

**LEGEND**

	WETLAND AREA NOT TO BE DISTURBED
	WETLAND AREA 0.33 AC. DISTURBED SEE NOTE 5

**SITE DATA**

ADDRESS: 4137 S ARLINGTON RD  
UNIONTOWN, OH 44685

PARCEL #S: 2807463 AND 2807464

PROPOSED USE: PLANNED DEVELOPMENT

PROJECT AREA: MIN. GROSS AREA 5 AC.  
TOTAL PROJECT AREA 9.78 AC.  
NORTH LOT 4.89 AC.  
SOUTH LOT 4.89 AC.

AREA OF SITE TO UNDERGO EXCAVATION: 4.6± AC.

REQUIRED OPEN SPACE: 1.8 AC. (18% OF 9.78 AC.)  
PROVIDED OPEN SPACE: 5.2± AC.

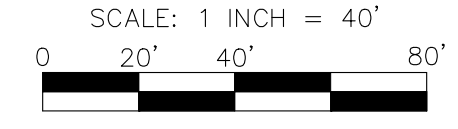
REQUIRED OPEN SPACE FOR ACTIVE RECREATIONAL USE: 0.45 AC. (25% OF 1.8 AC.)  
PROVIDED: 0.50 AC.

MAX. DENSITY: 12 UNITS/AC.  
PROPOSED # OF UNITS: 29  
PROPOSED DENSITY: 3 UNITS/AC.

RICHARD L. DUCKWORTH II  
REC. NO. 55969173

**NOTES**

1. PROVIDE SIDEWALK ALONG FRONTAGE OF PROPERTIES ON ARLINGTON ROAD
2. PRIVATE ROAD TO BE BUILT TO CITY STANDARDS AND OWNED/MAINTAINED BY HOA
3. TYPICAL 3-UNIT = 1623 SF WITH 2 CAR GARAGE
4. PROPOSED BUILDING UNIT #1 TO CONNECT TO EXISTING SANITARY MAIN WITH NEW LATERAL
5. EXISTING WETLAND 'A' DISTURBANCE (0.32 ACRES); EXISTING WETLAND 'B' DISTURBANCE (0.002 ACRES) TO BE SUBMITTED TO USACE FOR NATIONWIDE PERMIT
6. BORE WATERLINE UNDER ARLINGTON ROAD
7. OPEN SPACE AREAS - OWNED/MAINTAINED BY HOA
8. ALL UTILITIES MUST BE UNDERGROUND



DESIGN BY:	SDG	DATE:	DESC:
DRAWN BY: <td>SDG</td> <td>DATE:</td> <td>DESC:</td>	SDG	DATE:	DESC:
R/W/D BY: <td>JUS</td> <td>DATE:</td> <td>DESC:</td>	JUS	DATE:	DESC:
FLD BK: <td></td> <td>DATE:</td> <td>DESC:</td>		DATE:	DESC:
BK PG: <td></td> <td>DATE:</td> <td>DESC:</td>		DATE:	DESC:

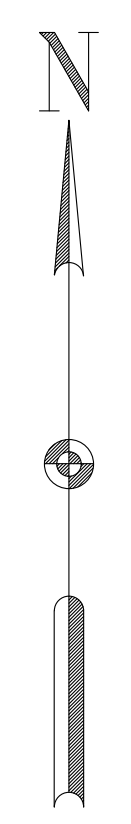
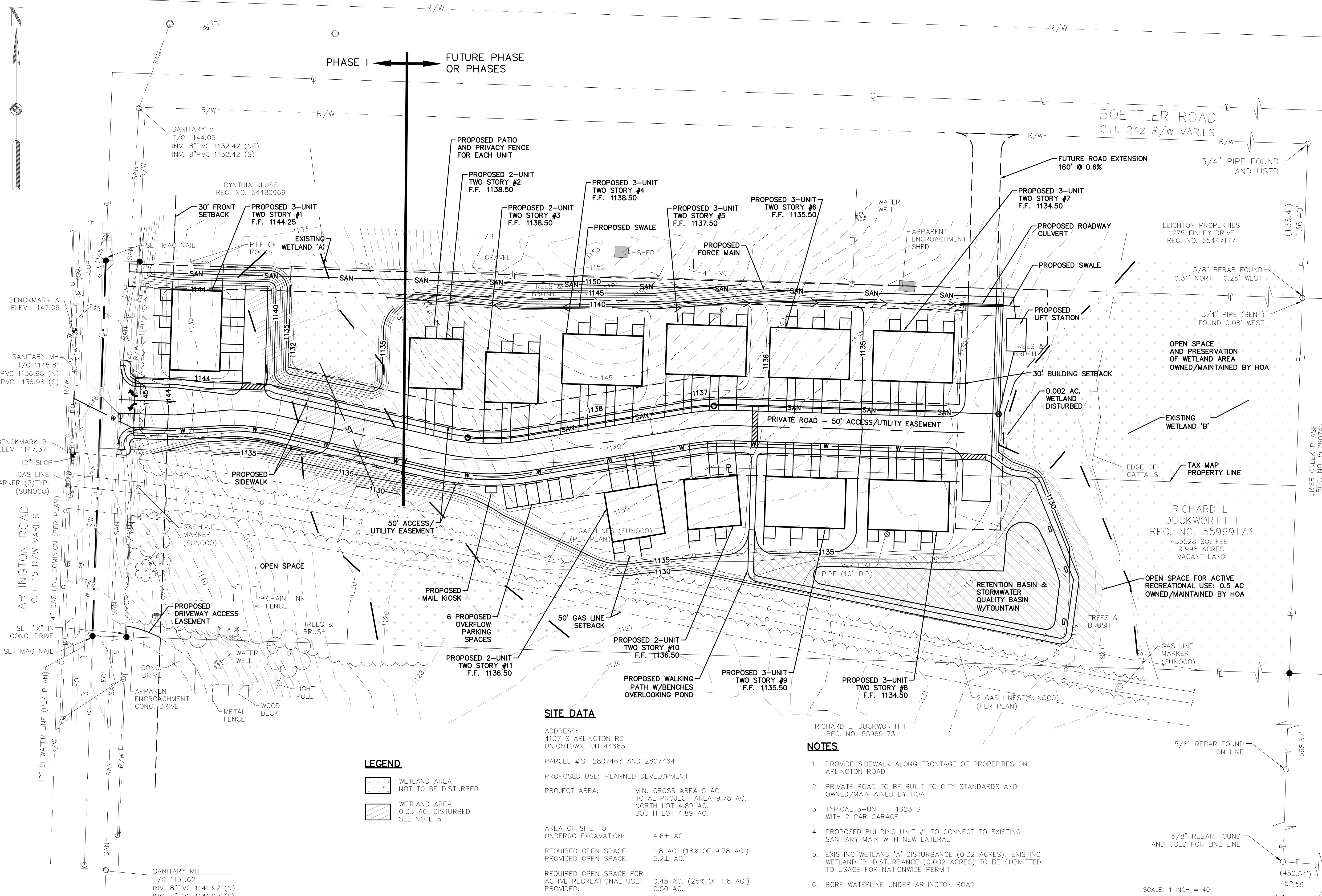
**SCALES**

HORZ: 1" = 40'  
VERT: 1" = 40'  
CONTOUR INT: 1'

CONCEPT PLAN - SITE LAYOUT  
**WOODLAND RESERVES**  
FOR: GRANT SEVEK  
LOCATED IN THE CITY OF GREEN  
SUMMIT COUNTY, OH

1 OF 2

R:\Summit\City\Green\16\Grant Land Arlington 2020\DWG\Grant Land Arlington-Civil Site - Layout 10.dwg - 11/12/20 - 10:45am: jpbender



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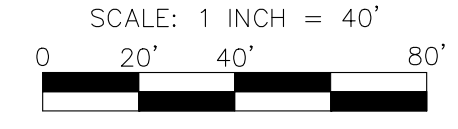
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BOETTLER ROAD  
 C.H. 242 R/W VARIES

ARLINGTON ROAD  
 C.H. 15 R/W VARIES

**HAMMONTREE & ASSOCIATES, LIMITED**  
 ENGINEERS, PLANNERS, SURVEYORS  
 5233 STONEHAM RD. NORTH CANTON, OH 44720  
 PHN: (330) 499-8817 FAX: (330) 499-0149  
 TOLL FREE: 1-800-394-8817  
 www.hammontree-engineers.com

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SCALES  
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 VERT: 1" = 40'  
 CONTOUR INT: 1'

CONCEPT PLAN - GRADING PLAN  
**WOODLAND RESERVES**  
 FOR: GRANT SEVEK  
 LOCATED IN THE CITY OF GREEN  
 SUMMIT COUNTY, OH