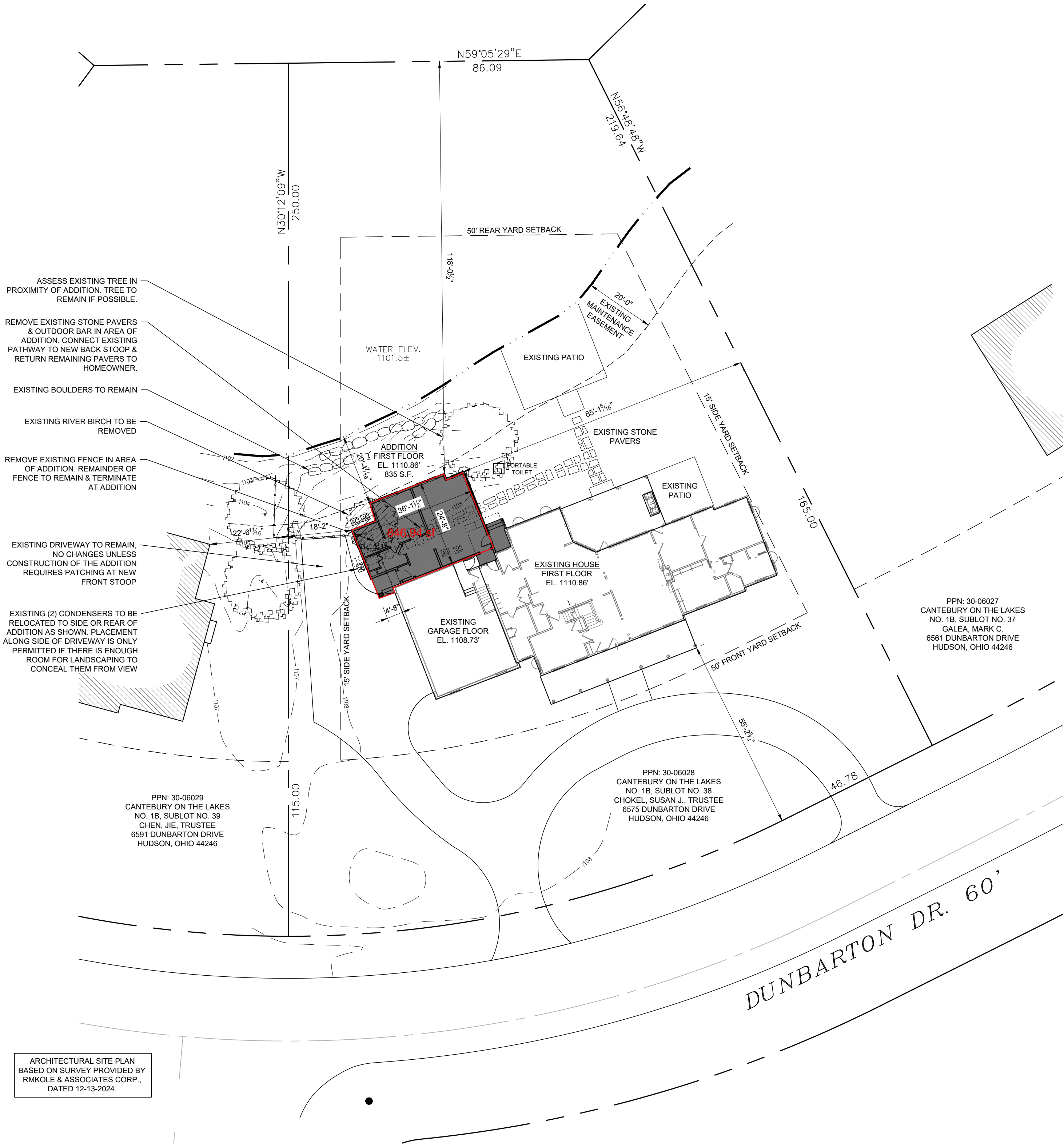
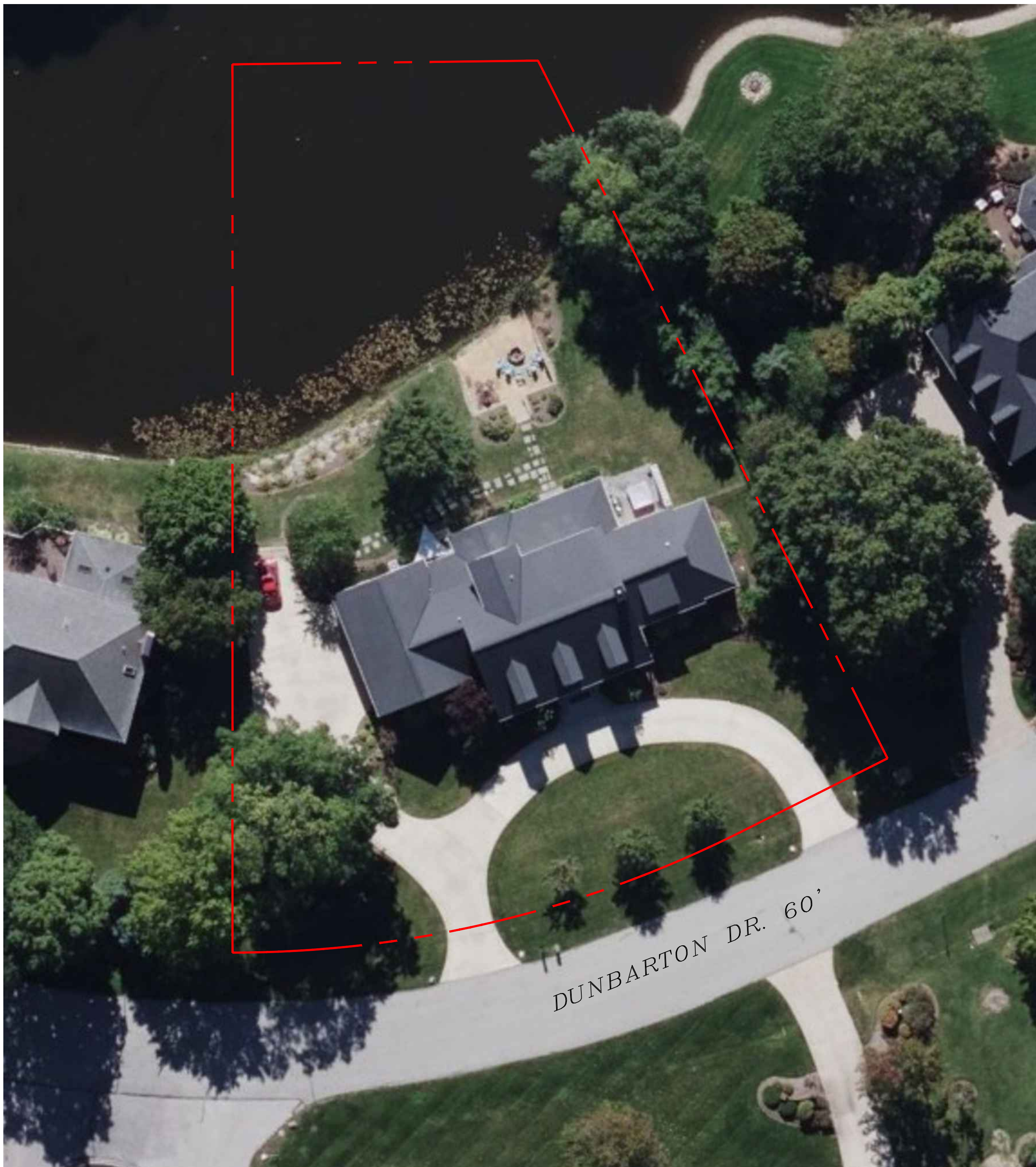


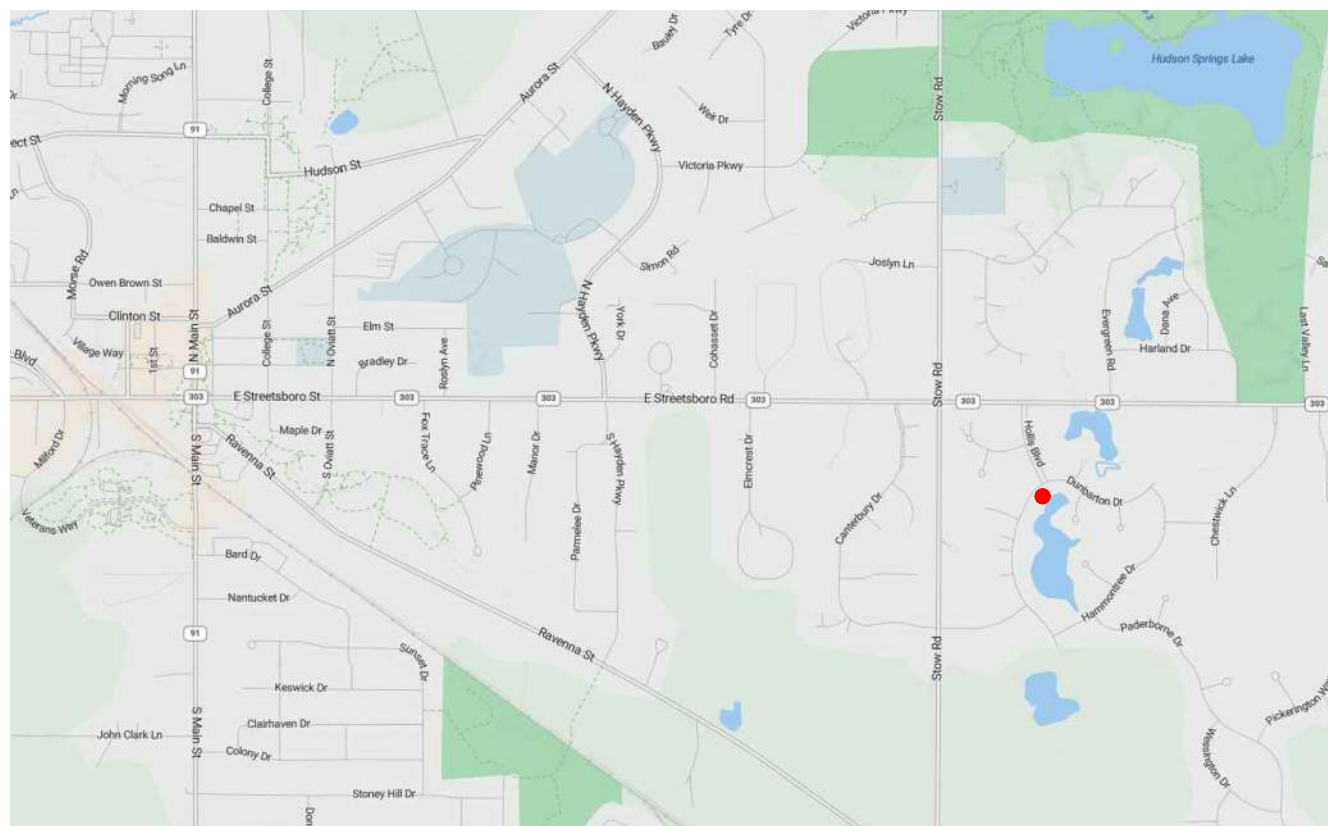
ZONING DISTRICT 3, OUTER VILLAGE RESIDENTIAL NEIGHBORHOOD CHAPTER 1205.06 ZONING CODE		
REGULATION	REQUIRED	ACTUAL
MIN. LOT SIZE	16,000 SF	33,171 SF
FRONT YARD SETBACK	50'	55'
SIDE YARD SETBACK (FOR PRINCIPAL & ACCESSORY STRUCTURES)	15'	18'
REAR YARD SETBACK	50'	118'
MAX. ALLOWABLE LOT COVERAGE (INCLUDES ALL IMPERVIOUS SURFACES INCLUDING BUILDINGS, DRIVEWAYS, PATIOS, ACCESSORY BUILDINGS)	40%	30% (9,986 SF / 33,171 SF)
MAX. HEIGHT	35'	18'
FLOOR AREAS		
EXISTING CONDITIONED GROUND FLOOR AREA	2,497 SF	
EXISTING CONDITIONED SECOND FLOOR AREA	1,915 SF	
EXISTING GARAGE FLOOR AREA	846 SF	
NEW ADDITION CONDITIONED FLOOR AREA	635 SF	



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



1 AERIAL SITE PLAN - EXISTING CONDITIONS
SCALE: 1" = 20'-0"



3 LOCATION MAP
NOT TO SCALE

P.N. 30-06031
SUBLOT 41
KIMBERLY S. WELLS, TRUSTEE
6546 THORNBROOK CIR.

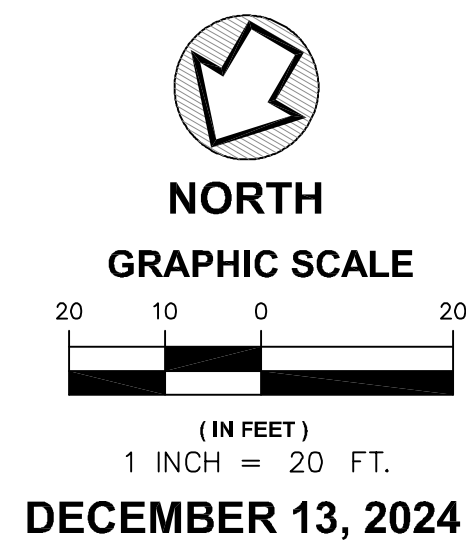
P.N. 30-06027
SUBLOT 37
MARK C. GALEA
6561 DUNBARTON DRIVE

P.N. 30-06029
SUBLOT 39
JIE CHEN, TRUSTEE
6591 DUNBARTON DRIVE

S/L 38
0.7615 Acres

WATER ELEV.
1101.5±

37



SITE IMPROVEMENT PLAN for HOUSE ADDITION

Situated in the City of Hudson, County of Summit and State of Ohio and known as being Sublot No. 38 in Canterbury on the Lakes No. 1B as shown by the recorded plat in Cabinet D, Slides 747 - 751 of Summit County Records of Plats.

For: The Chafe Residence

Site Info: Sublot No. 38
P.N. 30-06028
6575 Dunbarton Dr.
Hudson, Ohio 44236

NOTES:

- 1110.0* PROPOSED GRADE
- 1109.9 EXISTING ELEVATION
- 1109 EX. CONTOUR
- 1110 PROP. CONTOUR
- INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.

BENCH MARK: TOP OF HYDRANT
FRONT OF SUBLOT 38
ELEVATION = **1109.85** (NAVD 1988)

CONTRACTOR TO VERIFY SANITARY AND STORM
CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, REFER TO HOUSE
PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.

CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT
GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

BUILDER/LANDSCAPER TO MAINTAIN POSITIVE DRAINAGE
AWAY FROM HOUSE.

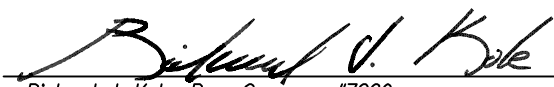
SETBACKS:

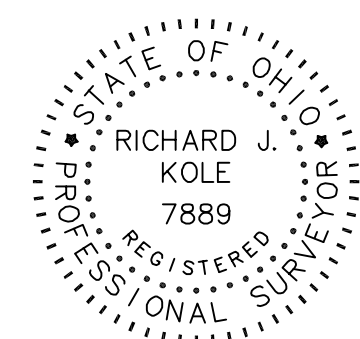
DISTRICT No. 3
FRONT SETBACK: 50 FT.
SIDE SETBACK: 20 FT.
REAR SETBACK: 15 FT.

IMPERVIOUS SURFACE COVERAGE:

LOT AREA	XX Sq. Ft.
IMPERVIOUS AREA	XX Sq. Ft.
13,056/36,242 =	XX%

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.

 12/13/24
Richard J. Kole, Reg. Surveyor #7889 Date



Prepared by:
RMKOLE
& ASSOC. CORP.
surveys • consultants • planners • utilities • coop
5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.kolesurvey.com
File No. 17102-38 Add

**HOLLIS
BLVD. 100'**

SAN. M.H.
RIM 1105.24
INV. 1085.02

STM. M.H.
RIM 1106.34
INV. 1099.96

T.B.M.
TOP OF HYD.
= 1109.85

25' ASPHALT PVMT.
(NO CENTERED)

193.4 L.F. - 18" STM. 0.5%

245.8 L.F. - 8" SAN. @ 2.59%

① R = 348.45
Δ = 31°35'01"
A = 192.08
T = 98.55
C = 189.65
N48°58'42"E

② R = 318.45
Δ = 26°36'37"
A = 147.90
T = 75.31
C = 146.57
N46°29'31"E

DUNBARTON DR. 60'

CATCH BASIN
RIM 1105.00
WIN. 1103.61

SAN. M.H.
RIM 1104.75
INV. 1091.38

CATCH BASIN
WIN. 1104.34

5/8" I. PIN MON.
FD. & USED

5/8" CAPPED
(ENVIRONMENTAL DESIGN)
I. PIN FD. (TYP.)

5/8" I. PIN MON.
FD. & USED

GRASS
LANDSCAPING

CONCRETE DRIVE

EXISTING DWELLING
FIRST FLOOR
1110.86

STONE WALK

12"

18"

21.1

29.8

4"

1103.54

1107.5

1107.7

1107.6

1108.8

1108.4

1108.3

1108.2

1108.1

1108.0

1107.9

1107.8

1107.7

1107.6

1107.5

1107.4

1107.3

1107.2

1107.1

1107.0

1106.9

1106.8

1106.7

1106.6

1106.5

1106.4

1106.3

1106.2

1106.1

1106.0

1105.9

1105.8

1105.7

1105.6

1105.5

1105.4

1105.3

1105.2

1105.1

1105.0

1104.9

1104.8

1104.7

1104.6

1104.5

1104.4

1104.3

1104.2

1104.1

1104.0

1103.9

1103.8

1103.7

1103.6

1103.5

1103.4

1103.3

1103.2

1103.1

1103.0

1102.9

1102.8

1102.7

1102.6

1102.5

1102.4

1102.3

1102.2

1102.1

1102.0

1101.9

1101.8

1101.7

1101.6

1101.5

1101.4

1101.3

1101.2

1101.1

1101.0

1100.9

1100.8

1100.7

1100.6

1100.5

1100.4

1100.3

1100.2

1100.1

1100.0

1099.9

1099.8

1099.7

1099.6

1099.5

1099.4

1099.3

1099.2

1099.1

1099.0

1098.9

1098.8

1098.7

1098.6

1098.5

1098.4

1098.3

1098.2

1098.1

1098.0

1097.9

1097.8

1097.7

1097.6

1097.5

1097.4

1097.3

1097.2

1097.1

1097.0

1096.9

1096.8

1096.7

1096.6

1096.5

1096.4

1096.3

1096.2

1096.1

1096.0

1095.9

1095.8

1095.7

1095.6

1095.5

1095.4

1095.3

1095.2

1095.1

1095.0

1094.9

1094.8

1094.7

1094.6

1094.5

1094.4

1094.3

1094.2

1094.1

1094.0

1093.9

1093.8

1093.7

1093.6

1093.5

1093.4

1093.3

1093.2

1093.1

1093.0

1092.9

1092.8

1092.7

1092.6

1092.5

1092.4

1092.3

1092.2

1092.1

1092.0

1091.9

1091.8

1091.7

1091.6

1091.5

1091.4

1091.3

1091.2

1091.1

1091.0

1090.9

1090.8

1090.7

1090.6

1090.5

1090.4

1090.3

1090.2

1090.1

1090.0

1089.9

1089.8

1089.7

1089.6

1089.5

1089.4

1089.3

1089.2

1089.1

1089.0

1088.9

1088.8

1088.7

1088.6

1088.5

1088.4

1088.3

1088.2

1088.1

1088.0

1087.9

1087.8

1087.7

1087.6

1087.5

1087.4

1087.3

1087.2

1087.1

1087.0

1086.9

1086.8

1086.7

1086.6

1086.5

1086.4

1086.3

1086.2

1086.1

1086.0

1085.9

1085.8

1085.7

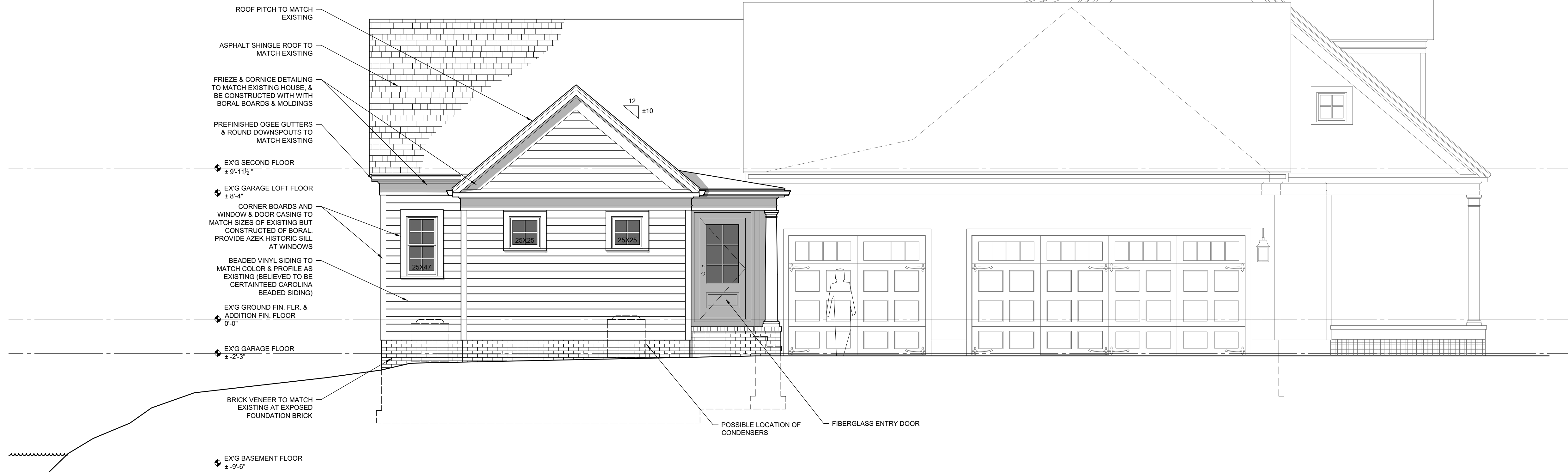
1085.6

1085.5

1085.4



3 EXISTING ELEVATIONS
SCALE: 1/8" = 1'-0"



2 SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO THE
CHOKEL-SMITH RESIDENCE
6575 DUNBARTON DRIVE, HUDSON, OHIO 44236

03.03.2025 ABR SUBMITTAL

**PROGRESS
SET
-
NOT FOR
CONSTRUCTION**

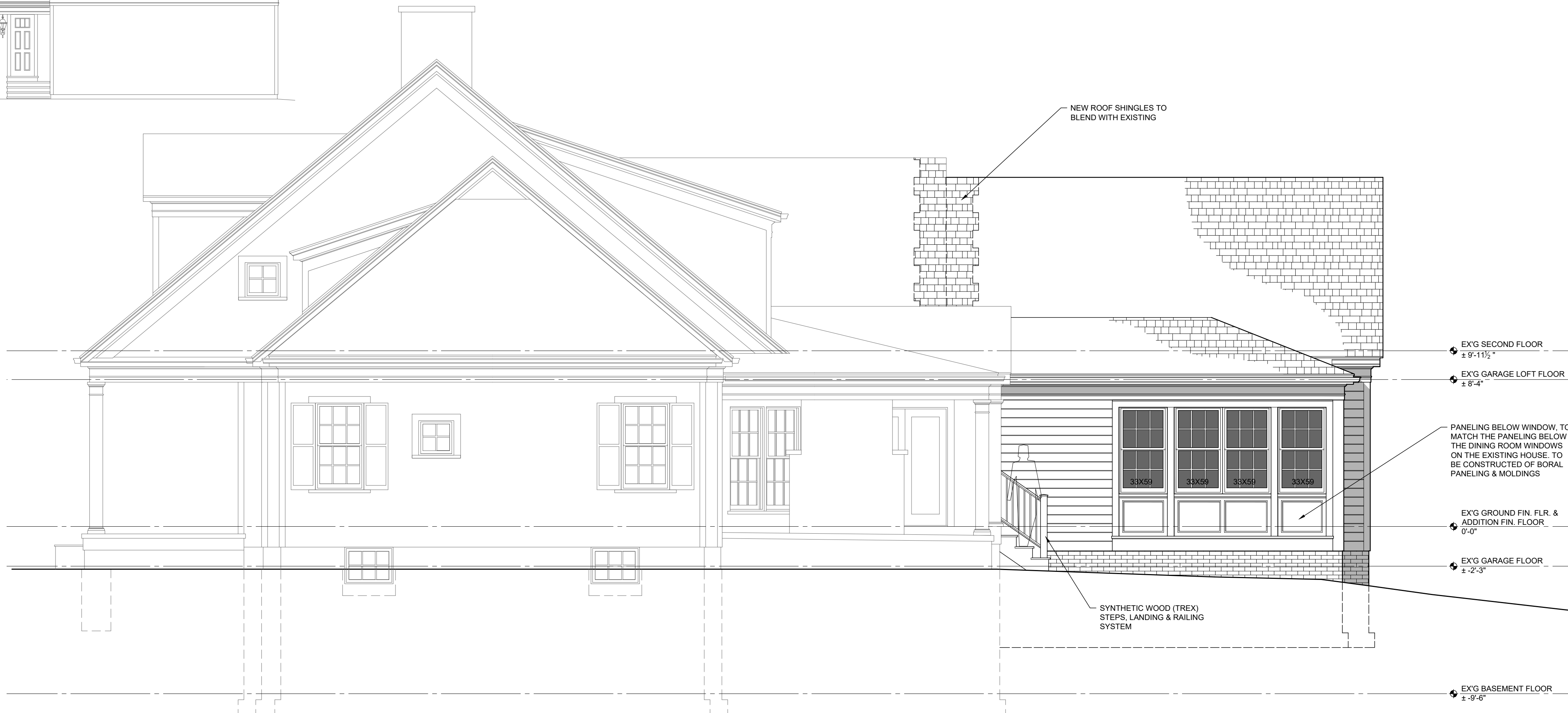
RICHARD CISSELL, #10151380
EXPIRATION: 12.31.2025

EXTERIOR
ELEVATIONS

A2.1



3 EXISTING ELEVATIONS
SCALE: 1/8" = 1'-0"



2 SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



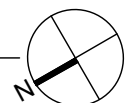
1 REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

6575 DUNBARTON DRIVE, HUDSON, OHIO 44236

**PROGRESS
SET
-
NOT FOR
CONSTRUCTION**

FLOOR PLANS

A1.0



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 BASEMENT / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO THE
CHOKEL-SMITH RESIDENCE
6575 DUNBARTON DRIVE, HUDSON, OHIO 44236

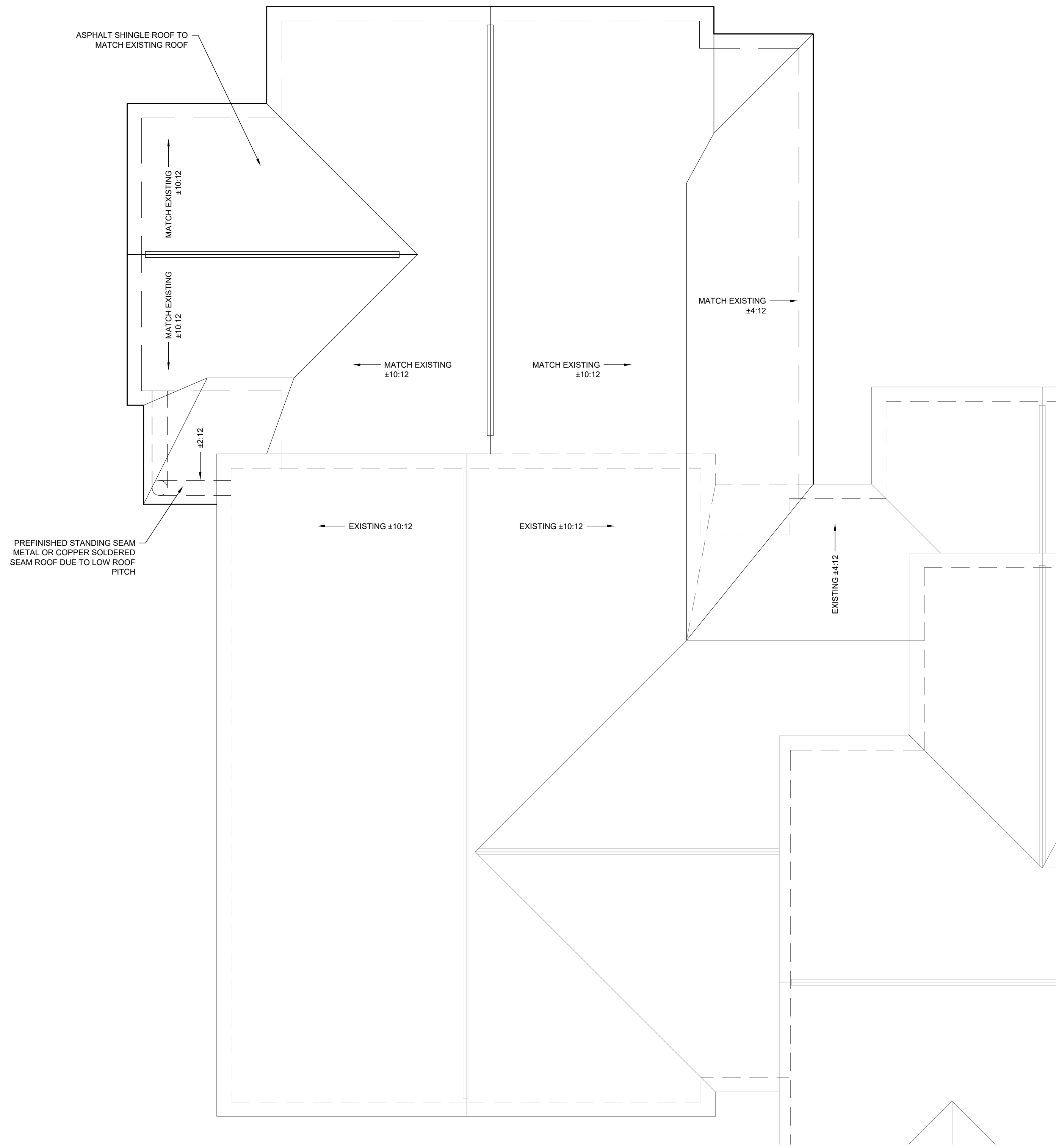
03.03.2025 ABR SUBMITTAL

**PROGRESS
SET
-
NOT FOR
CONSTRUCTION**

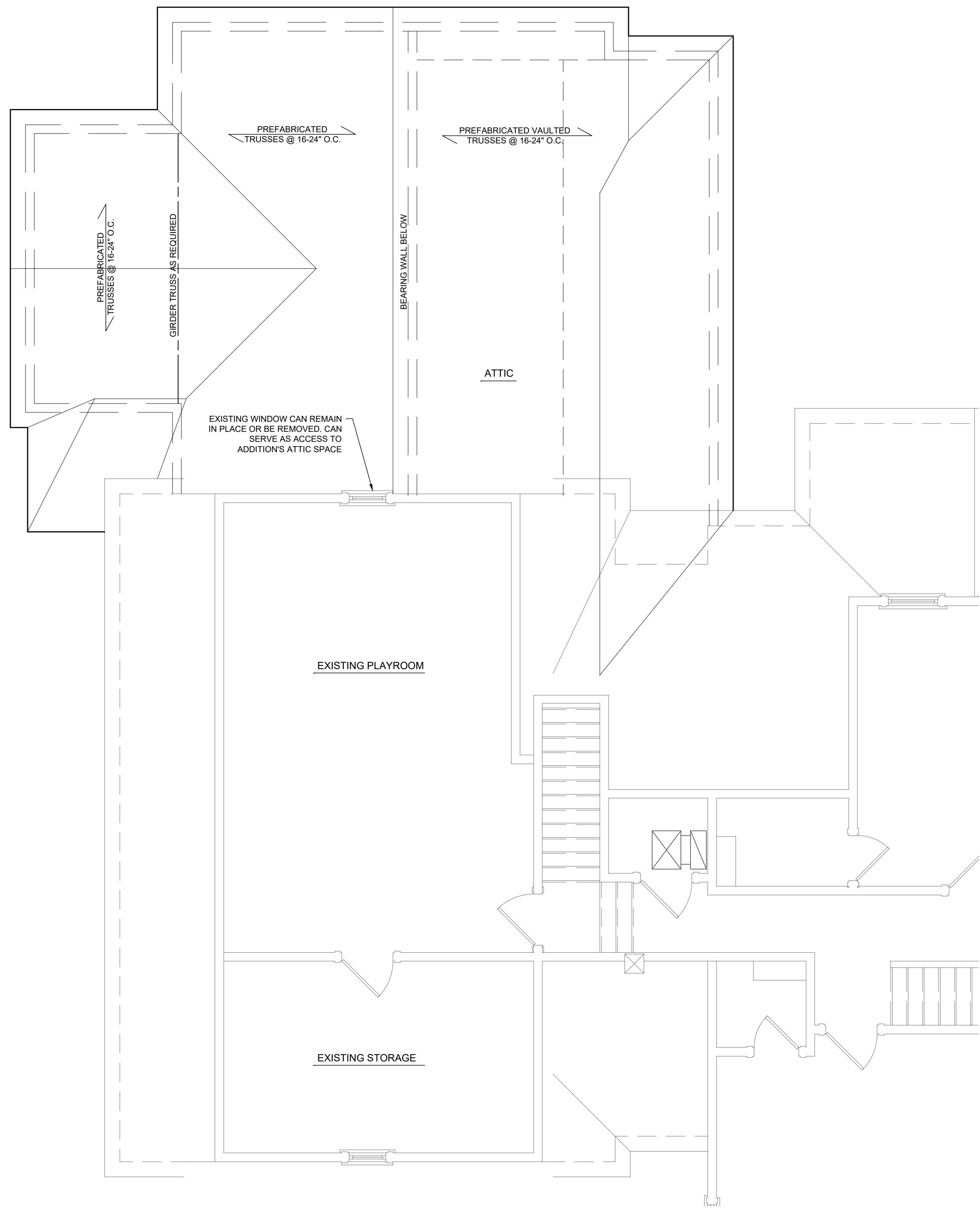
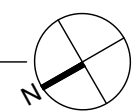
RICHARD CISSELL, #10151380
EXPIRATION: 12.31.2025

FLOOR PLANS

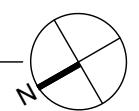
A1.1



ROOF PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

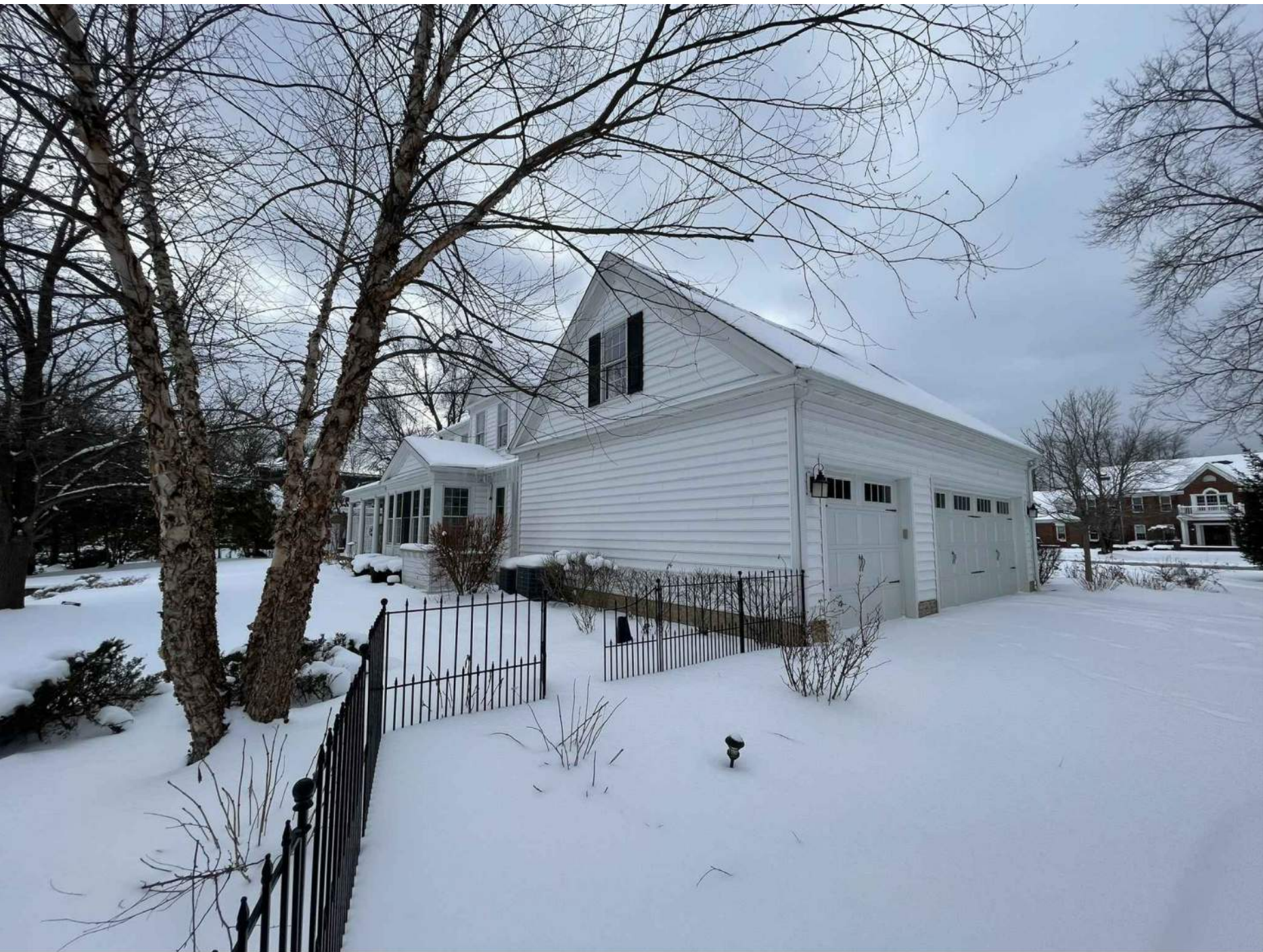




9 - NEIGHBORING HOUSE, 6591 DUNBARTON DR



6 - SIDE OF HOUSE (SOUTH)



3 - REAR OF HOUSE IN AREA OF ADDITION (EAST)



8 - NEIGHBORING HOUSE, 6561 DUNBARTON DR



5 - REAR OF HOUSE (EAST)



2 - SIDE OF HOUSE WITH NEIGHBORING HOUSE, 6591 DUNBARTON DR (NORTH)



7 - VIEW BETWEEN 6591 DUNBARTON & SUBJECT HOUSE



4 - REAR OF HOUSE IN AREA OF ADDITION (EAST)



1 - FRONT OF HOUSE (WEST)