

PRELIMINARY PLAN
FOR
ROSEMONT LEDGE
SUBDIVISION
LOCATED IN THE CITY OF FAIRLAWN
& COPLEY TOWNSHIP
IN THE COUNTY OF SUMMIT
AND STATE OF OHIO

DEVELOPER:
CAMBRIDGE SERVICE CO.
130 W. STREETBORO ST.
HUDSON, OHIO 44236
TELEPHONE: (330) 650-2545

SITE DATA
TOTAL SITE AREA 10.51 ACRES
OPEN SPACE 0.22 ACRES
PROPOSED LOTS 21
FAIRLAWN CITY ZONING CODE:
ZONING DISTRICT R-3 SINGLE FAMILY RESIDENCE DISTRICT
MINIMUM LOT WIDTH 95 FT.
MINIMUM FRONT SETBACK 50 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MINIMUM LOT AREA 14,000 SQ. FT.(0.3214 ACRES)
COPLEY TOWNSHIP ZONING CODE:
ZONING DISTRICT R-MD (MEDIUM DENSITY) RESIDENTIAL DISTRICT
MINIMUM LOT WIDTH 100 FT.
MINIMUM LOT WIDTH AT R/W 60 FT.
MINIMUM FRONT SETBACK 60 FT.
MINIMUM SIDE YARD 15 FT.
MINIMUM REAR YARD 50 FT.
MINIMUM LOT AREA 0.50 ACRES
*NOTE: VARIANCE REQUIRED FROM COPLEY TOWNSHIP TO
ALLOW 50' FRONT SETBACK AND 40' REAR SETBACK

ROSEMONT LEDGE SUBDIVISION

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5960

PRELIMINARY PLAN

SHEET TITLE:

DRAWN BY: KAE
DATE: 05/09/2022
CHECKED BY:
DATE:

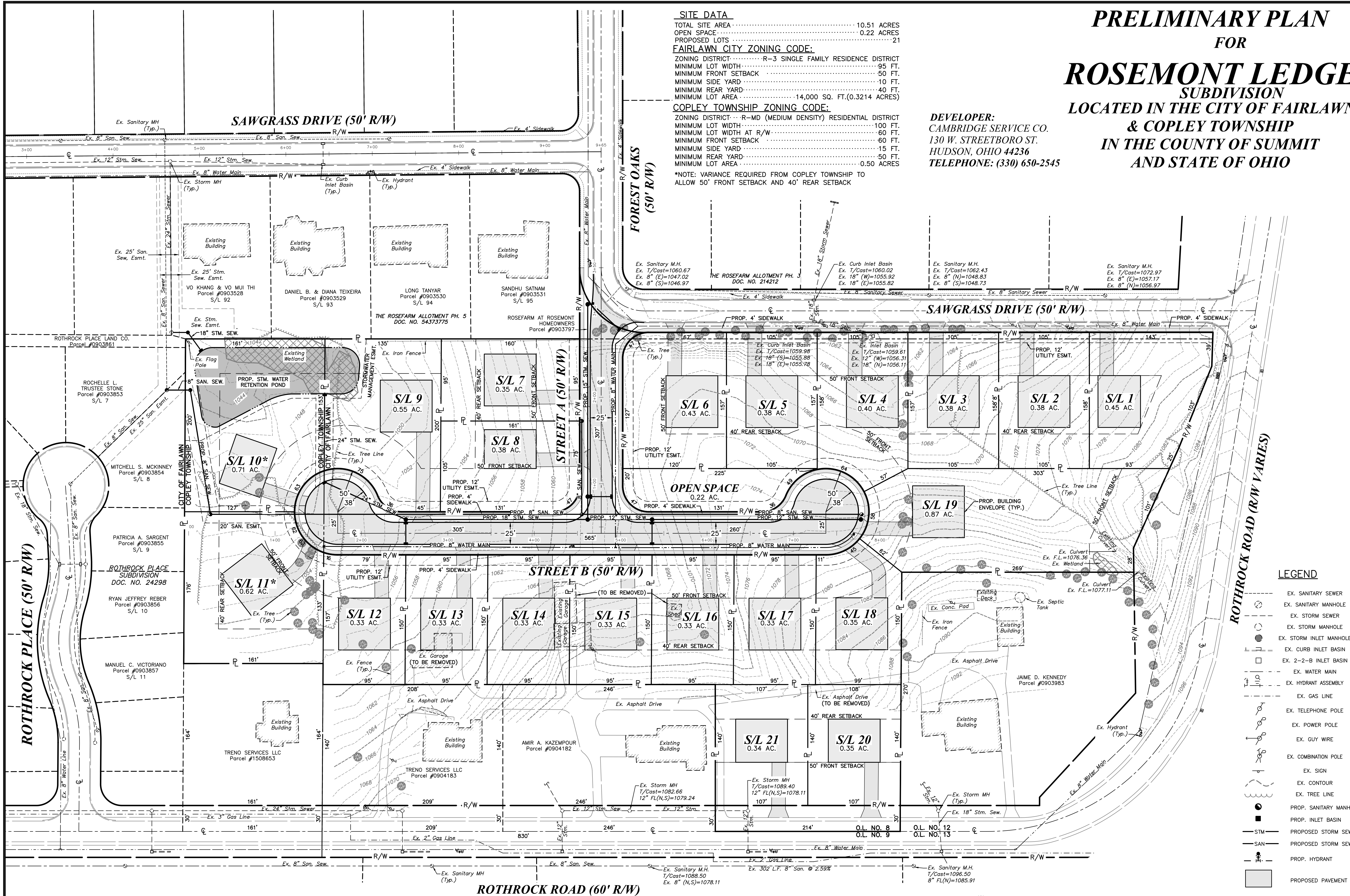
PROJECT No.
22-102

ACAD FILE No.
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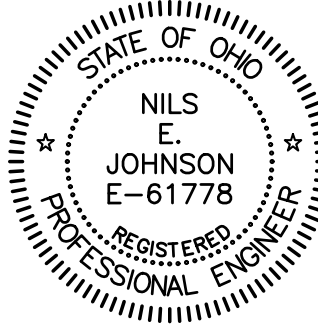
SCALE: PLAN- 1"=50'
PROFILE-Hor.
Vert.

SHEET NO.

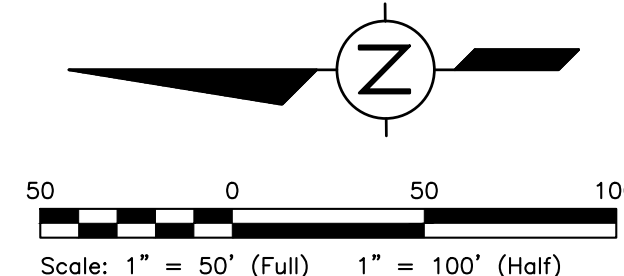
1
2



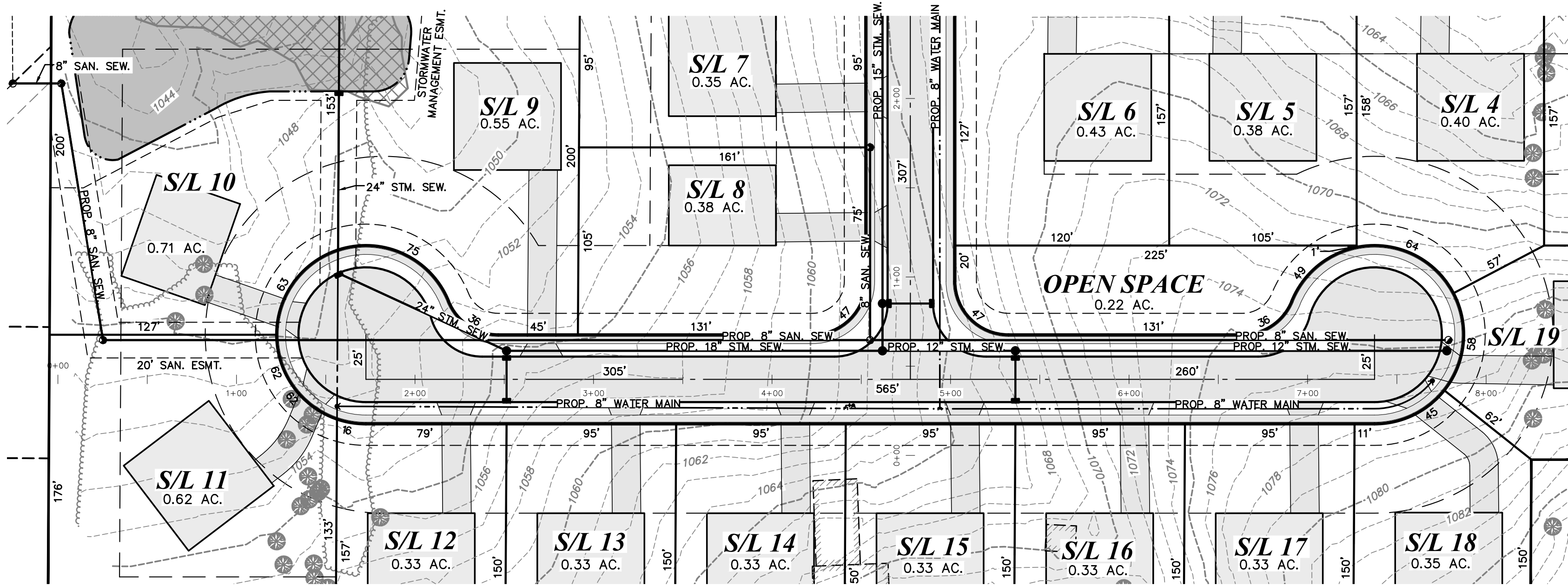
NOTE: EXISTING PARCEL #1508654 TO BE
DEVELOPED IN COPLEY TOWNSHIP.



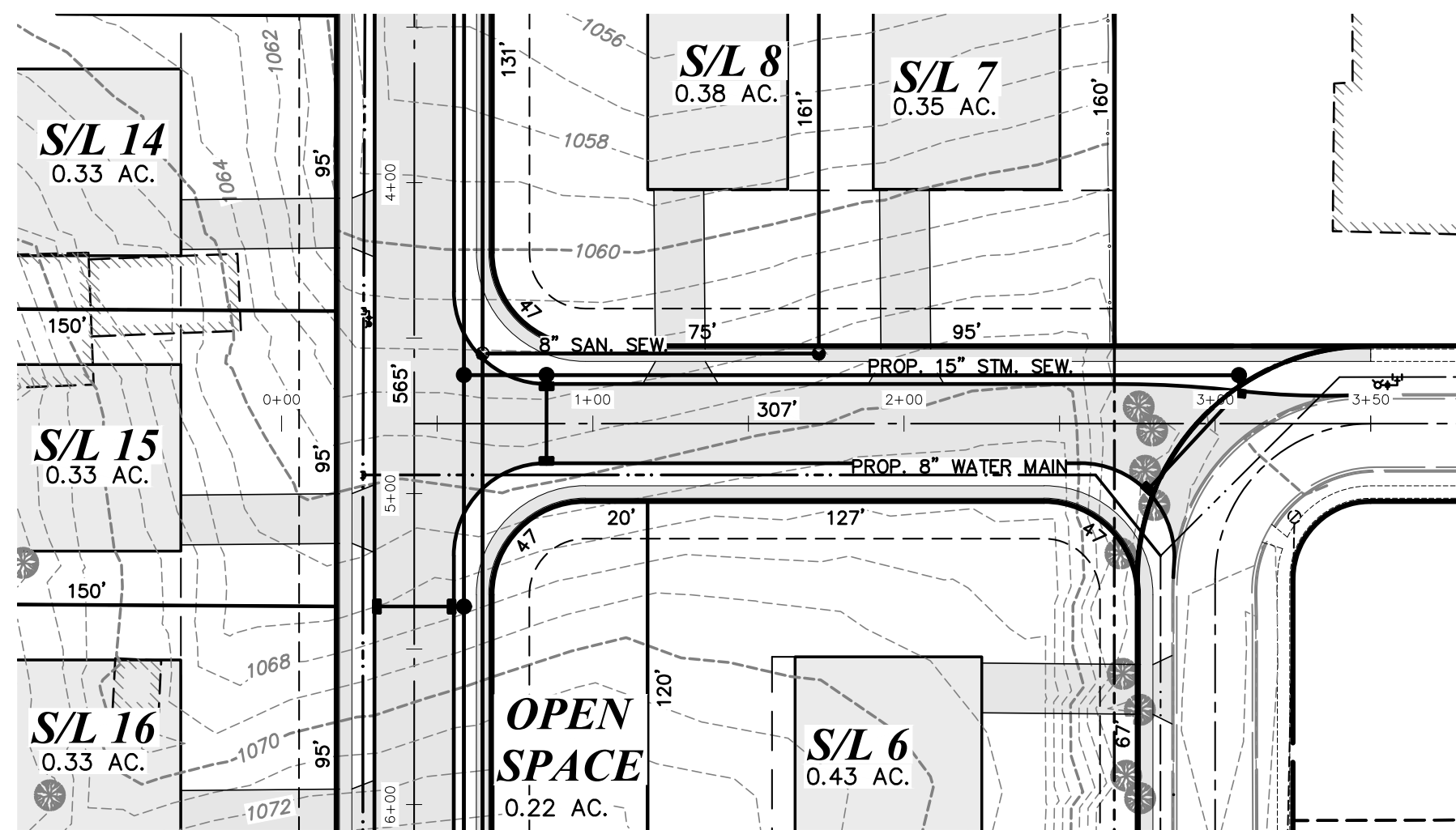
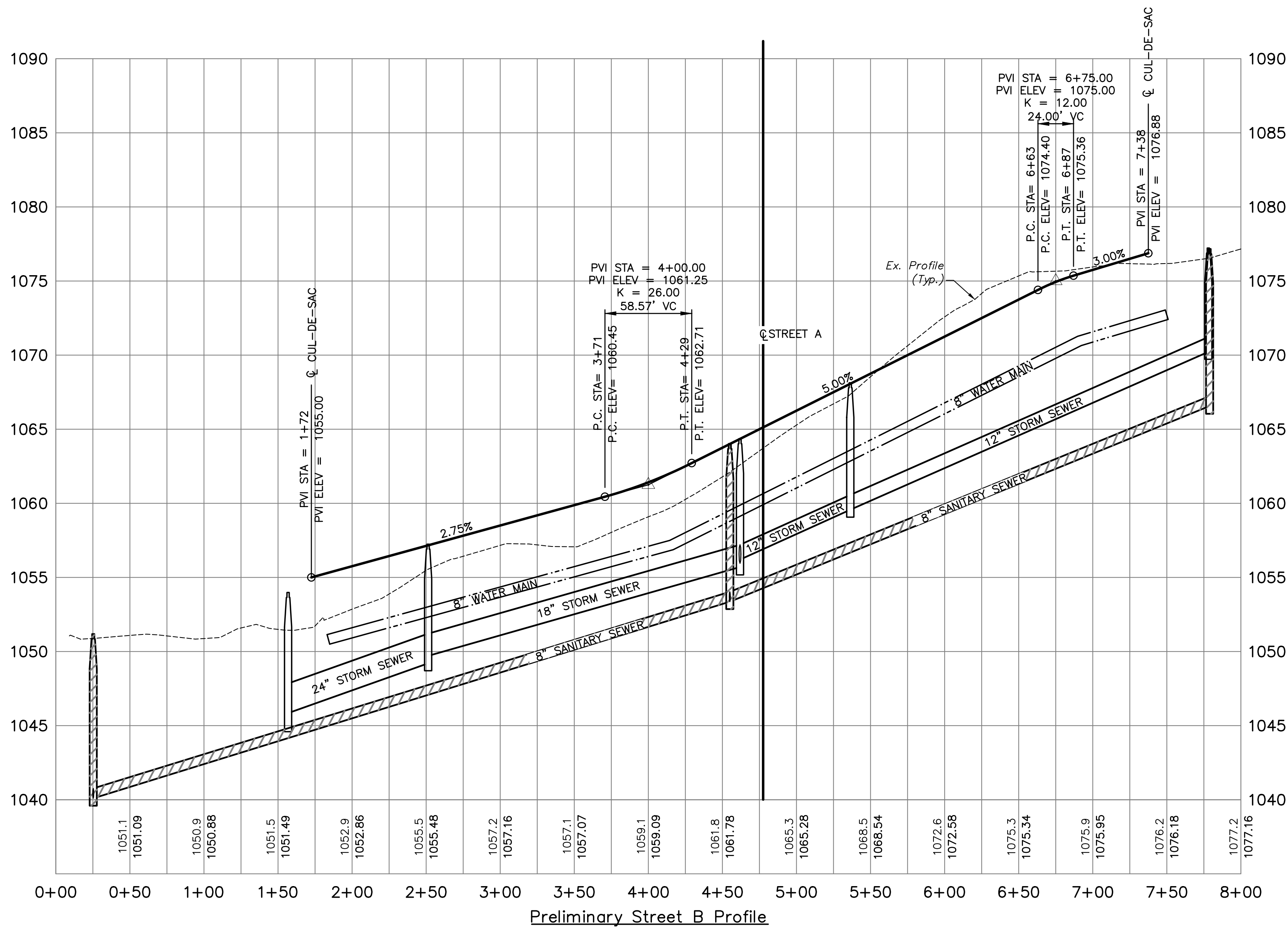
NILS E. JOHNSON, P.E. REG. NO. E-61778
DATE 05/09/2022



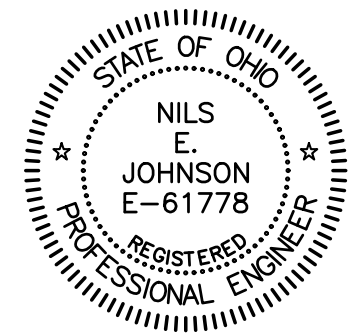
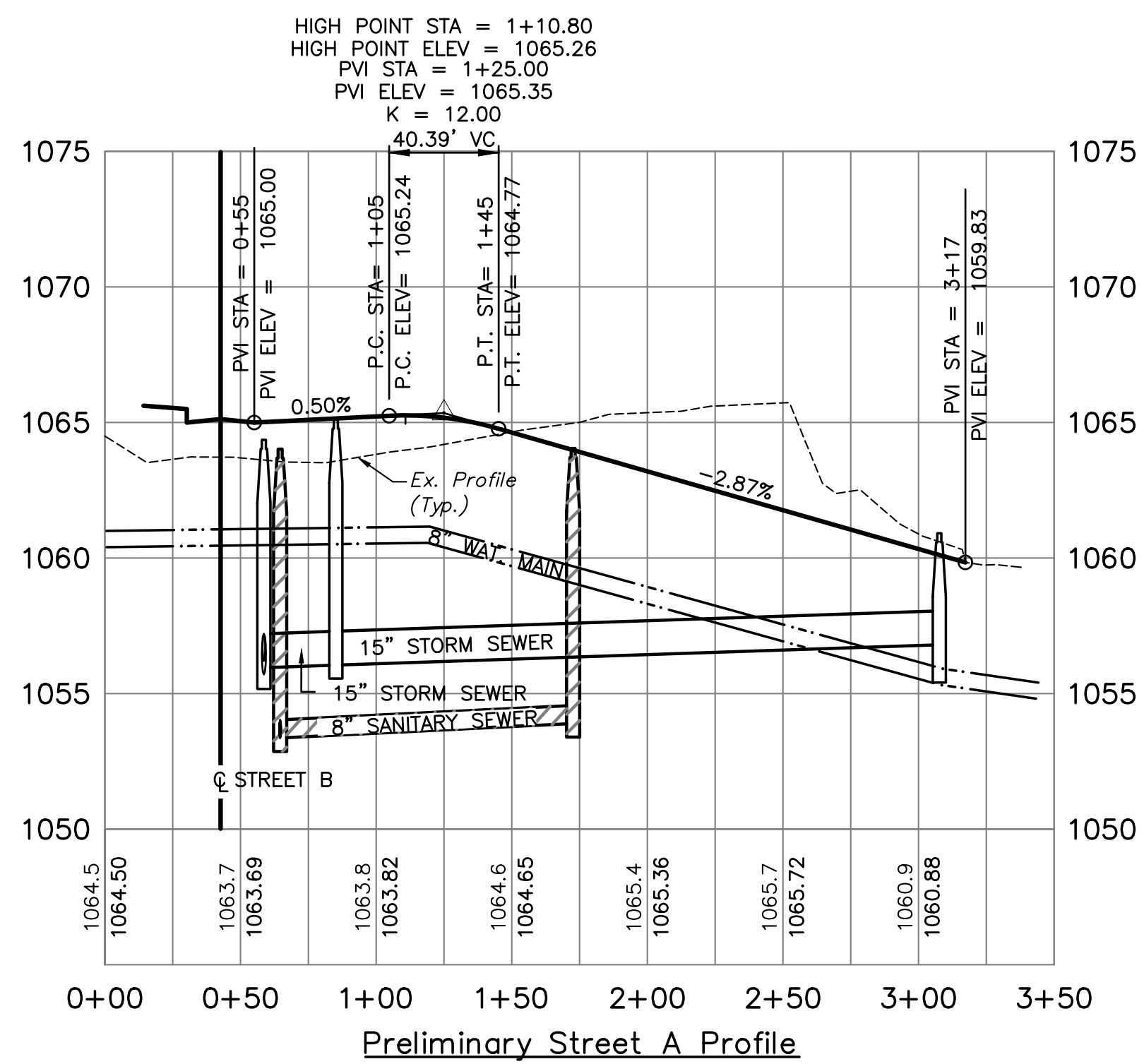
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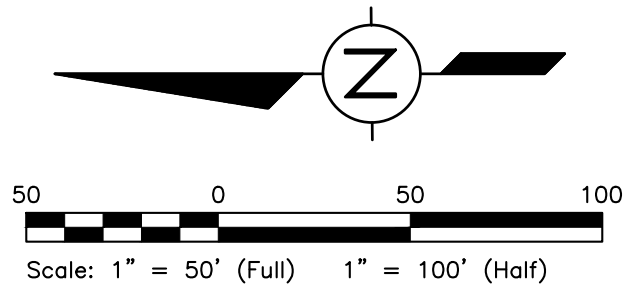
STREET B (50')



STREET A (50')



Nils E. Johnson, P.E. REG. NO. E-61778
DATE 05/09/2022



REVISIONS	DATE	DESCRIPTION	INT.

ROSEMONT LEDGE SUBDIVISION
CITY OF FAIRLAWN
COUNTY OF SUMMIT
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44126 330-725-5980

SHEET TITLE:
PRELIMINARY PLAN
STREET PROFILES

DRAWN BY: KAE
DATE: 05/09/2022
CHECKED BY:
DATE:
PROJECT No.
22-102
ACAD FILE No.
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SCALE: PLAN- 1"=50'
PROFILE-Hor. 1"=100'
Vert.
SHEET NO.
2/2