

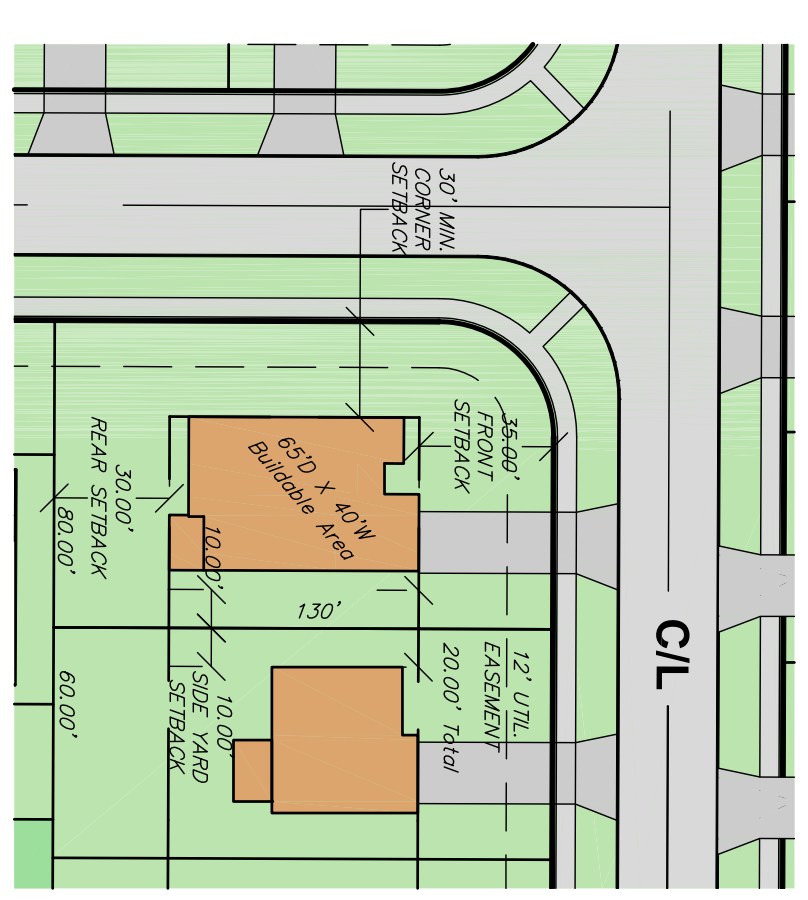
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MICHAEL & HELEN
YUHAS
27183SCHADY RD.
PPN 265-15-002

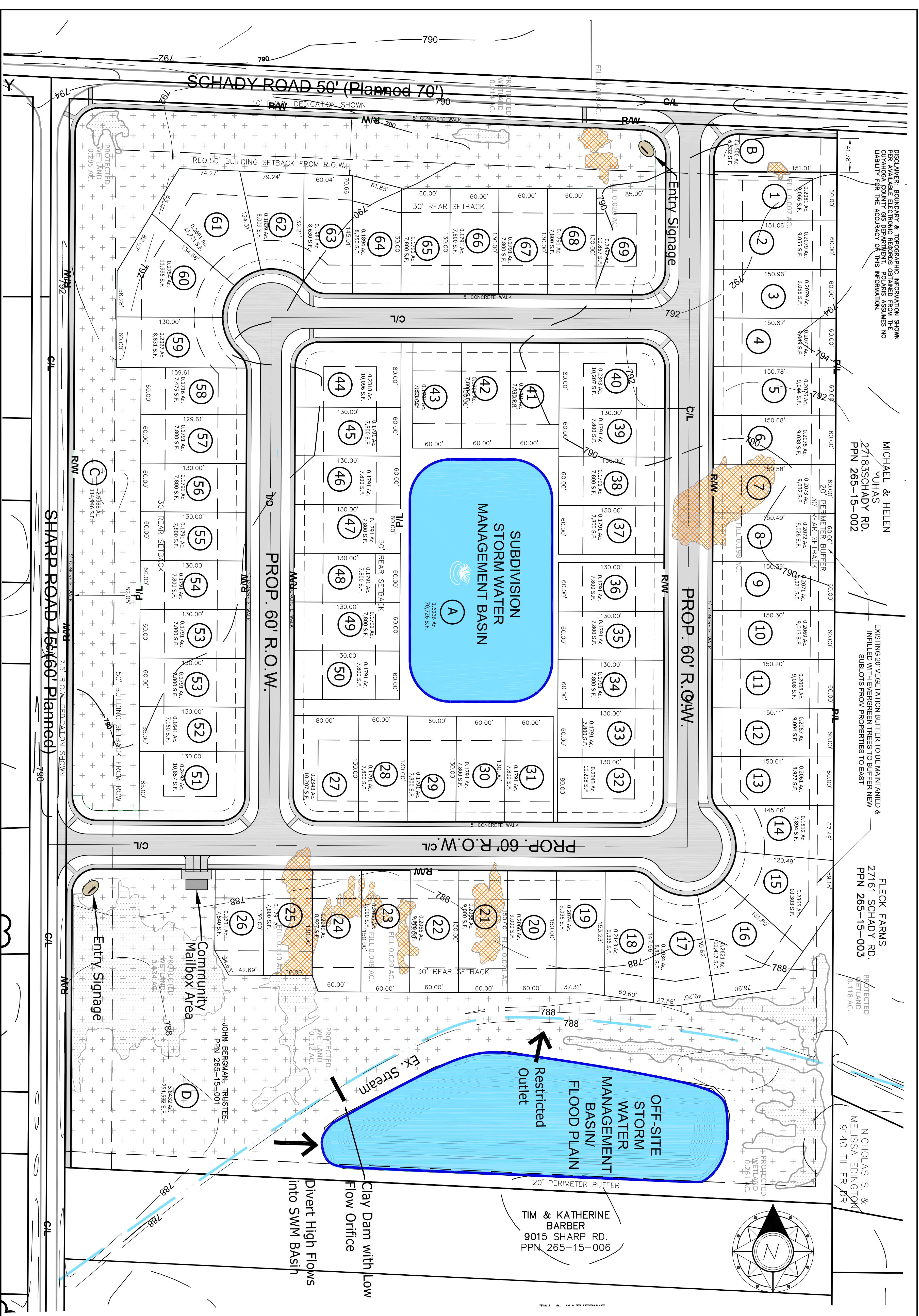
EXISTING 20' VEGETATION BUFFER TO BE MAINTAINED & INFILLED WITH EVERGREEN TREES TO BUFFER NEW SUBLOTS FROM PROPERTIES TO EAST

FLECK FARMS
27161 SCHADY RD.
PPN 265-15-003

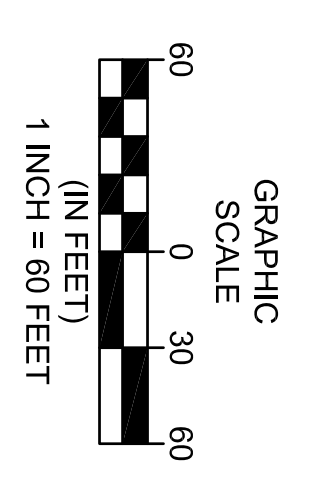
NICHOLAS S. &
MELISSA EDINGTOK
9140 TILLER DR



TYPICAL SETBACKS
1"=50'



PREPARED FOR:
PALMERI BUILDERS
310005 BANBRIDGE ROAD, SUITE 5
Solon, OH 44139
Contact: Dave Wager
(440) 498-9411



DATE: 11/24/17
SCALE: HOR. 1"=80'
VERT. 1/8" = 10'
FOLDER: Preliminary
FILENAME: Preliminary Plan
TAB: Amdt
DRAWN: KTH

BELMONT PLACE
PLANNED RESIDENTIAL SUBDIVISION
SCHADY & SHARP ROADS
OLMSTED TOWNSHIP - CUYAHOGA COUNTY - OHIO

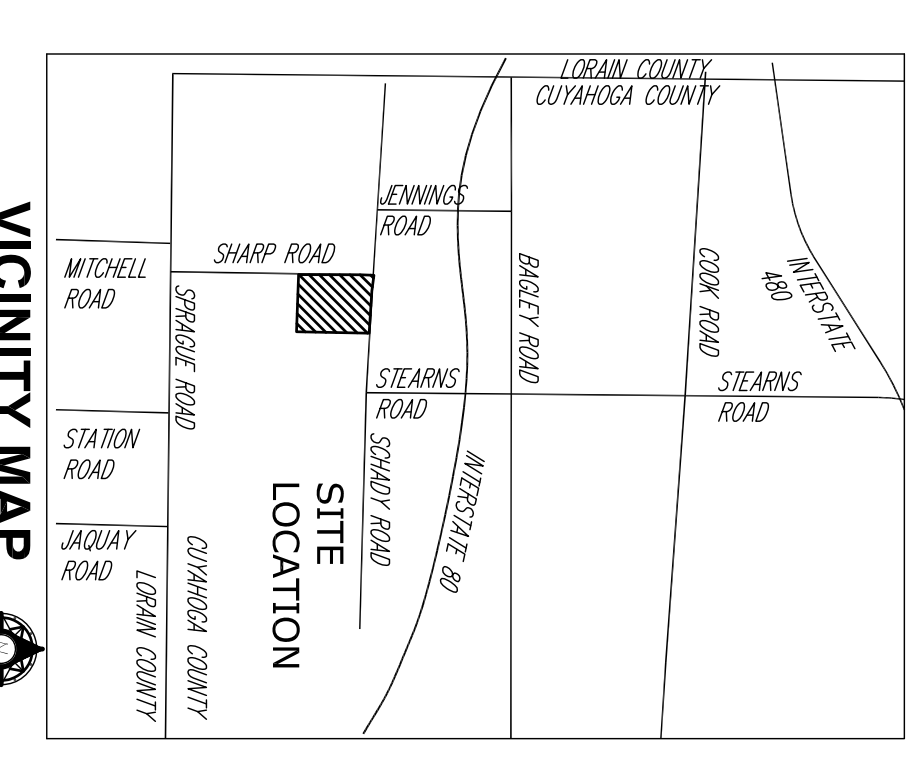


POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (fax)
www.polaris-es.com

GENERAL DEVELOPMENT
PLAN

CONTRACT NO. 15087
SHEET 2 OF 2

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SITE DATA	
TOTAL SITE AREA	29.32 AC.
TOTAL LOTS	69 LOTS
GROSS DENSITY**	235 UNITS/AC.
TOTAL ROAD	±2850 L.F.
SITE TABULATION	
TOTAL BLOCK AREA	10.30 AC.
TOTAL ROW AREA	4.46 AC.
TOTAL SUBLOTS AREA	16.56 AC.
TOTAL	28.32 AC.
ENVIRONMENTAL TABULATION	
WETLANDS FILLED	0.500 AC. (REQ. NWP PERMIT)
WETLANDS PRESERVED	1.624 AC.
STREAM PRESERVED	799 L.F.
TYPICAL LOT SIZES	
60' WIDE X 130'/150' DEEP	
PRD REQUIREMENTS (PER CHAPTER 26D)	
REQUIRED/MIN.	PROVIDED
TOTAL SITE AREA	30.00 AC.
OPEN SPACE**	20% OF 29.32AC = 5.86 AC.
DENSITY***	2.25
EX. ROW SETBACK	50'
PROP. FRONT SETBACK	35'
SIDE SETBACK	10' (Total 20')
REAR/REAR SETBACK	60'
	N/A
VARIANCES REQUIRED	
** OPEN SPACE MEETING REQUIREMENTS OF SECTION 260.111 (AS DENOTED ON PLAN)	
*** PRD (RD) WHICH EXCLUDES DEVELOPABLE LAND" (RD) WHICH EXCLUDES ROW, "RD"	
29.32 AC. = 4.46 AC. = 24.86 AC. "RD"	
69 UNITS/24.86 AC. = 2.78 UNITS/AC.	