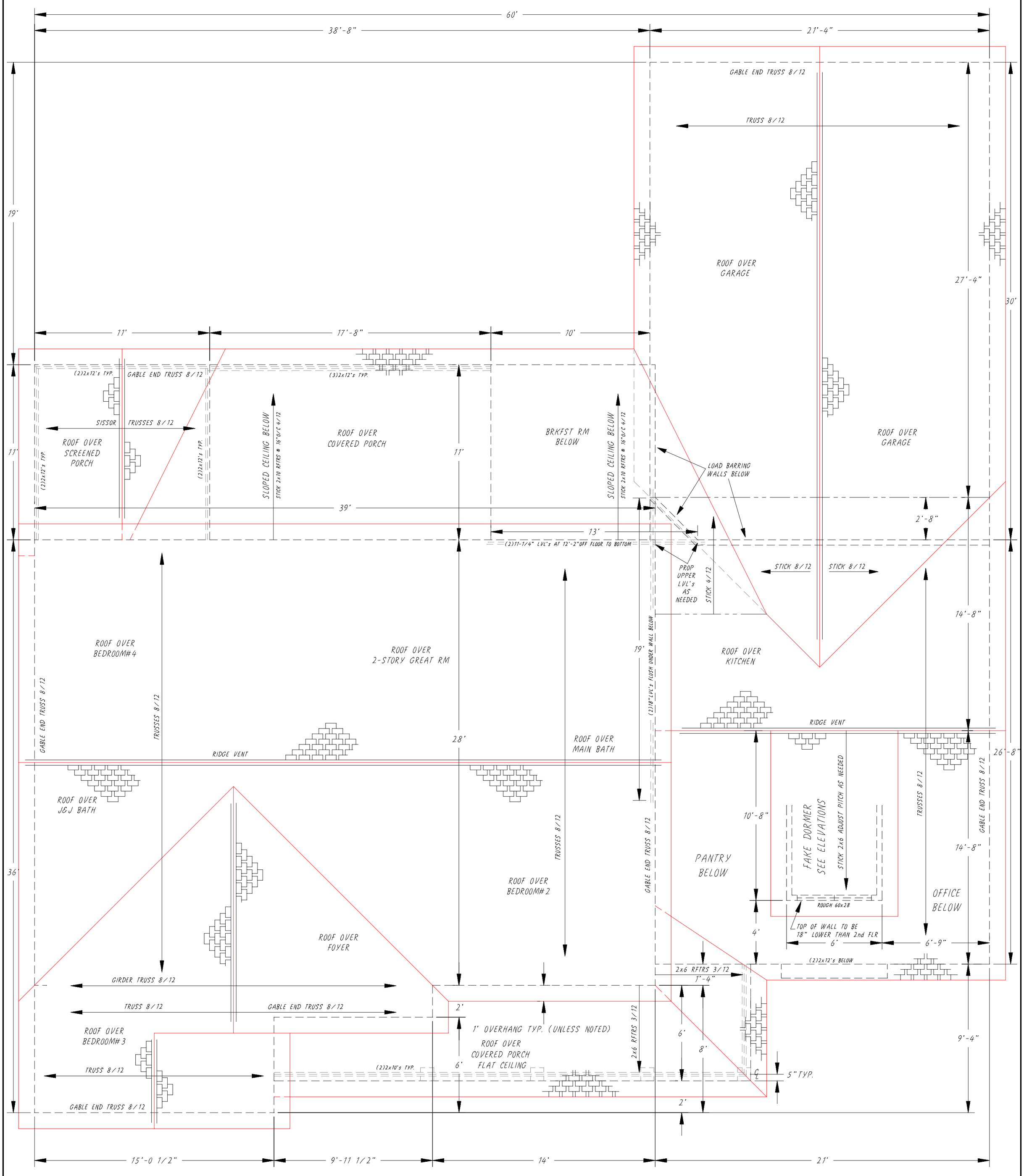
Front of House

CUSTOMER	SCALE	REVISIONS	BY	DATE
Dennis & Joy McGlone	1/4" = 1'			
	DATE 031525			
	DR'N JL / CK'D			
	AP'VD			

LDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE: LONGHAVEN, modified 2-STORY (2752 sq.ft.) FLOOR PLAN (2nd Floor)

NO. 25-LC011-24



Roof Plan
Front of House

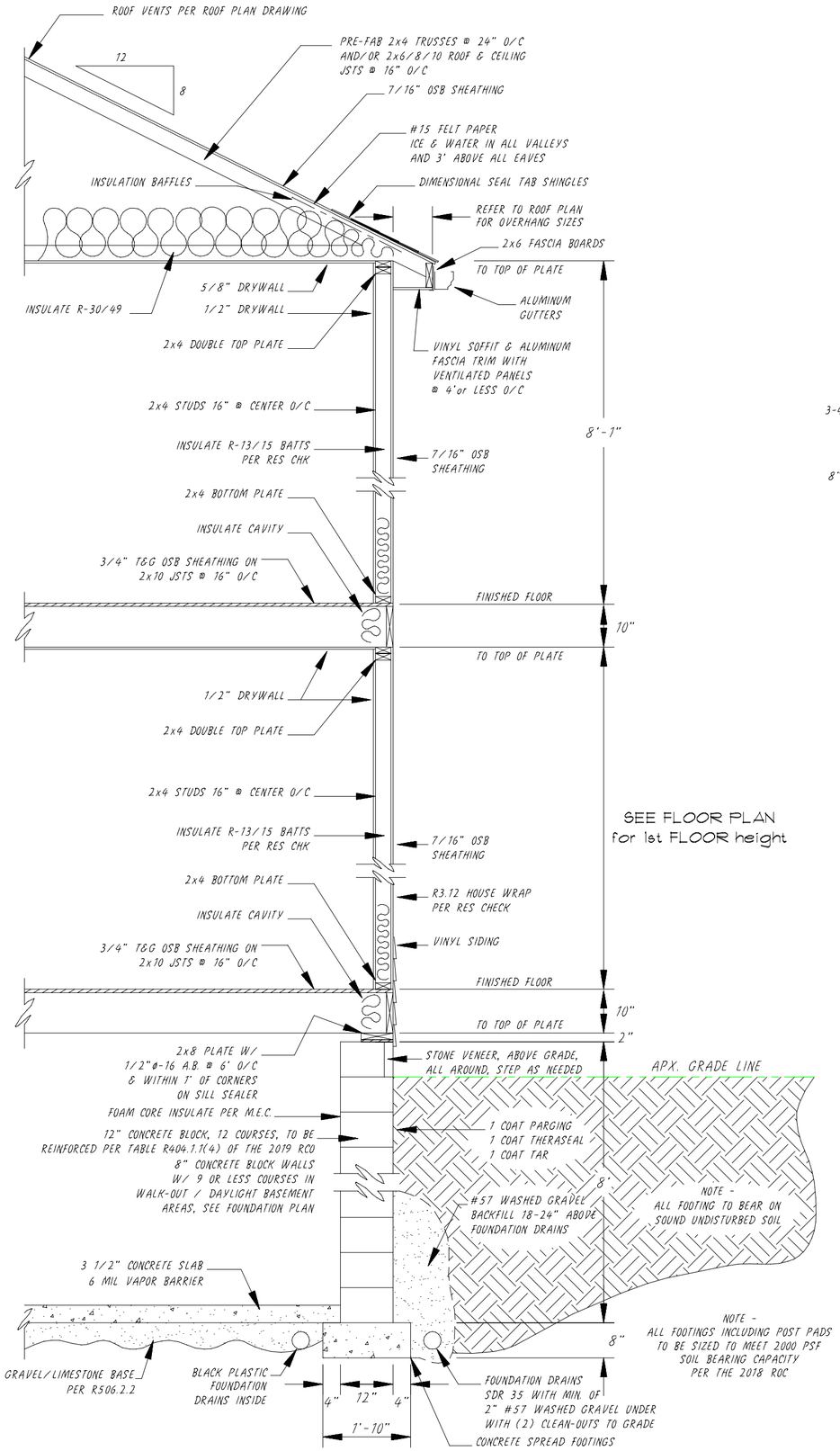
NOTE -
ALL ROOF PITCHES TO BE
AN 8/12 SIDE TO SIDE
& A 8/12 FRONT TO BACK
(UNLESS NOTED)

CUSTOMER	SCALE	REVISIONS	BY	DATE
Dennis & Joy McGlone	1/4" = 1'			
	DATE 031525			
	DR'N JL / CK'D			
	AP'VD			

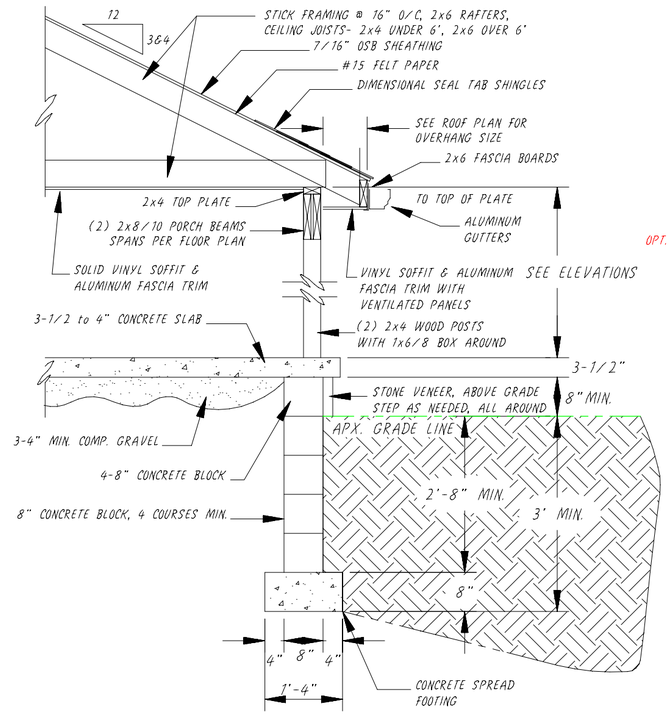
LDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.)
ROOF PLAN

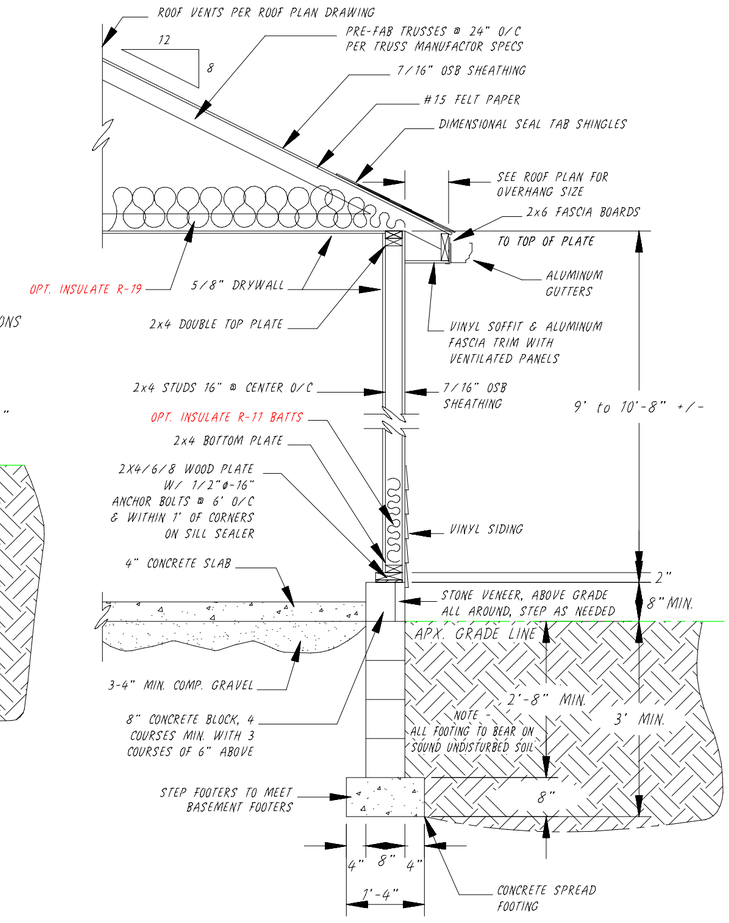
NO. 25-LC011-25



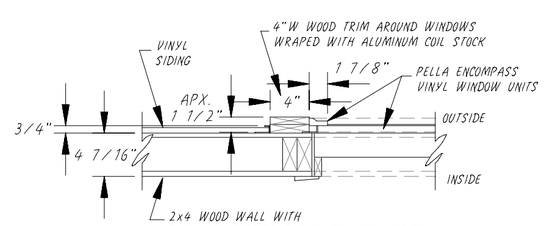
Main House Wall Cross Section View



Typical Porch Cross Section View



Garage Wall Cross Section View



Typical Window Section View

(Scale 1" = 1')

CONSTRUCTION NOTES (2019 CODE)

1) ALL ROOF PITCHES TO BE AN 8/12 SIDE TO SIDE & AN 8/12 FRONT to BACK, UNLESS NOTED, INCLUDING GARAGES, PORCHES AND CANTILEVERS

2) ALL PARALELL WALLS TO HAVE DOUBLE JOISTS AND CROSS BLOCKING UNDER THEM

3) GARAGE WALLS, BETWEEN GARAGE & HOUSE, AND GARAGE CEILING TO HAVE 5/8" FIRECODE DRYWALL

4) BLOCK WALLS TO REINFORCED PER TABLE R404.1.1(4) OF THE 2019 ROC AND HAVE HORIZONAL DURAWALL EVERY APX. 3 COURSES

5) ALL HEADERS TO BE A MIN. OF (2) 2x10'S WITH 7/16" OSB CENTER, OR LARGER AS INDICATED ON FLOOR PLANS

6) ALL ROOF STICK FRAMING & OVERBUILDS TO BE A MIN. OF 2x6 FOR SPANS UNDER 14', A MIN. OF 2x8 FOR SPANS 14' TO 18' AND INCLUDE 2x8 SHOE PLATES, 2x8 RIDGE BOARDS AND 2x4 COLLAR TIES

7) TRUSS ANCHORS TO BE INSTALLED PER SECTION R802.10.5 OF THE 2019 RCO.

8) ALL DEAD AND LIVE LOADS TO BE PER THE 2018 RCO, AND MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS TO BE PER TABLE R307.5

9) THE MAN DOOR BETWEEN TNE HOUSE AND GARAGE IS TO COMPLY WITH SECTION R309.1 OF THE 2019 RCO.

LIDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGHAVEN, modified 2-STORY (2752 sq.ft.) CROSS SECTION VIEW & DETAILS

NO. 25-LC011-29

REVISIONS	BY	DATE

SCALE 1/2" = 1'

DATE 031525

DR'N CK'D

APV'D

CUSTOMER Dennis & Joy McGlone

OHIO

HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

Residential Landscaping Requirements

To be completed at application for new house construction

The following information must be submitted at application for new residential construction. The Land Development Code requires the planting (or preservation) of up to three trees within the site limits of disturbance. The total number of trees required will be determined by a review of the approved site plan and noted as a condition on the zoning certificate.

I, Joy & Dennis McGlone Jr. accepts responsibility for the
Owner or Applicant (Please Type or Print)

planting of trees as noted within the conditions of the Zoning Certificate for the house construction at:

S/L11 - 1980 Christine Drive
Street # or S/L# **Street Name**

as required by Land Development Code Section 1207.04(j)(1). Tree planting must be completed within **18 months** from the start of construction and **24 months** from the issuance of the Zoning Certificate.

x 3/18/2025
Signature of Applicant or Owner **Date**
Joy A. McGlone 3-18-25

This tree planting responsibility is not transferable unless the City of Hudson receives the form below executed by the property owner or purchaser.

I, Joy & Dennis McGlone Jr. accept the above stated responsibility for
Owner or Purchaser (Please Type or Print)

planting trees within the time period specified or otherwise approved by the City.

x 3/18/2025
Signature of Owner or Purchaser **Date**
Joy A. McGlone 3-18-25

FAILURE TO FULFILL THE REQUIREMENTS AS ENUMERATED HEREIN WILL RESULT IN CIVIL AND/OR CRIMINAL LIABILITY TO THE PERSON OR ENTITY SIGNING THIS ACKNOWLEDGEMENT PURSUANT TO THE MANDATES OF THE HUDSON LAND DEVELOPMENT CODE

Parcel Viewer Web Map by County of Summit

3/18/2025, 9:37:17 AM

Parcels

Jurisdictions

1:1,098

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Parcel Viewer by County of Summit

Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.

REGIONAL INCOME TAX AGENCY

CITY OF HUDSON
MUNICIPAL INCOME TAX

REGISTRATION OF CONTRACTORS

PROPERTY ADDRESS: 1980 Christine Drive

DATE: 3-18-2025 APPLICATION #:

AMT. OF CONTRACT: 393,554 -

ZONING PERMIT #:

CONTRACTOR NAME: LDA Builders, Inc

ADDRESS: 6683 Olde Eight Rd.

CITY: Peninsula, OH 44264 PHONE: (330) 528 3800

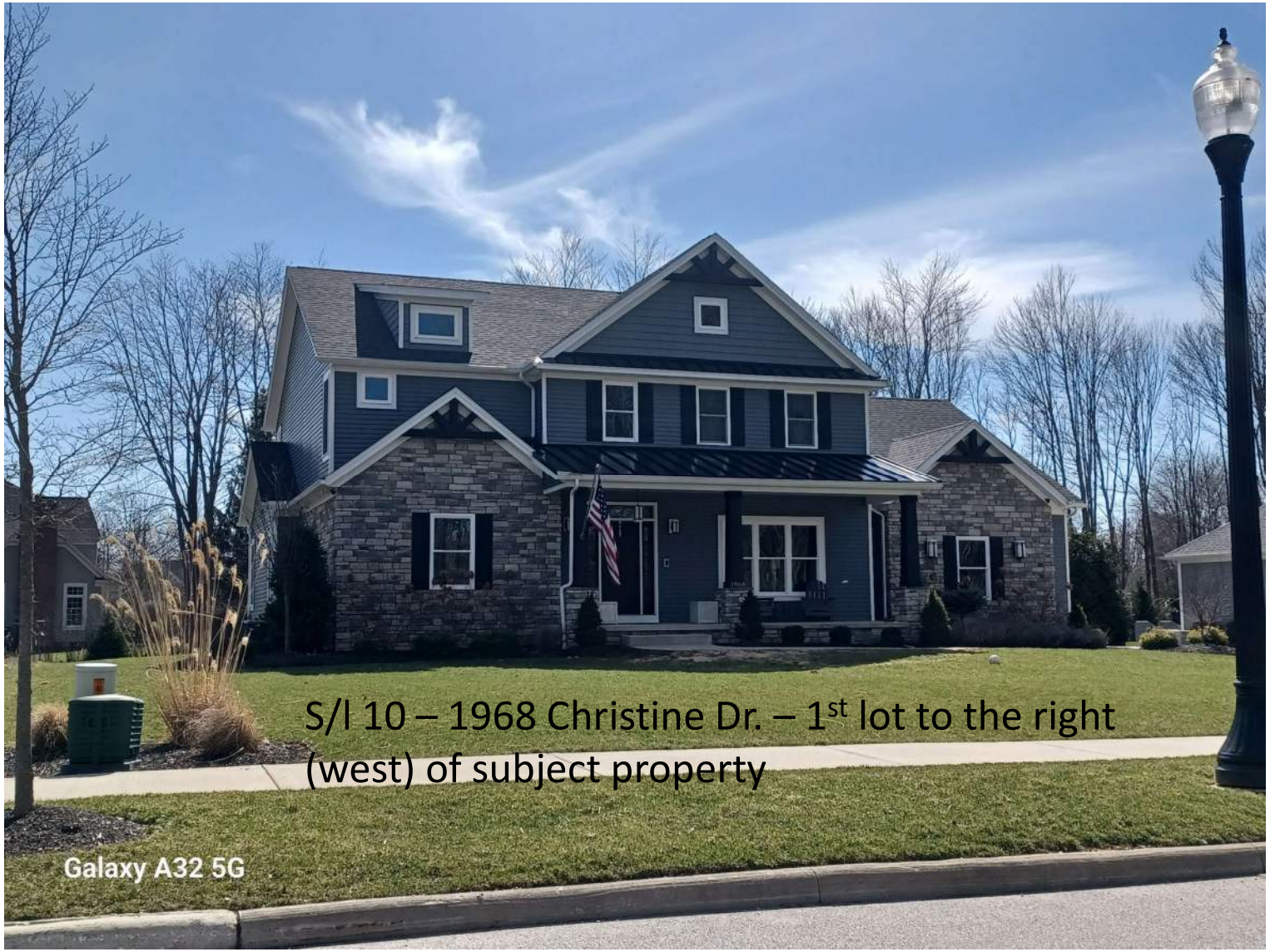
FED. I.D. # OR S.S. #: 34-1760118

TYPE	SUB-CONTRACTORS	ADDRESS	SOCIAL SECURITY # OR FED. TAX I.D. #	CONTRACT AMOUNT	ESTIMATED WAGES
CARPENTRY	Mullet construction	5183 Aurora Rd Mechanicstown OH 44651	291-84-6583		
MASONRY	Dave Miller masonry	473 Stratford Rd. Delaware OH 45013			
EXCAVATION	Bontrager	11087 Cleveland Ave N.W Uniontown, OH	20-3560639		
SEP.TANK/SEWER	N/A	N/A	N/A	N/A	N/A
HOT ROOFING	N/A	N/A	N/A	N/A	N/A
PLUMBING	Hershberger	15325 Georgia Rd. Middlefield OH 44062	271-74-8270		
SHEET METAL	N/A	N/A	N/A	N/A	N/A
ELECTRICAL	Northern Ohio Electric	5457 Hartnect Rd Valley City, OH 44280	46 3620490		
REFRIGERATION	N/A	N/A	N/A	N/A	N/A
AIR CONDITION.	A New Image Heating & cooling	4463 Rennissance Parkway Warrensville Hts., OH 44128	34-1681284		
WARM AIR HEAT.	Same as above				
STEAM VAPOR	N/A	N/A	N/A	N/A	N/A
HOT WATER	Hershberger	(same as above - plumbing)			
DRYWALL/PLAST.	Lenwood, Inc	P.O. Box 3160198 Strongsville, OH 44136	34-1521909		
DEMOLITION	N/A	N/A	N/A	N/A	N/A
LANDSCAPING	N/A	N/A	N/A	N/A	N/A
PAINTING/DÉCOR.	Viola He Painting	3946 Crestview Ave Warren OH 44484	278-70-0490		
OTHER Concrete	Dave Spellman	3456 Summit Rd. Ravenna, OH 44266	34-1906766		
			TOTAL		

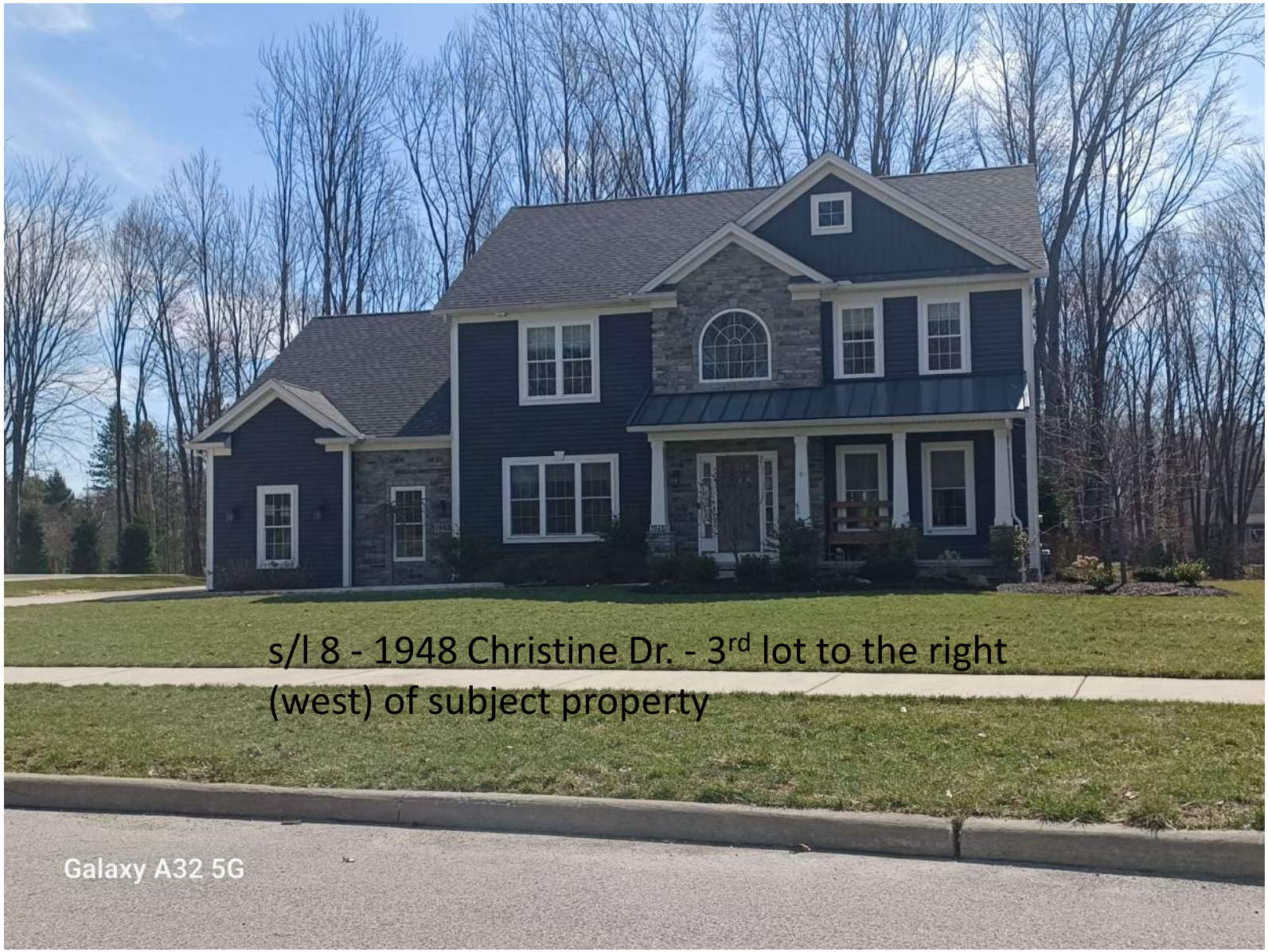
Across Darrow Rd. (east) of subject property

Sublot 11 - Subject property – 1980 Christine Dr

Common open space – across the street of subject lot.


S/l 10 – 1968 Christine Dr. – 1st lot to the right (west) of subject property
Galaxy A32 5G

s/l 9 - 1956 Christine Dr. - 2nd lot to the right (west) of subject property
Galaxy A32 5G


s/l 8 - 1948 Christine Dr. - 3rd lot to the right
(west) of subject property
Galaxy A32 5G