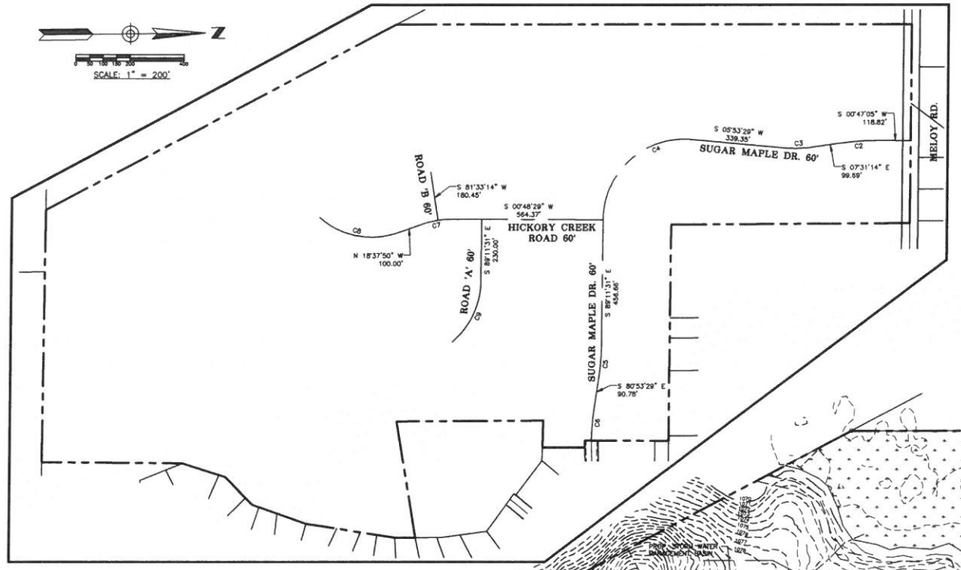
PRELIMINARY PLAN FOR HICKORY CREEK P.R.D. SUBDIVISION

SITUATED IN LOT 12 AND ALSO IN BLOCK A–R1 AND BLOCK A–R2 OF SUGAR MAPLE HILLS SUBDIVISION, BRIMFIELD TOWNSHIP, COUNTY OF PORTAGE, STATE OF OHIO.
PARCEL IDENTIFICATION NUMBERS
04–011–00–00–004–000,
04–011–00–00–004–001,
04–011–10–00–045–029,
04–011–10–00–045–031

SCALE: 1" = 200'

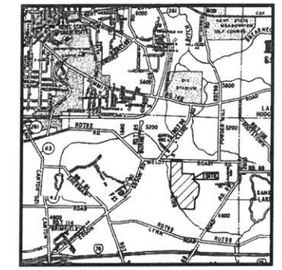


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.36'	1025.00'	1°28'25"	13.18'	26.36'	S 89°07'32" E
C2	144.95'	1000.00'	8°18'19"	72.60'	144.83'	S 03°22'05" E
C3	117.04'	500.00'	13°24'43"	58.79'	116.77'	N 00°48'53" W
C4	497.88'	300.00'	95°05'00"	327.87'	442.86'	S 41°39'01" E
C5	144.87'	1000.00'	8°18'02"	72.56'	144.75'	N 85°02'30" W
C6	130.86'	1000.00'	7°29'51"	65.52'	130.78'	S 84°38'24" E
C7	101.78'	300.00'	19°26'19"	51.38'	101.29'	N 08°34'41" W
C8	314.16'	300.00'	60°00'00"	173.21'	300.00'	N 11°22'10" E
C9	257.28'	300.00'	49°08'13"	137.15'	249.47'	S 64°37'25" E

LEGEND

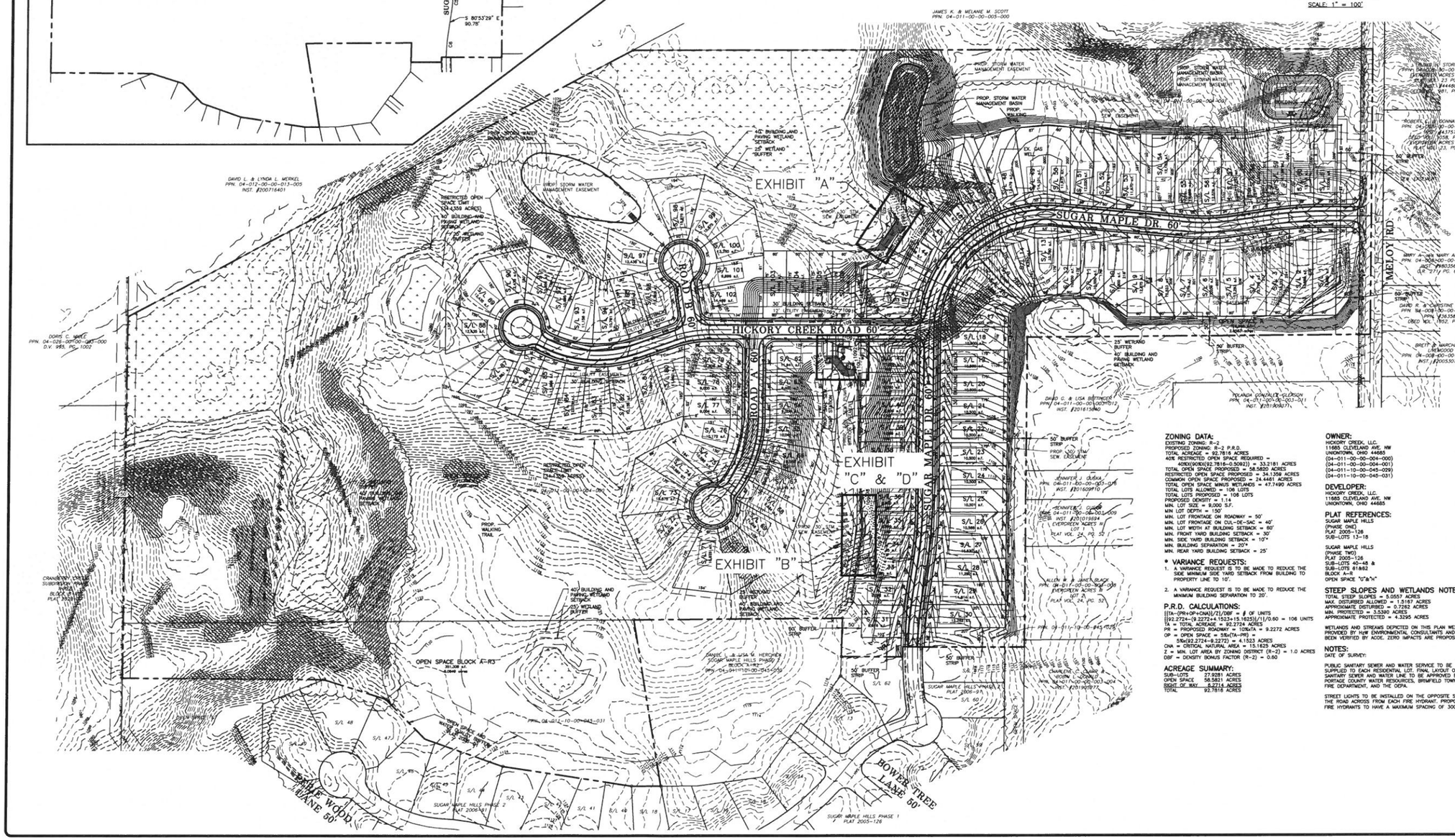
EX. WETLANDS

EX. STREAM



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'



ZONING DATA:
EXISTING ZONING: R–2
PROPOSED ZONING: R–2 P.R.D.
TOTAL ACREAGE = 92.7816 ACRES
40% RESTRICTED OPEN SPACE REQUIRED =
40%X((9X6X(92.7816–0.5092)) = 33.2181 ACRES
TOTAL OPEN SPACE PROPOSED = 58.5820 ACRES
RESTRICTED OPEN SPACE PROPOSED = 34.1359 ACRES
COMMON OPEN SPACE PROPOSED = 24.4461 ACRES
TOTAL OPEN SPACE MINUS WETLANDS = 47.7490 ACRES
TOTAL LOTS ALLOWED = 106 LOTS
TOTAL LOTS PROPOSED = 106 LOTS
PROPOSED DENSITY = 1.14
MIN. LOT SIZE = 9,000 S.F.
MIN LOT DEPTH = 150'
MIN. LOT FRONTAGE ON ROADWAY = 50'
MIN. LOT FRONTAGE ON CUL–DE–SAC = 40'
MIN. LOT WIDTH AT BUILDING SETBACK = 60'
MIN. FRONT YARD BUILDING SETBACK = 30'
MIN. SIDE YARD BUILDING SETBACK = 10"+
MIN. BUILDING SEPARATION = 20"+
MIN. REAR YARD BUILDING SETBACK = 25'

*** VARIANCE REQUESTS:**
1. A VARIANCE REQUEST IS TO BE MADE TO REDUCE THE SIDE MINIMUM SIDE YARD SETBACK FROM BUILDING TO PROPERTY LINE TO 10'.
2. A VARIANCE REQUEST IS TO BE MADE TO REDUCE THE MINIMUM BUILDING SEPARATION TO 20'.

P.R.D. CALCULATIONS:
[[TA–(PR+OP+CNA)]/Z]/DBF = # OF UNITS
[[92.2724–(9.2272+4.1523+15.1625)]/1]/0.60 = 106 UNITS
TA = TOTAL ACREAGE = 92.2724 ACRES
PR = PROPOSED ROADWAY = 10%XTA = 9.2272 ACRES
OP = OPEN SPACE = 5%X(TA–PR) =
5%X(92.2724–9.2272) = 4.1523 ACRES
CNA = CRITICAL NATURAL AREA = 15.1625 ACRES
Z = MIN. LOT AREA BY ZONING DISTRICT (R–2) = 1.0 ACRES
DBF = DENSITY BONUS FACTOR (R–2) = 0.60

ACREAGE SUMMARY:

SUB–LOTS	27.9281 ACRES
OPEN SPACE	58.5821 ACRES
RIGHT OF WAY	6.2714 ACRES
TOTAL	92.7816 ACRES

OWNER:
HICKORY CREEK, LLC.
11685 CLEVELAND AVE. NW
UNIONTOWN, OHIO 44685
(04–011–00–00–004–000)
(04–011–00–00–004–001)
(04–011–10–00–045–029)
(04–011–10–00–045–031)

DEVELOPER:
HICKORY CREEK, LLC.
11685 CLEVELAND AVE. NW
UNIONTOWN, OHIO 44685

PLAT REFERENCES:
SUGAR MAPLE HILLS
(PHASE ONE)
PLAT 2005–126
SUB–LOTS 13–18

SUGAR MAPLE HILLS
(PHASE TWO)
PLAT 2005–126
SUB–LOTS 40–48 &
SUB–LOTS 81&82
BLOCK A–R
OPEN SPACE "C"&"H"

STEEP SLOPES AND WETLANDS NOTE:
TOTAL STEEP SLOPES = 5.0557 ACRES
MAX. DISTURBED ALLOWED = 1.5167 ACRES
APPROXIMATE DISTURBED = 0.7262 ACRES
MIN. PROTECTED = 3.5390 ACRES
APPROXIMATE PROTECTED = 4.3295 ACRES

WETLANDS AND STREAMS DEPICTED ON THIS PLAN WERE PROVIDED BY Hzw ENVIRONMENTAL CONSULTANTS AND HAVE BEEN VERIFIED BY ACOE. ZERO IMPACTS ARE PROPOSED

NOTES:
DATE OF SURVEY:

PUBLIC SANITARY SEWER AND WATER SERVICE TO BE SUPPLIED TO EACH RESIDENTIAL LOT. FINAL LAYOUT OF SANITARY SEWER AND WATER LINE TO BE APPROVED BY PORTAGE COUNTY WATER RESOURCES, BRIMFIELD TOWNSHIP FIRE DEPARTMENT, AND THE OEPA.

STREET LIGHTS TO BE INSTALLED ON THE OPPOSITE SIDE OF THE ROAD ACROSS FROM EACH FIRE HYDRANT. PROPOSED FIRE HYDRANTS TO HAVE A MAXIMUM SPACING OF 300'

REVISIONS

GBC DESIGN, INC.
665 White Pond Dr. Akron, OH 44320
Phone: 330-836-0225 Fax: 330-836-2752

HICKORY CREEK, LLC.
11685 CLEVELAND AVE. NW
UNIONTOWN, OHIO 44685

HICKORY CREEK
BRIMFIELD TOWNSHIP
PORTAGE COUNTY, OHIO
VARIANCE EXHIBIT

DRAWN BY: J.D.D.
DATE: 08/05/2020
PROJECT NO. 37087AX
DRAWING NO. 1 OF 1

PRELIMINARY PLAN FOR HICKORY CREEK P.R.D. SUBDIVISION

SITUATED IN LOT 12 AND ALSO IN BLOCK A–R1 AND BLOCK A–R2 OF SUGAR MAPLE HILLS SUBDIVISION, BRIMFIELD TOWNSHIP, COUNTY OF PORTAGE, STATE OF OHIO.
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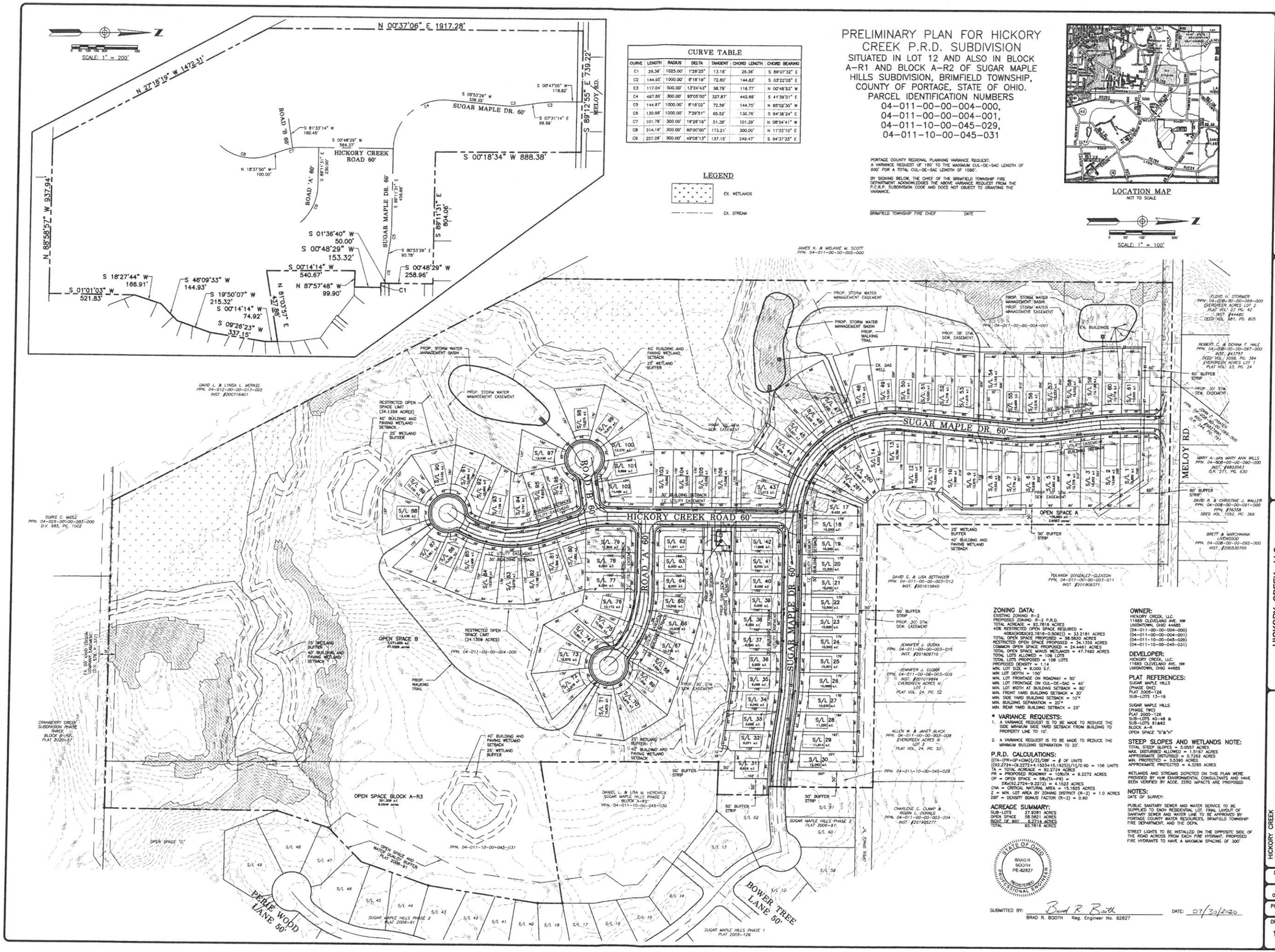

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LEGEND

EX. WETLANDS

EX. STREAM

PORTAGE COUNTY REGIONAL PLANNING VARIANCE REQUEST:
A VARIANCE REQUEST OF 1,850' TO THE MAXIMUM CUL–DE–SAC LENGTH OF 900' FOR A TOTAL CUL–DE–SAC LENGTH OF 1080'.

BY SIGNING BELOW, THE CHIEF OF THE BRIMFIELD TOWNSHIP FIRE DEPARTMENT ACKNOWLEDGES THE ABOVE VARIANCE REQUEST FROM THE P.C.R.P. SUBDIVISION CODE AND DOES NOT OBJECT TO GRANTING THE VARIANCE.

BRIMFIELD TOWNSHIP FIRE CHIEF DATE

LOCATION MAP
NOT TO SCALE

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STATE OF OHIO
BRAD R BOOTH
PE-82827
REGISTERED PROFESSIONAL ENGINEER

SUBMITTED BY: Brad R Booth DATE: 07/30/2020
BRAD R. BOOTH Reg. Engineer No. 82827

OWNER:

HICKORY CREEK, LLC.
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UNIONTOWN, OHIO 44685
(04–011–00–00–004–000)
(04–011–00–00–004–001)
(04–011–10–00–045–029)
(04–011–10–00–045–031)

DEVELOPER:

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SUB–LOTS 13–18

SUGAR MAPLE HILLS
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PLAT 2007–126
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SUB–LOTS 61&62
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OPEN SPACE "D"&"H"

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REVISIONS

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565 White Pond Dr. Akron, OH 44320
Phone 330-836-0225 Fax 330-836-2783

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HICKORY CREEK
BRIMFIELD TOWNSHIP
PORTAGE COUNTY, OHIO
PRELIMINARY PLAN

DRAWN BY: J.D.D.
DATE: 07/30/2020
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DRAWING NO. 1 OF 1