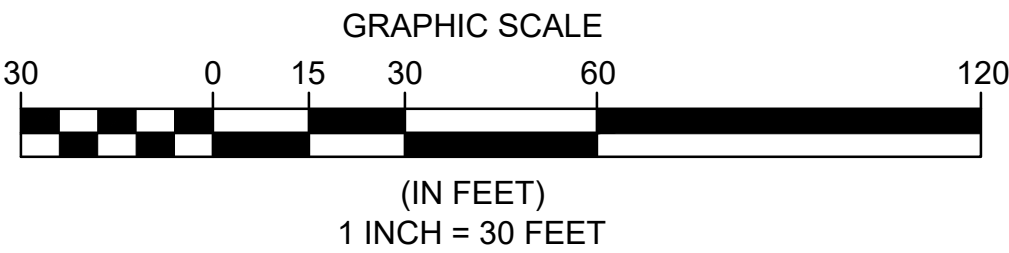
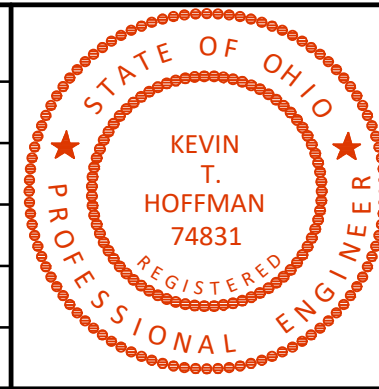




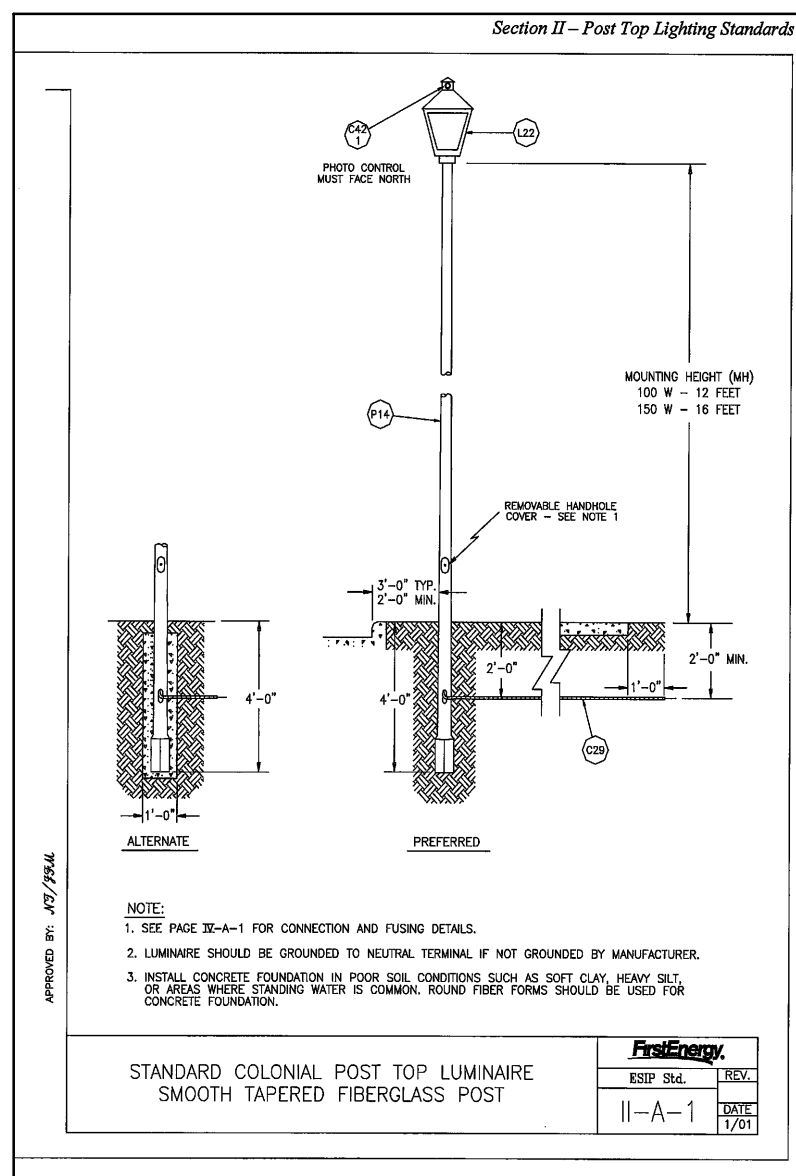
PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C2	18.07'	120.47'	8°35'47"	18.06'	S29°09'05"E	9.05'
C3	59.70'	120.47'	28°23'36"	59.09'	S47°38'47"E	30.47'
C4	13.11'	55.00'	13°39'25"	13.08'	S31°40'54"E	6.59'
C5	10.73'	45.00'	13°39'25"	10.70'	N31°40'54"W	5.39'
C6	97.24'	2188.79'	2°32'44"	97.23'	N67°04'26"E	48.63'
C7	25.00'	2188.79'	0°39'16"	25.00'	N65°28'26"E	12.50'
C8	33.00'	2188.79'	0°51'50"	33.00'	N64°42'53"E	16.50'
C9	71.09'	2188.79'	1°51'39"	71.09'	N63°21'08"E	35.55'
C10	79.09'	58.00'	78°07'55"	73.10'	S31°22'50"W	47.08'
C11	51.82'	58.00'	51°11'22"	50.11'	S33°16'48"E	27.78'
C12	121.67'	58.00'	120°11'29"	100.56'	N61°01'46"E	100.85'
C13	121.67'	58.00'	120°11'29"	100.56'	N61°01'46"E	100.85'
C14	37.39'	42.00'	51°16'46"	36.35'	N44°48'24"E	20.16'



REV. No.		DATE	BY



DATE: 6/3/26 DRAWN: KTH
SCALE: HOR. 1"=30' VERT. N/A
FOLDER: DWG/Proj. Surveying
FILENAME: 25207 Improve Plans
TAB: 04-Development Plan
BDY. BY: MPS
BASE. BY: SRB



PROPOSED STREET LIGHT (2)

SITE INFO:
PPN: 217-22-003 & 217-22-004
OWNER: HOPE POINT PLACE, LTD
SITE AREA: 4.2094 AC.

SITE AREA TABULATION	
SUBLOTS	3.4749 AC.
BLOCK 'A'	0.7345 AC.
TOTAL	4.2094 AC.

R-1F-CLUSTER REQUIREMENTS

ALLOWABLE UNITS (PER YIELD PLAN)	PERMITTED	PROPOSED
LOT AREA	6 UNITS	6 UNITS
MINIMUM DWELLING AREA	1 AC	4.2094 AC.
MINIMUM LOT FRONTAGE (EX. PROPERTY)	1100 SF 1-STY/1500 2-STY	>2000 sf (Excluding Garages)
MAX HEIGHT	100 @ Bldg Line/60' Street	284'/330'
MAX % BUILDING LOT COVERAGE	2 STORIES	2 STORIES
MAX % ACCESSORY BUILDING LOT COVERAGE	< 20%	NONE
MIN % OPEN SPACE (AKA LANDSCAPING)	10%	> 50%
GUEST PARKING SPACES	50%	
2 PER UNIT + 1 VISITOR SPACE/4 UNITS	14 SPACES	27 SPACES (MIN. 4/UNIT + 3 VISITOR/MAIL SPACES)
BUILDING SETBACKS		
FRONT S.B. FROM CENTER RIDGE R/W	50'	>50'
FRONT S.B. FROM INTERIOR ROAD/WALK	20'	20'
SIDE SETBACK	15' MIN/30' AVG	15' MIN/30' AVG.
REAR/PERIMETER BUFFER SETBACK	30'	> 30'

DEVELOPMENT NOTES:

- REFER TO ROWAN GATE ARCHITECTURAL GUIDELINES FOR REQUIRED HOME CONSTRUCTION STANDARDS.
- EACH HOMEOWNER WILL MAINTAIN THEIR OWN RUBBISH CONTAINERS WITHIN THEIR ENCLOSED GARAGE. ALL OWNERS SHALL UTILIZE THE SAME RUBBISH COLLECTOR AND PICKUP SHALL BE WEEKLY.
- PROPOSED HOMES SHOWN ARE CONCEPTUAL IN NATURE. MINIMUM SIDE DISTANCE BETWEEN HOMES IS 15' WITH AN AVERAGE OF 30' ACROSS ALL BUILDINGS.

**ROWAN GATE
CLUSTER DEVELOPMENT**
CITY OF WESTLAKE- CUYAHOGA COUNTY - OHIO

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



SITE PLAN

PREPARED FOR:
HOPE POINT PLACE, LTD
P.O. BOX 40186
BAY VILLAGE, OH 44140
PHONE: (440) 941-3340
CONTACT: ED PAVICIC

CONTRACT No.

25207

SHEET	OF
04	18