

# PRELIMINARY PLANS FOR BELMONT PLACE

A PLANNED RESIDENTIAL SUBDIVISION  
BEING PART OF ORIGINAL OLMSTED TOWNSHIP TRACT NO.3

NOW IN  
OLMSTED TOWNSHIP - CUYAHOGA COUNTY - OHIO

NOVEMBER 16, 2017

## DESIGNED BY:



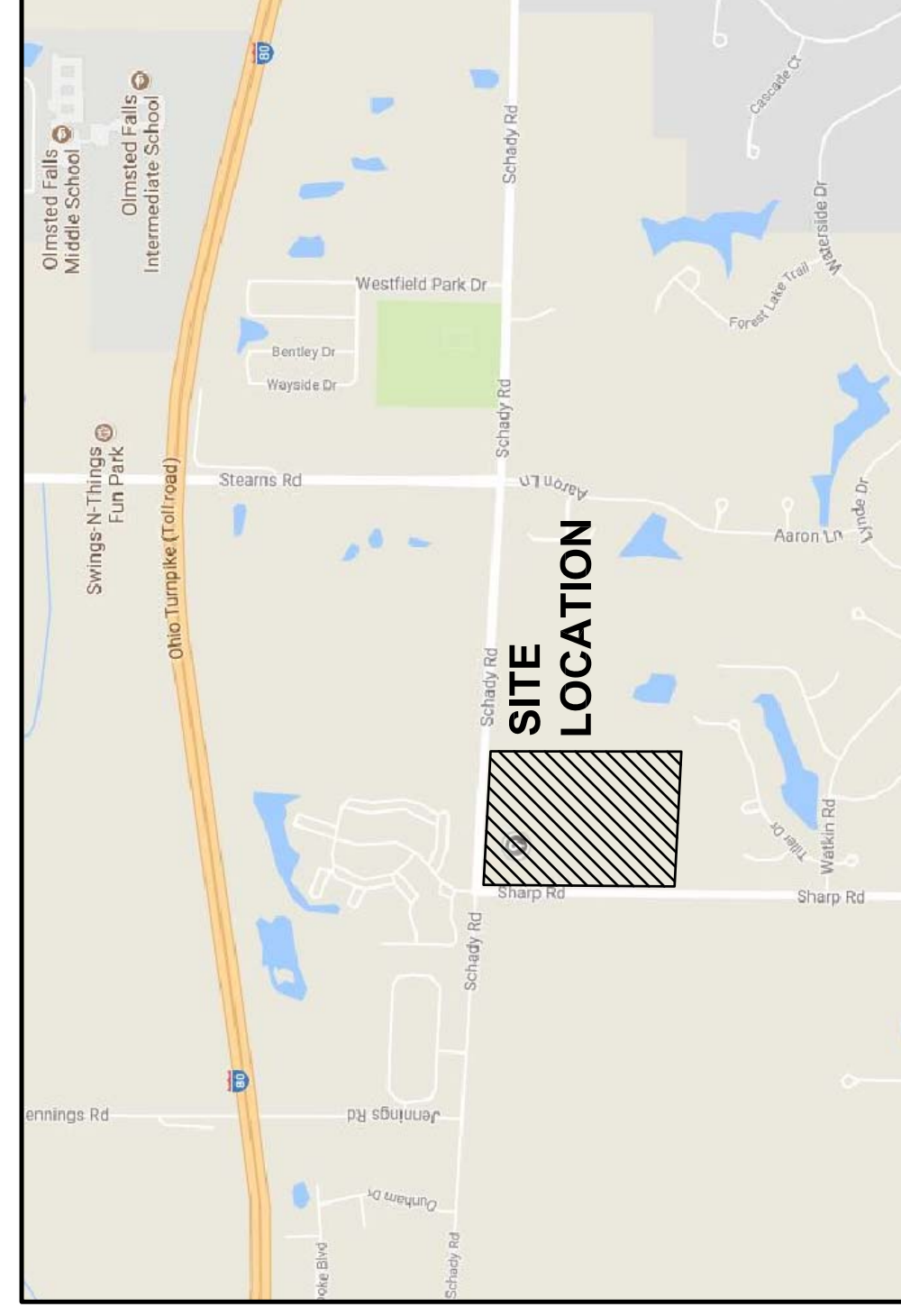
**POLARIS ENGINEERING & SURVEYING, INC.**  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

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**SITE MAP**  
1"=175'



**VICINITY MAP**  
N.T.S.

## DEVELOPED BY:

**BELMONT PLACE DEVELOPMENT LLC**  
31005 BAINBRIDGE ROAD - SUITE 5  
SOLON, OHIO 44139  
PHONE: (440) 498-9411  
CONTACT: DAVE WAGER

<b>SITE DATA</b>	29.85 AC.	TOTAL SITE AREA	29.85 AC.	PROVIDED	29.85 AC.*
TOTAL LOTS	64 LOTS	TOTAL BLOCK AREA	12.21 AC.	COMMON GREENSPACE	41%
GROSS DENSITY*	2.14 UNITS/AC.	EXISTING ROW AREA	1.24 AC.	(4%)	
TOTAL ROAD	"PER CHAPTER 110 DEFINITION	PROPOSED ROW AREA	4.33 AC.	(15%)	
	\$2,770 L.F.	TOTAL SUBLOTS AREA	12.07 AC.	(41%)	
		TOTAL	29.85 AC.		
<b>SITE TABULATION</b>					
ENVIRONMENTAL TABULATION	0.24 AC.	WETLANDS FILLED/PROVIDED	0.24 AC.	(REQ. NWIP PERMIT)	
WETLANDS PRESERVED	863.76 L.F.	STREAM PRESERVED	863.76 L.F.		
<b>TYPICAL LOT SIZES</b>					
46 LOTS - 60' WIDE x 130' DEEP					
10 LOTS - 70' WIDE x 130' DEEP					
2 LOTS - 65' WIDE x 130' DEEP					
2 CORNER LOTS - 85' WIDE x 130' DEEP					
2 CORNER LOTS - 80' WIDE x 130' DEEP					
<b>PRD REQUIREMENTS (PER CHAPTER 260)</b>					
<b>SITE TABLE:</b>					
TOTAL SITE AREA	30,00 AC.	REQ./MIN.	20% of 29.85 AC. = 5.97 AC.		
OPEN SPACE (PER 260.11)	2.25	DENSITY**	2.63*		
EX. ROW SETBACK	50'	PROP. FRONT SETBACK	35'		
SIDE SETBACK	10' (20' TOTAL)	REAR/REAR SETBACK	60'		

TITLE SHEET

CONTRACT No.  
**15087**

SHEET  
**01** OF  
**07**



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P.E. # 74831