



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

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REVISIONS  
DATE  
06.19.2025

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David B. Pelligra  
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PROJECT  
SITE STUDY FOR:  
DAIRY QUEEN  
4005 & 4015 MASSILLON RD, GREEN, OH  
DRAWING  
CONCEPT SITE PLAN NO. 6

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	80'-0" OUTDOOR PATIO WITH CITY OF GREEN LOGO
6	APPROXIMATE LOCATION EXISTING TOPOGRAPHY	15	APPROXIMATE LOCATION OF EXISTING STRUCTURE TO BE REMOVED
7	NEW FOUNTAIN IN PROPOSED RETENTION POND	16	APPROXIMATE LOCATION OF EXISTING PAVEMENT/ CONCRETE TO BE REMOVED
8	NEW COMPACTED GRAVEL PATH		
9	NEW BENCH		

NORTH  
OPTION #5:  
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 5,000 SQ. FT. (PROPOSED BLDG) 5,000 / 1,000 = 5 X 15 = 75 SPACES.	
LOT B - 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 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 = 96 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: 83,225 SQ. FT. X 25% = 20,806 SQ. FT. REQ'D OPEN SPACE TOTAL OPEN SPACE = 31,726 SQ. FT. LOT B: 63,910 SQ. FT. X 25% = 15,978 SQ. FT. REQ'D OPEN SPACE TOTAL OPEN SPACE = 22,834 SQ. FT. LOT C: 148,278 SQ. FT. X 25% = 36,307 SQ. FT. REQ'D OPEN SPACE TOTAL OPEN SPACE = 48,239 SQ. FT.	