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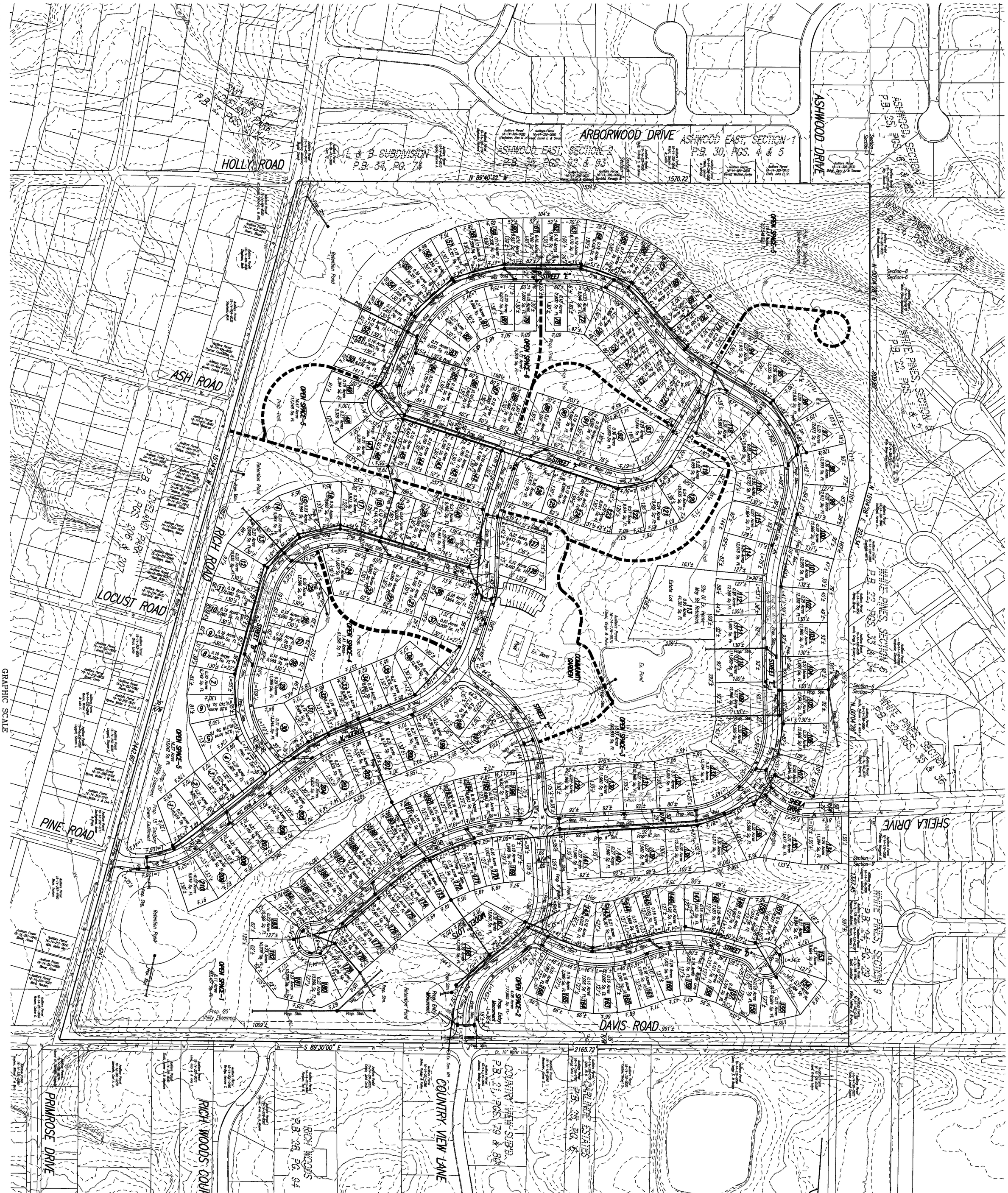
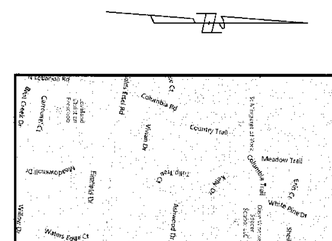


VICINITY MAP
1" = 2000'



SITE INFORMATION
ADDRESS 9541 RICH ROAD
ACCOUNT NUMBER: 0902867

AREA = 100.889 ACRES
NET AREA MINUS RICH ROAD & DAVIS ROAD RIGHT OF WAYS=97.22 ACRES
Ex. ZONING = R-SF DEERFIELD TOWNSHIP
SITE TO BE DEVELOPED UNDER PARK RESIDENTIAL DISTRICT
MIN. LOT AREA = 5,000 S.F.
MIN. LOT WIDTH = 50'
MIN. FRONT YARD = 35'
MIN. SIDE YARD = 5'
MIN. REAR YARD = 20'
MAXIMUM BUILDING HEIGHT = 35'
NUMBER OF BUILDING LOTS = 210
LOT BREAKDOWN:
MANOR HOMES SITES 92'x130' = 39 LOTS △
GARDEN HOME SITES 62'x130' & 70'x130' = 69 LOTS ○
VILLA HOME SITES 52'x127' & 60'x127' = 101 LOTS □
ESTATE LOT 113 = 1 LOT

WOODED AREA = 18.0 ACRES
OPEN SPACE AREA = 39.81 ACRES = 40.94%
LAND USE AREA = 57.45 ACRES

SLOPES GREATER THAN 25% = 4.0 ACRES

BENCHMARK:
WARREN COUNTY BENCHMARK NO. 31
LOCATED 0.1 MILES NORTHEAST OF THE INTERSECTION OF FIELDS-ERTEL ROAD & U.S. 22-S.R. 3 & IS ON THE SOUTHEAST SIDE OF U.S. 22-S.R. 3.
ELEV.=835.166

AREA PARKS SERVING THE PROPERTY:
LANDEN - DEERFIELD PARK
LITTLE MIAMI STATE PARK
CRAIG MINARD MEMORIAL PARK

SCHOOL FACILITIES SERVING THE PROPERTY:
KINGS SCHOOLS
ST. MARGARET OF YORK

DRINKING WATER WILL BE PROVIDED BY AN EXTENSION OF EXISTING WARREN COUNTY WATER LINES IN RICH ROAD AND DAVIS ROAD.

SANITARY SERVICE WILL BE PROVIDED BY AN EXTENSION OF THE EXISTING WARREN COUNTY SEWER IN COUNTRY VIEW LANE.

STORM WATER MANAGEMENT WILL BE PROVIDED IN A NUMBER OF PROPOSED RETENTION PONDS.

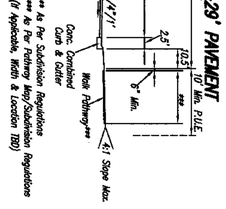
OPEN SPACE TO BE MAINTAINED BY H.O.A.

MODEL LOTS 167 & 168 WILL HAVE A MAINTENANCE AGREEMENT ADDRESSED IN THE H.O.A. DOCUMENTS.

DEVELOPMENT WILL BE SERVED BY A NATURAL GAS EXTENSION FROM DAVIS ROAD AND SHEILA DRIVE.

INDIVIDUAL MAILBOXES WILL BE UTILIZED FOR EACH LOT.

TYPICAL SECTION-29' PAVEMENT
50' R/W



** As Per Subdivision Regulations
** As Per Pathway Map/Subdivision Regulations (If Applicable, Width & Location TBD)

OWNER:
VIRGIE & NOLIN ELLIOTT
9541 RICH ROAD
LOVELAND, OHIO 45140

DEVELOPER:
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017

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Job No. 15-0113	Abercrombie & Associates, Inc.	Sheet Title: PRELIMINARY SUBDIVISION PLAN	REVISIONS
1 / 1	Civil Engineering + Surveying	Project Title: LEGACY AT ELLIOTT FARM	Date: 7-2-18
	3377 Compton Road, Suite 120	SECTION-14, TOWN-4, RANGE-2	Drawn By: G.R.
	Cincinnati, Ohio 45251	MIAMI PURCHASE, DEERFIELD TOWNSHIP	Checked By: R.G.R.
	513-385-5757	WARREN COUNTY, OHIO	Scale: 1"= 100'
	www.abercrombie-associates.com	DWG.: 15-0113PRLM\DP-PROV-2018	

STATE OF OHIO
DAVID J. LOHEIT
E-85301
REGISTERED PROFESSIONAL ENGINEER
7-3-18