

**BENCH MARK - BM**

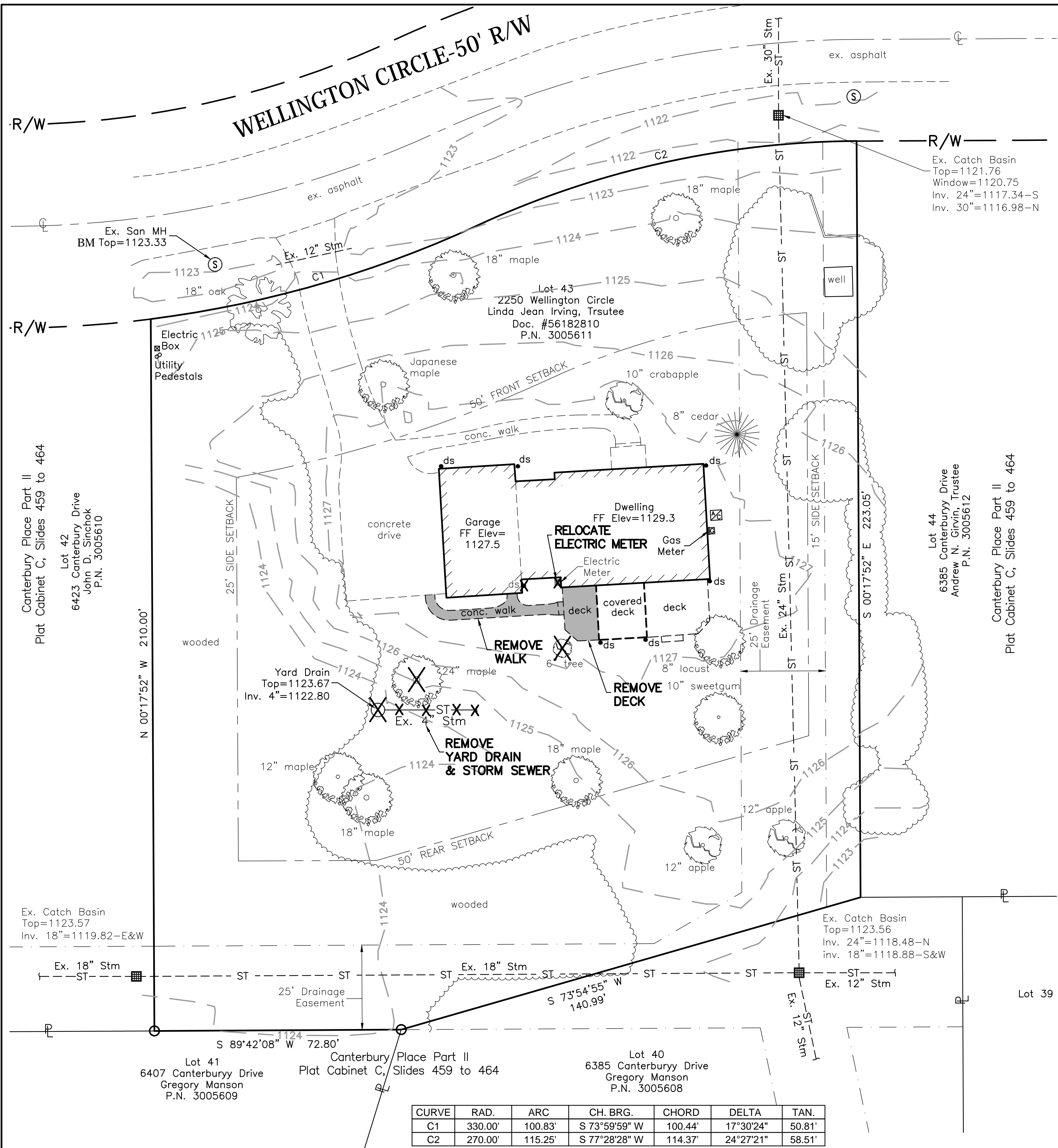
TOP OF CASTING OF EXISTING SANITARY MANHOLE  
ALONG THE SOUTH SIDE OF WELLINGTON CIRCLE.

ELEVATION = 1123.33

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

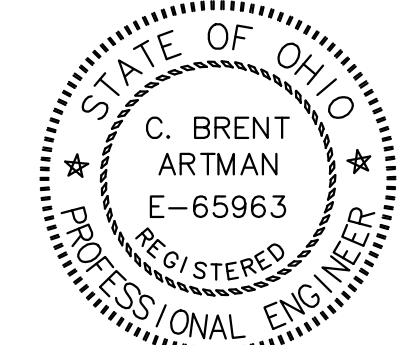
**LEGEND**

- R/W - RIGHT OF WAY
- ⌂ - PROPERTY LINE
- ⊕ - CENTER LINE
- Ⓢ - SANITARY MANHOLE
- ▣ - CATCH BASIN
- - YARD DRAIN
- - - ST - - - STORM SEWER
- ds - DOWN SPOUT
- ⊠ - GAS METER
- ⊠ - ELECTRIC METER
- ⊠ - ELECTRIC BOX
- - UTILITY PEDESTAL
- ⊠ - AIR CONDITION UNIT
- ⊗ - DECIDUOUS TREE
- ⊗ - CONIFEROUS TREE
- - LIMITS OF REMOVAL
- ⊗ - ITEM TO BE REMOVED



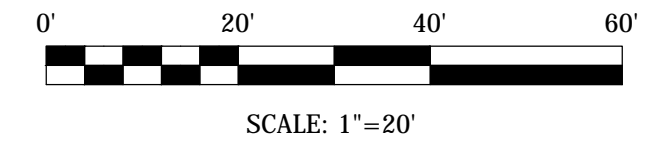
**RESIDENTIAL SITE PLAN  
IRVING RESIDENCE  
LOT 43 OF THE CANTERBURY SUBDIVISION PART II  
2250 WELLINGTON CIRCLE  
HUDSON, OHIO**

DATE: JUNE 2, 2026



CURVE	RAD.	ARC	CH. BRG.	CHORD	DELTA	TAN.
C1	330.00'	100.83'	S 73°59'59" W	100.44'	17°30'24"	50.81'
C2	270.00'	115.25'	S 77°28'28" W	114.37'	24°27'21"	58.51'

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**PROPERTY INFORMATION**

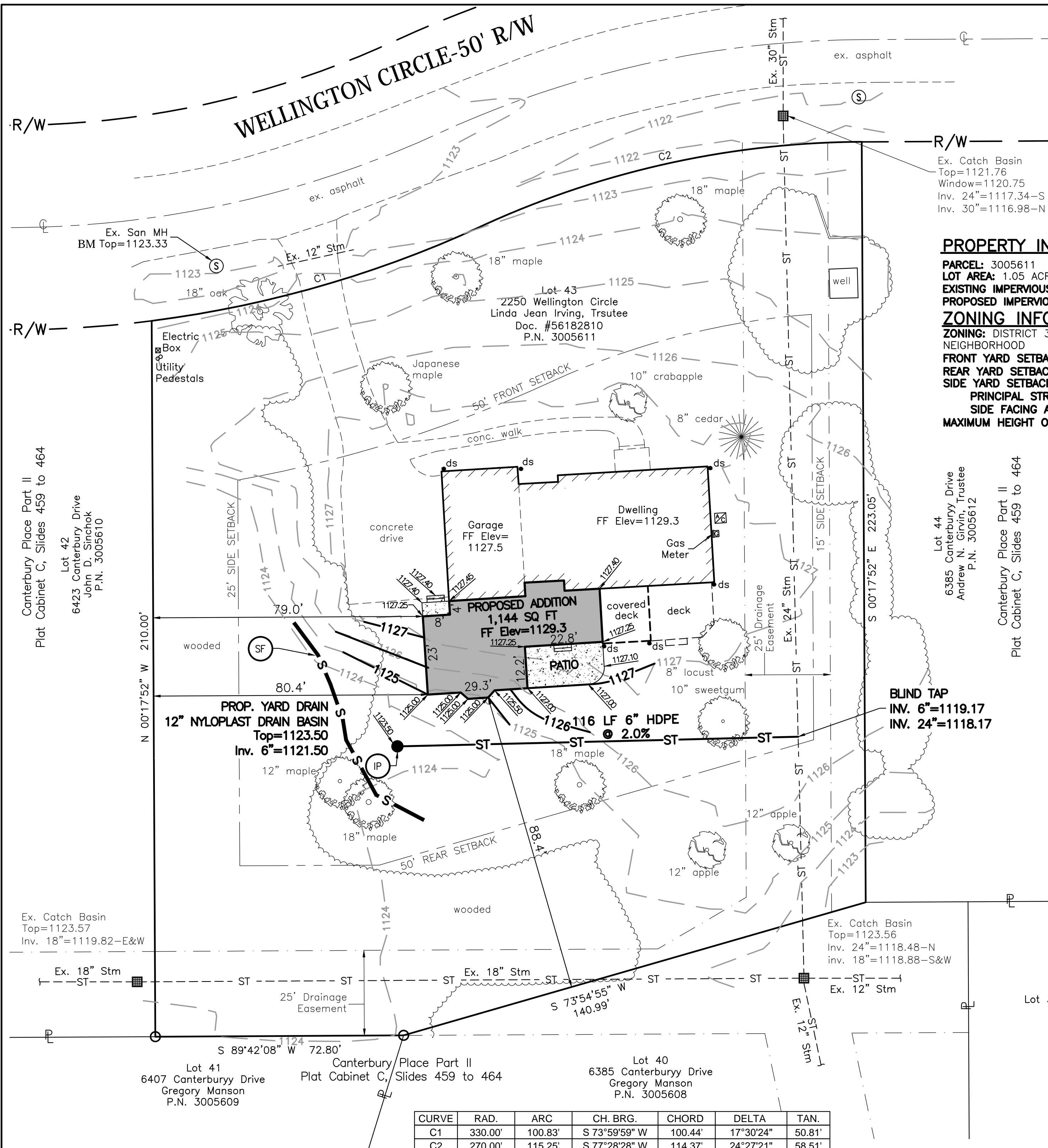
**PARCEL:** 3005611  
**LOT AREA:** 1.05 ACRES  
**EXISTING IMPERVIOUS AREA:** 0.145 ACRES (13.8%)  
**PROPOSED IMPERVIOUS AREA:** 0.172 ACRES (16.4%)

**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'

**LEGEND**

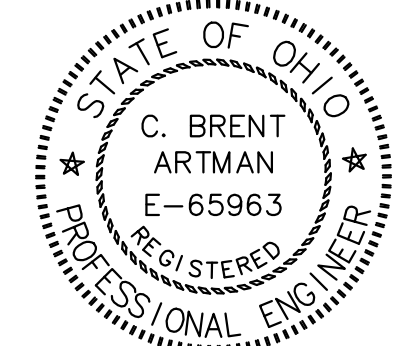
- R/W - RIGHT OF WAY
- P — PROPERTY LINE
- CL — CENTER LINE
- S — SANITARY MANHOLE
- CB — CATCH BASIN
- YD — YARD DRAIN
- ST --- STORM SEWER
- ds — DOWN SPOUT
- GM — GAS METER
- EM — ELECTRIC METER
- EB — ELECTRIC BOX
- UP — UTILITY PEDESTAL
- ACU — AIR CONDITION UNIT
- DT — DECIDUOUS TREE
- CT — CONIFEROUS TREE
- FGE — FINISHED GRADE ELEVATION
- 1140 — PROPOSED CONTOUR
- 1140 — EXISTING CONTOUR
- ST — PROPOSED STORM SEWER
- IP — INLET PROTECTION
- SF — SILT FENCE



**BLIND TAP**  
 INV. 6"=1119.17  
 INV. 24"=1118.17

**RESIDENTIAL SITE PLAN**  
**IRVING RESIDENCE**  
**LOT 43 OF THE CANTERBURY SUBDIVISION PART II**  
**2250 WELLINGTON CIRCLE**  
**HUDSON, OHIO**

**DATE: JUNE 2, 2026**



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

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EXISTING FRONT ELEVATION



SIDE ELEVATION



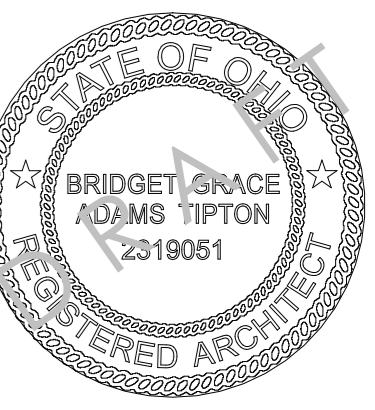
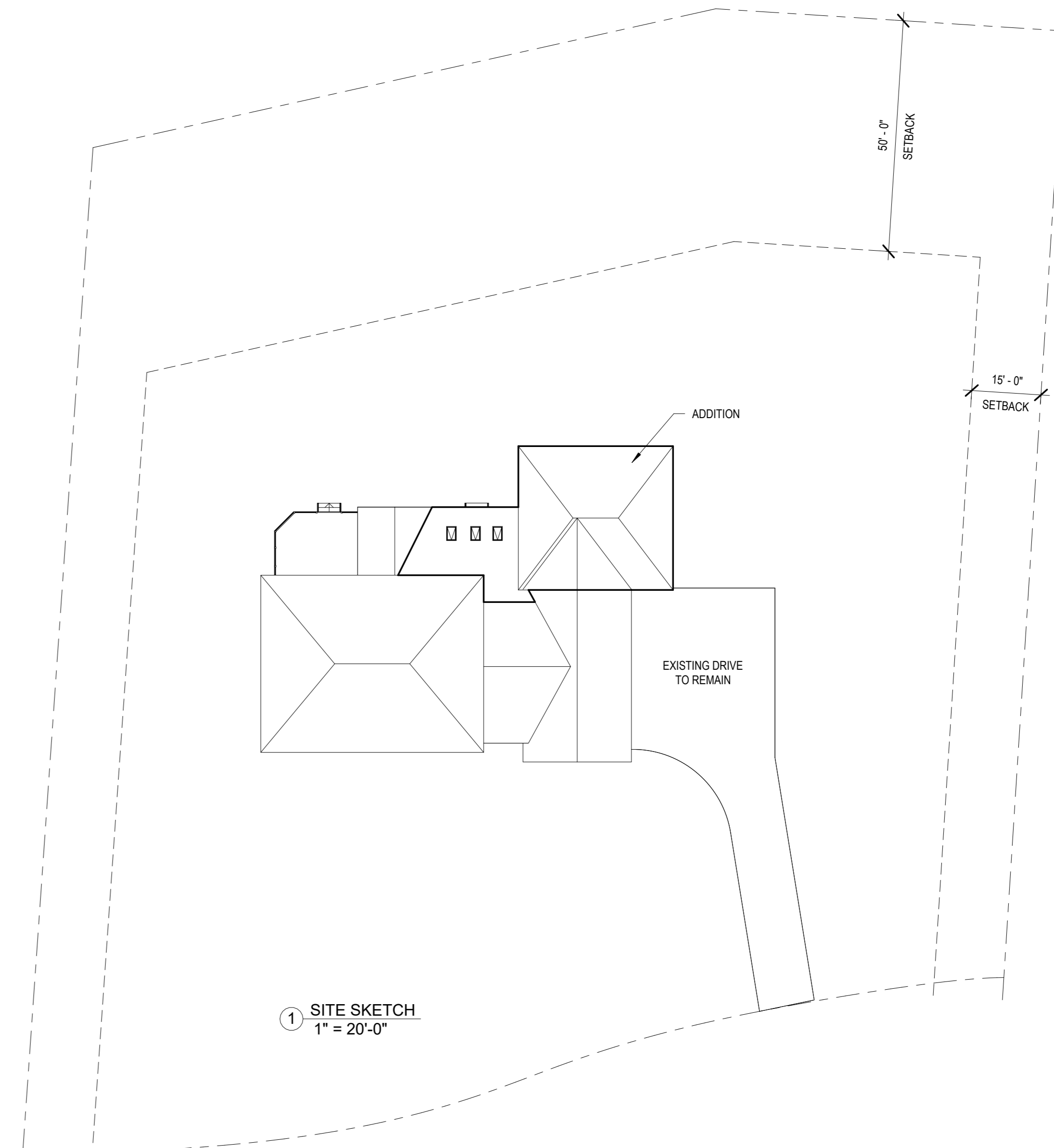
AREA OF ADDITION



REAR ELEVATION



SIDE ELEVATION



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

PROJECT DATE  
08/03/26

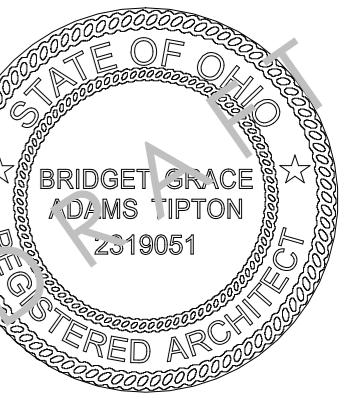
REVISIONS

IRVING RESIDENCE  
2250 WELLINGTON CIR.  
HUDSON, OH 44236

**INLAY**

BRIDGET TIPTON  
BRIDGET@STUDIOINLAY.COM | 724-622-6188  
310 PARK AVE. KENT, OHIO 44240

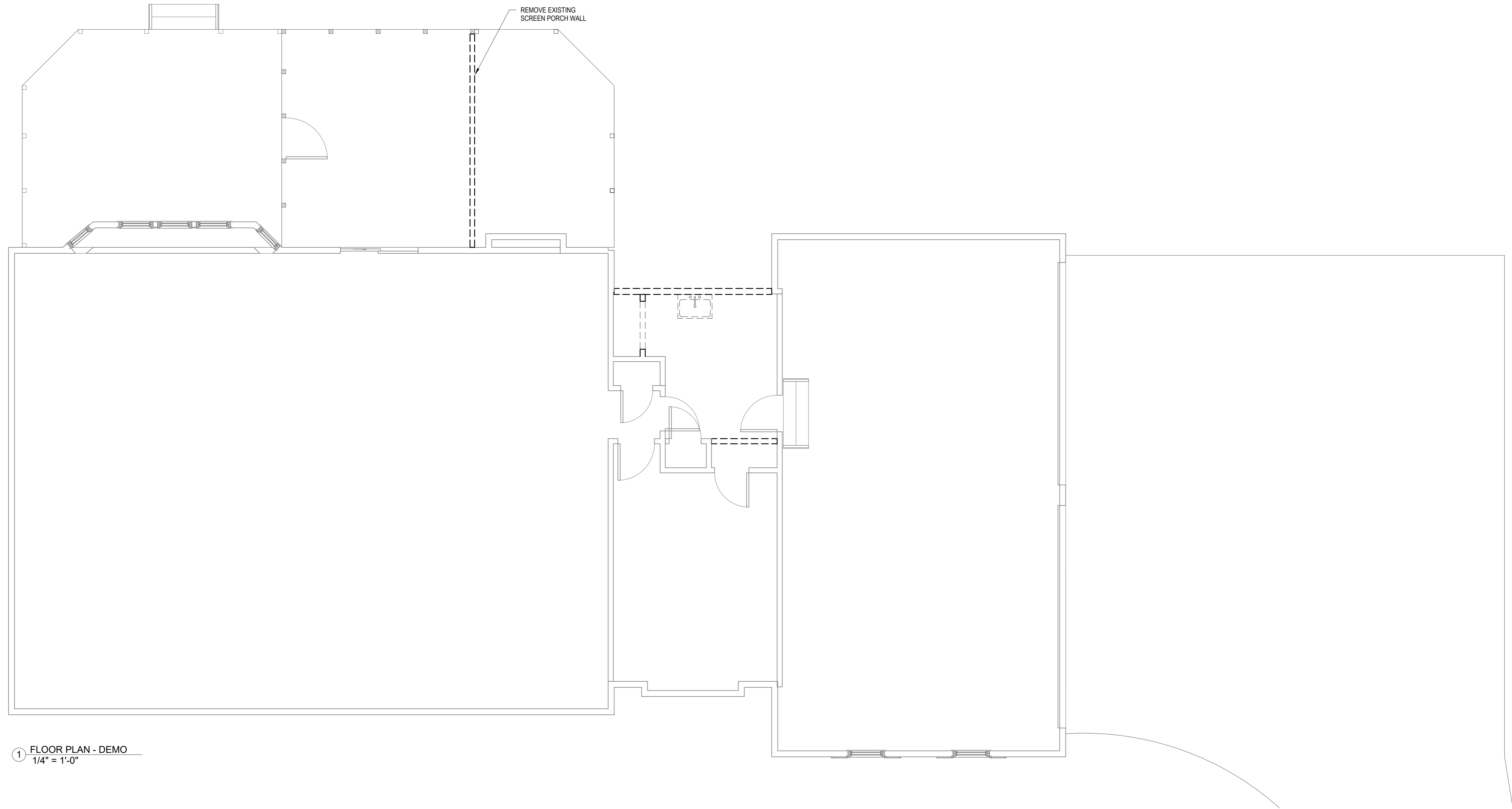
CONTENTS  
SITE SKETCH & EXISTING  
PHOTOS



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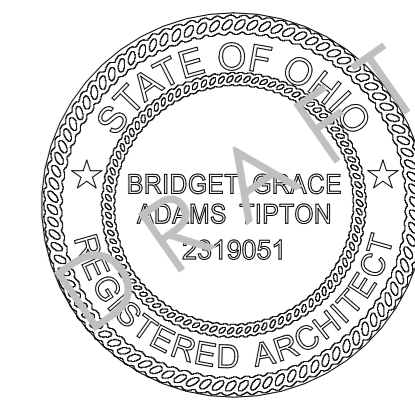
1 FLOOR PLAN - DEMO  
1/4" = 1'-0"

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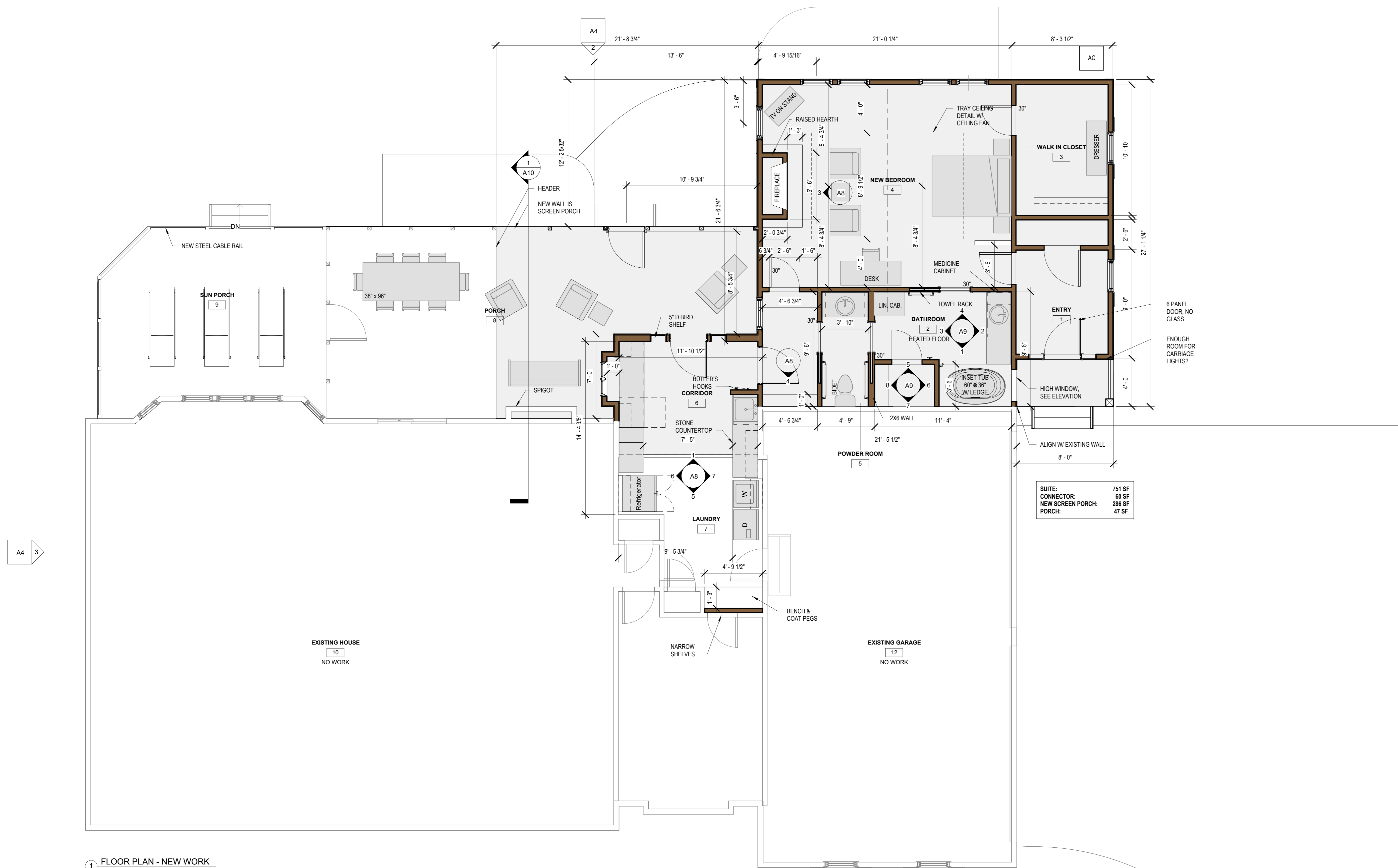
CONTENTS  
DEMOLITION PLAN



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SUITE:	751 SF
CONNECTOR:	60 SF
NEW SCREEN PORCH:	286 SF
PORCH:	47 SF

1 FLOOR PLAN - NEW WORK  
1/4" = 1'-0"

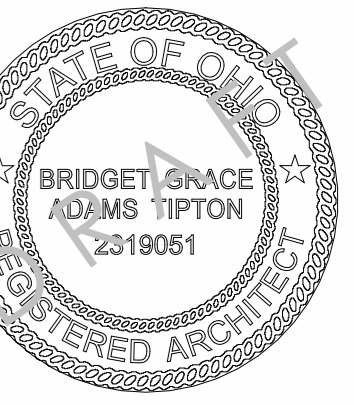
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CONTENTS  
FLOOR PLAN - NEW WORK



A3



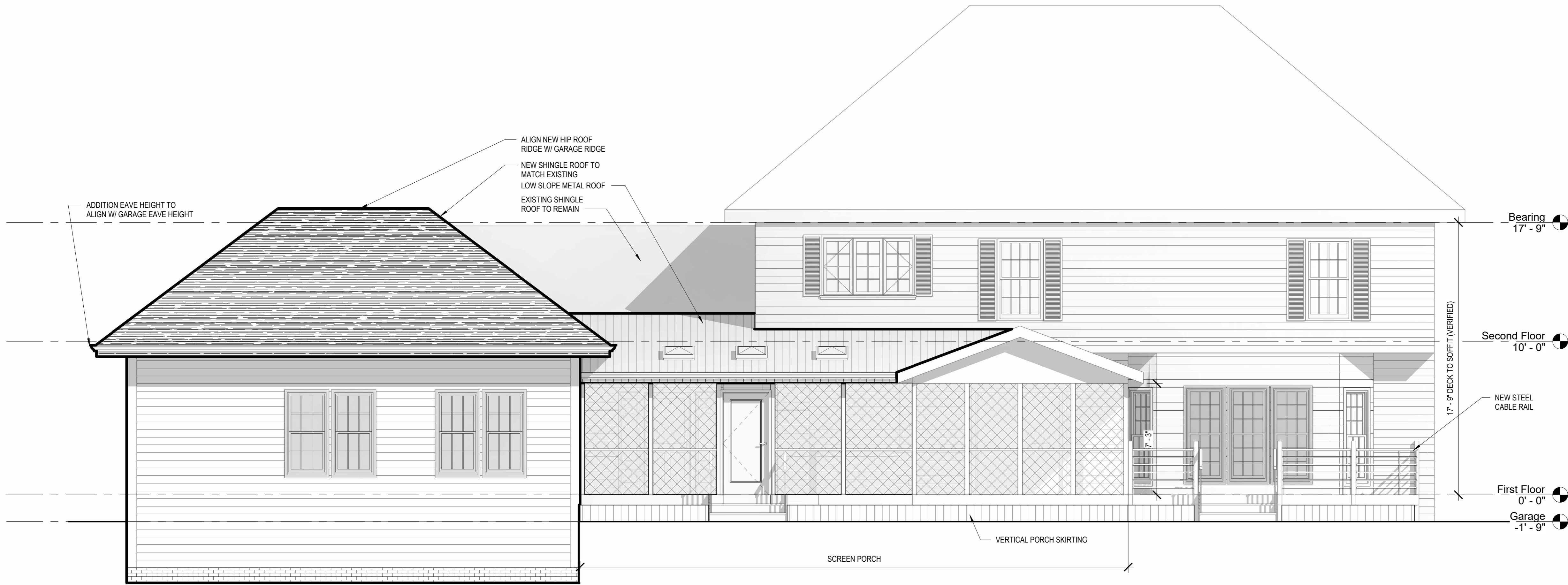
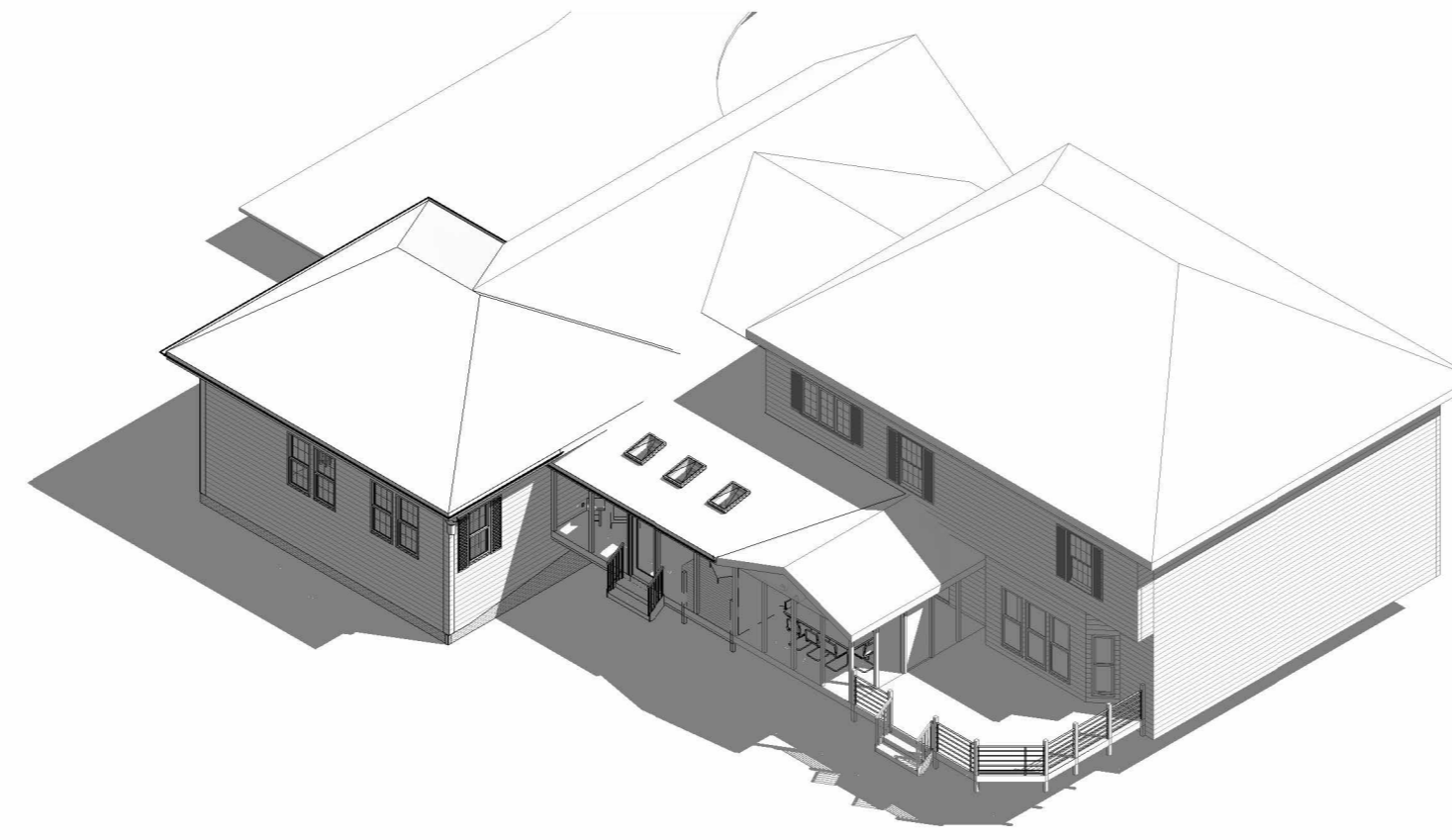
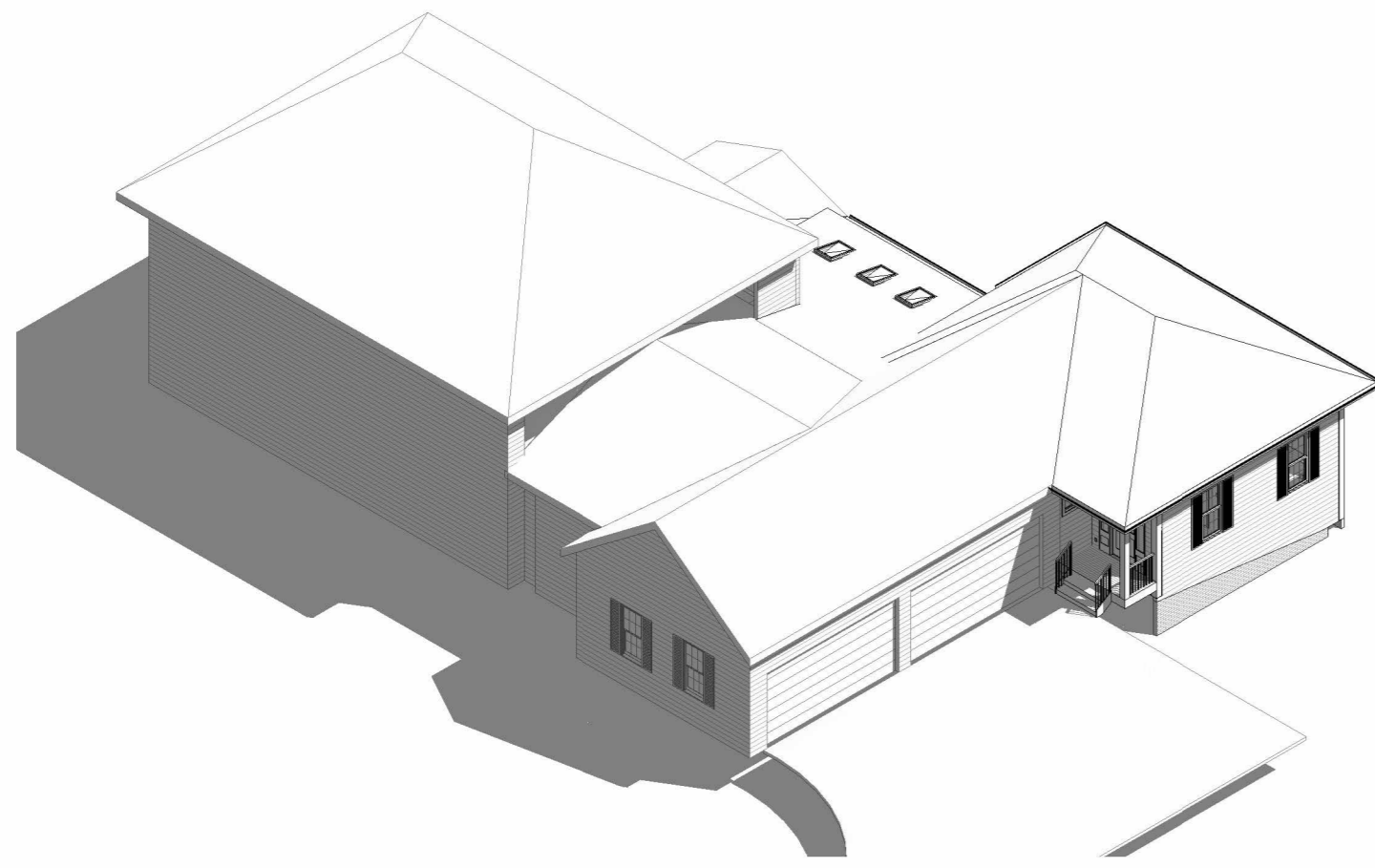
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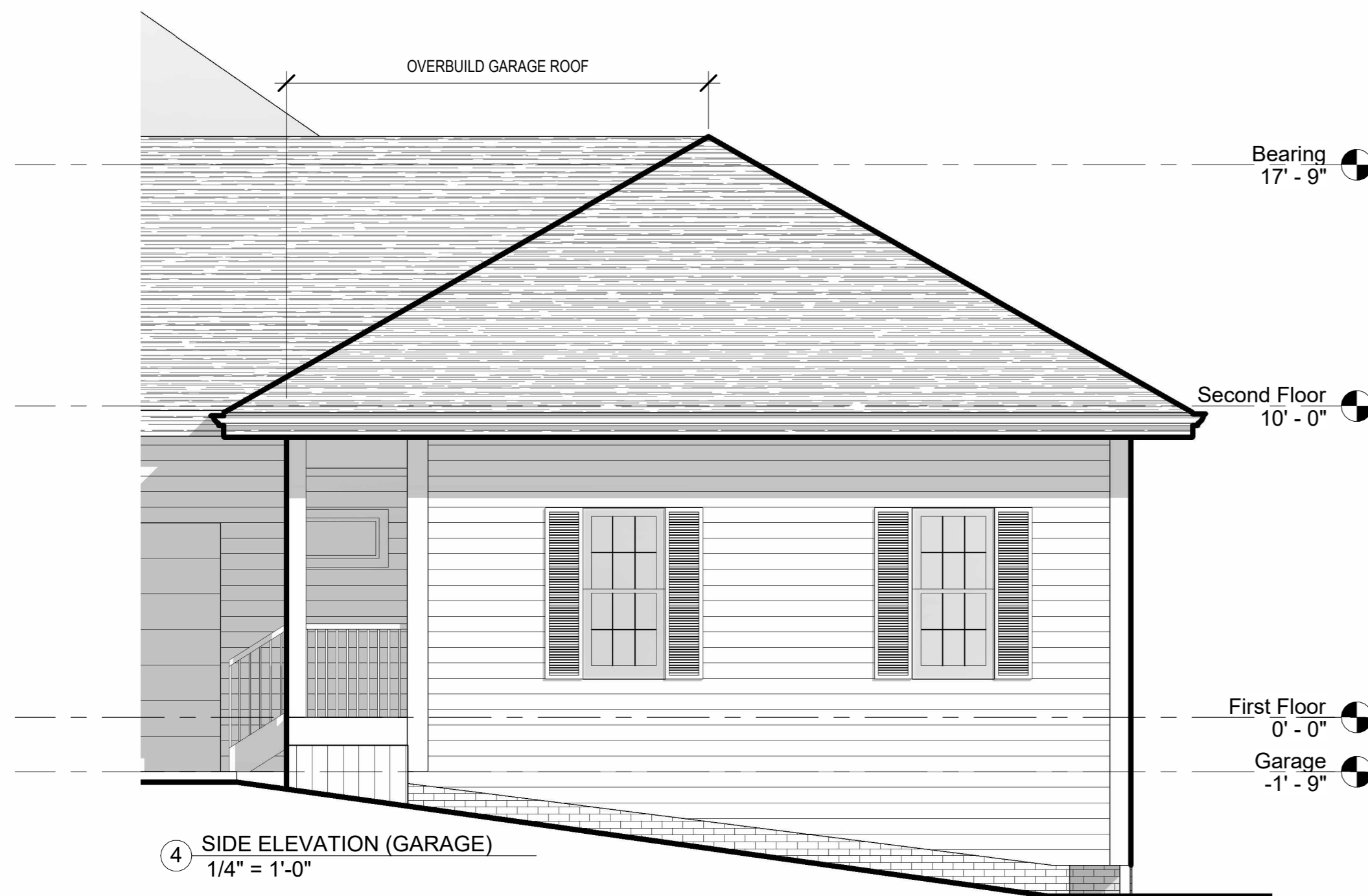
REVISIONS

**EXTERIOR ELEVATION KEYNOTES:**

1. EXISTING SHINGLE ROOF TO REMAIN
2. NEW SHINGLE ROOF, MATCH EXISTING
3. EXISTING GUTTERS AND FASCIA TO REMAIN
4. NEW GUTTERS AND FASCIA, MATCH EXISTING
5. NEW WINDOW, MATCH EXISTING
6. EXISTING CORNER TRIM, MATCH EXISTING
7. NEW CORNER TRIM, MATCH EXISTING
8. HORIZONTAL VINYL SIDING TO MATCH EXISTING, 4" DOUBLE LAP, TEXTURED



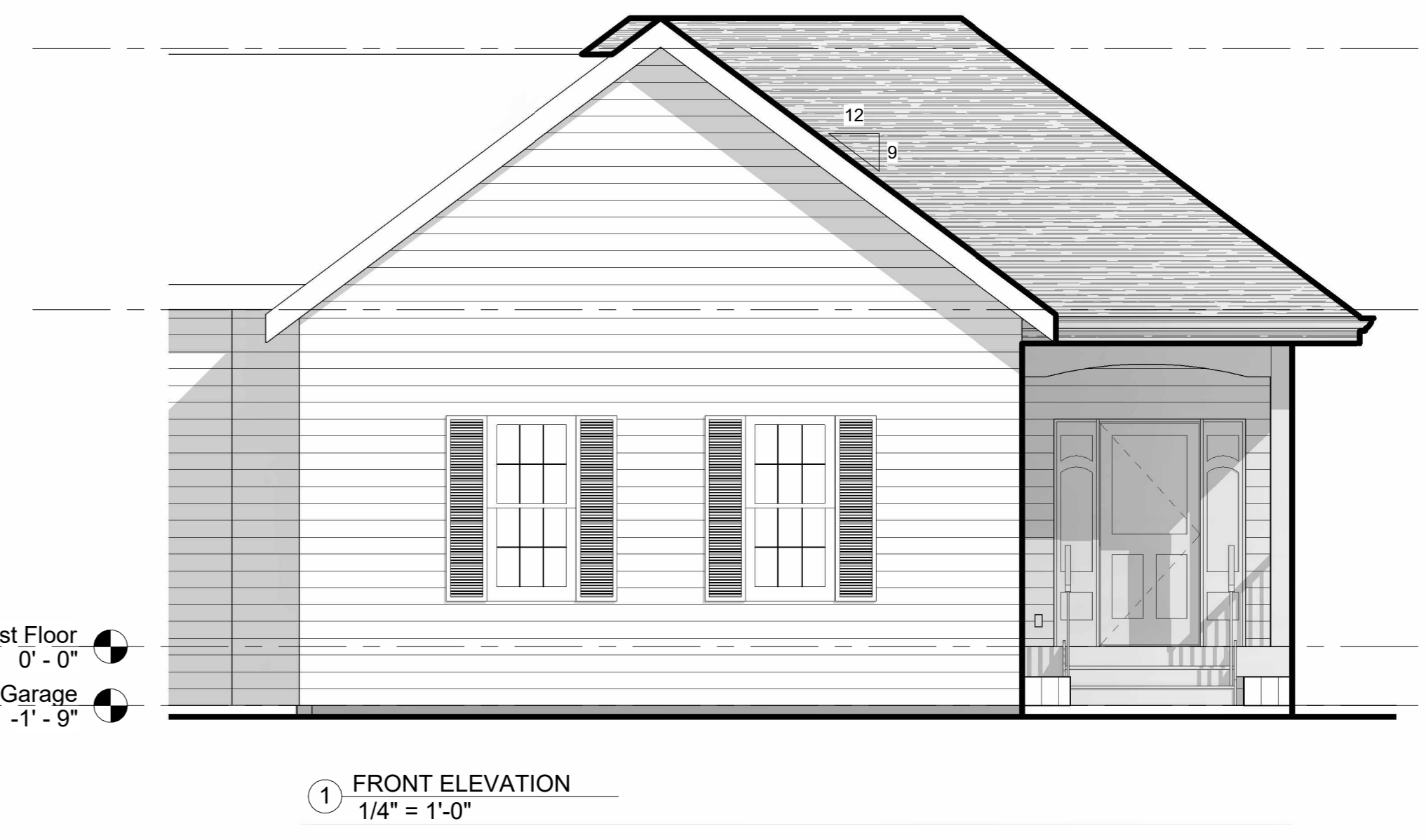
② REAR ELEVATION  
 1/4" = 1'-0"



④ SIDE ELEVATION (GARAGE)  
 1/4" = 1'-0"



③ SIDE ELEVATION  
 1/4" = 1'-0"



① FRONT ELEVATION  
 1/4" = 1'-0"

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 EXTERIOR ELEVATIONS