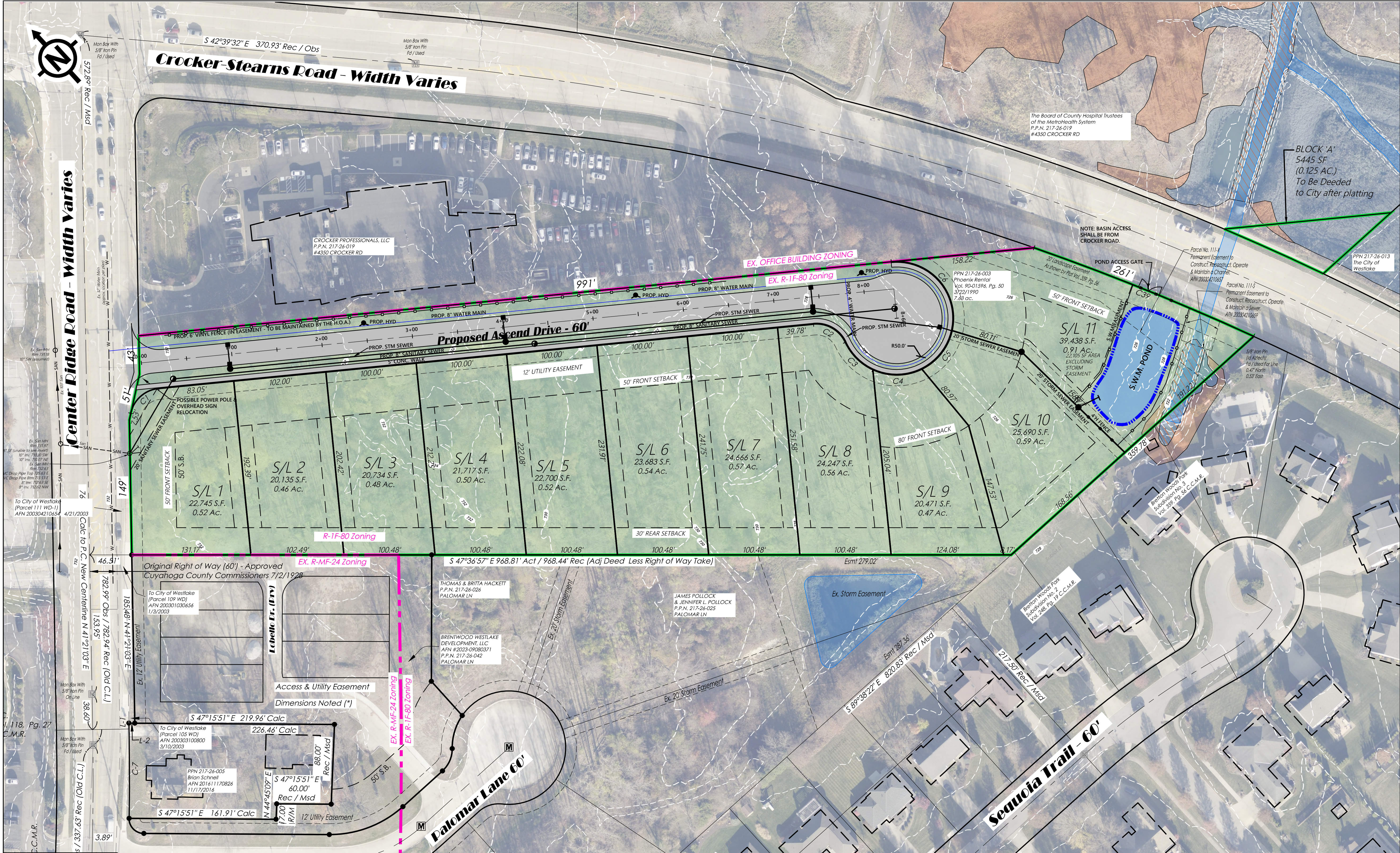
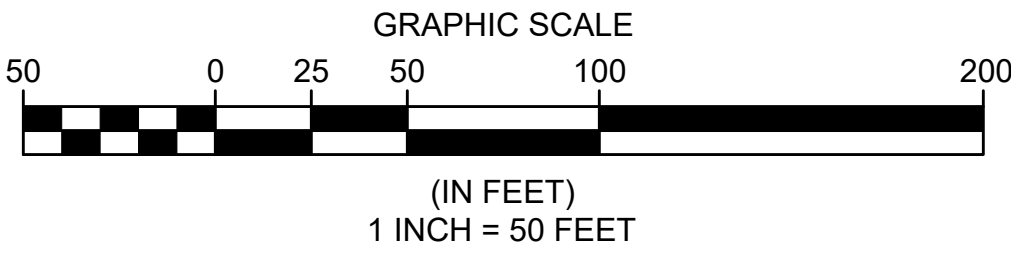




DATE: 6/3/26	DRAWN: RMK
SCALE: HOR. 1"=50', VERT. N/A	
FOLDER: DWG/Concept Planning	
FILENAME: 26-0603 Preliminary Plan	
TAB: 01-Concept Yield Plan	
BNDY. BY: N/A	
BASE. BY: N/A	

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	43.94'	35.00'	71°55'48"	41.11'	S89°11'44"E	25.40'
C2	43.08'	35.00'	70°31'44"	40.41'	N17°57'59"W	24.75'
C3	43.69'	62.50'	40°03'04"	42.81'	N2°43'39"W	22.78'
C4	55.78'	62.50'	51°08'00"	53.95'	N48°19'12"W	29.90'
C5	55.84'	62.50'	51°11'21"	54.00'	S80°31'08"W	29.94'
C6	117.98'	62.50'	108°09'18"	101.23'	N0°50'48"E	86.27'



SITE TABULATION	
RIGHT OF WAY	1.3726 AC.
BLOCKS	0.1250 AC.
SUBLOTS	6.1113 AC.
TOTAL	7.6089 AC.

SITE DATA TABLE - R-1F-80 SINGLE FAMILY DISTRICT	
MIN LOT AREA	20,000 SF
MIN LOT WIDTH (@BLDG LINE)	100 FT
MIN LOT WIDTH (@STREET LINE)	40 FT
MIN LOT DEPTH (WHERE POSSIBLE)	170 FT
MAX BLDG COVERAGE	20%
FRONT YARD	50 FT
SIDE YARD	15 FT EACH
REAR YARD	30 FT

PROVIDED	20,000+ SF
	100+ FT
	54+ FT
	194+ FT
	TBD
	50 FT TYP.
	15 FT
	30 FT

Flood Plain Legend		
	500 year Floodplain	 100 year Floodplain  Floodway

ASCEND AT CENTERIDGE
SUBDIVISION

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

PRELIMINARY PLAN

PREPARED FOR:
GD3 VENTURES /
PROBUILT HOMES
CONTACT: GEORGE DAVIS
EMAIL:
GEORGE@GD3VENTURES.COM

CONTRACT No.

26003

SHEET	OF
01	01