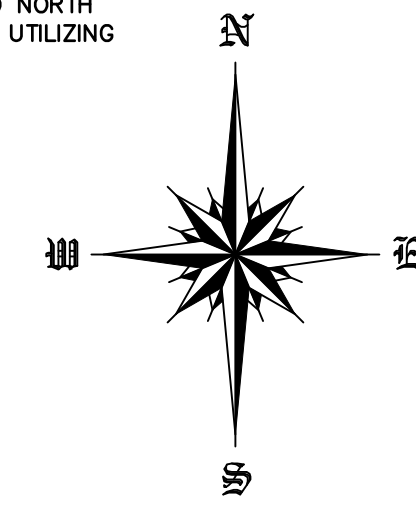
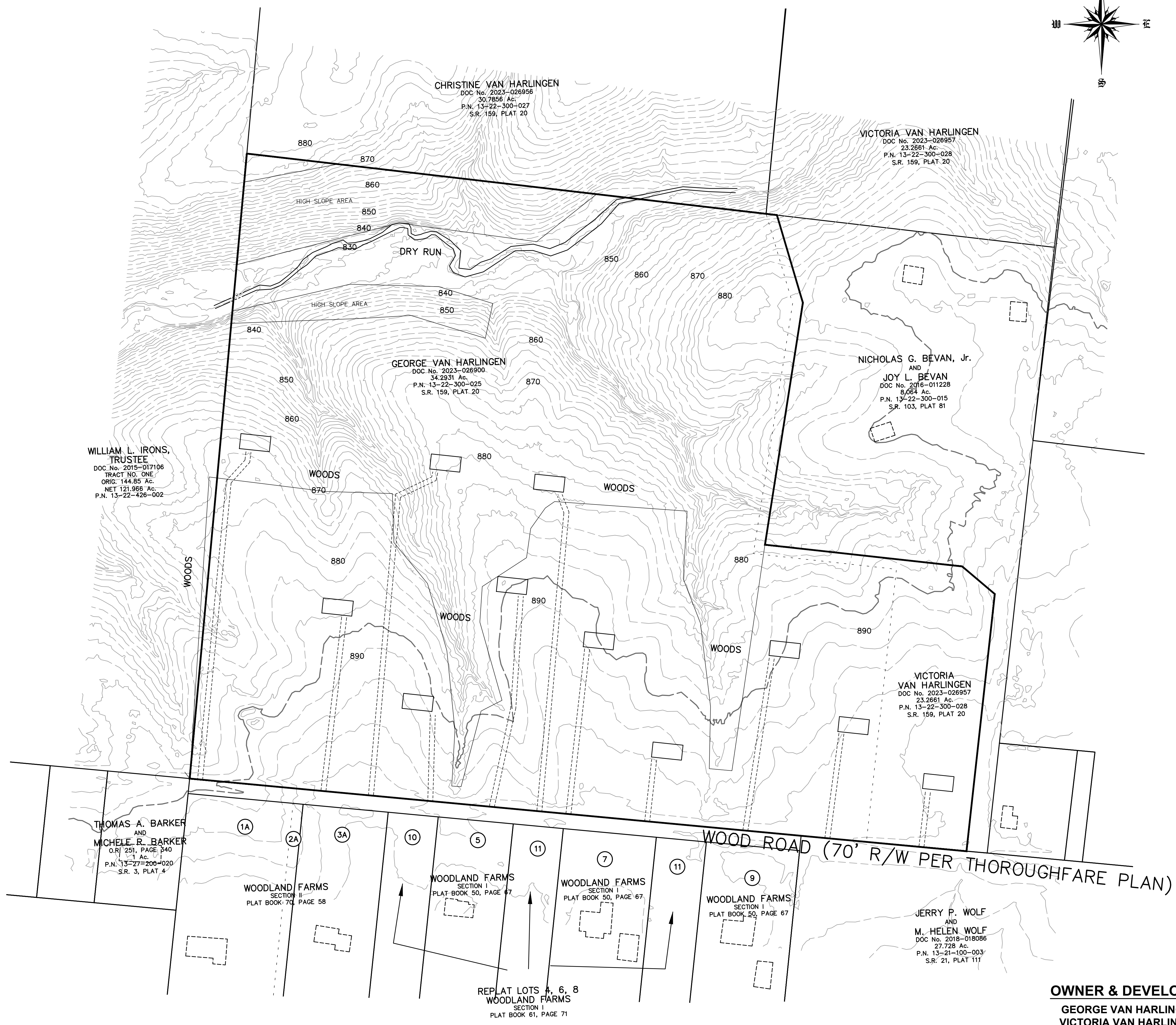


BEARINGS ARE BASED UPON GRID NORTH  
NAD83 (2011) OHIO SOUTH ZONE UTILIZING  
THE OHIO REAL TIME NETWORK.



- 1A) TERRY L. PERSLEY AND MAXINE G. PERSLEY  
O.R. 3928, PAGE 428  
LOT NO. 1A  
P.N. 13-21-100-046
- 2A) TERRY L. PERSLEY AND MAXINE G. PERSLEY  
O.R. 3936, PAGE 3  
O. 2667 Ac.  
P.N. 13-21-100-053  
S.R. 137, PLAT 21
- 3A) THOMAS E. McDULIN AND ELIZABETH McDULIN  
O.R. 3941, PAGE 285  
LOT NO. 3A  
P.N. 13-21-100-048
- 10) RICK C. O'DELL AND ROBYN M. O'DELL  
DOC. NO. 2019-025829  
TRACT 1 - LOT 10  
P.N. 13-21-100-043
- 5) MARK E. PRELL AND PATRICIA L. DEIDESHEIMER  
O.R. 5887, PAGE 476  
LOT NO. 5  
P.N. 13-21-100-036
- 11) JASON SCHMIDT  
O.R. 3198, PAGE 933  
LOT NO. 11  
P.N. 13-21-100-044
- 7) CHRISTIAN C. MOIST AND CARLEY ANN MOIST  
O.R. 5893, PAGE 683  
LOT 7  
P.N. 13-21-100-038
- 9) BRIAN BAUSMITH AND BONNIE BAUSMITH  
O.R. 2045, PAGE 47  
LOT 9  
P.N. 13-21-100-040



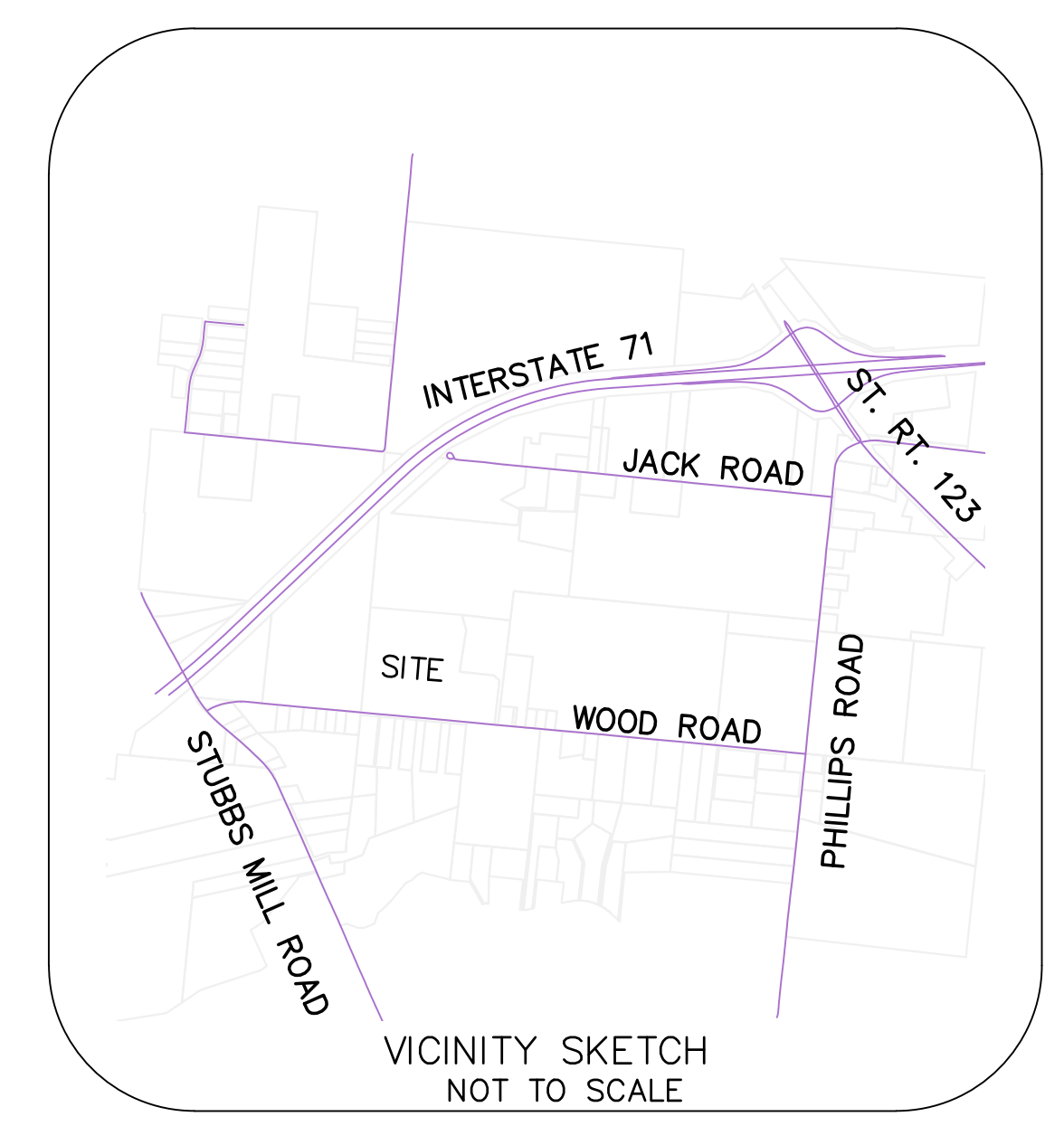
LAND USE-SITE DATA TABLE

1) TOTAL ACREAGE	37.28 Ac.
2) NATURAL FEATURES	
WETLANDS	0.0 Ac.
HIGH SLOPES	3.0 Ac. (2.1 Ac.)
WATER BODIES - DRY RUN STREAM	0.23 Ac.
FLOODPLAIN	00.0 Ac.
3) NET ACREAGE	34.93 Ac.
4) OPEN SPACE	00.0 Ac.
5) LAND USE	
SINGLE FAMILY LOTS	36.21 Ac.
PUBLIC R/W - WOOD ROAD	1.25 Ac.
6) NUMBER OF LOTS	11

- NARRATIVE CHECKLIST
- 1) AREA PARKS SERVING THE PROPERTY - SEE APPLICATION
  - 2) SCHOLL FACILITIES SERVED BY LEBANON CITY SCHOOL DISTRICT.
  - 3) COMMUNITY FACILITIES NEAR PROPERTY - SEE APPLICATION
  - 4) PUBLIC SPACES NEAR PROPERTY - SEE APPLICATION
  - 5) DRINKING WATER SUPPLIED BY WESTERN WATER COMPANY
  - 6) LANDSCAPING BY INDIVIDUAL LOT OWNERS
  - 7) STORM WATER CONTROL BY EXISTING ROADWAY DITCHES AND NATURAL RUNOFF
  - 8) WASTE WATER TREATMENT BY ON-SITE SYSTEMS

ZONING  
TURTLECREEK TOWNSHIP ZONE R1A

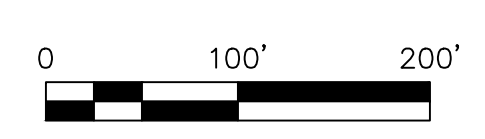
FEMA  
LOCATED IN ZONE X  
FIRM PANEL NO. 39165C0145E  
EFFECTIVE 12/17/2010



CONCEPT PLAN  
**WOOD VIEW SUBDIVISION,**  
TURTLECREEK TOWNSHIP  
WARREN COUNTY, OHIO  
SECTION 22, TOWN 5, RANGE 3 BMRS

	LUTZ'S SURVEYING SERVICES, LLC	
	5154 Vista Point Drive Maineville, OH 45039	513-986-5889 info@lutzsurveying.com
DATE	SCALE	PROJECT NO.
APRIL 25, 2024	1"=100'	WAR-1322300009

**OWNER & DEVELOPER**  
GEORGE VAN HARLINGEN  
VICTORIA VAN HARLINGEN  
2425 JACK ROAD  
LEBANON, OH 45036  
(513) 496-4667



vanharlingen\_concept\_plan.dwg