

BRANDYWINE PRESERVE  
PHASE ONE  
1-A  
6.500 ACRES  
INSTRUMENT NO. 54074981

BRANDYWINE PRESERVE  
PHASE ONE  
1-B  
1.684 ACRES  
INSTRUMENT NO. 54074982

FLOOD ZONE A - 100 YEAR  
PER F.E.M.A. MAP  
COMMUNITY PANEL No.  
390781 0015 B - APRIL 15, 1981  
SUMMIT COUNTY  
UNINCORPORATED AREAS

DEER PATH LANE (PRIVATE)

AZALEA CIRCLE (PRIVATE)

SHALLOW CREEK (PRIVATE)

COUNTRY VIEW PARKWAY 60'

FOREST COVE LANE (PRIVATE)

MARCTIC OAK COURT (PRIVATE)

FUTURE DEVELOPMENT  
BRANDYWINE PRESERVE, LTD.  
27.910 ACRES

BRANDYWINE PRESERVE, LTD., ETAL  
51.3225 ACRES  
D.R. 1961, P.G. 103, 103.5

BRANDYWINE CREEK

FLOOD ZONE A - 100 YEAR  
PER F.E.M.A. MAP  
COMMUNITY PANEL No.  
390781 0015 B - APRIL 15, 1981  
SUMMIT COUNTY  
UNINCORPORATED AREAS

PROP. RETENTION POND  
AND DRAINAGE EASEMENT

FLOOD ZONE A - 100 YEAR  
PER F.E.M.A. MAP  
COMMUNITY PANEL No.  
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SUMMIT COUNTY  
UNINCORPORATED AREAS

NORTHFIELD CENTER TOWNSHIP

VILLAGE OF BOSTON HEIGHTS

BRANDYWINE PRESERVE, LTD., ETAL  
49.2345 Acres  
D.R. 1961, PG. 100

GEOMETRIC CONTROL PLAN  
36 125

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	460.00	1045.85	834.71	N 28°35'35" W	130°16'0"	992.50
C2	460.00	345.28	355.76	N 15°47'28" E	45°29'54"	92.89
C3	460.00	680.56	620.07	N 5°20'32" E	84°46'6"	491.80
C4	460.00	142.05	141.48	N 77°48'16" W	17°41'33"	71.59
C5	460.00	350.00	341.62	N 48°25'33" W	43°35'24"	183.96
C6	460.00	88.02	187.20	N 89°59'09" W	23°08'55"	95.60
C7	300.00	233.78	227.91	N 85°40'24" E	44°38'53"	123.19
C8	100.00	154.63	159.68	N 90°30'07" E	86°35'4"	97.58
C9	150.00	252.43	271.86	N 87°05'1" W	13°30'0"	362.13
C10	430.00	977.64	780.21	N 28°35'35" W	130°16'0"	927.77
C11	490.00	104.06	889.84	N 28°35'35" W	130°16'0"	1057.22
C12	430.00	341.66	332.58	N 15°47'28" E	45°29'54"	180.31
C13	430.00	683.32	579.72	N 5°20'32" E	84°46'6"	392.43
C14	490.00	389.81	378.98	N 15°47'28" E	45°29'54"	205.47
C15	490.00	774.95	660.62	N 5°20'32" E	84°46'6"	447.18
C16	490.00	687.03	632.12	N 49°07'31" W	80°20'3"	413.60
C17	490.00	37.82	37.91	S 88°29'52" W	4°42'3"	18.97
C18	430.00	107.77	107.49	N 80°08'15" W	14°23'4"	54.17
C19	430.00	50.03	50.00	N 26°39'03" W	6°39'58"	25.04
C20	430.00	252.05	248.45	N 48°25'33" W	33°35'03"	129.76
C21	430.00	100.23	100.00	N 70°14'43" W	13°20'7"	50.34
C22	430.00	126.8	125.66	N 85°19'25" W	16°48'15"	63.51
C23	490.00	124.30	125.95	N 85°20'32" E	16°48'15"	63.50
C24	490.00	50.02	50.00	N 26°39'03" W	5°50'57"	25.03
C25	490.00	322.80	311.00	N 48°25'33" W	37°42'44"	167.50
C26	490.00	50.02	50.00	N 70°14'43" W	5°50'57"	25.03
C27	490.00	137.88	137.43	N 88°13'52" W	14°72'2"	69.40
C28	325.00	253.26	246.90	N 85°40'24" E	44°38'53"	105.45
C29	275.00	214.29	208.91	N 85°40'24" E	44°38'53"	87.92
C30	50.00	157.08	100.00	S 70°14'43" E	18°01'0"	
C31	75.00	15.97	104.76	N 90°30'07" E	86°35'4"	73.18
C32	125.00	294.92	240.91	S 87°15'17" W	13°01'0"	301.18
C33	175.00	412.33	323.36	S 87°15'17" W	13°01'0"	422.49
C34	175.00	14.83	31.79	S 38°57'37" E	10°25'2"	15.86
C35	175.00	20.8	20.80	S 38°57'37" E	6°35'02"	10.07
C36	175.00	264.09	239.74	S 85°29'05" E	86°27'34"	164.52
C37	175.00	10.61	30.59	S 48°16'07" W	10°14'1"	15.35
C38	175.00	65.67	65.28	S 30°30'17" W	2°50'0"	33.22

SCALE: 1" = 60'



O.L. 20  
O.L. 70

O.L. 1

BRANDYWINE CREEK

20' OHIO TELEPHONE & TELEGRAPH EASEMENT  
VOL. 4874, PG. 507

55' X 51' OIL & GAS CO. INC. EASEMENT  
VOL. 6951, PG. 67

APPROXIMATE  
WETLAND  
LIMITS

M.P. S.E. WARREN  
2/28/79