PRELIMINARY PLAN FOR SCHAFERS WOODS

SITUATED IN THE TOWNSHIP OF BRIMFIELD, COUNTY OF PORTAGE, STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 31 OF SAID TOWNSHIP

LEGEND

SYMBOLS

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED CURB INLET
- EXISTING CURB INLET

LINETYPES

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD WIRE
- EXISTING TREE LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	111.55'	800.00'	7°59'21"	55.87'	111.46'	S 03°11'25" W
C2	112.00'	800.00'	8°01'17"	56.09'	111.91'	N 03°10'27" E
C3	51.36'	1000.00'	2°56'35"	25.69'	51.36'	N 02°18'28" W
C4	51.36'	1000.00'	2°56'35"	25.69'	51.36'	S 02°18'28" E
C5	91.41'	1000.00'	5°14'15"	45.74'	91.38'	N 03°27'19" W
C6	213.32'	1000.00'	12°13'20"	107.07'	212.92'	S 00°02'14" W
C7	201.10'	300.00'	38°24'23"	104.49'	197.35'	N 13°03'17" W
C8	192.67'	500.00'	22°04'41"	97.54'	191.48'	S 79°47'50" E
C9	111.58'	300.00'	21°18'39"	56.44'	110.94'	N 79°24'49" W
C10	186.22'	500.00'	21°20'19"	94.20'	185.14'	N 11°30'21" W

LOCATION MAP

0 1000' 2000' 4000'

SCALE: 1" = 2000'

FLOOD ZONE

PARCEL LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP 39133C02500, DATED AUGUST 18, 2009.

SITE DATA

	LOT AREA (AC.)		28.6439
	BLOCK AREA (AC.)		1.5020
	OPEN SPACE AREA (AC.)		29.9173
	PROPOSED R/W AREA (AC.)		6.5163
	EXISTING RIGHT-OF-WAY AREA (AC.) (AREA INCLUDES I-76 R/W)		5.6532
	TOTAL DEVELOPMENT AREA (AC.)		72.2327
ALLOWABLE DENSITY: [{TA-(PR+OP+CNA)}/2]/DBF = PD			
TA	NET DEVELOPMENT AREA (AC.)		66.58
PR	ASSUMED ROADWAY (AC.)		6.66
OP	AREA REQUIRED BY THE PORTAGE COUNTY SUB. REG. FOR OPEN SPACE (AC.)		3.28
CNA	STEEP SLOPES AREA (AC.)	0.00	
	PERMANENT BODIES OF WATER (AC.)	1.89	
	WETLAND AREA (AC.)	5.42	
	FLOODPLAIN (AC.)	0.00	
	TOTAL CRITICAL NATURAL AREA (AC.)		7.31
Z	MINIMUM LOT ACREAGE (AC.)		0.44
DBF	DENSITY BONUS FACTOR		0.92
PD	PERMITTED DENSITY		121.9
	REQUIRED OPEN SPACE AC. (40% AREA ALLOCATION)		23.97
	OPEN SPACE PROVIDED (AC.)	29.37	49%
	TOTAL NUMBER OF LOTS	120	
	AVERAGE LOT SIZE (AC.)	0.24	
	PER SUB. DIV. REG. 408.3, REQUIRED MIN. 10% OF SUBDIVISION TO BE PRESERVED AS OPEN SPACE (AC.)	7.22	
	TOTAL LENGTH OF STREET (L.F.)	4,869	
	TYPICAL LOT SIZE	60'x150'	

AVERAGE MINIMUM LOT ACREAGE CALCULATION (Z)

ZONING DISTRICT AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAY (AC.)	
R-1	1.15
R-2	1.66
R-3	39.80
R-4	23.97
	66.58

MINIMUM LOT AREA PER ZONING DISTRICT (AC.)				
R-1	1.50			
R-2	1.00			
R-3	0.50			
R-4	0.25			
R-1	1.15	*	1.50	1.72
R-2	1.66	*	1.00	1.66
R-3	39.80	*	0.50	19.90
R-4	23.97	*	0.25	5.99
				29.28
AVERAGE MINIMUM LOT ACREAGE				
	29.28	/	66.58	0.44

AVERAGE DENSITY BONUS FACTOR CALCULATION (DBF)

ZONING DISTRICT AREA EXCLUSIVE OF EXISTING RIGHT-OF-WAY (AC.)	
R-1	1.15
R-2	1.66
R-3	39.80
R-4	23.97
	66.58

DENSITY BONUS FACTOR PER ZONING DISTRICT (AC.)				
R-1	0.50			
R-2	0.60			
R-3	0.90			
R-4	1.00			
R-1	1.15	*	0.50	0.57
R-2	1.66	*	0.60	1.00
R-3	39.80	*	0.90	35.82
R-4	23.97	*	1.00	23.97
				61.36
AVERAGE DENSITY BONUS FACTOR				
	61.36	/	66.58	0.92

PHASING SUMMARY

PHASE 1		
LOTS IN PHASE	1 - 57	
LOT AREA (AC.)	12.9371	
OPEN SPACE (AC.)	12.6107	42%
TOTAL AREA (AC.)	29.8694	
PHASE 2		
LOTS IN PHASE	58 - 91	
LOT AREA (AC.)	9.0087	
OPEN SPACE (AC.)	10.3391	42%
TOTAL AREA (AC.)	24.8250	
PHASE 3		
LOTS IN PHASE	92 - 120	
LOT AREA (AC.)	7.0860	
OPEN SPACE (AC.)	6.4240	37%
TOTAL AREA (AC.)	17.5363	

PHASING PLAN NARRATIVE

GENERAL PHASING CONSIDERATIONS

- THIS PROJECT CONSISTS OF A PROPOSED MULTI-PHASE RESIDENTIAL SUBDIVISION DEVELOPMENT TO BE COMPLETED IN THREE (3) DISTINCT PHASES. THE DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE PORTAGE COUNTY ENGINEERING STANDARDS, SPECIFICATIONS, AND REGULATORY REQUIREMENTS. THE INTENT OF THE PHASED APPROACH IS TO ENSURE ORDERLY DEVELOPMENT, EFFICIENT INFRASTRUCTURE INSTALLATION, AND RESPONSIVENESS TO MARKET CONDITIONS.
- THE ANTICIPATED FULL BUILDOUT OF THE SUBDIVISION IS ESTIMATED TO OCCUR OVER A PERIOD OF FIVE (5) TO TEN (10) YEARS. THE PROGRESSION OF EACH PHASE WILL BE DEPENDENT UPON ECONOMIC CONDITIONS, MARKET DEMAND, AND THE RATE OF LOT ABSORPTION.
- EACH PHASE WILL BE DESIGNED AND SUBMITTED FOR APPROVAL INDEPENDENTLY WHILE MAINTAINING CONSISTENCY WITH THE OVERALL SUBDIVISION MASTER PLAN.
- INFRASTRUCTURE SYSTEMS WILL BE DESIGNED WITH ADEQUATE CAPACITY TO ACCOMMODATE FUTURE PHASES WHERE FEASIBLE.

PHASE 1

- PHASE 1 WILL CONSIST OF 57 LOTS AND WILL ESTABLISH PRIMARY SITE ACCESS AND CORE INFRASTRUCTURE INCLUDING EARTHWORK, STORM WATER MANAGEMENT, SANITARY SEWER, WATERMAIN, AND EROSION AND SEDIMENT CONTROL NECESSARY TO SUPPORT CURRENT AND FUTURE DEVELOPMENT.

PHASE 2

- PHASE 2 WILL CONSIST OF 34 LOTS AND WILL EXPAND THE SUBDIVISION THROUGH EXTENSION OF INFRASTRUCTURE AND ROADWAY SYSTEMS ALREADY ESTABLISHED IN PHASE 1.

PHASE 3

- PHASE 3 WILL CONSIST OF 29 LOTS AND WILL EXPAND THE SUBDIVISION THROUGH EXTENSION OF INFRASTRUCTURE AND ROADWAY SYSTEMS ALREADY ESTABLISHED IN PHASES 1 & 2.

OWNER/DEVELOPER
SCHAFERS WOODS LLC.
11685 CLEVELAND AVE. N.W.
UNIONTOWN, OH 44685
REP.: PATRICK LONG
PHONE: 330-896-8833
(PPN. 04-031-00-00-017-000)
(PPN. 04-031-00-00-010-000)

ENGINEER/SURVEYOR:
GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OH 44320

ZONING DATA:
EXISTING ZONING: R-1, R-2, R-3, R-4 (RESIDENTIAL DISTRICTS)
PROPOSED ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT)

PLAT REFERENCES:
CHAPMAN'S FARM
PLAT 2001-112

NOTES:
DATE OF SURVEY: 12/01/2021

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'

STREET TYPICAL SECTION SHALL BE PER SECTION 521 FIGURE 7 OF THE PORTAGE COUNTY SUBDIVISION REGULATIONS.

0 50' 100' 200'

SCALE: 1" = 100'

BASIS OF BEARING

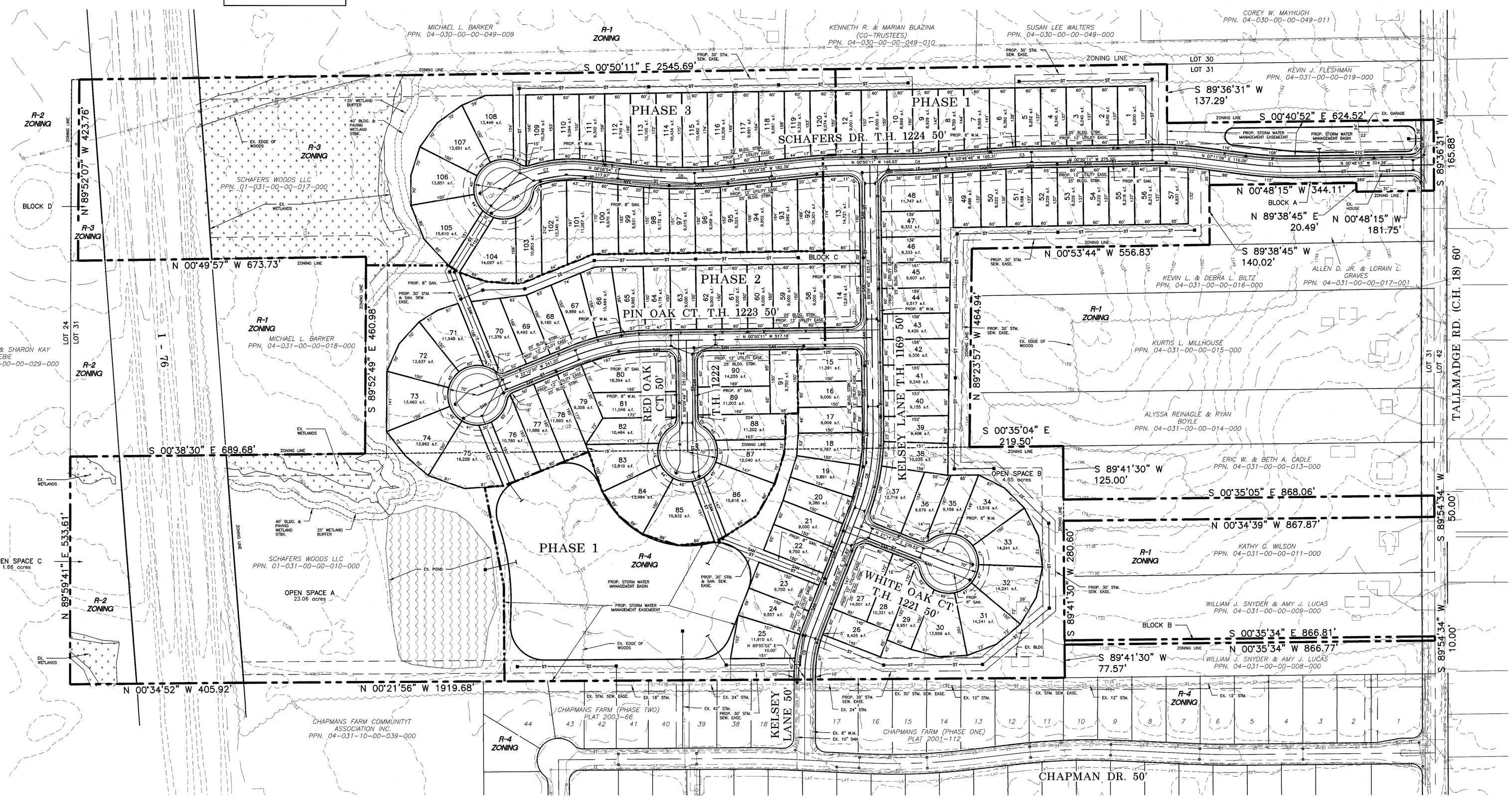
GRID NORTH, NAD 83 (2011.0), OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), ESTABLISHED BY GNSS OBSERVATIONS WITHIN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. ALL DISTANCES ARE GROUND DISTANCE.

STATE OF OHIO — DAVID M. KENDALL — E-61185 — REGISTERED PROFESSIONAL ENGINEER

D. MICHAEL KENDALL
Reg. Engineer No. 61185, GBC Design Inc.
DATE: 4/10/2026

STATE OF OHIO — Joshua Matejin — 8787 — REGISTERED PROFESSIONAL SURVEYOR

JOSHUA MATEJIN
Reg. Surveyor No. 8787, GBC Design Inc.
DATE: 4/10/2026



EXISTING WETLAND DATA TAKEN FROM AQUATIC RESOURCES MAP PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.

TOPOGRAPHIC DATA TAKEN FROM PORTAGE COUNTY GIS DATA DATED 2016.

REVISIONS
03/11/2026
04/09/2026

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

SCHAFERS WOODS, LLC
11685 CLEVELAND AVE. N.W.
UNIONTOWN, OH 44685

SCHAFERS WOODS
1669 TALLMADGE RD.
BRIMFIELD, OHIO
PRELIMINARY PLAN

DRAWN BY: T.G.W.
DATE: SEP. 3, 2025
PROJECT NO. 54168A
DRAWING NO. 1 OF 1