



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	15.38'	32.50'	27°07'22"	15.24'	N77°58'55"E	7.84'
C4	11.59'	32.50'	20°25'31"	11.52'	N54°12'29"E	5.86'
C5	11.93'	30.00'	22°46'55"	11.85'	S80°09'09"W	6.04'
C6	14.71'	30.00'	28°05'10"	14.56'	S54°43'06"W	7.50'
C7	71.06'	62.50'	65°08'46"	67.30'	N17°49'51"E	39.93'
C8	52.25'	62.50'	47°53'49"	50.74'	N38°41'27"W	27.76'
C9	80.03'	62.50'	73°21'55"	74.67'	S80°40'41"W	46.56'
C10	81.48'	62.50'	74°41'27"	75.83'	N77°34'32"W	47.69'
C11	48.44'	62.50'	44°24'17"	47.23'	S42°52'36"W	25.51'
C12	48.44'	62.50'	44°24'25"	47.24'	S1°31'45"E	25.51'
C13	48.44'	62.50'	44°24'11"	47.23'	S45°56'03"E	25.51'
C14	77.66'	62.50'	71°11'20"	72.76'	N76°18'12"E	44.74'
C15	25.28'	32.50'	44°34'06"	24.65'	S28°07'11"W	13.32'
C16	2.43'	32.50'	4°17'32"	2.43'	S3°41'22"W	1.22'
C17	25.25'	30.00'	48°13'35"	24.51'	S64°20'36"E	13.43'
C18	71.58'	35.00'	117°10'37"	59.74'	S57°02'42"E	57.31'

DATE: 4/8/26 DRAWN: KTH
 SCALE: HOR. 1"=50', VERT. N/A
 FOLDER: DWG/Concepts
 FILENAME: Prelim Plan Commercial
 TAB: 01-Concept Plan
 BNDY. BY: GIS
 BASE. BY: GIS

SITE DATA

SITE AREA:	RESIDENTIAL SUBLOTS:	7.48 AC. (S/L 2-15)
	OFFICE SUBLOT:	1.84 AC. (S/L 16)
	GENERAL BIZ SUBLOT:	1.38 AC. (S/L 1)
	EX. RIGHT OF WAY:	0.27 AC.
	NEW RIGHT OF WAY:	1.64 AC.
	TOTAL:	12.61 AC.
EXISTING ZONING:	ONE-FAMILY (R-1F-80), GEN BUSINESS, OFFICE	
PROPOSED UNITS:	14 SINGLE FAMILY SUBLOTS	

R-1F-80 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

**CUYAHOGA HARDWOODS
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 POINTE PLACE, LTD
 PHONE: (440) 941-3340
 CONTACT: Ed Pavlic

CONTRACT No.

25203

SHEET	OF
01	01