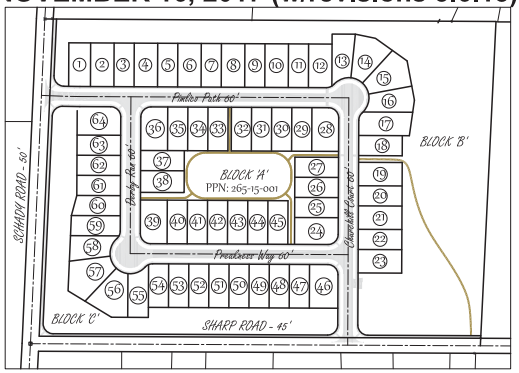
PRELIMINARY PLANS
FOR
BELMONT PLACE
A PLANNED RESIDENTIAL SUBDIVISION
BEING PART OF ORIGINAL OLMSTED TOWNSHIP TRACT NO.3
NOW IN
OLMSTED TOWNSHIP - CUYAHOGA COUNTY - OHIO
NOVEMBER 16, 2017 (w/revisions 3.6.18)

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



SITE MAP
1"=175'

DEVELOPED BY:

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

DRAWING INDEX

DESCRIPTION	SHEET NO.
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VICINITY MAP
N.T.S.

SITE DATA

TOTAL SITE AREA	29.85 AC.	
TOTAL LOTS	64 LOTS	
GROSS DENSITY*	2.14 UNITS/AC.	
	*PER CHAPTER 110 DEFINITION	
TOTAL ROAD	±2,770 L.F.	

SITE TABULATION

TOTAL BLOCK AREA	12.21 AC.	(COMMON GREENSPACE 41%)
EXISTING ROW AREA	1.24 AC.	(4%)
PROPOSED ROW AREA	4.33 AC.	(15%)
TOTAL SUBLOTS AREA	12.07 AC.	(41%)
TOTAL	29.85 AC.	

ENVIRONMENTAL TABULATION

WETLANDS FILLED	0.24 AC.	(REQ. NWP PERMIT)
WETLANDS PRESERVED	0.44 AC.	
STREAM PRESERVED	853.76 L.F.	

TYPICAL LOT SIZES
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

PRD REQUIREMENTS (PER CHAPTER 260)

SITE TABLE:	REQ./MIN.	PROVIDED
TOTAL SITE AREA	30.00 AC.	29.85 AC.*
OPEN SPACE (PER 260.11)	20% of 29.85AC. = 5.97 AC.	17% (5.04 AC.)*
DENSITY**	2.25	2.63*
EX. ROW SETBACK	50'	> 50'
PROP. FRONT SETBACK	35'	35'
SIDE SETBACK	10' (20' TOTAL)	10' (20' TOTAL)
REAR/REAR SETBACK	60'	N/A

*VARIANCES GRANTED PER OLMSTED TOWNSHIP RESOLUTION

** PRD DENSITY BASED ON "RESIDENTIAL DEVELOPABLE LAND" (RDL) WHICH EXCLUDES R.O.W.
29.85 AC. - 4.33 AC. - 1.24 A.C. = 24.28 AC. "RDL"
64 UNITS/24.28 AC. = 2.63 UNITS/AC.

STATE OF OHIO · KEVIN T. HOFFMAN 74831 · REGISTERED · PROFESSIONAL ENGINEER

KEVIN T. HOFFMAN P.E. # 74831

TITLE SHEET

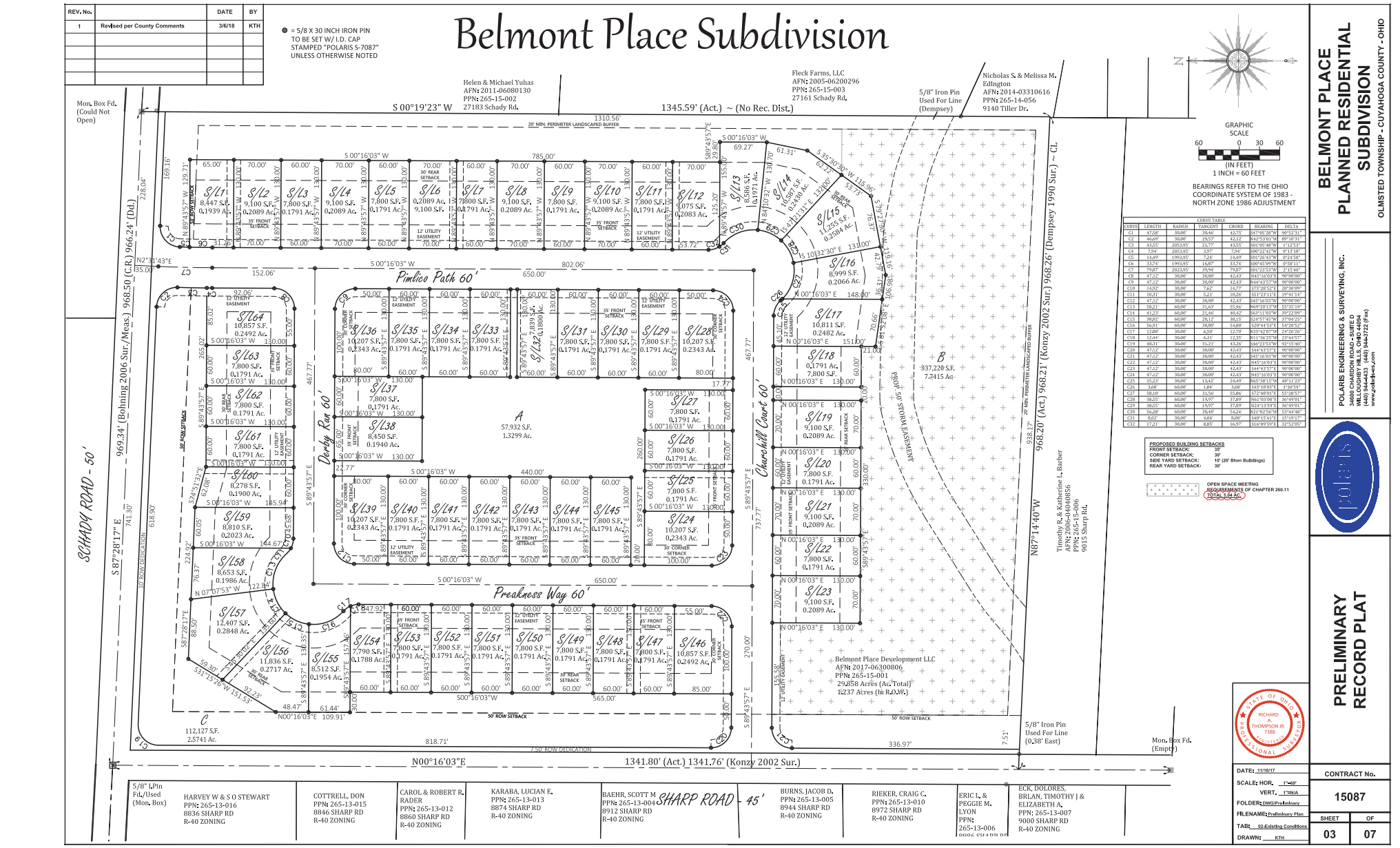
CONTRACT No. 15087

SHEET	OF
01	07

REV. No.		DATE	BY
1	Revised per County Comments	3/6/18	KTH

● = 5/8 X 30 INCH IRON PIN TO BE SET W/ I.D. CAP STAMPED "POLARIS S-7087" UNLESS OTHERWISE NOTED

Belmont Place Subdivision



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.08'	30.00'	30.00'	42.75'	S47°05'28"W	90°52'31"
C2	46.69'	30.00'	29.57'	42.12'	N42°53'01"W	89°10'31"
C3	43.55'	2053.95'	21.77'	43.55'	S01°05'48"W	1°12'53"
C4	7.94'	2053.95'	3.97'	7.94'	S00°22'42"W	0°13'18"
C5	14.49'	1993.95'	7.24'	14.49'	S01°24'47"W	0°24'58"
C6	33.74'	1993.95'	16.87'	33.74'	S00°45'09"W	0°58'11"
C7	79.87'	2023.95'	39.94'	79.87'	S01°23'53"W	2°15'40"
C8	47.12'	30.00'	30.00'	42.43'	N45°16'03"E	90°00'00"
C9	47.12'	30.00'	30.00'	42.43'	N44°43'57"W	90°00'00"
C10	14.92'	30.00'	7.62'	14.77'	S75°28'52"E	28°30'09"
C11	10.21'	30.00'	5.21'	10.16'	S51°23'11"E	19°41'14"
C12	47.12'	30.00'	30.00'	42.43'	S45°16'03"W	90°00'00"
C13	58.21'	60.00'	31.63'	55.96'	N69°20'13"W	55°35'19"
C14	41.23'	60.00'	21.46'	40.42'	S63°13'03"W	39°22'09"
C15	38.82'	60.00'	20.12'	38.15'	S24°57'45"W	37°04'25"
C16	56.91'	60.00'	30.80'	54.88'	S20°44'53"E	54°20'52"
C17	12.60'	30.00'	6.50'	12.50'	N35°42'07"W	24°26'26"
C18	12.44'	30.00'	6.31'	12.35'	N11°26'25"W	23°44'57"
C19	40.31'	30.00'	31.21'	43.26'	S66°21'53"W	92°15'40"
C20	47.12'	30.00'	30.00'	42.43'	S44°43'57"E	90°00'00"
C21	47.12'	30.00'	30.00'	42.43'	S45°16'03"W	90°00'00"
C22	47.12'	30.00'	30.00'	42.43'	N45°16'03"E	90°00'00"
C23	47.12'	30.00'	30.00'	42.43'	S44°43'57"E	90°00'00"
C24	47.12'	30.00'	30.00'	42.43'	N45°16'03"E	90°00'00"
C25	25.23'	30.00'	13.42'	24.49'	N65°38'15"W	48°11'23"
C26	3.68'	60.00'	1.84'	3.68'	S63°18'03"E	3°30'59"
C27	58.10'	60.00'	31.56'	55.86'	S72°48'01"E	55°28'57"
C28	38.55'	60.00'	19.97'	37.89'	N61°03'01"E	36°49'01"
C29	38.55'	60.00'	19.97'	37.89'	N24°13'59"E	36°49'01"
C30	56.28'	60.00'	30.40'	54.24'	N21°02'56"W	53°44'48"
C31	8.02'	30.00'	4.04'	8.00'	S49°15'47"E	15°19'17"
C32	17.21'	30.00'	8.85'	16.97'	S16°09'59"E	32°52'05"

BELMONT PLACE
PLANNED RESIDENTIAL SUBDIVISION
OLMSTED TOWNSHIP - CUYAHOGA COUNTY - OHIO

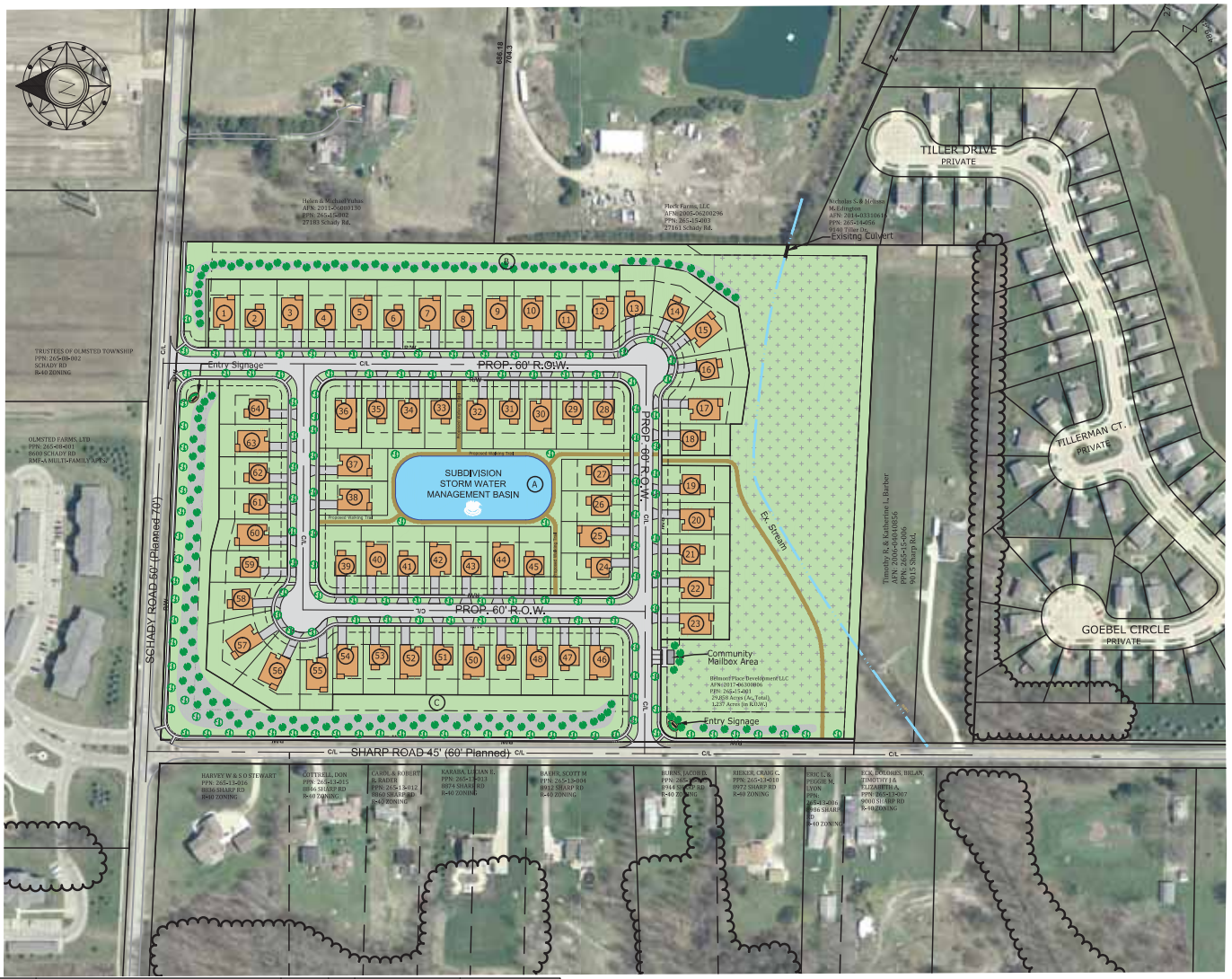
PRELIMINARY RECORD PLAT

POLARIS ENGINEERING & SURVEYING, INC.
34800 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-2722 (Fax)
www.polaris-es.com

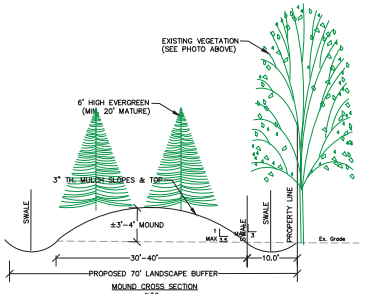
DATE: 11/16/17
SCALE: HOR. 1"=60'
VERT. 1"=N/A
FOLDER: DWG/Preliminary
FILENAME: Preliminary Plan
TAB: 02-Existing Conditions
DRAWN: KTH

CONTRACT No. 15087

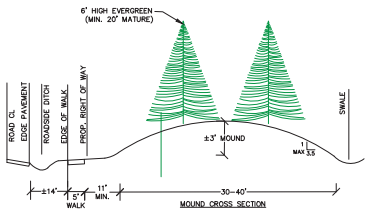
SHEET 03 OF 07



EXISTING BUFFER ALONG EAST PROPERTY LINE



PROPOSED BUFFER ALONG EAST PROPERTY LINE



PROPOSED BUFFER ALONG SHARP & SCHADY ROADS

LANDSCAPING SUMMARY

6' HIGH EVERGREENS (SPRUCE/PINE MIX)

2" CAL. DECIDUOUS STREET TREES (TYPE VARIES)

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 INCH = 100 FEET

REV. No.		DATE	BY
1	REVISE PER COUNTY COMMENTS	3/6/18	KTH

STATE OF OHIO
KEVIN
HOFFMAN
74831
REGISTERED
PROFESSIONAL ENGINEER

DATE: 11/16/17
SCALE: HOR. 1"=100'
VERT. 1"=60'
FOLDER: DWG-Preliminary
FILENAME: Landscapiang
TAB: 07-Landscaping
DRAWN: KTH

BELMONT PLACE PLANNED RESIDENTIAL SUBDIVISION

OLMSTED TOWNSHIP - CUYAHOGA COUNTY - OHIO

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PRELIMINARY LANDSCAPING PLAN

CONTRACT No.
15087

SHEET 07 OF 07