

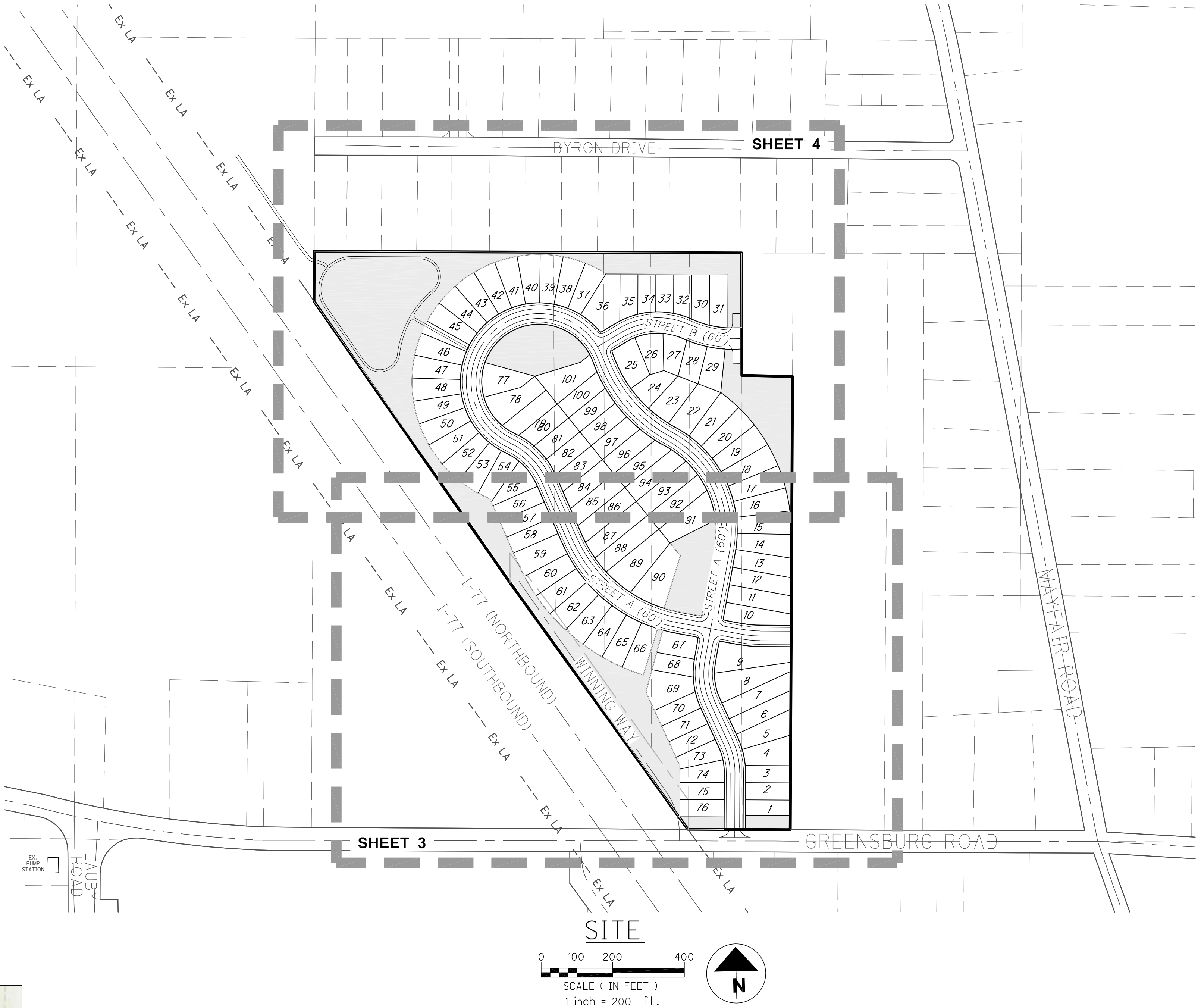
GENERAL DEVELOPMENT
PLAN
FOR
GREENSBURG MEADOW
CITY OF GREEN, COUNTY OF SUMMIT, STATE OF OHIO

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: 101 SINGLE-FAMILY LOTS
PROPOSED DENSITY: 3.3 UNITS PER AC
PROPOSED OPEN SPACE: 7.79 AC TOTAL
0.11 AC OPEN SPACE 'A'
5.50 AC OPEN SPACE 'B'
0.55 AC OPEN SPACE 'C'
0.83 AC OPEN SPACE 'D'
0.65 AC OPEN SPACE 'E'
PROPOSED LINEAR FEET OF ROAD: 3,700 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	3.3 UNITS/AC
MIN. OPEN SPACE:	15% (4.6 AC)	25% (7.79 AC)
MIN. ACTIVE REC. AREA:	1.15 AC	2.50 AC
MIN. LOT SIZE:	5,000 SF	5,123 SF
MIN. LOT WIDTH:	40'	40' AT BLDG. LINE 34' AT ROW
MIN. FRONT YARD:	PER PZC REVIEW	30' MIN.
MIN. SIDE YARD:	PER PZC REVIEW	5'
MIN. REAR YARD:	PER PZC REVIEW	TBD



LOCATION MAP
NO SCALE

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

DEVELOPER:
SOMMERS DEVELOPMENT GROUP LLC
P.O. BOX 102
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
2	9/25/2025





GREENSBURG MEADOW

GENERAL DEVELOPMENT PLAN

PROJECT
NUMBER

DATE _____

2025-09-25



DAVEY
Resource Group



Davey Resource Group
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