Exhibit "A"

2020-11

Proposed Rezoning: R-1 to PD

Kenway Blvd
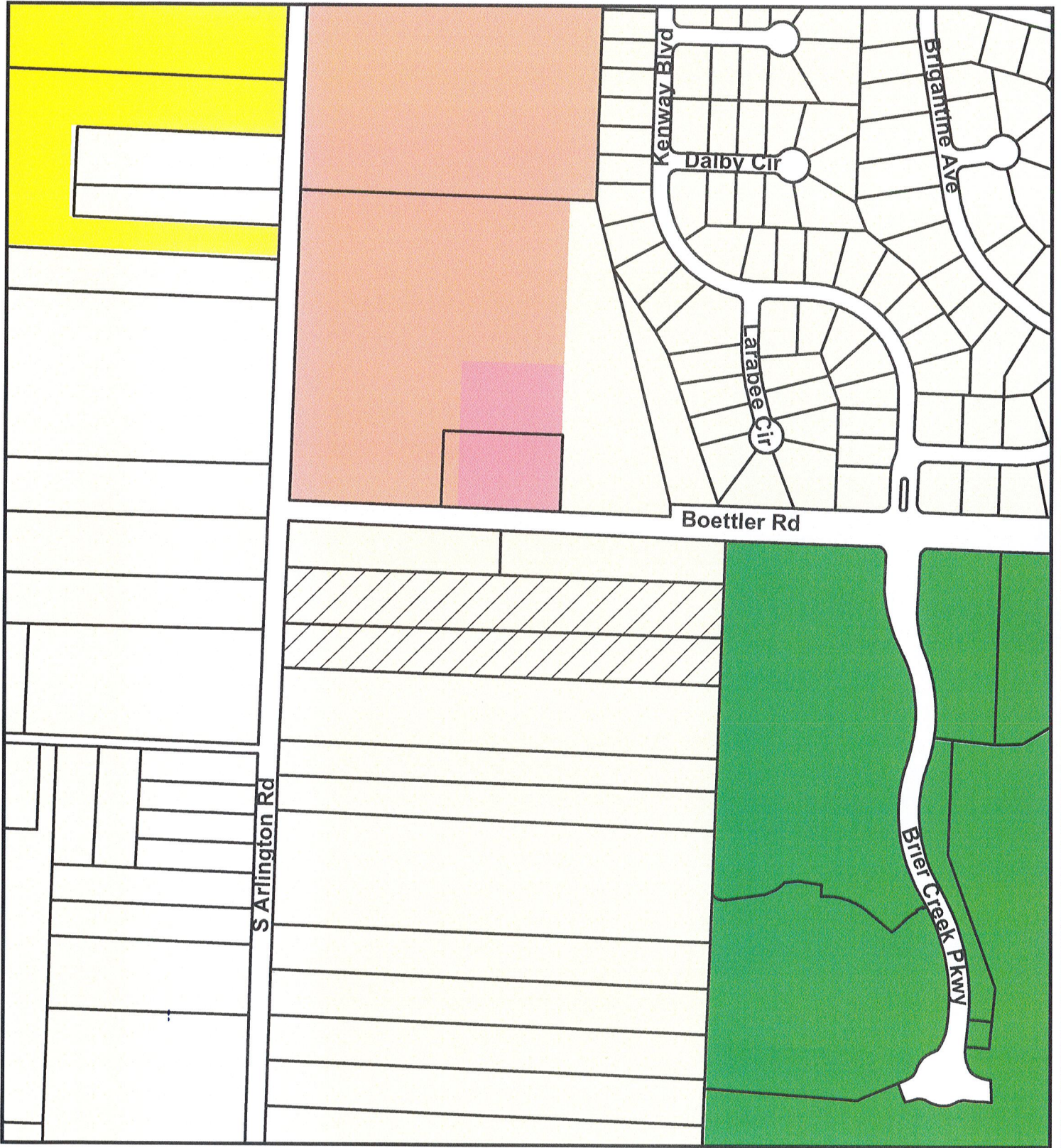
Brigantine Ave

Dalby Cir

Larabee Cir

Boettler Rd

S Arlington Rd

Brier Creek Pkwy

Proposed Rezoning: R-1 to PD (approx. 9.78 acres)

Zoning Districts

B-2: Professional Office
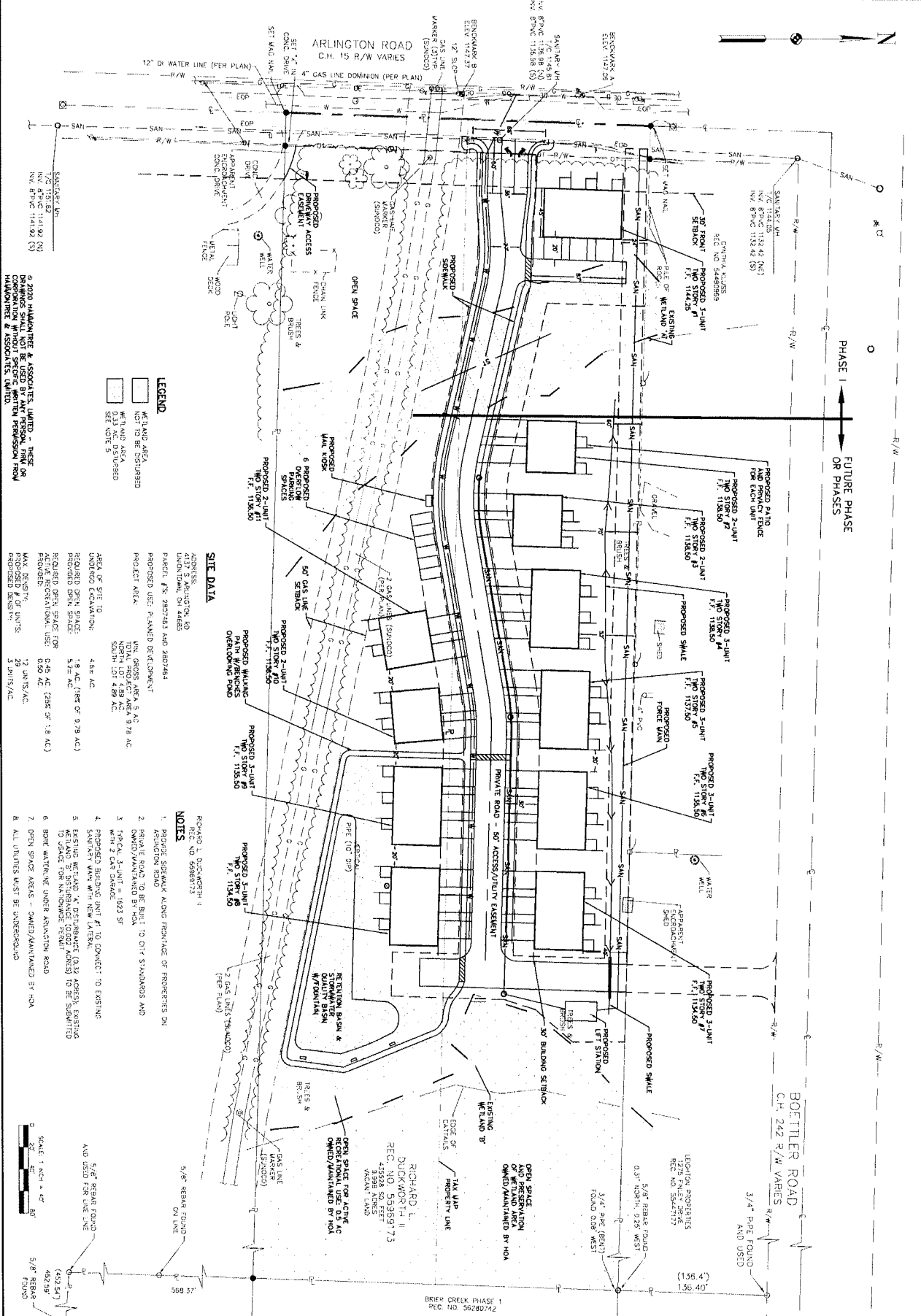
B-3: Neighborhood Business

PD: Planned Development

R-1: Single Family Residential

R-2: Multi-Family Residential

0   400

Feet

N

HH ENGINEERS HH PLANNERS HH SURVEYORS HH

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

ARLINGTON ROAD
C.H. 15 R/W VARIES

12" DI WATER LINE (PER PLAN)
4" GAS LINE DOMINION (PER PLAN)

PHASE I
FUTURE PHASE OR PHASES

OPEN SPACE

PROPOSED DRIVEWAY/ACCESS EASEMENT

PROPOSED SIDEWALK

50' FRONT SETBACK

PROPOSED 3-UNIT TWO STORY #1 F.F. 1144.25

PROPOSED MAIL KIOSK

PROPOSED OVERFLOW PARKING SPACES

6

PROPOSED PATIO AND PRIVACY FENCE FOR EACH UNIT

PROPOSED 2-UNIT TWO STORY #2 F.F. 1138.50

PROPOSED 2-UNIT TWO STORY #1 F.F. 1138.50

PROPOSED 3-UNIT TWO STORY #4 F.F. 1138.50

PROPOSED SWALE

PROPOSED 3-UNIT TWO STORY #5 F.F. 1137.50

PROPOSED FORCE MAIN

50' GAS LINE SETBACK

PROPOSED 2-UNIT TWO STORY #11 F.F. 1136.50

PROPOSED WALKING PATH W/BENCHES OVERLOOKING POND

PROPOSED 2-UNIT TWO STORY #10 F.F. 1135.50

PROPOSED 3-UNIT TWO STORY #9 F.F. 1135.50

PROPOSED 3-UNIT TWO STORY #8 F.F. 1134.50

PRIVATE ROAD - 50' ACCESS/UTILITY EASEMENT

PROPOSED 3-UNIT TWO STORY #6 F.F. 1135.50

PROPOSED 3-UNIT TWO STORY #7 F.F. 1134.50

PROPOSED SWALE

PROPOSED LIFT STATION

30' BUILDING SETBACK

RETENTION BASIN & STORMWATER QUALITY BASIN W/FOUNTAIN

EXISTING WETLAND 'B'

EDGE OF CATTAILS

RICHARD L. DUCKWORTH II
REC. NO. 55959173
435528 SQ. FEET
9.998 ACRES
VACANT LAND

TAX MAP PROPERTY LINE

LEIGHTON PROPERTIES
1275 FINLEY DRIVE
REC. NO. 56477177

BOETTLER ROAD
C.H. 242 R/W VARIES

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: 2857563 AND 2857464

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: 4.65 AC

REQUIRED OPEN SPACE: 1.8 AC. (REST OF 9.78 AC.)
PROPOSED OPEN SPACE: 5.32 AC

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

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

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 = 1922 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

RICHARD L. DUCKWORTH II
REC. NO. 55969173

BRIER CREEK PHASE 1
REC. NO. 56280742

SCALE: 1 INCH = 40'

DESN BY:	SDG	
DRWN BY:	SDG	
RVWD BY:	JDS	
FLD. BK.:		
BK. PG.:		
DATE:	3/25/20	

REV. BY:	DATE:	DESC:
REV. BY:	DATE:	DESC:
REV. BY:	DATE:	DESC:
REV. BY:	DATE:	DESC:
REV. BY:	DATE:	DESC:

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

1 OF 2

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

Larabee Cir

Boettler Rd

S Arlington Rd

Harring Rd

Woodland Reserve

Note: Aerials flown 4/2017

0   200

Feet

Prepared by The City of Green Planning Dept Nov 2020 CL

N