

# PRELIMINARY PLAN

Part of Lot No. 22  
Section 4 T6N22W  
Huron Township  
Erie County, Ohio  
August 2006

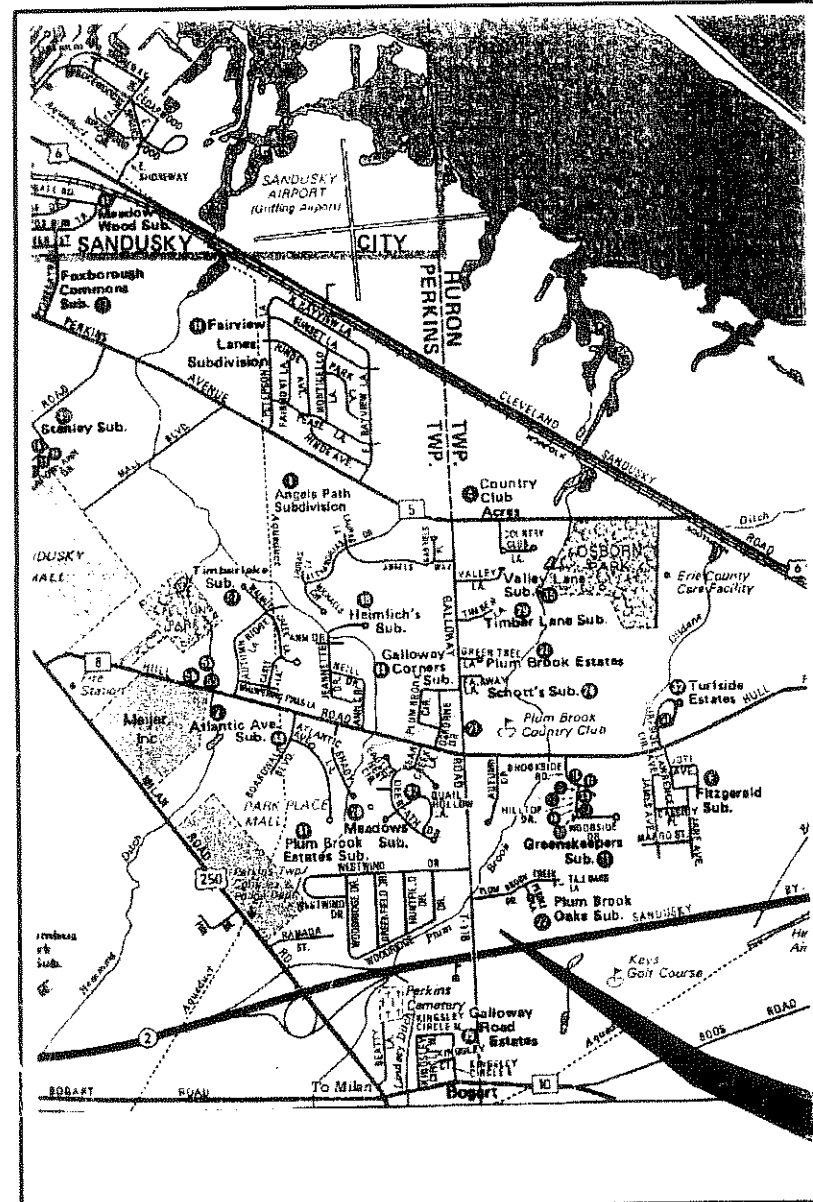
THE PROPOSED USE OF THE LAND IS FOR SINGLE FAMILY RESIDENTIAL LOTS ALL LOTS TO HAVE PUBLIC WATER AND SANITARY SERVICES.

OWNER AND DEVELOPER  
GILBERT W. DIDION  
4115 BOOS ROAD  
HURON, OHIO 44839  
(419) 433-3222  
(OR BOOK 206 PAGE 240)

FLOOD PLAIN INFORMATION  
NO PORTION OF THE PROPOSED SUBDIVISION IS WITHIN THE 100 YEAR FLOOD PLAIN (ZONE C)

PLANS PREPARED BY  
ROBERT G. CREECH  
REG. ENGINEER No. 30076  
REG. SURVEYOR No. 5166  
10700 S.R. 269 N.  
BELLEVUE, OHIO 44811  
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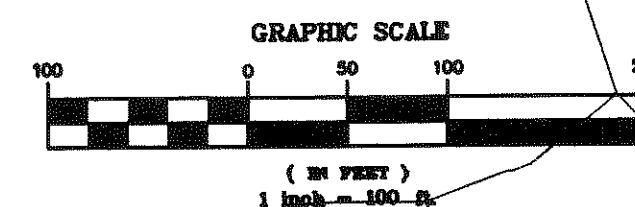
16.6013 ACRES IN PROPOSED LOTS  
1.0252 ACRES IN DETENTION AREAS  
3.6243 ACRES IN ROAD RIGHT-OF-WAY  
21.2508 ACRES TOTAL



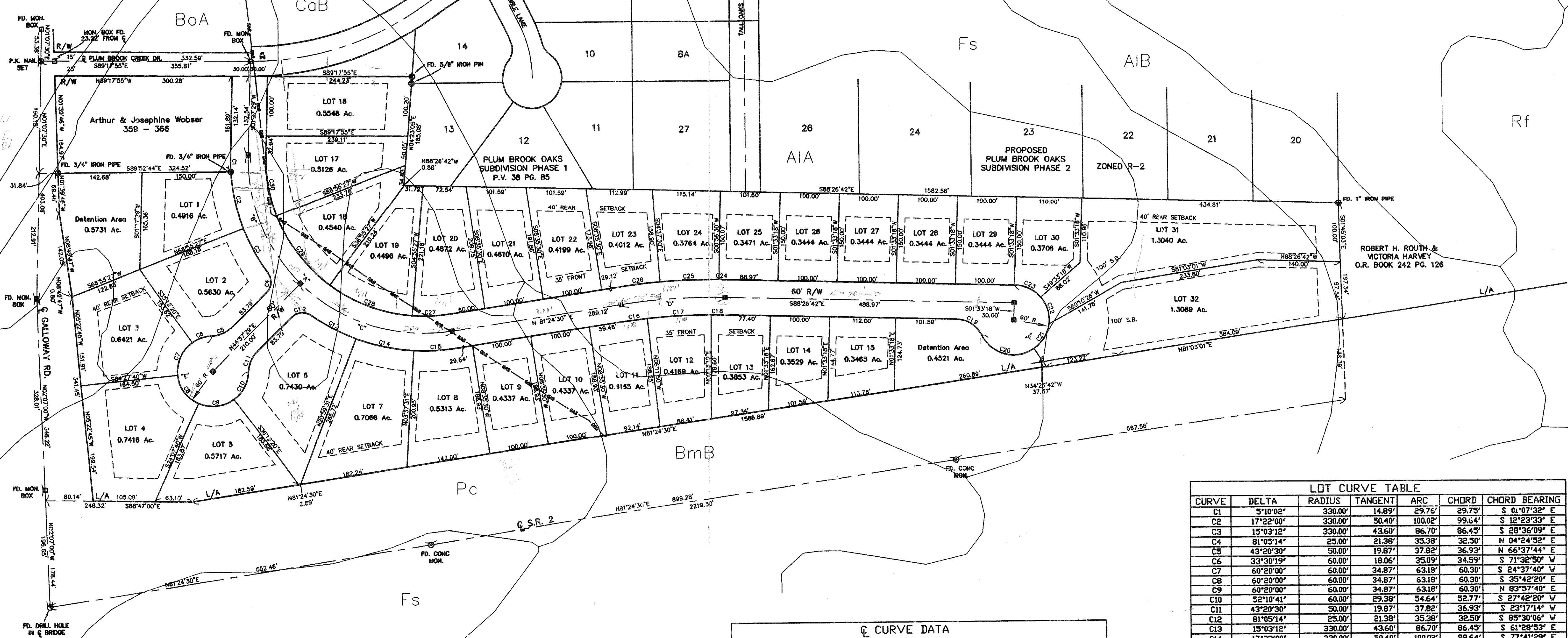
LOCATION MAP  
(NOT TO SCALE)

PROJECT LOCATION

AIA



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ROBERT H. ROUTH &  
VICTORIA HARVEY  
O.R. BOOK 242 PG. 126

ZONING CLASSIFICATION  
R-1 RURAL RESIDENTIAL

- LEGEND:
- FOUND DRILL HOLE
  - FOUND CONCRETE MONUMENT
  - FOUND MONUMENT BOX
  - ⊗ P.K. NAIL SET
  - ⊙ FOUND 1" IRON PIPE
  - ⊙ FOUND 3/4" IRON PIPE
  - MON. BOX TO BE SET
  - ⊗ FOUND 5/8" IRON PIN

LOT REQUIREMENTS: (WITH PUBLIC WATER AND SEWER)  
LOT AREA - 15,000 SQ. FT. MIN.  
LOT FRONTAGE - 100 FT.  
LOT FRONTAGE ON CUL-DE-SAC - 50 FT. (100 AT SETBACK LINE)  
FRONT YARD SET BACK - 35 FT.  
REAR YARD SET BACK - 40 FT.  
SIDE YARD SET BACK - 12 FT. EA. SIDE

⊙ CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
A	100°02'59"	300.00'	357.84'	523.86'	459.79'	S 48°34'00" E
B	46°30'00"	300.00'	128.89'	243.47'	236.88'	S 21°47'31" E
C	53°32'59"	300.00'	151.38'	280.39'	270.29'	S 71°49'00" E
D	10°08'48"	1000.00'	88.78'	177.09'	176.86'	N 86°28'54" E
E	266°41'00"	60.00'	-	279.27'	87.27'	S 45°02'31" E
F	242°57'58"	60.00'	-	254.43'	102.34'	S 33°02'14" W

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	5°10'02"	330.00'	14.89'	29.76'	29.79'	S 01°07'32" E
C2	17°22'00"	330.00'	50.40'	100.02'	99.64'	S 12°23'33" E
C3	15°03'12"	330.00'	43.60'	86.70'	86.45'	S 28°36'09" E
C4	81°05'14"	25.00'	21.38'	35.38'	32.50'	N 04°24'52" E
C5	43°20'30"	50.00'	19.87'	37.82'	36.93'	N 65°37'44" E
C6	33°30'19"	60.00'	18.06'	35.09'	34.59'	S 71°32'50" W
C7	60°20'00"	60.00'	34.87'	63.18'	60.30'	S 24°37'40" V
C8	60°20'00"	60.00'	34.87'	63.18'	60.30'	S 35°42'20" E
C9	60°20'00"	60.00'	34.87'	63.18'	60.30'	N 83°57'40" E
C10	52°10'41"	60.00'	29.38'	54.64'	52.77'	S 27°42'20" V
C11	43°20'30"	50.00'	19.87'	37.82'	36.93'	S 23°17'14" V
C12	81°05'14"	25.00'	21.38'	35.38'	32.50'	S 85°30'06" V
C13	15°03'12"	330.00'	43.60'	86.70'	86.45'	S 61°28'53" E
C14	17°22'00"	330.00'	50.40'	100.02'	99.64'	S 77°41'29" E
C15	12°13'01"	330.00'	35.32'	70.36'	70.23'	N 87°31'01" E
C16	2°23'40"	970.00'	20.27'	40.54'	40.53'	N 82°36'20" E
C17	6°25'00"	970.00'	54.57'	108.63'	108.58'	N 87°00'40" E
C18	1°20'08"	970.00'	11.31'	22.61'	22.61'	S 89°06'46" E
C19	62°57'52"	50.00'	30.62'	54.95'	52.22'	N 56°57'46" V
C20	98°57'52"	60.00'	70.21'	103.64'	91.22'	S 74°57'46" E
C21	48°00'00"	60.00'	26.71'	50.27'	48.81'	S 31°33'18" V
C22	48°00'00"	60.00'	26.71'	50.27'	48.81'	S 16°26'42" E
C23	48°00'00"	60.00'	26.71'	50.27'	48.81'	S 64°26'42" E
C24	0°36'48"	1030.00'	5.51'	11.03'	11.03'	S 88°45'06" E
C25	5°34'00"	1030.00'	50.08'	100.07'	100.02'	N 88°09'30" E
C26	5°58'00"	1030.00'	35.67'	71.31'	71.29'	N 83°23'30" E
C27	19°30'57"	270.00'	31.79'	63.69'	63.54'	N 88°09'59" E
C28	32°00'00"	270.00'	77.42'	150.80'	148.84'	S 69°04'33" E
C29	32°00'00"	270.00'	77.42'	150.80'	148.84'	S 37°04'33" E
C30	22°32'02"	270.00'	53.79'	106.19'	105.51'	S 09°48'32" E