

BENCH MARK - 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
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LEGEND

R/W - RIGHT OF WAY

— P — PROPERTY LINE

— CL — CENTER LINE

— S — SANITARY MANHOLE

— ds — DOWN SPOUT

— G — GAS METER

— E — ELECTRIC METER

— U — UTILITY BOX

— A — AIR CONDITION UNIT

— X — FENCE

— D — DECIDUOUS TREE

— C — CONIFEROUS TREE

— 100 — FINISHED GRADE ELEVATION

— 100 — PROPOSED CONTOUR

— 100 — EXISTING CONTOUR

— SF — SILT FENCE

PROPERTY INFORMATION

PARCEL: 3201370

LOT AREA: 0.958 ACRES

EXISTING IMPERVIOUS AREA: 0.203 ACRES (21.9%)

PROPOSED IMPERVIOUS AREA: 0.248 ACRES (25.9%)

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'

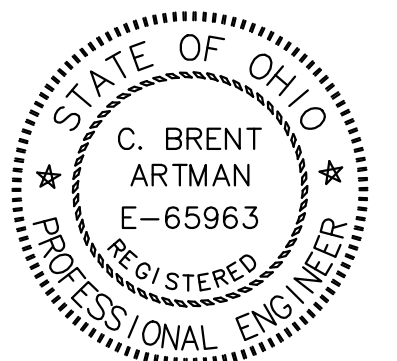
RESIDENTIAL SITE PLAN

KOWAL RESIDENCE

43 WELLGATE DRIVE

HUDSON, OHIO

DATE: AUGUST 5, 2026



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



BRIDGET GRACE ADAMS TIPTON
EXP: 12/31/26
LIC # 2319051

PROJECT DATE	REVISIONS
7/31/25	

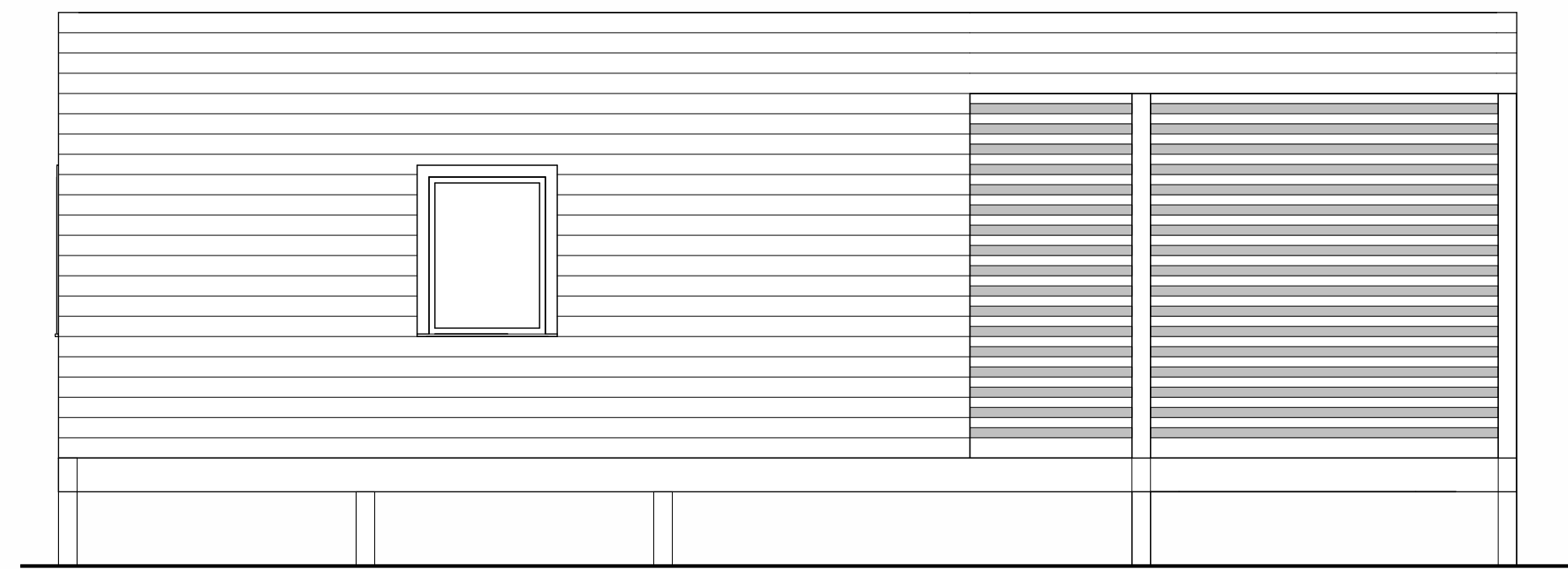
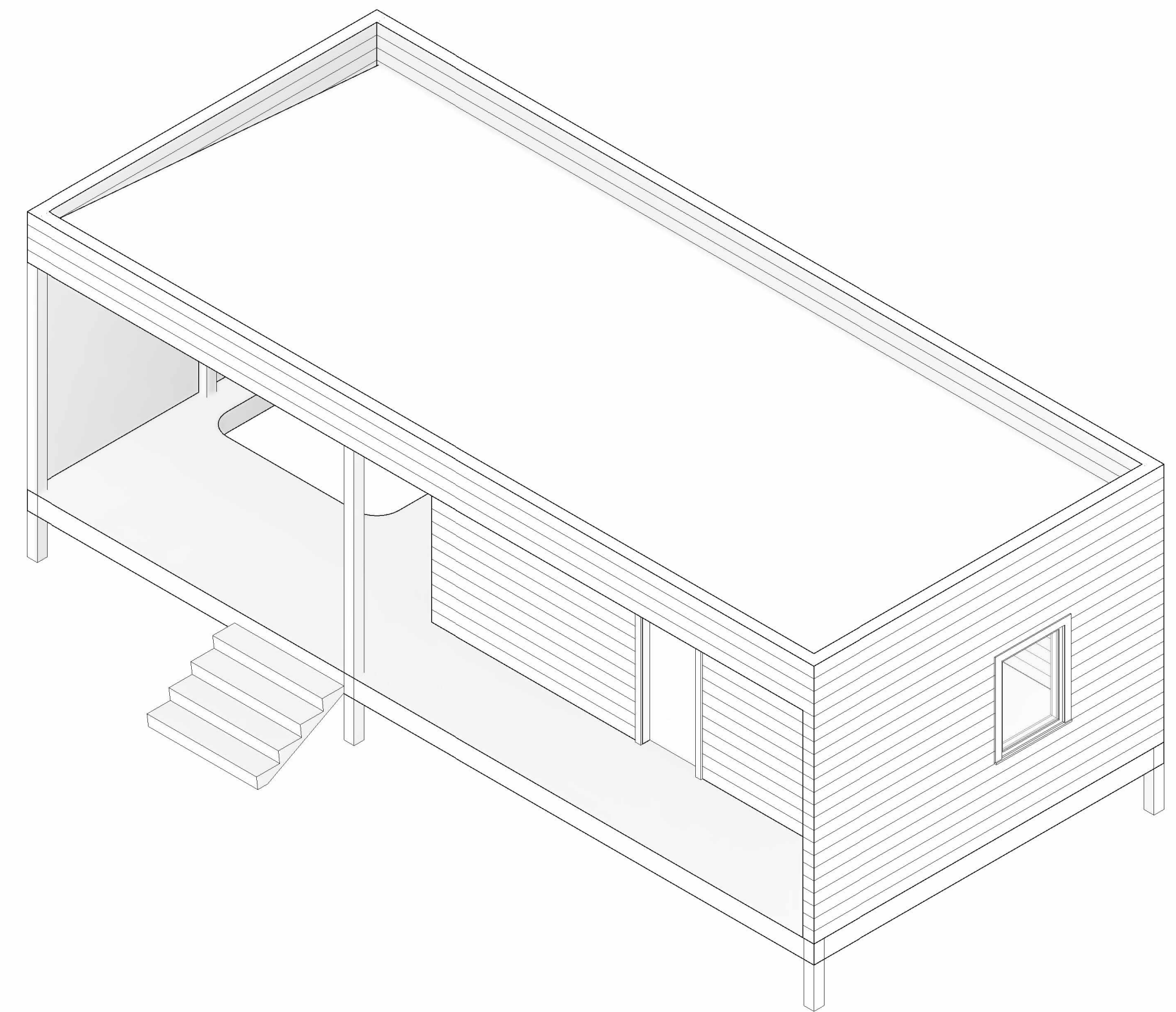
KOWAL RESIDENCE
43 WELLGATE DRIVE
HUDSON, OH

INLAY

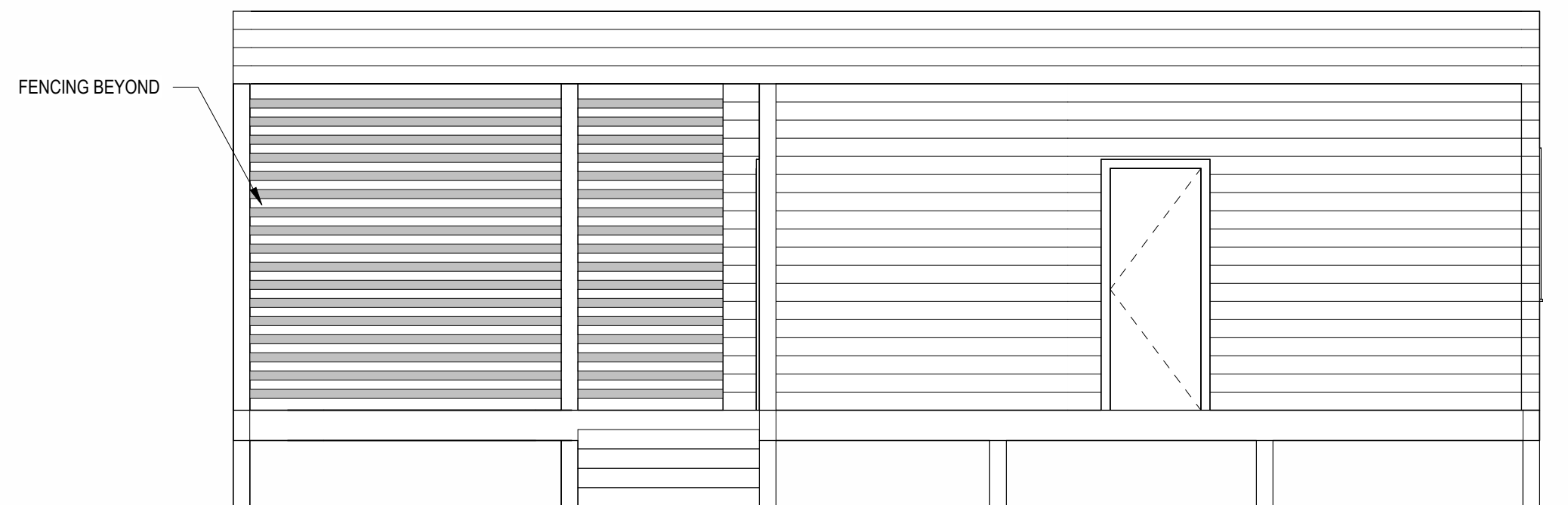
BRIDGET TIPTON
BRIDGET@STUDIOINLAY.COM | 724-422-6168
310 PARK AVE. KENT, OHIO 44240

CONTENTS
SAUNA PLAN, SECTION,
RENDERING

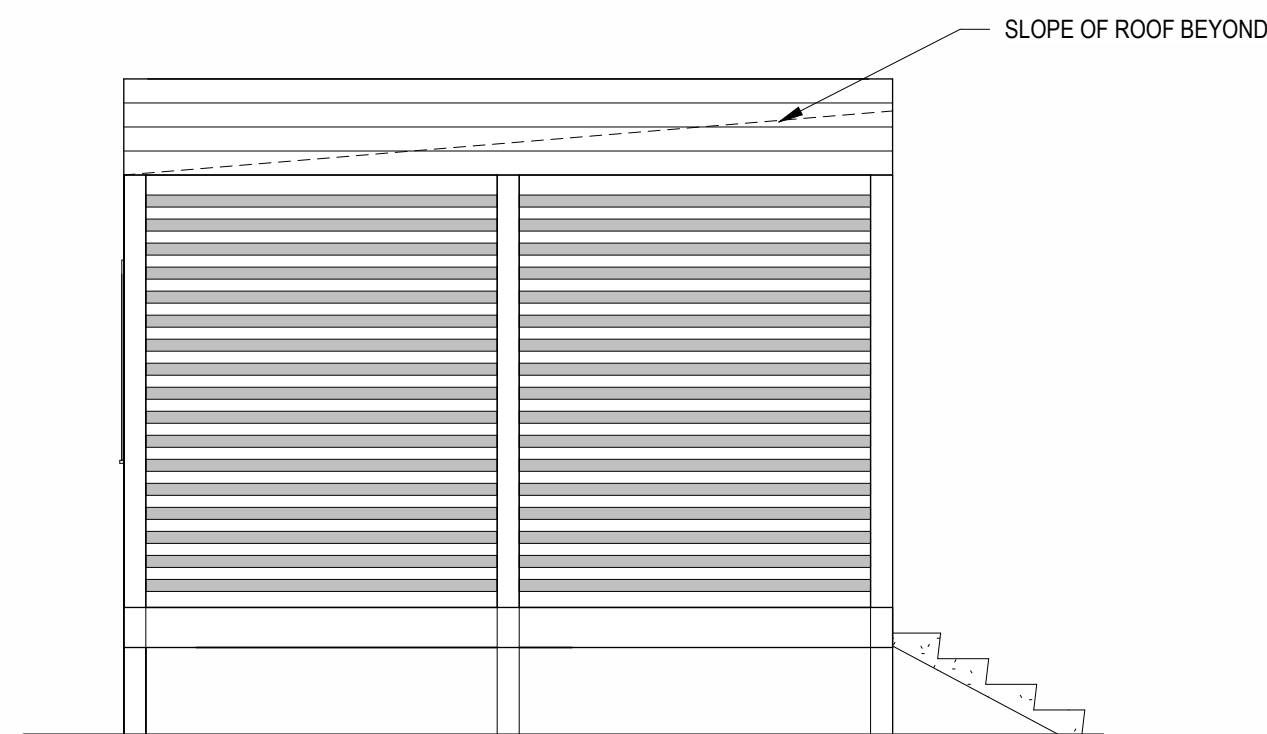
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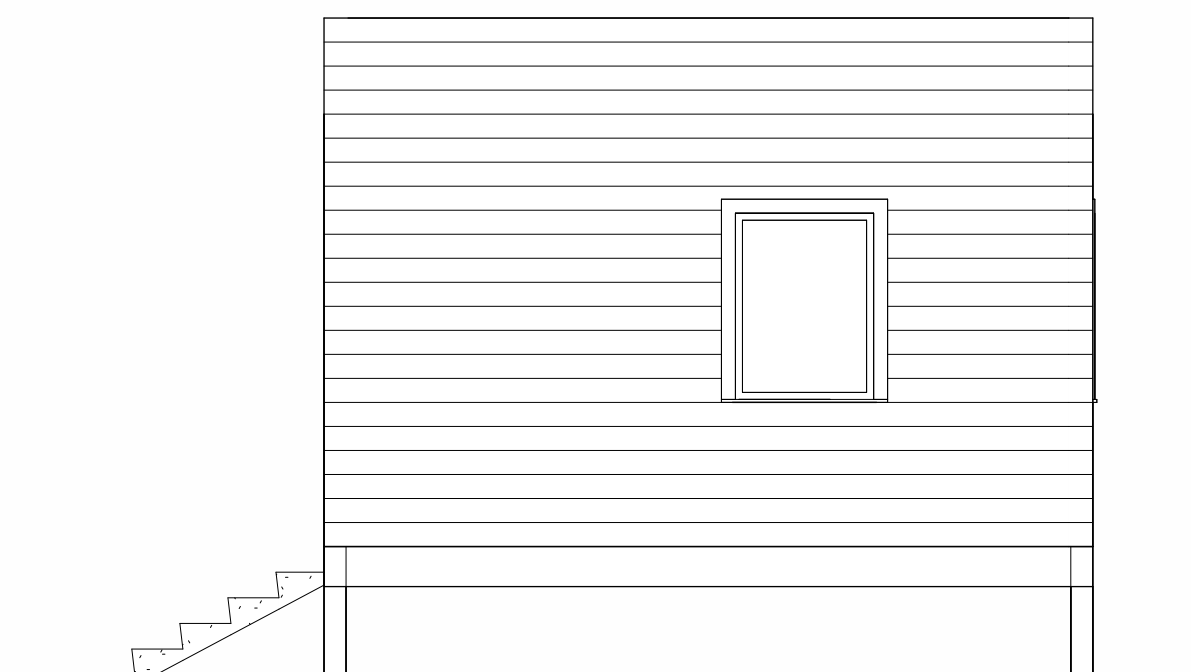
4 SAUNA ELEVATION 1
1/4" = 1'-0"



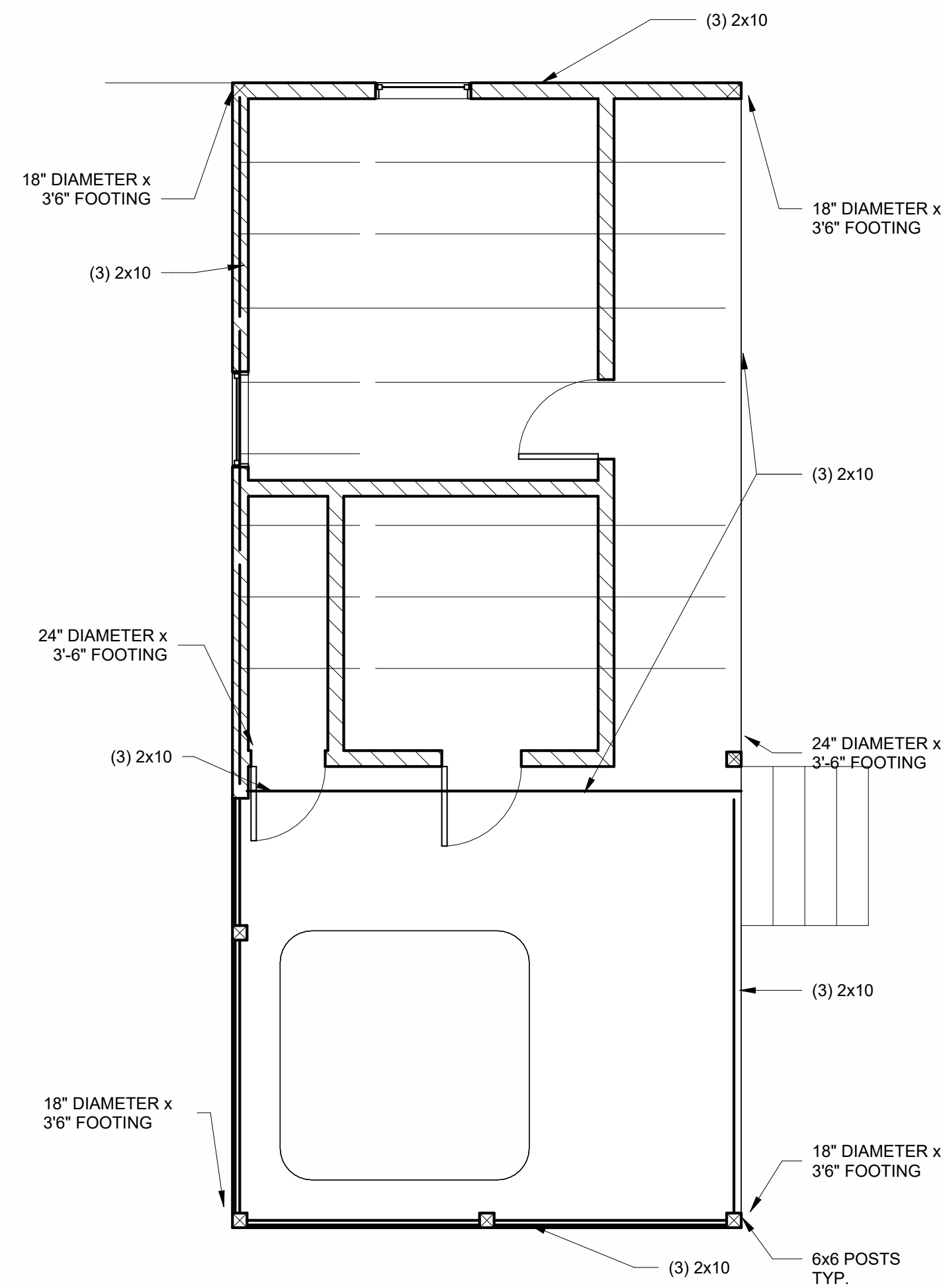
5 SAUNA ELEVATION 3
1/4" = 1'-0"



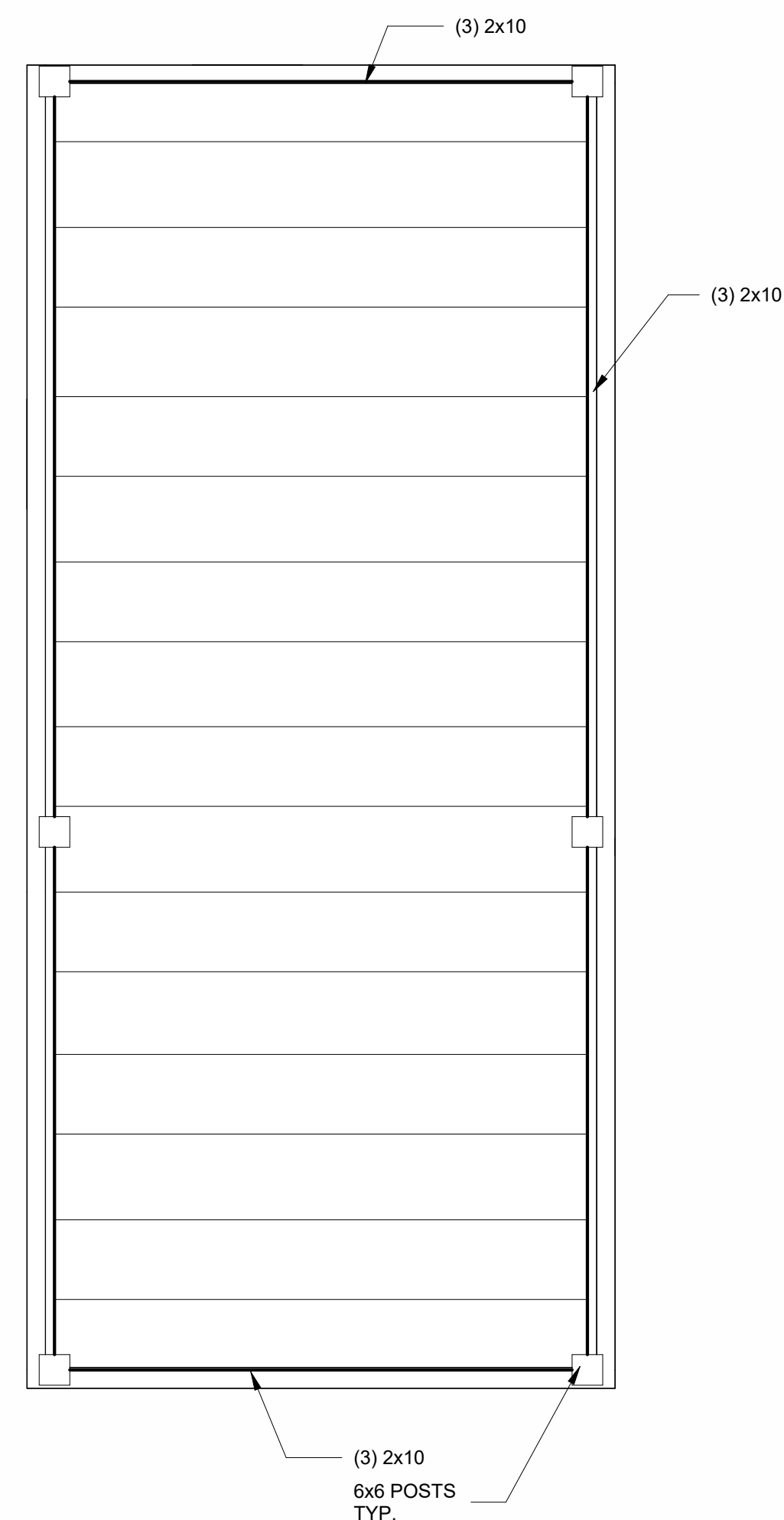
6 SAUNA ELEVATION 4
1/4" = 1'-0"



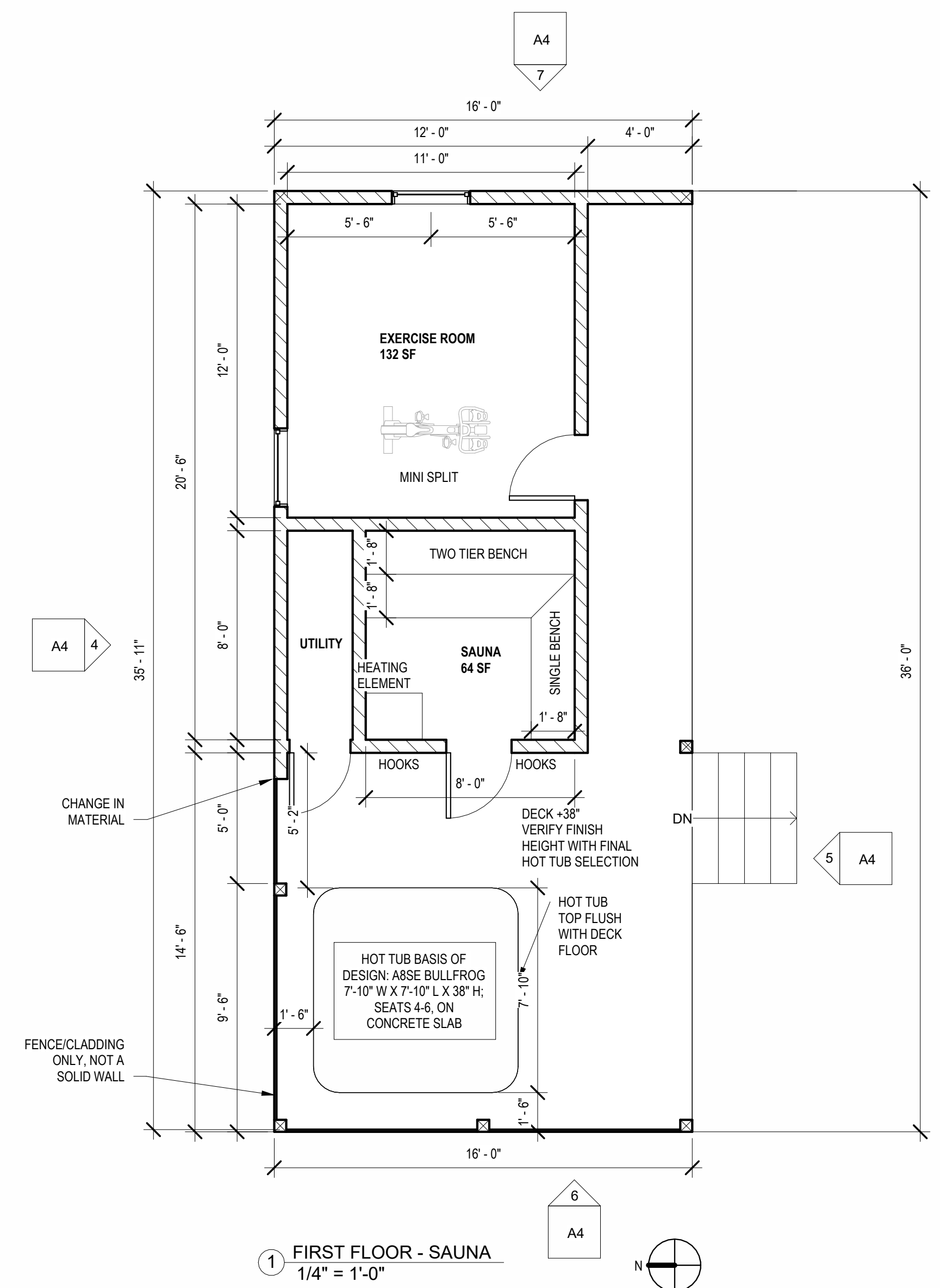
7 SAUNA ELEVATION 2
1/4" = 1'-0"



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



2 SAUNA ROOF FRAMING PLAN
1/4" = 1'-0"



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

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
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KOWAL RESIDENCE
43 WELLGATE DRIVE
HUDSON, OH

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EXTERIOR PHOTOS OF
EXISTING HOUSE