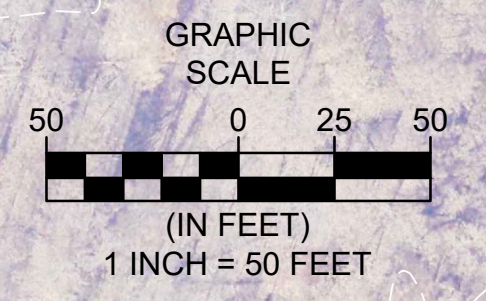


Flood Plain Legend

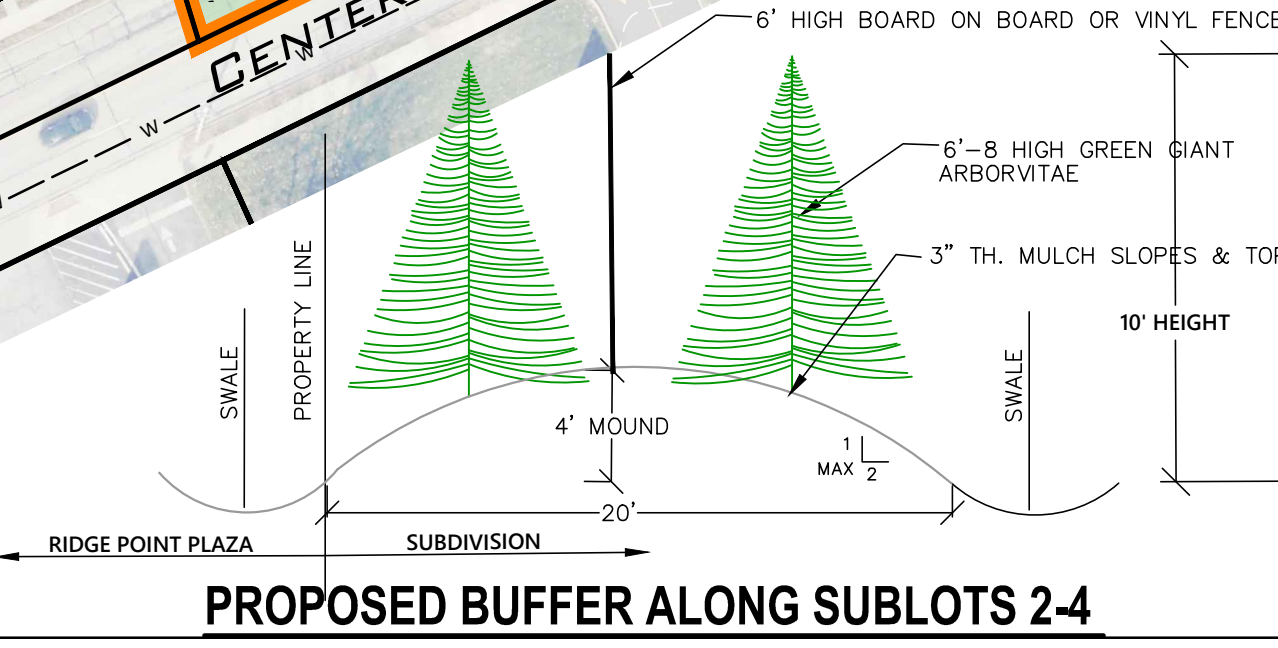
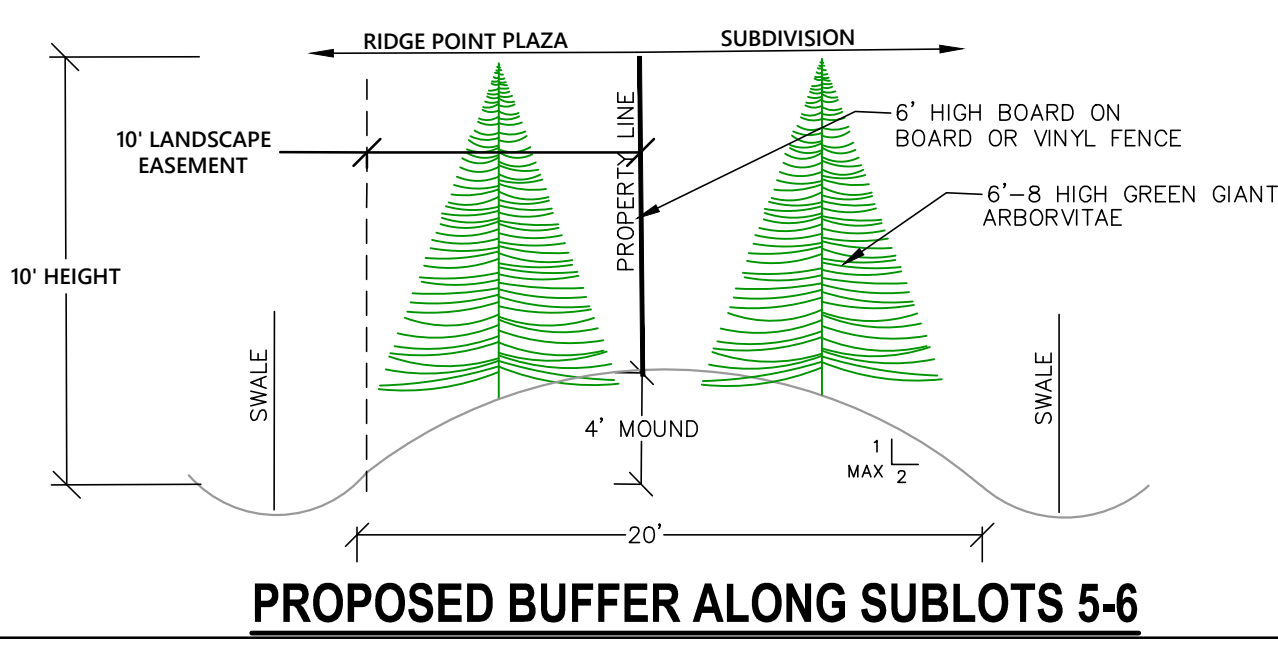
	500 year Floodplain
	100 year Floodplain
	Floodway



PARCEL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	38.38'	35.00'	62°49'16"	36.48'	N32°57'17"E	21.37'
C2	47.12'	30.00'	89°59'45"	42.42'	N43°27'31"W	30.00'
C3	25.28'	32.50'	44°34'06"	24.65'	S28°07'11"W	13.32'
C4	2.43'	32.50'	4°17'32"	2.43'	S3°41'22"W	1.22'
C5	20.89'	62.50'	19°08'49"	20.79'	S83°28'39"W	10.54'
C6	80.03'	62.50'	73°21'55"	74.67'	S80°40'41"W	46.56'
C7	56.91'	62.50'	52°10'16"	54.96'	S47°49'07"W	30.60'
C8	48.51'	62.50'	44°28'17"	47.30'	S0°30'09"E	25.55'
C9	48.44'	62.50'	44°24'23"	47.24'	S44°56'29"E	25.51'
C10	100.75'	62.50'	92°21'39"	90.19'	N66°40'30"E	65.13'
C11	1.81'	62.50'	1°39'21"	1.81'	N19°40'00"E	0.90'
C12	71.58'	35.00'	117°10'41"	59.74'	S57°02'44"E	57.31'
C13	15.38'	32.50'	27°07'22"	15.24'	N77°58'55"E	7.84'
C14	11.59'	32.50'	20°25'31"	11.52'	N54°12'29"E	5.86'
C15	38.07'	30.00'	72°42'17"	35.56'	S55°11'28"W	22.08'
C16	71.06'	62.50'	65°08'46"	67.30'	N17°49'51"E	39.93'
C17	52.25'	62.50'	47°53'49"	50.74'	N38°41'27"W	27.76'

DATE: 5/13/26 DRAWN: KTH
 SCALE: HOR. 1"=50' VERT. N/A
 FOLDER: DWG/Concepts
 FILENAME: Prelim Plan Residential - Buffer
 TAB: 01-Preliminary Plan
 BNDY. BY: GIS
 BASE. BY: GIS



SITE DATA

SITE AREA:	SUBLOTS:	10.68 AC.
	EX. RIGHT OF WAY:	0.27 AC.
	NEW RIGHT OF WAY:	1.66 AC.
	TOTAL:	12.61 AC.
EXISTING ZONING:	ONE-FAMILY (R-1F-80), GEN BUSINESS, OFFICE	
PROPOSED UNITS:	19 SINGLE FAMILY SUBLOTS	

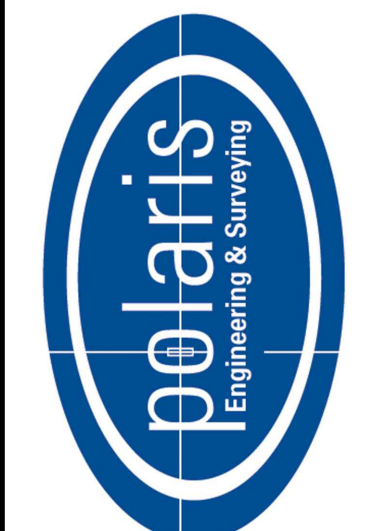
SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS

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 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.

**CREEKSIDE ESTATES
 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:
 HOPE POINT PLACE, LTD
 PHONE: (440) 941-3340
 CONTACT: Ed Pavlic

CONTRACT No.

25203

SHEET	OF
01	01

CITY OF WESTLAKE - CUYAHOGA COUNTY - OHIO