

CITY OF GREEN - VACANT LAND - HIGHWAY VISIBILITY

1191 E. Turkeyfoot Lake Rd.
Green, OH 44312



**SUMMIT
COUNTY**

Property Details

- **Price:** \$575,000
- **Price Per Acre:** \$134,976.53
- **Taxes:** \$2,043.82/year
- **Zoning:** B-1 General Business
- **Acres:** 4.26
- **Frontage:** 250'

Property Description

Excellent site located in the City of Green. Consists of 4.26 acres zoned B-1. The property has highway frontage/visibility, and currently connected to sewer and water. Adjacent properties could also be available for a larger project. Contact Scott Raskow and Bob Raskow, SIOR for more details.

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An aerial photograph of a suburban area with various land parcels outlined in yellow. A large parcel, labeled 2804034, is highlighted with a thick red border. The parcel is situated between Turkeyfoot Lake at the bottom and Highway 177 running diagonally from the top left to the bottom right. To the left of the red-outlined parcel are several other parcels with numbers like 2800867, 2804943, 2803314, 2806384, and 2802122. To the right of the highway, there are more developed areas with houses and parking lots, some labeled with numbers like 2813221, 2813220, 2813139, etc. The overall scene shows a mix of wooded land and residential development.

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FOR SALE

EXISTING UTILITIES SHOWN ARE THE BEST AVAILABLE RECORDS AND FIELD INVESTIGATION, AND ARE NOT NECESSARILY EXIST OR EXACT. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL ALIGNMENT, HORIZONTAL POSITION, DEPTH, AND CONDITION. THE CONTRACTOR SHALL PROVIDE ELEVATIONS TO PROVIDE SUFFICIENT CLEARANCE BETWEEN EXPOSED CONSTRUCTION AND SMALL WATER ADJUSTMENTS IN ELEVATIONS TO PROVIDE SUFFICIENT CLEARANCE BETWEEN EXPOSED AND EXISTING UTILITIES. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) AT LEAST 48 HOURS BEFORE ANY WORKING DAYS PRIOR TO WORK.

ALL PROPERTY CORNER PINS OR PERMANENT SURVEY MARKINGS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

THE TRACKING OR SPILLAGE OF MUD, DIRT, OR DEBRIS UPON STREETS IS PROHIBITED AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR. IF THE CONTRACTOR FAILS TO KEEP THE WORK AREA CLEAN OF DEBRIS, MUDS TO CLEAN MUD OR DIRT OFF OF STREETS, THE CITY WILL TAKE ACTION AND ASSESS THE DEVELOPER FOR THE COSTS ARE INCURRED.

NO NONRUBBER TIRE VEHICLE SHALL BE MOVED ON STREETS. EXCEPTIONS MAY BE GRANTED WHERE SHORT DISTANCES SPECIAL CIRCUMSTANCES ARE INVOLVED. GRANTING OF EXCEPTIONS MUST BE IN WRITING AND ANY RESULTING DAMAGE BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MAIL SERVICE IN THE CONSTRUCTION AREA

20. ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES

21. ALL AREAS WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE DISTURBED BY THIS PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION, PER CMS ITEM 650 (SEEDING AND MULCHING) OR OTHER APPLICABLE SPECIFICATIONS.

22. AT ALL UTILITY CROSSINGS WHERE THE EXISTING UTILITY IS EXPOSED IN THE TRENCH, THE BACKFILL SHALL CONSIST OF COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH CWS ITEM 603 BETWEEN THE DEEPER AND SHALLOWER PIPE. WHERE PROPOSED UTILITIES CROSS SERVICES, CWS PROPOSED OR EXISTING PAVEMENT AREAS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH CWS ITEM 603 EXTENDING AT LEAST 3 FEET BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT. COST IS TO BE INCLUDED IN THE PRICE BID FOR RELATED PIPE.

23. IN THE EVENT EXCAVATION FOR THE STREET IS FROM 0" TO 6" BELOW THAT CALLED FOR ON THE PLANS, THE CONTRACTOR SHALL REPLACE THIS EXCESS EXCAVATED MATERIAL WITH ITEM 304 AGGREGATE, AND SHALL BE PAID FOR BY THE CONTRACTOR.

24. CURB INLETS, MANHOLES, AND CATCH BASINS SHALL BE CHANNELED AS DIRECTED

25. WHERE NECESSARY TO DISTURB PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE SAW CUT IN NEAT, STRAIGHT LINES. THE DEPTH OF SAW CUT SHALL BE AT LEAST 2 INCHES.

26. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR CONSEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE JOB SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

35. THE LOCATION AND IDENTIFICATION OF ALL PUBLIC AND PRIVATE UTILITY SERVICES SHALL BE ETCHED OR STAMPED IN THE FACE OF THE CONCRETE.

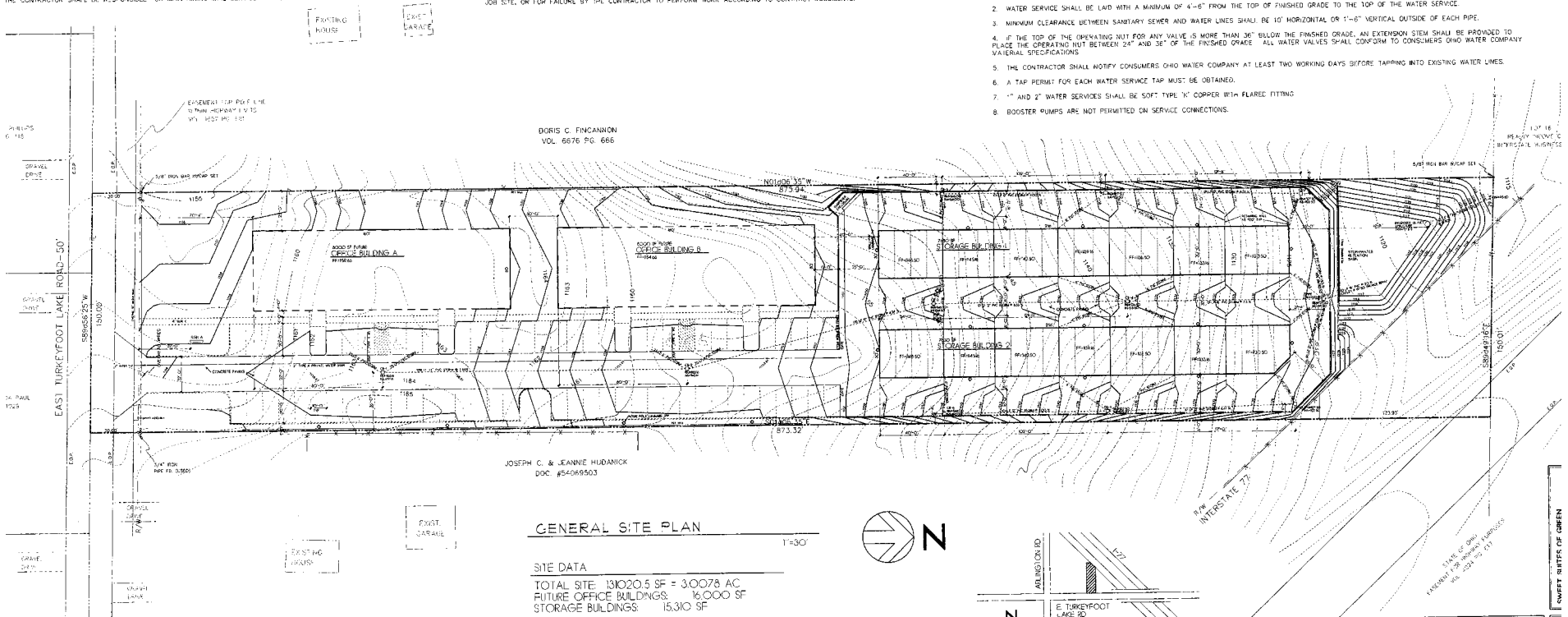
36. A PRECONSTRUCTION CONFERENCE MUST BE ARRANGED BY THE DEVELOPER WITH THE CITY NOT LESS THAN TWO (2) DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

GENERAL NOTES (SEWENS)

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.
2. ALL SEWERS CONSTRUCTED UNDER THIS PLAN SHALL MEET THE REQUIREMENTS OF CWS ITEM 603.
3. THE MINIMUM REQUIREMENTS FOR SANITARY PIPE SHALL BE PVC PLASTIC SEWER PIPE, ASTM D-3034, SDR 35.
4. THE MINIMUM REQUIREMENTS FOR STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) AS PER ODOT ITEM 706.02 OR POLYVINYL CHLORIDE (PVC) PROFILE DRAIN PIPE AS PER ODOT ITEM 707.03, AS SPECIFIED.

GENERAL NOTES (WATER)

1. ALL WATER SERVICE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS OF CONSUMERS AND HO WATER COMPANY.
2. WATER SERVICE SHALL BE LAID WITH A MINIMUM OF 4'-6" FROM THE TOP OF FINISHED GRADE TO THE TOP OF THE WATER SERVICE.
3. MINIMUM CLEARANCE BETWEEN SANITARY SERVICE AND WATER LINES SHALL BE 10" HORIZONTAL, OR 1'-6" VERTICAL OUTSIDE OF EACH PIPE.
4. IF THE TOP OF THE OPERATING NUT FOR ANY VALVE IS MORE THAN 36" BELOW THE FINISHED GRADE, AN EXTENSION STEM SHALL BE PROVIDED TO PLACE THE OPERATING NUT BETWEEN 24" AND 36" OF THE FINISHED GRADE. ALL WATER VALVES SHALL CONFORM TO CONSUMERS HO WATER COMPANY MATERIAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY CONSUMERS HO WATER COMPANY AT LEAST TWO WORKING DAYS BEFORE TAPPING INTO EXISTING WATER LINES.
6. A TAP PERMIT FOR EACH WATER SERVICE TAP MUST BE OBTAINED.
7. 1" AND 2" WATER SERVICES SHALL BE SOFT TYPE "K" COPPER WITH FLARE FITTING.
8. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.



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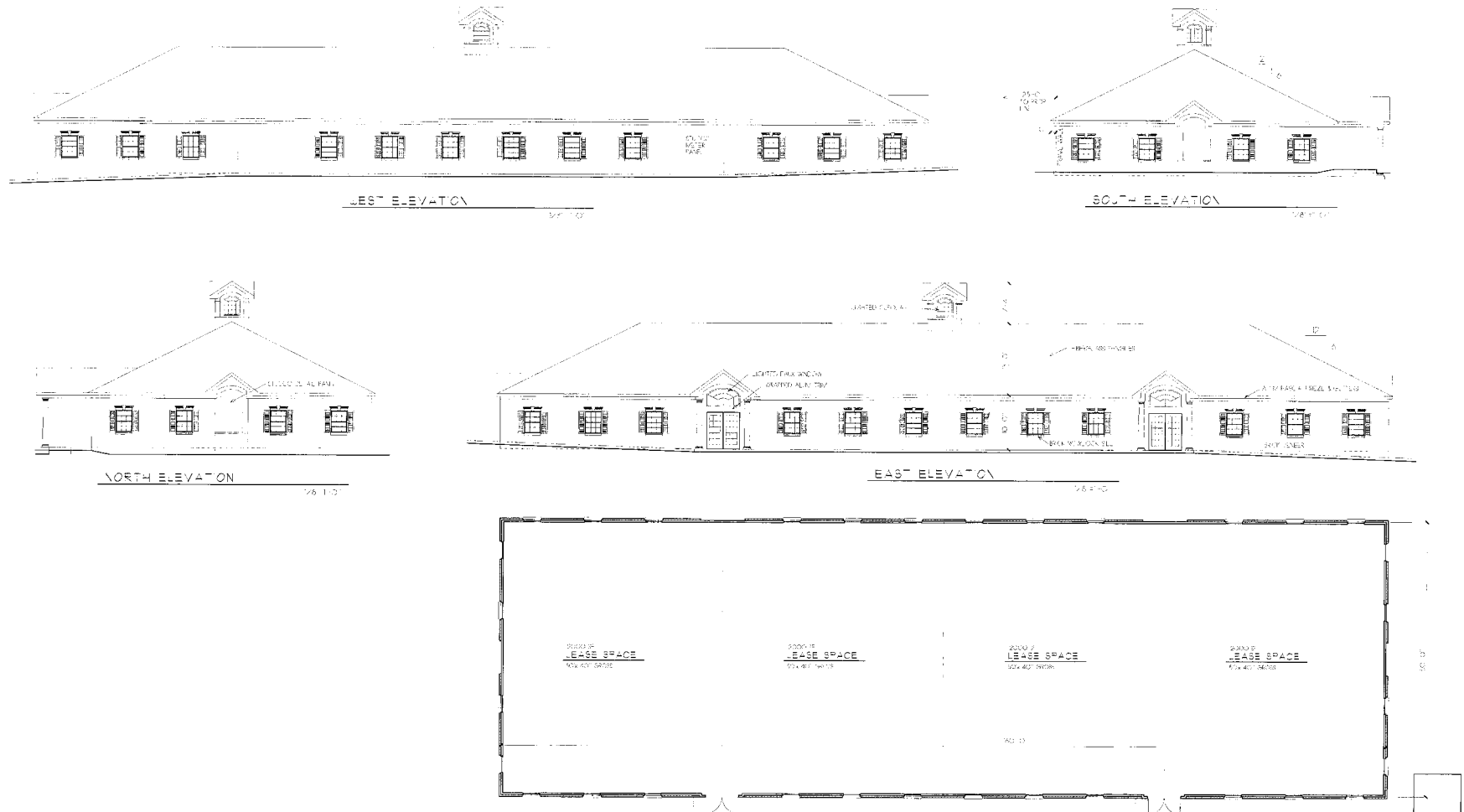
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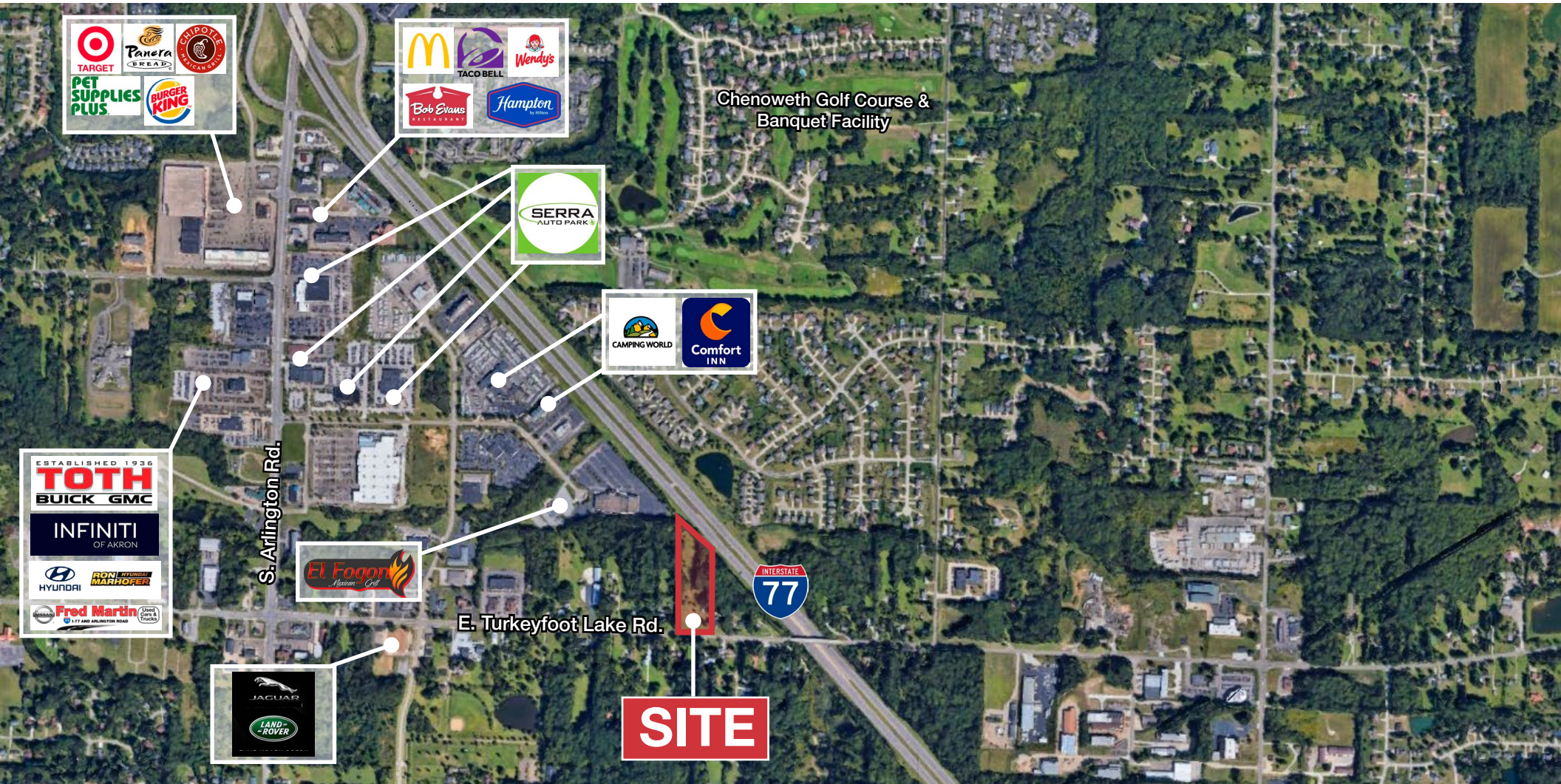
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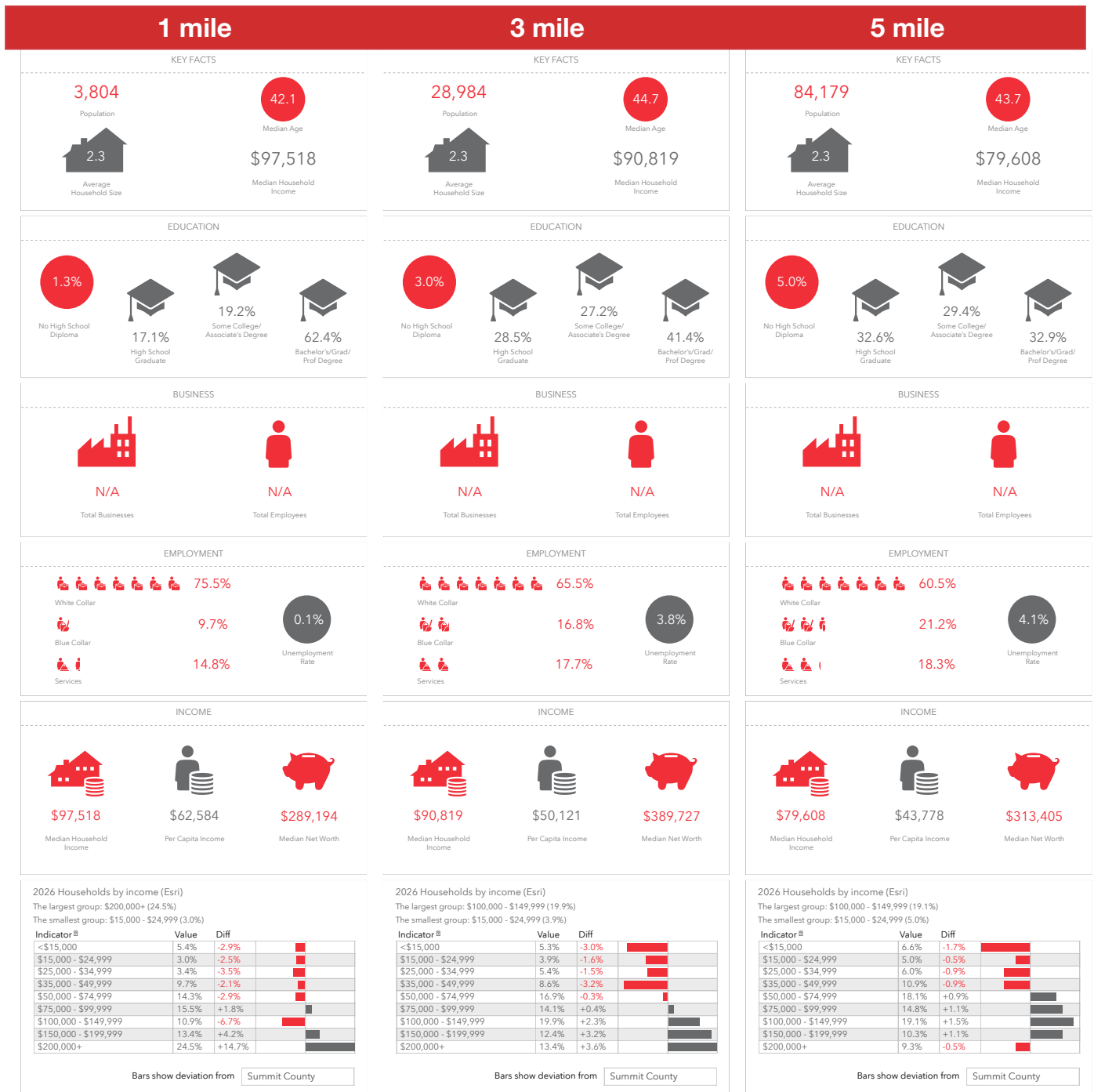
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Property Details

ACRES:	4.26
FRONTAGE:	250'
PARCEL #:	2804034
ZONING:	B-1, General Business
GAS:	Dominion East Ohio Gas
WATER:	Aqua OH
SEWER:	County/Dosss
ELECTRIC:	First Energy

Price Details

PRICE:	\$575,000
TAXES:	\$2,043.83/year
PRICE / ACRE:	\$134,476.53

Location Details

INTERCHANGE / DISTANCE:	I-77 / 0.1 miles
DAILY TRAFFIC COUNT:	93,308 Daily on I-77 10,122 Daily on E. Turkeyfoot Lake Rd.

NOTES:

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