

NOTES

- BOUNDARY COURSES SHOWN HEREON HAVE BEEN ROTATED TO WARREN COUNTY GIS BEARING SYSTEM AND IS BASED UPON S.R. VOLUME 67, PLAT NO. 74.
- TOPOGRAPHIC INFORMATION FROM WARREN COUNTY GIS FILES. BENCHMARK: WARREN COUNTY GIS - GIS CONTROL NETWORK - MONUMENT #75 - ELEVATION 798.949.
- ZONING: SITE - RURAL RESIDENTIAL R-1 (HAMILTON TOWNSHIP CLUSTER DEVELOPMENT) EXCEPT AS MODIFIED BY THIS PLAN AND NOTES 18 & 19 SHOWN BELOW.
- LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
- MINIMUM BUILDING OPENING ELEVATIONS SHALL BE IN COMPLIANCE WITH WARREN COUNTY ENGINEER REQUIREMENTS.
- POSTAL COLLECTION AND DELIVERY TO BE IN COMPLIANCE WITH U.S. POSTAL REGULATIONS FOR GROUP MAILBOXES. MAIL AREAS SHOWN ON PLAN AS "MB" ARE PRELIMINARY AND WILL BE COORDINATED AT THE TIME OF DETAILED DESIGN.
- STREET LIGHTS WILL BE PROVIDED AT EVERY INTERSECTION AS WELL AS ALONG THE MAIN ENTRY DRIVE (STREET A) AND AT THE END OF EACH CUL-DE-SAC. YARD LIGHTS WILL BE PROVIDED ON EVERY 4TH HOME ON ALL STREETS EXCEPT STREET A.
- A HOMEOWNERS ASSOCIATION SHALL BE CREATED TO OWN AND MAINTAIN ALL OPEN SPACE PARCELS WITHIN THE SUBDIVISION INCLUDING BUT NOT LIMITED TO STORMWATER MANAGEMENT FACILITIES, SIGNAGE, PATHWAYS, POOL, CABANA AND POSTAL AREAS.
- FINAL PLANS SHALL BE IN COMPLIANCE WITH THE WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- WATER SUPPLY TO BE BY WESTERN WATER SYSTEM. WASTEWATER DISPOSAL TO BE BY WARREN COUNTY SEWER SYSTEM.
- THE DEVELOPMENT SCHEDULE FOR THE SUBDIVISION HAS NOT YET BEEN ESTABLISHED. IT IS ESTIMATED THAT THE DEVELOPMENT OF THIS PROJECT WILL BE COMPLETED OVER FIVE TO EIGHT YEAR PERIOD AND PHASES TO BE MARKET DRIVEN.
- ALL OFF ROAD UTILITIES OR STORM SEWERS TO BE LOCATED IN MINIMUM 20' WIDE EASEMENT UNLESS OTHERWISE APPROVED BY WARREN COUNTY ENGINEER AT TIME OF DESIGN.
- STREET R/W = 30' TYPICAL, 45' CUL-DE-SAC RADIUS.
- FINAL SIZE AND LOCATION OF STORMWATER MANAGEMENT WILL BE DETERMINED DURING DETAILED ENGINEERING DESIGN.
- THE FLOOD BOUNDARY SHOWN IS BASED UPON WARREN COUNTY GIS AND FEMA MAPS AND IS ZONE X AS NOTED IN SOUTHWEST CORNER OF THIS SHEET. (ZONE X IS COMMONLY REFERRED TO AS THE APPROXIMATE 500-YEAR BOUNDARY).
- ENTRY SIGNAGE TO BE PLACED AT ENTRIES TO THE SUBDIVISION AT STREET A AND AT STREET F INTERSECTION WITH MOUNTS ROAD.
- THE TRANSFER PARCEL NORTH OF MOUNTS ROAD IS TO BE TRANSFERRED TO THE ADJOINING PROPERTY OWNER. THE TRANSFER WILL OCCUR NO SOONER THAN WHEN FRONTAGE RIGHT-OF-WAY IS DEDICATED AS PART OF THE SECTION 1 PLAN FOR STOTLER II.
- THIS PLAN IS SUBMITTED AS PART OF A GLOBAL RESOLUTION OF CLAIMS PENDING IN THE WARREN COUNTY COURT OF COMMON PLEAS. HOME ACRES INVESTMENTS, LLC, ET AL. V. WARREN COUNTY COMMISSIONERS, ET AL. AND ASSIGNED THE CASE NUMBER 22030604. THE WORKS ACKNOWLEDGES, APPROVES, AND ACCEPTS ALL ASPECTS OF THE CONSISTENT DECREE NEGOTIATED THEREIN.
- THIS PLAN AND ITS APPROVAL SUPERSEDES AND REPLACES ALL TERMS, OBLIGATIONS, OR REQUIREMENTS OF THE 2005 PRELIMINARY PLAN AND SETTLEMENT AGREEMENT ADOPTED BY RESOLUTION NUMBER 05-1708 ON NOVEMBER 10, 2005.

AREA SUMMARY

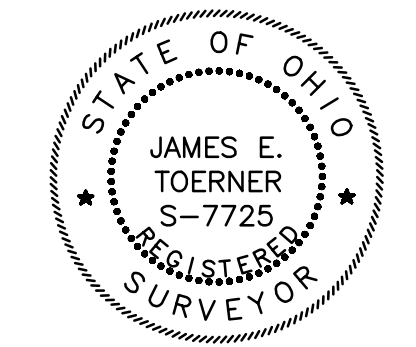
TOTAL		PROJECT SUMMARY				
DESCRIPTION	ACRES	LOT WIDTH (FT)	LOT AREA (SF)	FRONT YDS (FT)	MIN SIDE YDS (FT)	MIN SLOE YDS (FT) (ONE/TOTAL)
TOTAL EXISTING AREA	171.01					
TRANSFER PARCEL	0.26					
TOTAL NET AREA	170.75					
TOTAL LOTS	371	82	80'	7,000	50	5/14
DENSITY	2.17 UN/AC	96	63'	7,000	40	5/14
		131	55'	7,000	35	5/14
		371				
AREAS	ACRES	% OF USE				
OPEN SPACE	65.10	38.1%	(38% MIN. REQUIRED)			
LOT AREA	92.17	53.9%				
R/W AREA	13.48	7.9%				
TRANSFER PARCEL	0.26	0.1%				
TOTAL	170.01	100.0%				

MINIMUM LOT WIDTH IS MEASURED AT BUILDING SETBACK LINE. THE AVERAGE MINIMUM WIDTH IS IN EXCESS OF 62'.
 LOT SIZES AND LOCATIONS MAY VARY SUBJECT TO THE REQUIRED AVERAGE LOT WIDTH.
 THERE SHALL BE A MINIMUM REAR YARD SETBACK OF THIRTY (30) FEET, EXCEPT FOR LOTS WITH REAR YARDS ADJACENT TO COMMON OPEN SPACE INTERIOR TO THE DEVELOPMENT AND NOT ADJACENT TO THE PERIMETER. THESE SETBACKS ARE AS NOTED ON THE PRELIMINARY PLAN CLUSTER DEVELOPMENT.

**STOTLER II
REVISED PRELIMINARY PLAN
OCTOBER 31, 2024**

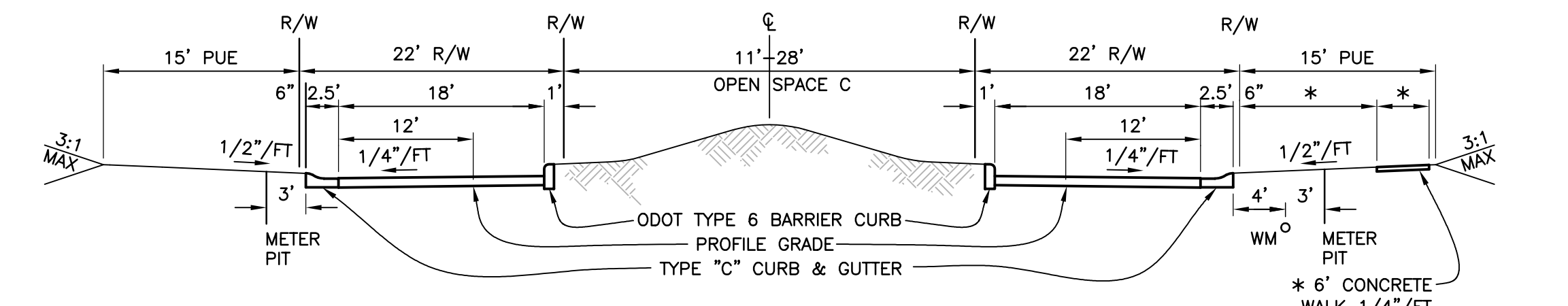
SITUATED IN
 MILITARY SURVEY No. 825
 HAMILTON TOWNSHIP
 WARREN COUNTY, OHIO
 PREPARED BY

Evans
CivilPro
Engineers, LLC
 Consulting Engineers & Surveyors
 4700 Duke Drive, Suite 100
 Mason, Ohio 45040
 (513) 398-1728

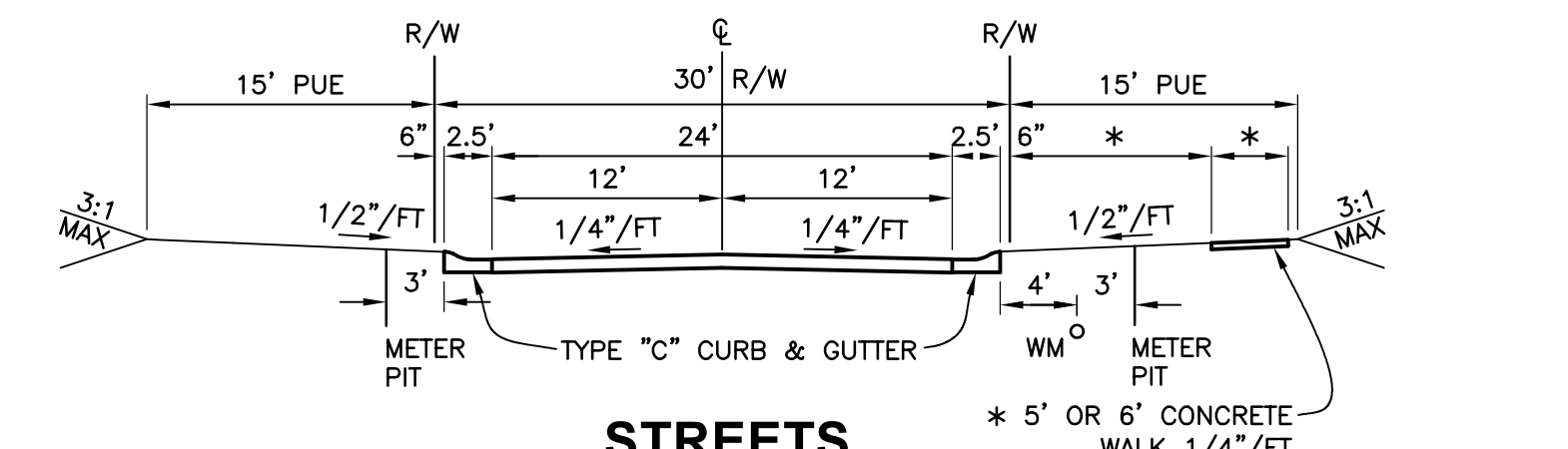


OWNER
 HOME ACRES INVESTMENTS, LLC
 1823 HART ROAD
 LEBANON, OH 45036
 (513) 315-4419

DEVELOPER
 WINSOR DEVELOPMENT, LLC
 3353 MADISON PK. SUITE C
 FT. MITCHELL, KY 41017
 (859) 250-8285



**TYPICAL SECTION
ENTRANCE TO STREET A**
NOT TO SCALE



**TYPICAL SECTION, LOCAL SUBDIVISION STREETS
(CURB & GUTTER)**
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- LOT LINE / PROPERTY LINE
- TREELINE
- EXISTING CONTOUR
- WET OR POTENTIAL WETLANDS AREA

NO.	REVISIONS

* SIDEWALK TO BE LOCATED ON ONE SIDE OF THE STREET. LOCATION AND DISTANCE FROM THE CURB TO BE COORDINATED WITH THE WARREN COUNTY ENGINEER AT TIME OF DESIGN. THE SIDEWALK IS TO BE 5 WIDE ON CUL-DE-SAC STREETS AND 6 WIDE ON ALL OTHER STREETS.