

ZONING INFORMATION:

EXISTING:	DISTRICT 2
PROPOSED:	DISTRICT 2: (OPEN SPACE CONSERVATION SUBDIVISION)

OPEN SPACE CONSERVATION SUBDIVISION

GROSS LAND AREA TO EXTG. R/W	WETLAND AREA	PROPOSED R/W	NET LAND AREA	SUBLOTS			OPEN SPACE	
				ALLOWABLE DENSITY	PROPOSED DENSITY	AREA	REQUIRED 50% GROSS LAND	PROVIDED
DISTRICT 2	71.78 Ac.	36.49 Ac.	1.61 Ac.	33.68 Ac.	ONE DWELLING UNIT PER 2.5 ACRES 33.68 / 2.5 = 13	11	20.63	71.78 x 0.5 = 35.89 Ac. 49 Ac. (68%)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	—R/W—	RIGHT-OF-WAY
---	—C/L—	CENTERLINE OF R/W
---	—944—	CONTOUR LINE

LANDSCAPE/BUFFERING

ADJACENT USE	BUFFERARY REQUIRED	MINIMUM DISTANCE
ABUTTER ~ DISTRICT 3 RESIDENTIAL	C	15 FEET (Moderate)

NOTES:

- SANITARY SEWER ALONG EAST PROPERTY LINE FOR SERVICE.
- WATER MAIN TO BE EXTENDED FROM 16" WATER MAIN IN S.R. 303 TO SERVICE PROJECT.
- MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 60% OF THE GROSS AREA FOR EACH LOT. (WITH STORM WATER MANAGEMENT).
- THE GENERIC HOUSE BOX WITH A MIX OF SIDE & FRONT LOAD GARAGE DRIVES SHOWN ARE FOR REFERENCE PURPOSES ONLY TO HELP BETTER DEPICT THE PROPOSED IMPROVEMENTS AND ARE NOT MEANT TO REPRESENT THE FOOTPRINT OF THE HOUSES THAT WILL ULTIMATELY BE BUILT.

PROJECT LANDS:

OWNER:	P.P.No.
PRESTIGE & PREMIER COMPANIES	30-04604
	30-08112
	30-08782-91
ROBERT & NICHELE NIEMOCIENSKI	30-08782

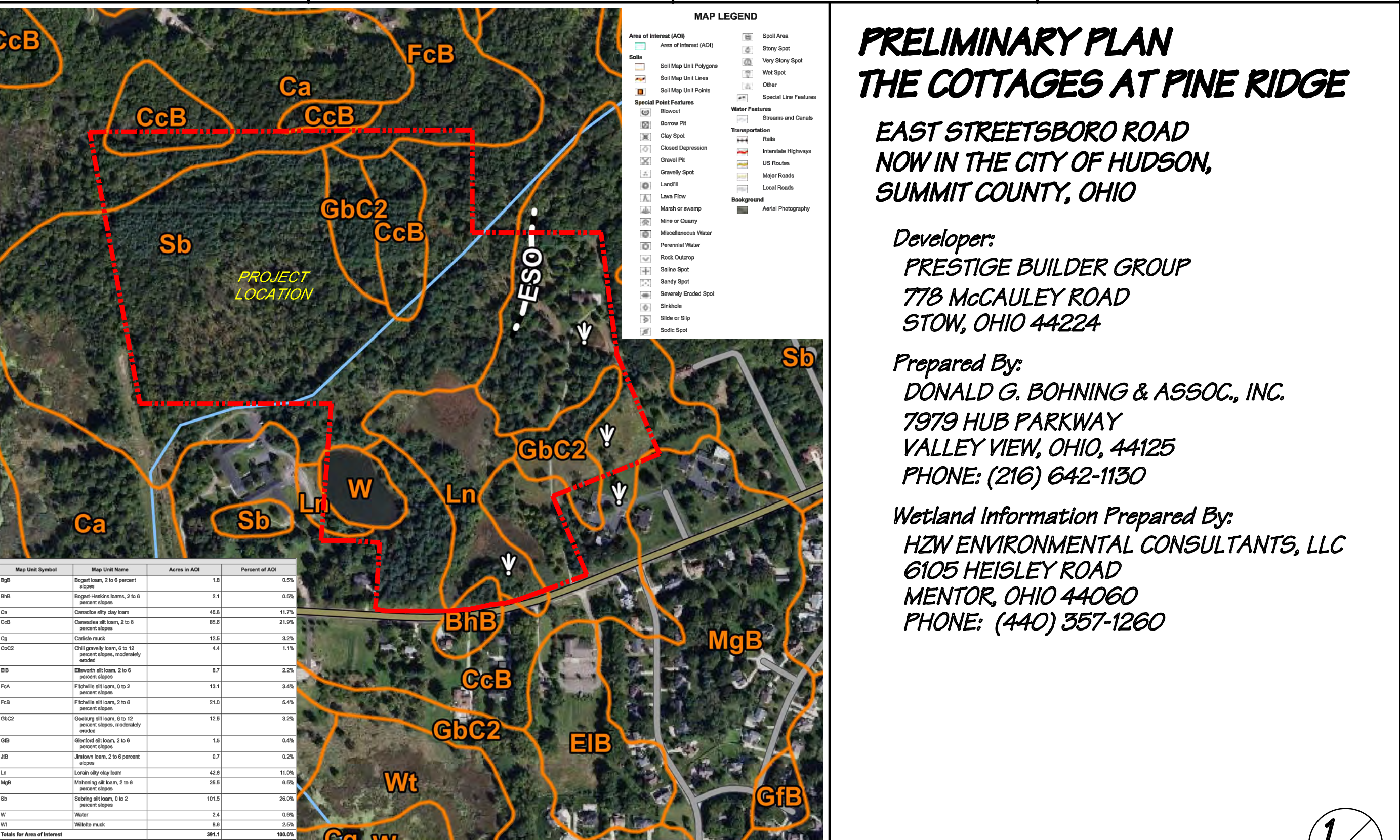
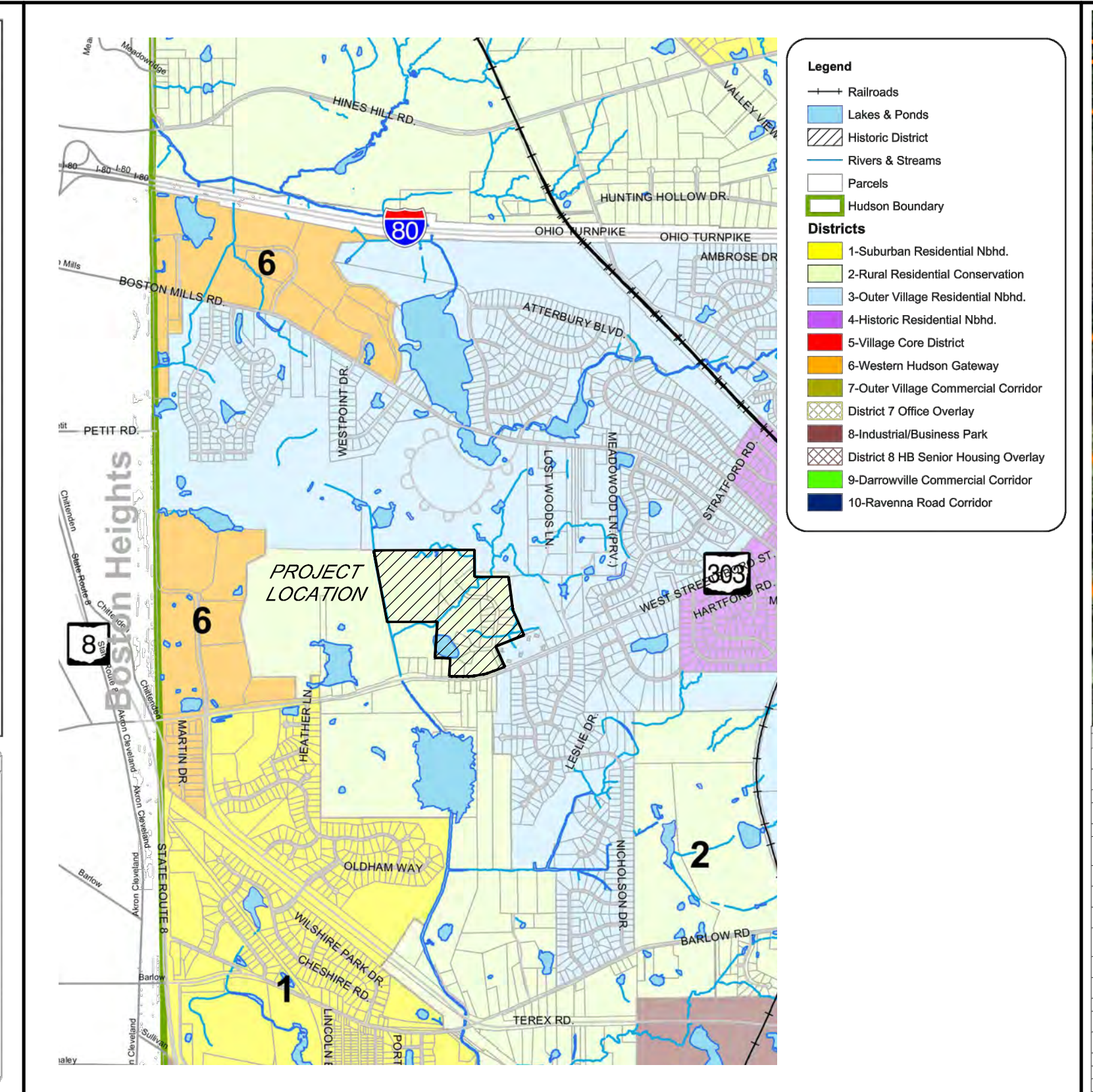
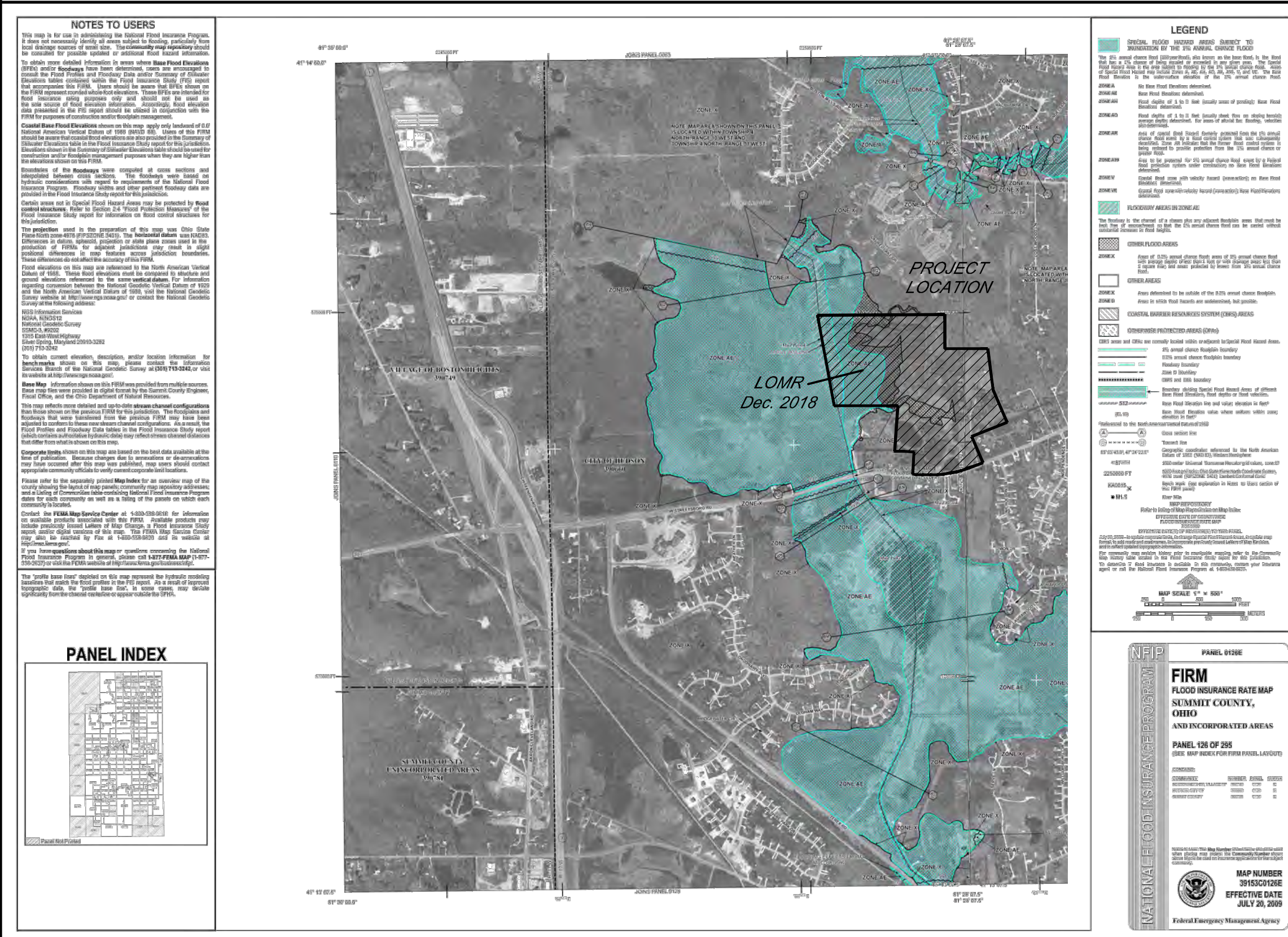
AREA CALCULATION

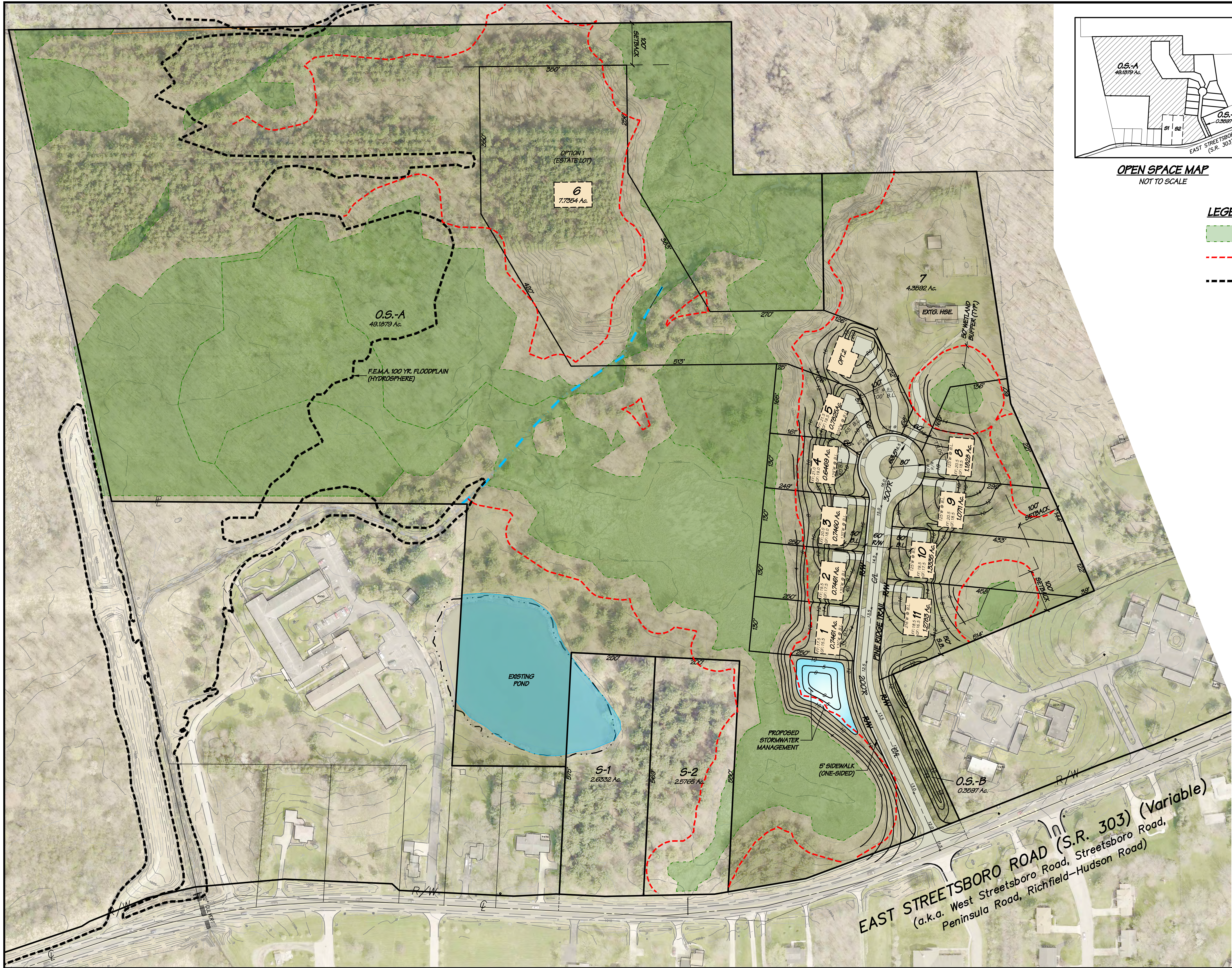
OVERALL PRESTIGE	72.40 Ac.
NIEMOCIENSKI + 4.59 Ac.	GROSS: 76.99 Ac.
S.R. 303 LOTS: - 5.21 Ac.	CONSERVATION: 71.78 Ac.
SUBDIVISION	

TYPICAL LOT CONFIG.

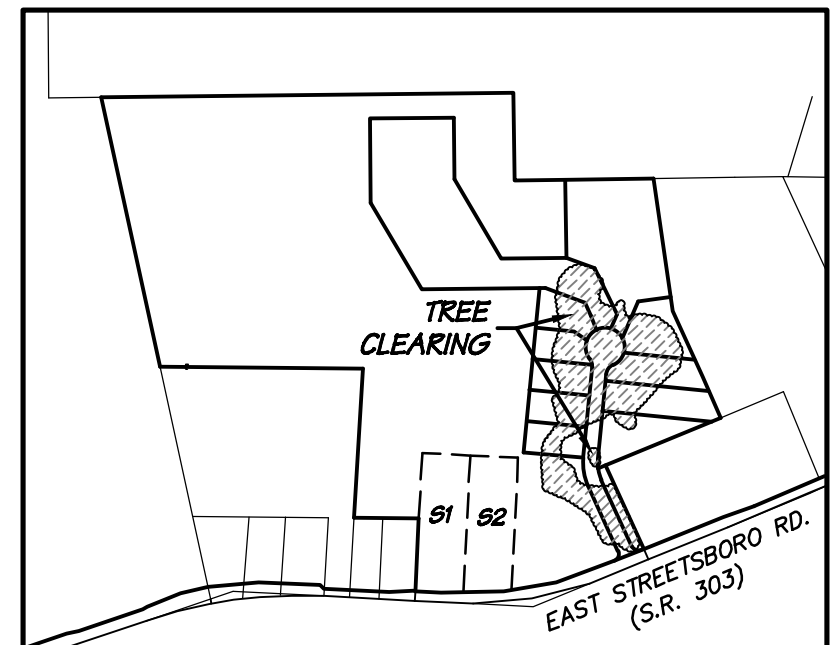
NOTES:

PROJECT LANDS





OPEN SPACE MAP
NOT TO SCALE



TREE CLEARING
NOT TO SCALE

LEGEND

- WETLAND
- 50' WETLAND BUFFER
- 100 YR. FLOODPLAIN

PRELIMINARY PLAN
THE COTTAGES AT PINE RIDGE

EAST STREETSBORO ROAD
NOW IN THE CITY OF HUDSON,
SUMMIT COUNTY, OHIO

OR. NO. 4272-PBG DATE: JULY 24, 2023
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