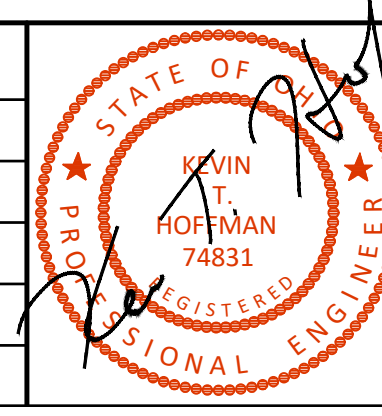


REV. No.	DATE	BY

DATE: 4/8/26 DRAWN: KTH
 SCALE: HOR. 1"=40' VERT. N/A
 FOLDER: DWG/Proj. Surveying
 FILENAME: 26055 Preliminary Plan
 TAB: 02-Prelim Plan
 BNDY. BY: MPS
 BASE. BY: RMK/SRB



DOUGLAS R. & KELLY E. BELL
 AFN: 2013-08050675
 PPN: 217-02-012

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	39.10'	72.50'	30°54'05"	38.63'	N49°40'24"W	20.04'
C2	141.63'	72.50'	111°55'29"	120.16'	S58°54'49"W	107.33'
C3	46.81'	72.50'	36°59'33"	46.00'	S15°32'42"E	24.25'
C4	62.92'	72.50'	49°43'41"	60.97'	S58°54'19"E	33.60'
C5	72.51'	72.50'	57°18'02"	69.52'	N67°34'50"E	39.61'
C6	28.78'	32.50'	50°44'14"	27.85'	S64°17'55"W	15.41'
C7	39.78'	25.00'	91°09'42"	35.71'	N44°45'06"W	25.51'
C8	31.83'	32.50'	56°06'37"	30.57'	S62°16'39"E	17.32'
C10	38.76'	25.00'	88°50'17"	35.00'	S45°14'54"W	24.50'

SITE DATA

SITE AREA: SUBLOTS: 3.1795 AC.
 EX. RIGHT OF WAY: 0.12 AC.
 NEW RIGHT OF WAY: 0.70 AC.
 TOTAL: 3.9995 AC.

EXISTING ZONING: ONE-FAMILY (R-1F-80), GEN BUSINESS, OFFICE
 PROPOSED UNITS: 5 SINGLE FAMILY SUBLOTS

SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS


LOT AREA: 20,000 SF *
 LOT WIDTH (@ BLDG SETBACK) 100 FT
 LOT WIDTH (@ STREET LINE) 45 FT
 FRONT BLDG SETBACK (FROM ROW) 50 FT
 REAR YARD SETBACK 30 FT
 SIDE MINIMUM SETBACK 15 FT
 SIDE TOTAL SETBACK 30 FT

*UPON SUBDIVIDING A PARCEL OF RECORD, THE APPLICANT MAY, UPON DEMONSTRATION OF UNIQUE CHARACTERISTICS OF THE PARCEL, PROPOSE NO MORE THAN 10% OF THE LOTS TO BE LESS THAN 20,000 SF BUT IN NO CIRCUMSTANCES SHALL ANY LOT BE LESS THAN 18,000 SF. IN ORDER TO DEMONSTRATE UNIQUE CHARACTERISTICS, THE APPLICANT MUST ESTABLISH A PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP PECULIAR TO THAT PARCEL. NOTWITHSTANDING THE FOREGOING, THE AVERAGE SIZE OF ALL PROPOSED LOTS IN THE SUBDIVISION SHALL EQUAL OR EXCEED 20,000 SF.

BAILE COURT SUBDIVISION

CITY OF WESTLAKE - CUYAHOGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433
 www.polaris-es.com



PRELIMINARY PLAT

PREPARED FOR:
 SARETH PROPERTIES, LLC
 31200 EAST CHURCHILL LANE
 WESTLAKE, OHIO 44145
 PHONE: (216) 855-8635
 CONTACT: STEPHEN KAMRASS

CONTRACT No.

26055

SHEET	OF
02	04