

GENERAL DEVELOPMENT
PLAN
FOR
GREENSBURG MEADOW
CITY OF GREEN, COUNTY OF SUMMIT, STATE OF OHIO

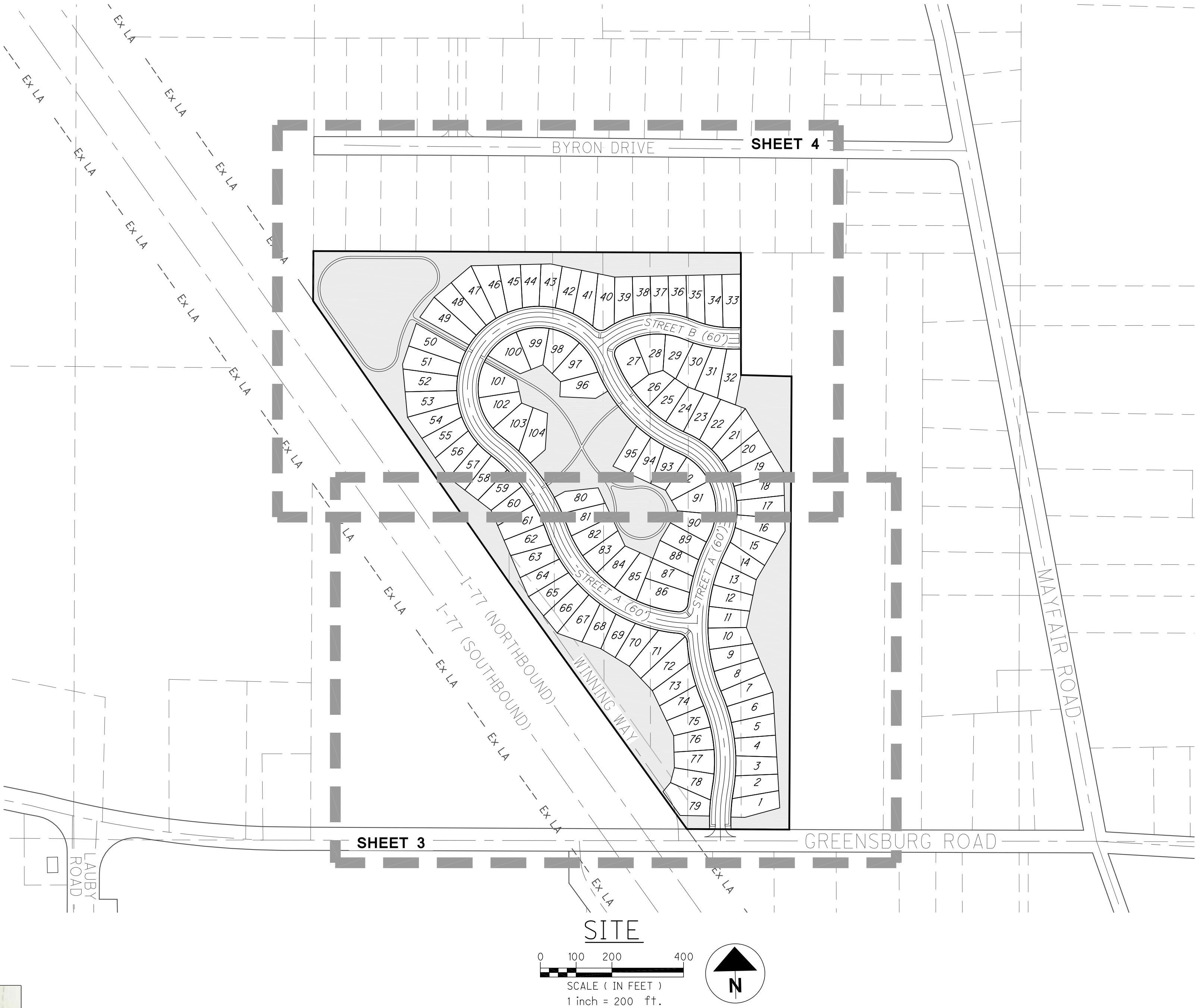
SITE INFORMATION:

SITE LOCATION: GREENSBURG ROAD, GREEN, OHIO
PARCELS: 2808964 9.3 AC SHERRIE E. RAY
2801211 3.5 AC HELEN COLAGRANDE
2803029 3.8 AC TCS NEWTOWN PROPERTIES LLC
2803015 3.5 AC TCS NEWTOWN PROPERTIES LLC
2804186 5.4 AC TCS NEWTOWN PROPERTIES LLC
2805570 4.0 AC TCS NEWTOWN PROPERTIES LLC
29.5 AC
SITE AREA: 30.5 AC
29.5 AC PARCELS
+1.0 AC EXISTING GREENSBURG MEADOW ROW (TO BE
VACATED)
30.5 AC TOTAL SITE AREA

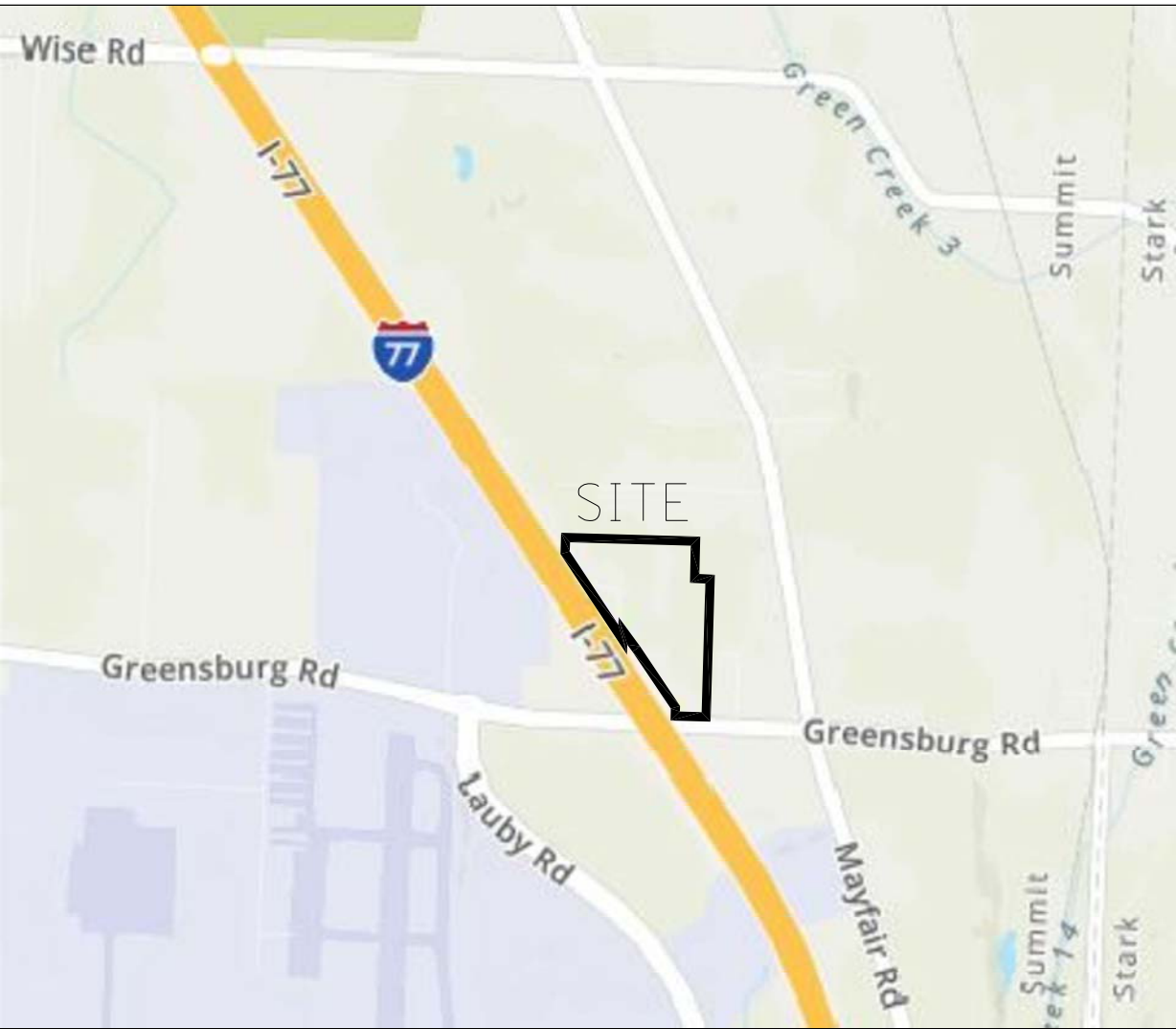
PROPOSED DWELLING UNITS: 104 SINGLE-FAMILY LOTS
PROPOSED DENSITY: 3.4 UNITS PER AC
PROPOSED OPEN SPACE: 9.8 AC TOTAL
2.0 AC OPEN SPACE 'A'
5.5 AC OPEN SPACE 'B'
2.3 AC OPEN SPACE 'C'
PROPOSED LINEAR FEET OF ROAD: 3,458 LF
EXISTING ZONING: R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: PD PLANNED DEVELOPMENT, WITH FEE SIMPLE LOTS

PROPOSED DESIGN INFORMATION:
PD PLANNED DEVELOPMENT, WITH FEE SIMPLE LOTS

	PER CODE	SHOWN
MIN. PROJECT AREA:	5 AC	30.5 AC
MAX. DENSITY:	8 UNITS/AC	3.4 UNITS/AC
MIN. OPEN SPACE:	15% (4.6 AC)	32% (9.8 AC)
MIN. ACTIVE REC. AREA:	1.15 AC	4.5 AC
MIN. LOT SIZE:	5,000 SF	5,123 SF
MIN. LOT WIDTH:	40'	50' AT BLDG. LINE 34' AT ROW
MIN. FRONT YARD:	PER PZC REVIEW	20' MIN.
MIN. SIDE YARD:	PER PZC REVIEW	5'
MIN. REAR YARD:	PER PZC REVIEW	TBD



- SHEET INDEX:
- SHEET 1 TITLE SHEET
 - SHEET 2 OVERALL SITE PLAN SHEET
 - SHEET 3 SITE PLAN SHEET
 - SHEET 4 SITE PLAN SHEET



LOCATION MAP
NO SCALE

DEVELOPER:
SOMMERS DEVELOPMENT GROUP LLC
P.O. BOX 1102
CHARDON, OHIO 44024
GREG SOMMERS
440-478-6034

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	01/19/2022





DAVEY
Resource Group

1310 SHARON COPLEY ROAD, P.O. BOX 37
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GREENSBURG MEADOW
GENERAL DEVELOPMENT PLAN

PROJECT NUMBER
2451

DATE
2022-01-19

2
4

0 50 100 200
SCALE (IN FEET)
1 inch = 100 feet

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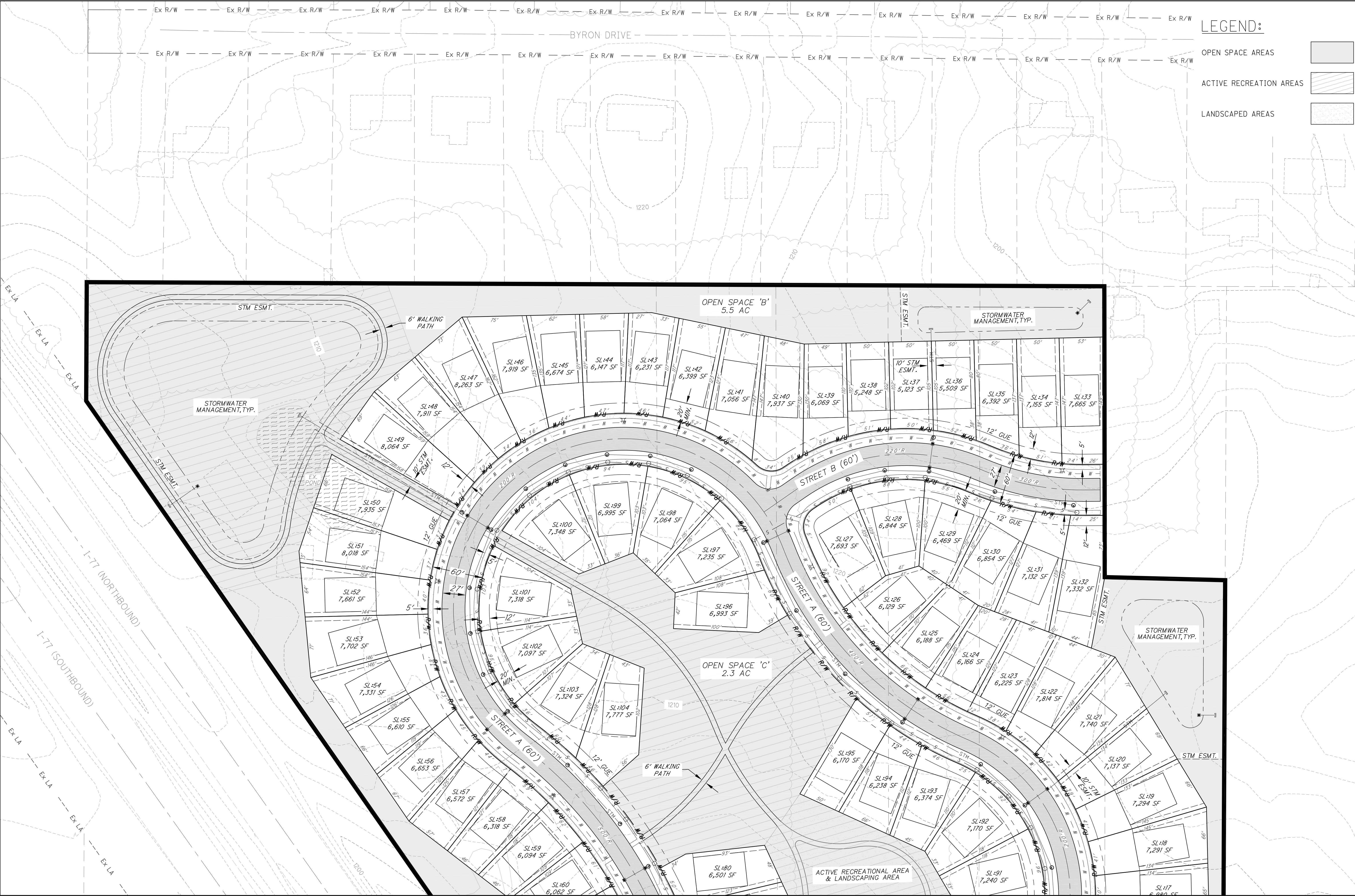
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LEGEND:

- OPEN SPACE AREAS
- ACTIVE RECREATION AREAS
- LANDSCAPED AREAS



LEGEND:

- OPEN SPACE AREAS
- ACTIVE RECREATION AREAS
- LANDSCAPED AREAS