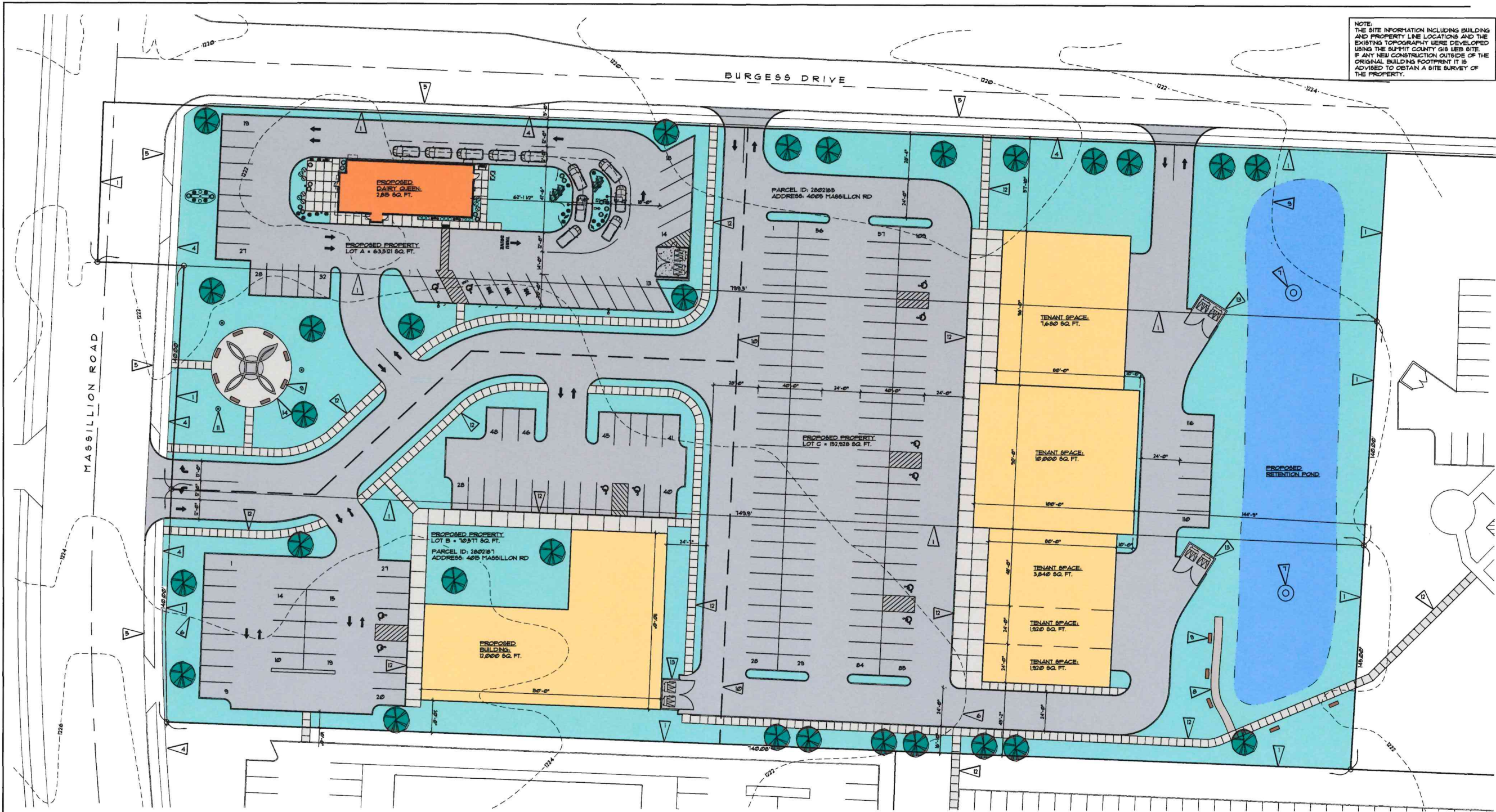




NOTE:
THE SITE INFORMATION INCLUDING BUILDING
AND PROPERTY LINE LOCATIONS AND THE
EXISTING TOPOGRAPHY WERE DEVELOPED
USING THE SUMMIT COUNTY GIS WEB SITE.
IF ANY NEW CONSTRUCTION OUTSIDE OF THE
ORIGINAL BUILDING FOOTPRINT IT IS
ADVISED TO OBTAIN A SITE SURVEY OF
THE PROPERTY.

SEAL
PRELIMINARY

David Pelligra Architects, Inc.
ARCHITECTURE • CONSULTING
2231 Broad Blvd. • Cuyahoga Falls • Ohio 44223
REVISIONS
DATE
05.27.2025

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PROJECT
SITE STUDY FOR:
DAIRY QUEEN
4005 & 4015 MASSILLON RD, GREEN, OH
DRAWING
CONCEPT SITE PLAN NO. 4

PROJECT NO.
2487
SHEET NO.

C-1

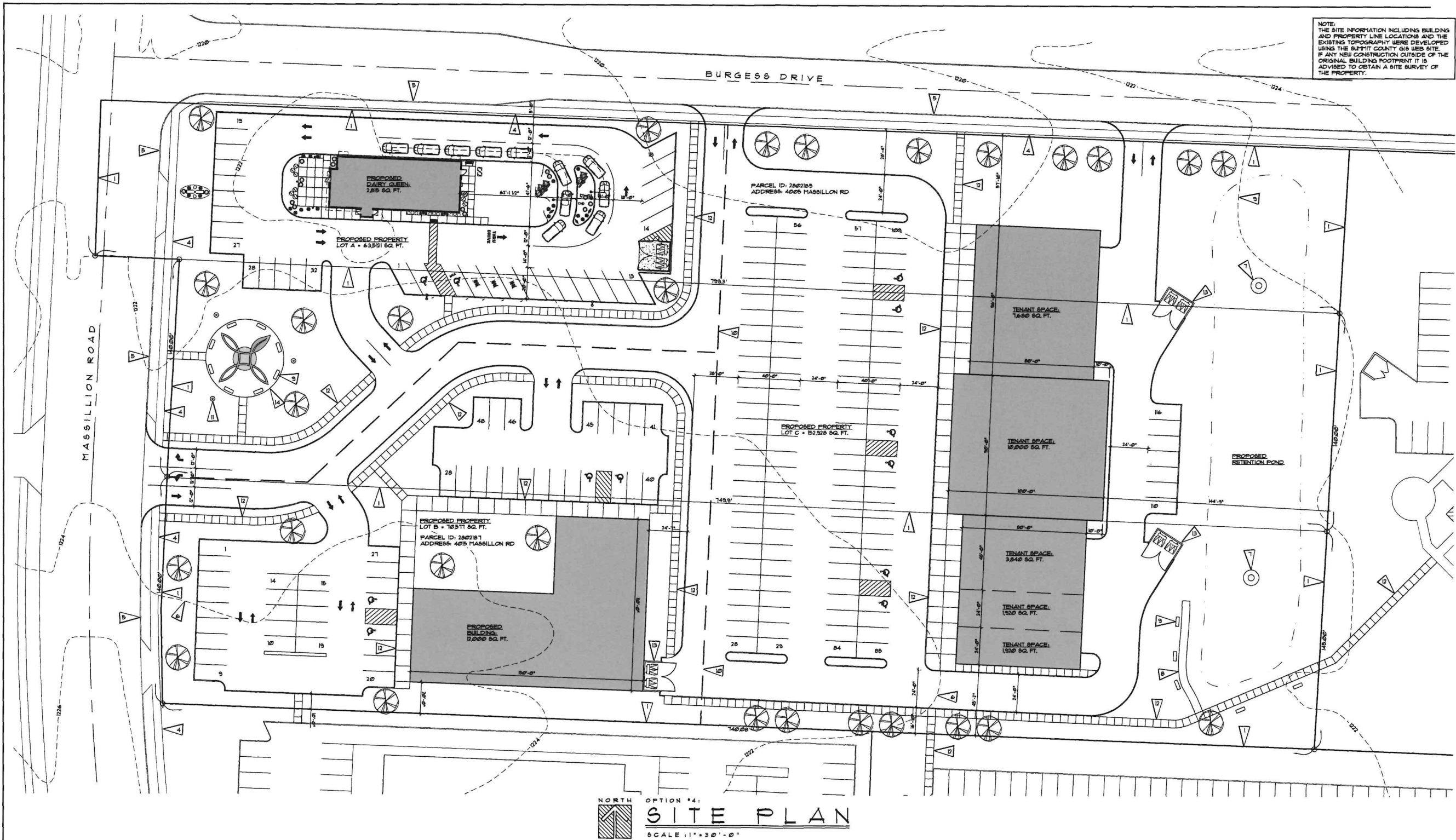
FLAG NOTES:			
1	EXISTING PROPERTY LINE	10	PROPOSED PROPERTY LINE
2	APPROXIMATE EDGE OF EXISTING PAVEMENT	11	NEW FLAGPOLES, TYPICAL OF 3
3	APPROXIMATE EDGE OF EXISTING CONCRETE	12	NEW CONCRETE WALKS
4	EXISTING CONCRETE SIDEWALK	13	PROPOSED DUMPSTER ENCLOSURES
5	EXISTING CONCRETE CURB	14	50'-0" OUTDOOR PATIO WITH CITY OF GREEN LOGO
6	APPROXIMATE LOCATION EXISTING TOPOGRAPHY		
7	NEW FOUNTAIN IN PROPOSED RETENTION POND		
8	NEW COMPACTED GRAVEL PATH		
9	NEW BENCH		

NORTH
OPTION #4:
SITE PLAN
SCALE: 1" = 30'-0"

PARKING NOTES:
LOT A - PARKING REQUIREMENTS:
RESTAURANTS USES:
15 SPACES PER 1,000 SQ. FT. OR 1 SPACE FOR EACH 4 SEATS, WHICHEVER IS GREATER
2,835 SQ. FT. (LESS 25%) = 2,126 SQ. FT.
2,346 / 1,000 = 2.346 X 15 = (35.19) 35 SPACES
LOT B - PARKING REQUIREMENTS:
RETAIL AND SERVICE COMMERCIAL USES:
4 SPACES PER 1,000 SQ. FT.
12,000 SQ. FT. (PROPOSED BLDG)
12,000 / 1,000 = 12 X 4 = 48 SPACES
LOT C - PARKING REQUIREMENTS:
RETAIL AND SERVICE COMMERCIAL USES:
4 SPACES PER 1,000 SQ. FT.
243,600 SQ. FT. (PROPOSED BLDG)
243,600 / 1,000 = 243.6 X 4 = 974 SPACES

ZONING NOTES:
PARCEL ID:
SITE AREA (ACRES) =
ZONING DISTRICT: PD - PLANNED DEVELOPMENT
57115 NONRESIDENTIAL AND MIXED USE DEVELOPMENT STANDARDS
(1) PROJECT AREA AND OPEN SPACE: THE GROSS PROJECT AREA OF LAND PROPOSED TO BE DEVELOPED IN A NONRESIDENTIAL PD DISTRICT (I.E. ALL COMMERCIAL USES PROPOSED) SHALL BE THREE ACRES. THE OPEN SPACE REQUIRED SHALL BE 15% OF THE GROSS PROJECT AREA.
(2) HEIGHT AND SETBACK REQUIREMENTS:
(A) NONRESIDENTIAL BUILDINGS AND MIXED USE BUILDINGS SHALL NOT EXCEED 80 FEET IN OVERALL HEIGHT.
(B) UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER, BUILDING SETBACKS SHALL BE ESTABLISHED AS PART OF THE PLANNED DEVELOPMENT REVIEW PROCESS.

OPEN AREA:
A MINIMUM OF 25% OF THE REQUIRED OPEN SPACE SHALL BE RESERVED FOR ACTIVE RECREATIONAL USES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, POOLS, PLAYGROUNDS, TENNIS COURTS, JOGGING/WALKING TRAILS, COMMUNITY CENTERS, IMPROVED PONDS, PUBLIC PLAZAS (THAT MAY SERVE AS GATHERING PLACES FOR RESIDENTS) OR OTHER IMPROVED AREA THAT MAY BE USED BY THE PUBLIC AS APPROVED BY THE PZC.
LOT A:
63,511 SQ. FT. X 25% = 15,878 SQ. FT. REQ'D OPEN SPACE
TOTAL OPEN SPACE = 20,384 SQ. FT.
LOT B:
10,511 SQ. FT. X 25% = 2,628 SQ. FT. REQ'D OPEN SPACE
TOTAL OPEN SPACE = 21,012 SQ. FT.
LOT C:
152,328 SQ. FT. X 25% = 38,082 SQ. FT. REQ'D OPEN SPACE
TOTAL OPEN SPACE = 56,194 SQ. FT.



FLAG NOTES:		
1	EXISTING PROPERTY LINE	10 PROPOSED PROPERTY LINE
2	APPROXIMATE EDGE OF EXISTING PAVEMENT	11 NEW FLAGPOLES, TYPICAL OF 3
3	APPROXIMATE EDGE OF EXISTING CONCRETE	12 NEW CONCRETE WALKS
4	EXISTING CONCRETE SIDEWALK	13 PROPOSED DUMPSTER ENCLOSURES
5	EXISTING CONCRETE CURB	14 50'-0" OUTDOOR PATIO WITH CITY OF GREEN LOGO
6	APPROXIMATE LOCATION EXISTING TOPOGRAPHY	
7	NEW FOUNTAIN IN PROPOSED RETENTION POND	
8	NEW COMPACTED GRAVEL PATH	
9	NEW BENCH	

PARKING NOTES:	
LOT A - PARKING REQUIREMENTS: RESTAURANTS USES: 15 SPACES PER 1,000 SQ. FT. OR 1 SPACE FOR EACH 4 SEATS, WHICHEVER IS GREATER 2,815 SQ. FT. (LESS 20%) = 2,346 SQ. FT. 2,346 / 1,000 = 2.346 X 15 = (35.19) 35 SPACES	
LOT B - PARKING REQUIREMENTS: RETAIL AND SERVICE COMMERCIAL USES: 4 SPACES PER 1,000 SQ. FT. 10,000 SQ. FT. (PROPOSED BLDG.) 10,000 / 1,000 = 10 X 4 = 40 SPACES	
LOT C - PARKING REQUIREMENTS: RETAIL AND SERVICE COMMERCIAL USES: 4 SPACES PER 1,000 SQ. FT. 24,360 SQ. FT. (PROPOSED BLDG.) 24,360 / 1,000 = 24 X 4 = 97 SPACES	

ZONING NOTES:	
PARCEL ID: SITE AREA (ACRES) = ZONING DISTRICT: PD - PLANNED DEVELOPMENT 15119 NONRESIDENTIAL AND MIXED USE DEVELOPMENT STANDARDS	
(1) PROJECT AREA AND OPEN SPACE. THE GROSS PROJECT AREA OF LAND PROPOSED TO BE DEVELOPED IN A NONRESIDENTIAL PD DISTRICT (I.E. ALL COMMERCIAL USES PROPOSED) SHALL BE THREE ACRES. THE OPEN SPACE REQUIRED SHALL BE 15% OF THE GROSS PROJECT AREA.	
(2) HEIGHT AND SETBACK REQUIREMENTS. (A) NONRESIDENTIAL BUILDINGS AND MIXED USE BUILDINGS SHALL NOT EXCEED 80 FEET IN OVERALL HEIGHT. (B) UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER, BUILDING SETBACKS SHALL BE ESTABLISHED AS PART OF THE PLANNED DEVELOPMENT REVIEW PROCESS.	

OPEN AREA:	
A MINIMUM OF 25% OF THE REQUIRED OPEN SPACE SHALL BE RESERVED FOR ACTIVE RECREATIONAL USES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, POOLS, PLAYGROUNDS, TENNIS COURTS, JOGGING/WALKING TRAILS, COMMUNITY CENTERS, IMPROVED PONDS, PUBLIC PLAZAS (THAT MAY SERVE AS GATHERING PLACES FOR RESIDENTS) OR OTHER IMPROVED AREA THAT MAY BE USED BY THE PUBLIC AS APPROVED BY THE PZC.	
LOT A: 63,501 SQ. FT. X 25% = 15,875 SQ. FT. REQ'D OPEN SPACE TOTAL OPEN SPACE = 20,364 SQ. FT.	LOT B: 10,511 SQ. FT. X 25% = 2,628 SQ. FT. REQ'D OPEN SPACE TOTAL OPEN SPACE = 2,628 SQ. FT.
LOT C: 152,528 SQ. FT. X 25% = 38,132 SQ. FT. REQ'D OPEN SPACE TOTAL OPEN SPACE = 56,354 SQ. FT.	



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