

REVISIONS:
1.)

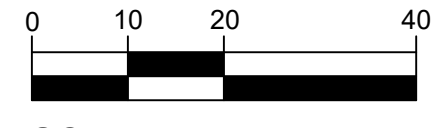


Know what's below.
Call before you dig.

TOPOGRAPHIC SURVEY & SITE PLAN

for
~The Kobosky Residence~
to be built by
LDA Builders, Inc.

Situated in the City of Hudson, County of Summit
and State of Ohio: And known as being Lot No. 5
in the Hudson Preserve Subdivision, as
recorded in Doc. #56826538.



SCALE: 1" = 20'

DATUM:

B.O.B.: RECORD PLAT
VERT: SAN. AS-BUILT PLANS

BUILDER:

LDA BUILDERS, INC.
6683 OLDE EIGHT RD.
PENINSULA, OH 44264
TONY LUNARDI
(330) 528-3800

LEGEND

- 998 - Ex. Contour
- 1002 - PR. CONTOUR
- Ex. Tree Line
- PR. CLEARING LIMITS
- X - 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
- Ex. Mailbox
- SA ST - Ex. San./Stm. MH.
- Ex. Stm. Inlet/Basins & Downspout Location
- Ex. Gas Valve & Shutoff
- Ex. Hyd. Valve/ Shutoff & Well
- - Iron Pin Set
- - Rebar or Iron Rod/Pin Fnd.
- ⊙ - Iron Pipe Fnd.
- - Mon. Fnd.

205.79'
N 00°22'18" W

Lot #56
LDA Land Group, LLC
Parcel #30-10389
5248 Preserve Ln.
Doc. #56890153
0.7840 Ac.

Lot #6
"UNDER CONST."

Lot #4
"VACANT"

SITE NOTE:
CONCRETE WASHOUT PIT TO
BE INSTALLED AT ENTRANCE
TO DEVELOPMENT.

C5.1:
A=23.83'
R=25.00'
D=54°37'24"
CB=N111°11'39" E
CH=63.97'
T=12.91'

C5.2:
A=66.44'
R=70.00'
D=54°22'46"
CB=N111°04'20" E
CH=63.97'
T=35.96'

CONSTRUCTION NOTES:

1. 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. Contractor to notify utilities protection services/ O.U.P.S. prior to construction.
3. Silt fence must surround all excavation areas so that no silt escapes site.
4. A construction entrance shall be constructed in the same location as the permanent drive, consisting of #1&2 aggregate and be a minimum of 70 feet long.
5. All grades shall comply w/corresponding government office.
6. Maintain positive yard drainage away from house and a minimum slope of 1% along all swales.
7. Contractor shall verify location and depths of existing laterals & verify if proper connections can be made to house. Contact corresponding government office or utility owner if discrepancies occur.
8. All sewer connections must maintain a minimum slope of 1%.
9. Footer drain & downspouts are to be tied into the storm drain. Refer to house plans for downspout locations.
10. A foundation sump pump is required unless otherwise determined by contractor.
11. The location of utilities shown hereon are based on observed evidence of above ground appurtenances used along with plan information provided to the surveyor. The location of these utilities may vary and are subject to field verification prior to construction. No other search for utilities was performed and additional utilities may be encountered.
12. 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.

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



LOT 6

3010390

5260

LOT 7

3010391

5272

3001987



LOTS

3010389

3002980

5248

Subject Lot

LOT 8

3010392

3001674

300

LOT 4

3010388

5236

5259

LOT 9

3010393

LOT 3

3010387

5234

LOT 10

3010394

5247

PRESERVE LANE

LOT 11

3010395

5235

5223

LOT 2

3010386

5210

3010365

76

3002979

LOT 1

3010385

1861

3002143

1887

3010366

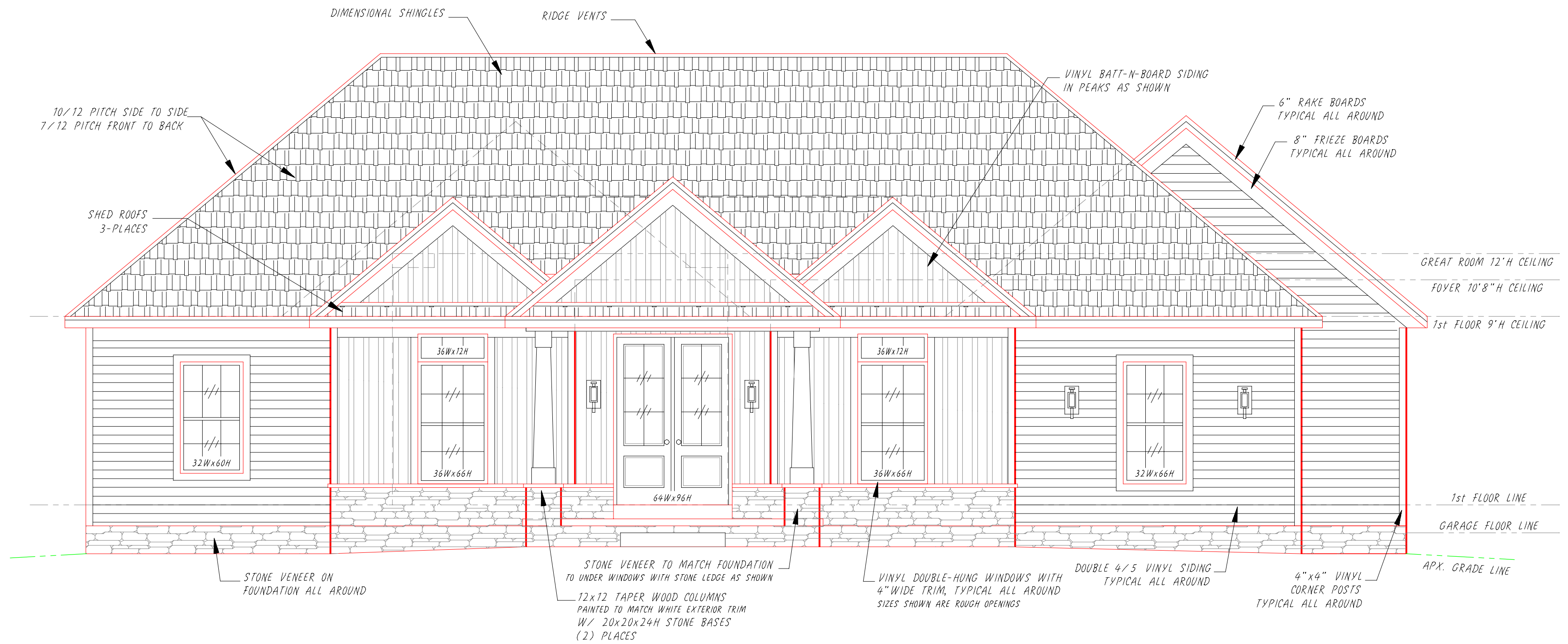
Norton Rd

NORTON RD

LAKE DR

Norton Rd

5617559



Front Elevation (S/L 5 - 5248 Preserve Lane)

PARCLE #30-10389
 S/L 5 - 5248 Preserve Lane, Hudson, Ohio 44236
 Lot Size - 97.62' Frontage x 359.11' Deep on the right, .7840 acres
 Overall House Size - 63' Wx71'D, 3355 Sq Ft on lot
 2411 Sq Ft Living Area
 (2411 Sq ft on First floor & 0 Sq ft on Second floor)
 2291 Sq ft Basement and 623 Sq ft of Garage

HIP005

LIDA BUILDERS
 INCORPORATED
 Boston Hts., Ohio U.S.A. • Phone/Fax Cleveland (330) 528-3800 • Akron (350) 342-4240
 TITLE DAKOTA II, modified 1-STORY (2411 sq.ft.) NO. 26-HP005-10 FRONT ELEVATION

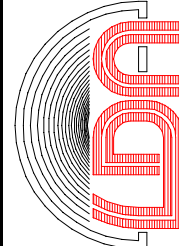
SCALE	DATE	DRN	CHK'D	APP'VD
.25" = 1'	05/31/26	/Z		

REVISIONS
 BY DATE

CUSTOMER
June Kobosky



Left Side Elevation

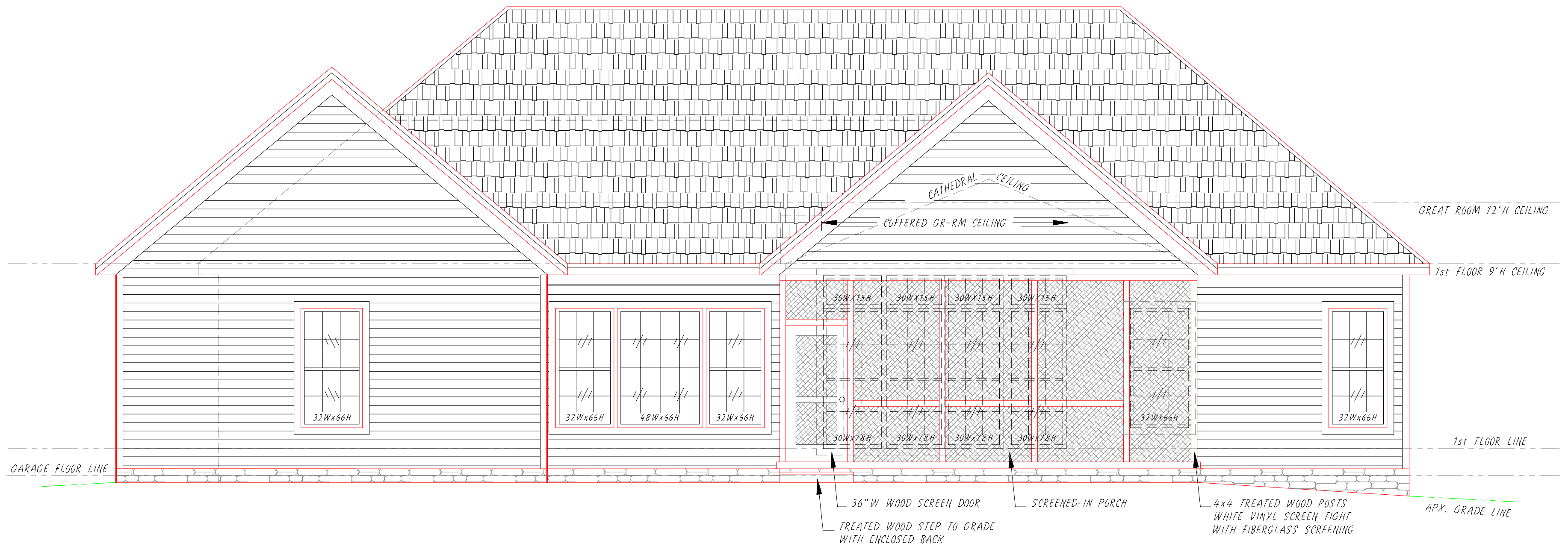


LIDA BUILDERS
 INCORPORATED
 Boston Hts., Ohio U.S.A. • Phone/Fax Cleveland (330) 528-3800 • Akron (330) 342-4240
 TITLE DAKOTA II, modified 1-STORY (2411 sq.ft.) NO. 26-HP005-11
 LEFT SIDE ELEVATION

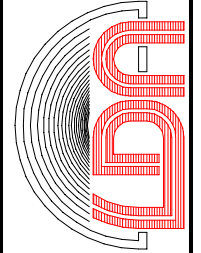
SCALE	DATE	BY	DATE
.25" = 1'	05/31/26		
DRN	CK'D		
AP'VD			

REVISIONS

CUSTOMER
June Kobosky



Rear Side Elevation



LINDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. • Phone/Fax: Clev(330) 528-3800 • Akron(330) 342-4240
NO. 26-HF005-12
TITLE DAKOTA II, modified 1-STORY (2411 sq.ft.) REAR ELEVATION

SCALE	DATE	DRN	CHK'D	APP'VD
.25" = 1'	05/3/26	JZ		
REVISIONS				
BY DATE				

CUSTOMER
June Kobosky



GREAT ROOM 12' H CEILING
 1st FLOOR 9' H CEILING
 1st FLOOR LINE
 GARAGE FLOOR LINE
 APX. GRADE LINE

4" WIDE TRIM AROUND DOORS

32Wx66H

28Wx42H

W28x48H

32Wx16H

32Wx16H

96Wx84H

192Wx84H

Right Side Elevation

SCALE: .25" = 1'

DATE: 05/31/26

DRN: JZ

CHK'D:

APP'VD:

CUSTOMER: **June Kobosky**

LD DA BUILDERS
 INCORPORATED
 Boston Hts., Ohio U.S.A. • Phone/Fax: Cleveland (330) 528-3800 • Akron (330) 342-4240
 TITLE: DAKOTA II, modified 1-STORY (2411 sq.ft.) NO. 26-HP005-13
 RIGHT SIDE ELEVATION

BY: _____ DATE: _____

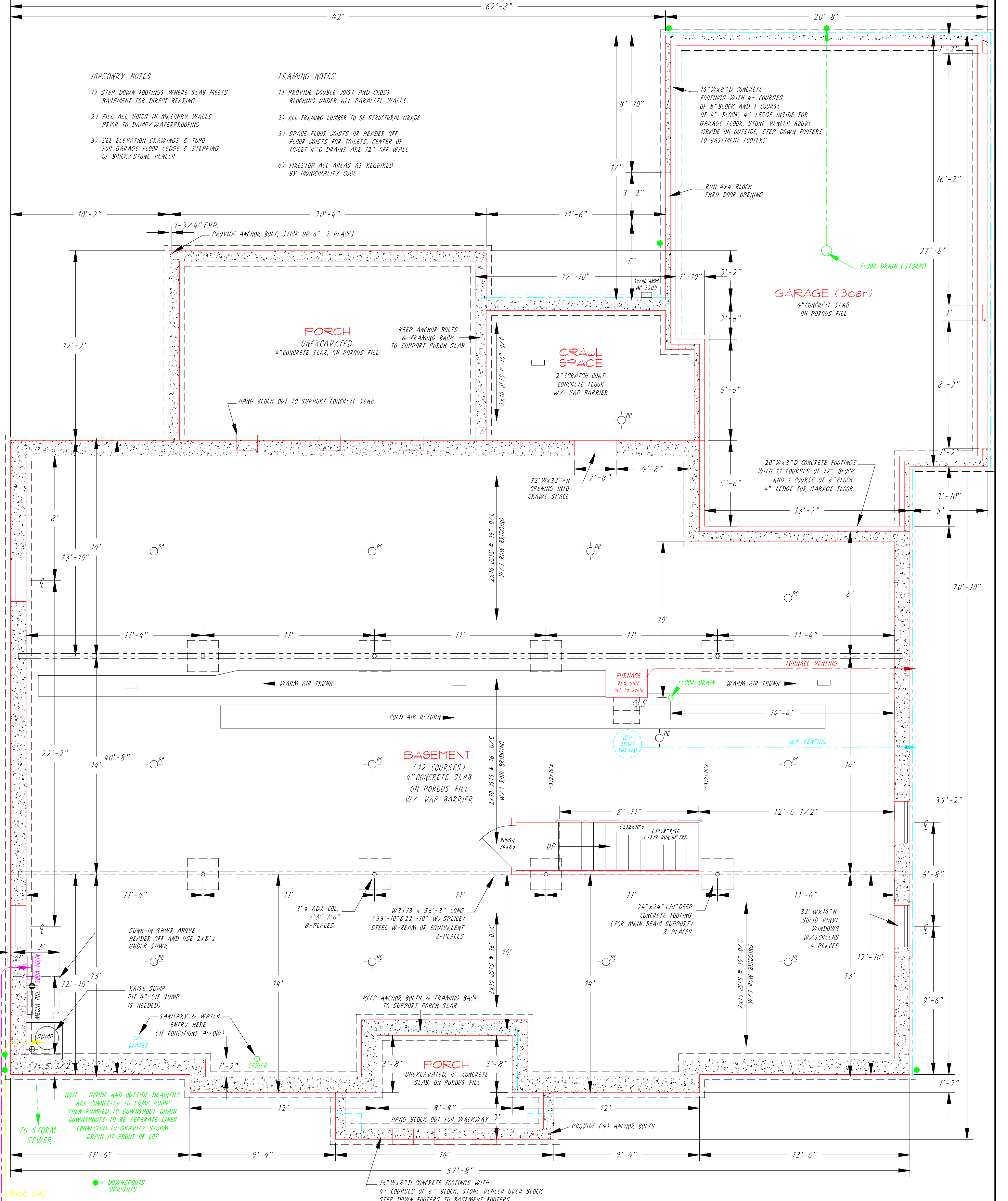
REVISIONS:

MASONRY NOTES

- 1) STEP DOWN FOOTINGS WHERE SLAB MEETS BASEMENT FOR DIRECT BEARING
- 2) FILL ALL VOIDS IN MASONRY WALLS PRIOR TO DAMP/WATERPROOFING
- 3) SEE ELEVATION DRAWINGS & TOPO FOR GARAGE FLOOR LEDGE & STEPPING OF BRICK/STONE VENEER

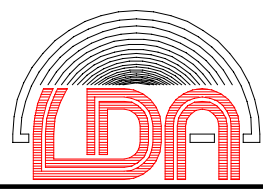
FRAMING NOTES

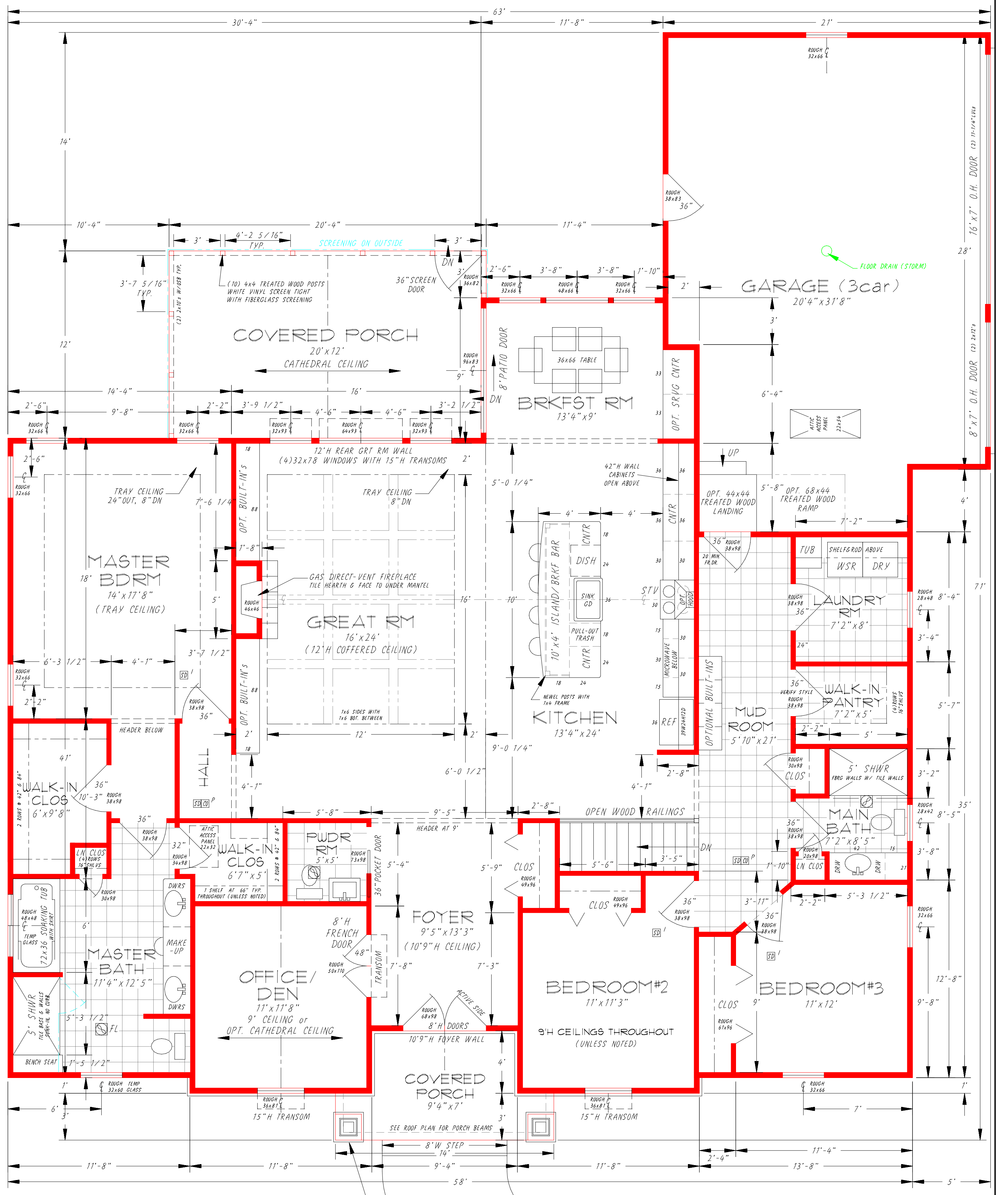
- 1) PROVIDE DOUBLE JOIST AND CROSS BLOCKING UNDER ALL PARALLEL WALLS
- 2) ALL FRAMING LUMBER TO BE STRUCTURAL GRADE
- 3) SPACE FLOOR JOISTS OR HEADER OFF FLOOR JOISTS FOR TOILETS, CENTER OF TOILET 4"D DRAINS ARE 12" OFF WALL
- 4) FIRESTOP ALL AREAS AS REQUIRED BY MUNICIPALITY CODE



Foundation
Front of House

<p>CUSTOMER</p> <p>June Kobosky</p>	<p>SCALE</p> <p>.25" = 1'</p>	<p>REVISIONS</p>	<p>BY</p>	<p>DATE</p>	<p>ILDA BUILDERS INCORPORATED</p> <p>Boston Hts., Ohio U.S.A. • Phone/Fax Cleve(330) 528-3800 • Akron(330) 342-4240</p> <p>TITLE DAKOTA II, modified 1-STORY (2411 sq.ft.) NO. 26-HP005-22</p> <p>FOUNDATION PLAN</p>
	<p>DATE</p> <p>05/12/26</p>				
	<p>DR'N</p> <p>CK'D</p>				
	<p>AP'VD</p>				





Floor Plan (1st Floor)
Front of House

12x12 TAPER WOOD COLUMNS
PAINTED TO MATCH WHITE EXTERIOR TRIM
W/ 20x20x24H STONE BASES (2) PLACES

CUSTOMER	SCALE	REVISIONS	BY	DATE	<p>LDA BUILDERS INCORPORATED Boston Hts., Ohio U.S.A. • Phone/Fax Cleve(330) 528-3800 • Akron(330) 342-4240 TITLE DAKOTA II, modified 1-STORY (2411 sq.ft.) NO. 26-HP005-23 FLOOR PLAN (1st Floor)</p>
June Kobosky	.25" = 1'				
DATE	05/12/26				
DR'N	JK'D				
AP'VD					

OHIO
HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (311) 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, June Kobosky 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:

5248
Street # or S/L#

Preserve Lane, Hudson, OH 44236
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 June Kobosky 6/1/2020
Signature of Applicant or Owner Date

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

I, June Kobosky 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.

June Kobosky 6/1/2020
Signature of Owner or Purchaser Date

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.

REGIONAL INCOME TAX AGENCY

CITY OF HUDSON
MUNICIPAL INCOME TAX

REGISTRATION OF CONTRACTORS

PROPERTY ADDRESS: 5248 Preserve Lane, Hudson, OH

CONTRACTOR NAME: LDA Builders, Inc

DATE: 6-2-2026

APPLICATION #: _____

ADDRESS: 6683 Old Pigut Rd.

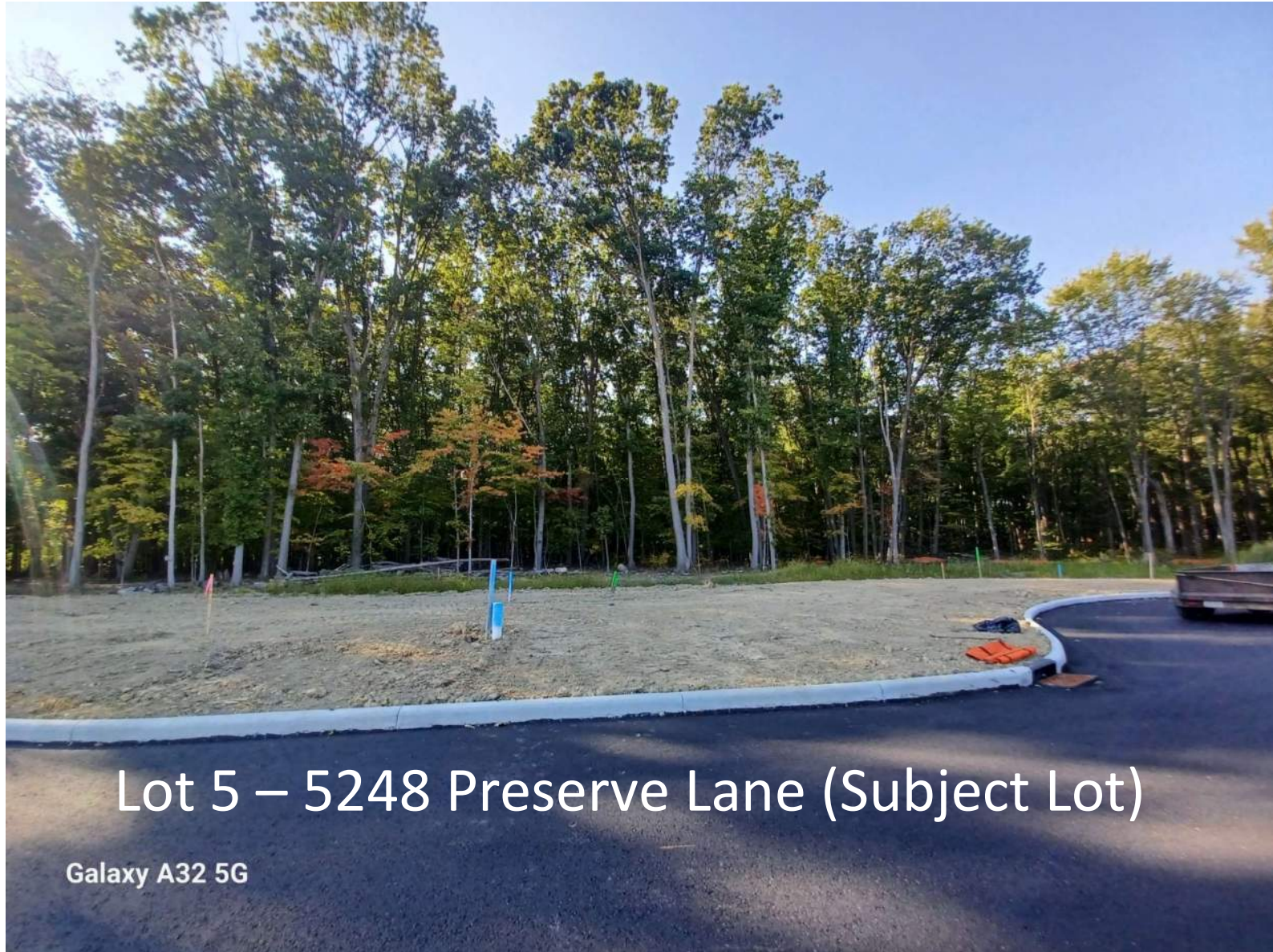
AMT. OF CONTRACT: \$420,778 -

CITY: Pewinsula, OH 44204 PHONE: (330) 528-3800

ZONING PERMIT #: _____

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	20-356 0639		
SBP. TANK/SEWER	NIA	NIA	NIA	NIA	NIA
HOT ROOFING	NIA	NIA	NIA	NIA	NIA
PLUMBING	Hershberger	15325 Georgia Rd. Middletown OH 44062	271-74-8270		
SHEET METAL	NIA	NIA	NIA	NIA	NIA
ELECTRICAL	Northern Ohio Electric	5457 Hartneck Rd Valley City, OH 44280	463620490		
REFRIGERATION	NIA	NIA	NIA	NIA	NIA
AIR CONDITION.	A New Image Heating & cooling	4403 Renaissance Parkway Warrensville Hts., OH 44128	34-1681284		
WARM AIR HEAT.	same as above				
STEAM VAPOR	NIA	NIA	NIA	NIA	NIA
HOT WATER	Hershberger	(same as above - plumbing)			
DRYWALL/PLAST.	Lenwood, Inc	P.O. Box 3160198 Strongsville, OH 44136	34-1521909		
DEMOLITION	NIA	NIA	NIA	NIA	NIA
LANDSCAPING	NIA	NIA	NIA	NIA	NIA
PAINTING/DÉCOR.	Violette Painting	3946 Crestview Ave Warren OH 44484	278-70-0490		
OTHER	Concrete Dave Spellman	3456 Summit Rd. Ravenna, OH 44266	34-1906766		
			TOTAL		



Lot 5 – 5248 Preserve Lane (Subject Lot)

Galaxy A32 5G



Lot 6 – 5260 Preserve Lane
1st lot to the right, north



Lot 7 – 5272 Preserve Lane,
2nd lot to the right, east



Lot 8 - 5259 Preserve Lane, 3rd lot
to the right, across the cul-de-sac

Galaxy A32 5G



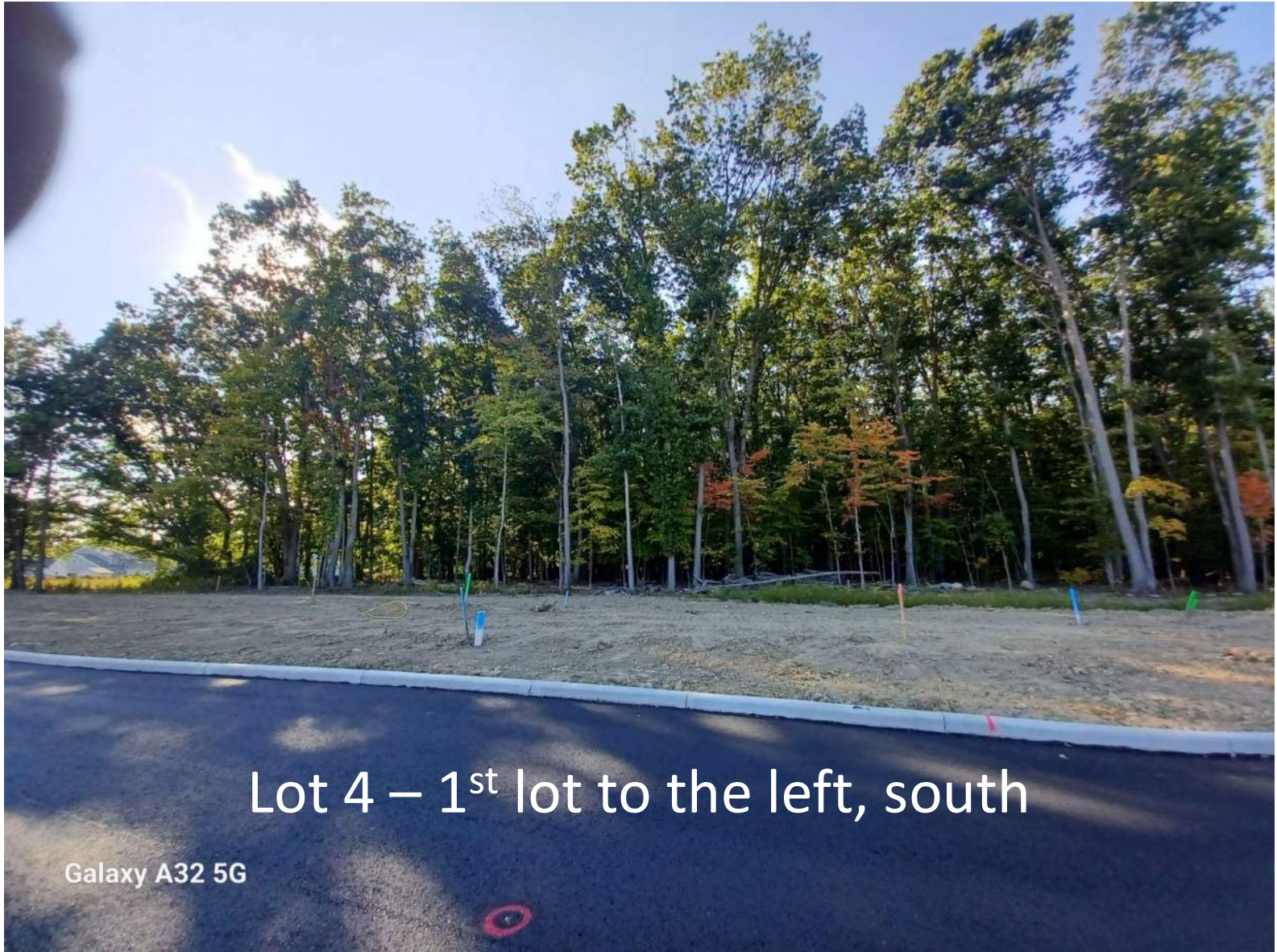
Lot 9 - 5247 Preserve Lane,
across the street



Lot 10 – across the street, south



Lot 11 – across the street, south



Lot 4 – 1st lot to the left, south

Galaxy A32 5G



Lot 3 – 5224 Preserve Lane,
2nd lot to the left, south

Galaxy A32 5G



Lot 2– 5210 Preserve Lane,
3rd lot to the left, south