

LONG COVE MEADOWS SUBDIVISION

SECTION 33, TOWN 4, RANGE 2, DEERFIELD TOWNSHIP, WARREN COUNTY, OHIO

CONCEPT PLANS

SHEET	INDEX DESCRIPTION
1	COVER SHEET
2	CONCEPT PLAN



Architecture 3700 Park 42 Drive
 Engineering Suite 1908
 Landscape Architecture Cincinnati OH 45241
 Planning Phone 513.759.0004
 Surveying www.mspsdesign.com

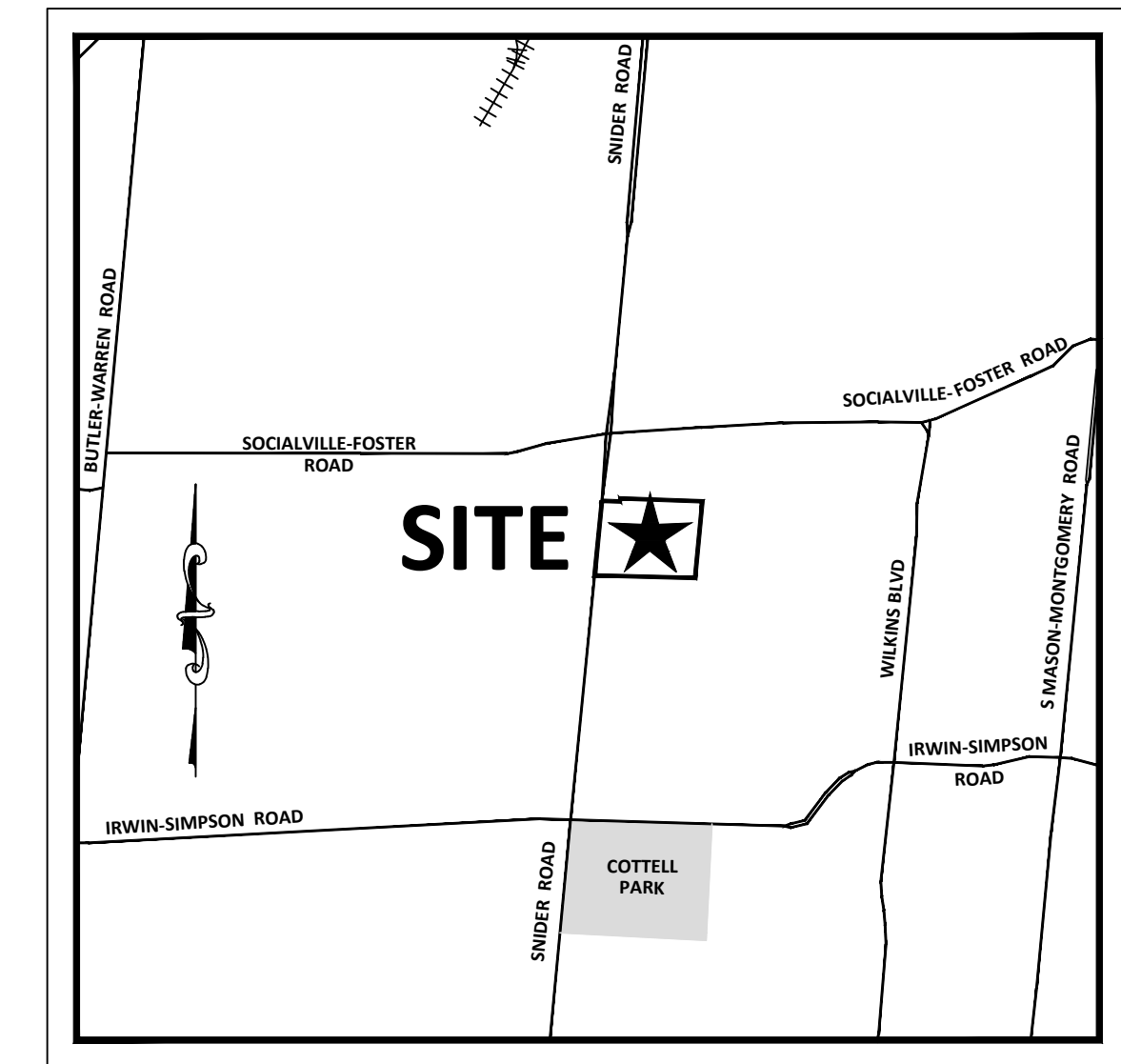
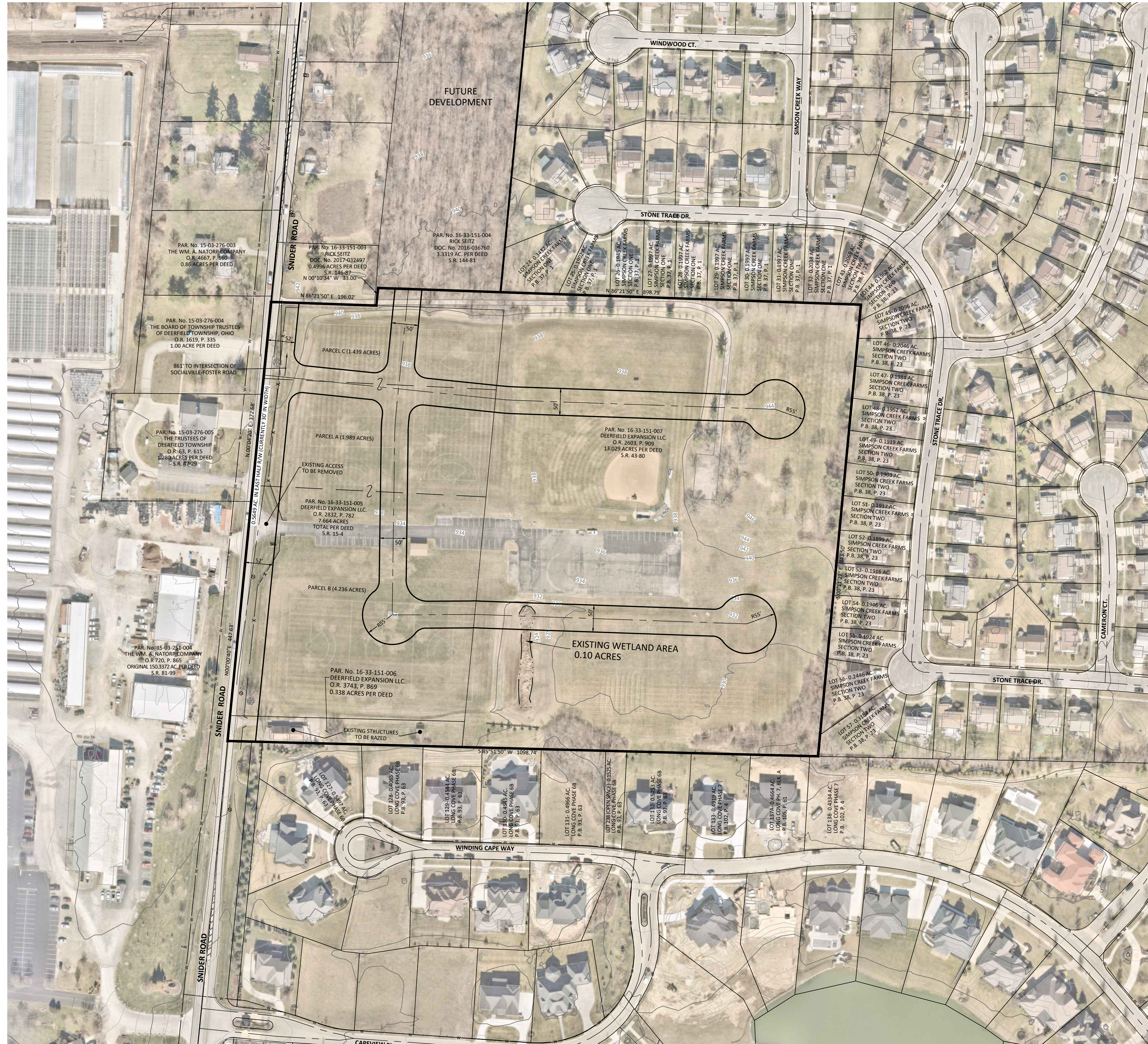
Project Manager RA
 Drawn By BL
 DWG 13355004-CPT-07
 X-Ref(s) ---

Issue/Revision	No.	Date
WCRP SUBMITTAL		05/29/24

APPLICANT
 JOHN CANDLE HOMES
 1556 CENTRAL PARK BOULEVARD
 MASON, OHIO 45040

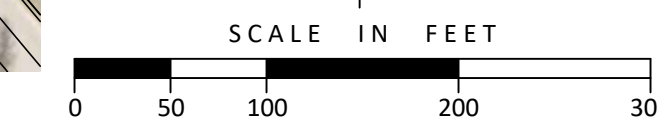
OWNER
 DEERFIELD EXPANSION LLC.
 8356 SNIDER ROAD
 MASON, OHIO 45040

Copyright 2024, MCGILL SMITH PUNSHON, INC.



GENERAL NOTES

- PARCEL No. -1633151005
 -1633151006
 -1633151007
- TOTAL AREA: 21.1668 ACRES
- THE ENTIRE PROPERTY IS ZONED R-SF RESIDENTIAL SINGLE FAMILY DISTRICT.
- SANITARY SEWERS TO BE PUBLIC AND DEDICATED TO WARREN COUNTY WATER AND SEWER.
- WATER MAINS TO BE PUBLIC AND DEDICATED TO WARREN COUNTY WATER AND SEWER DEPARTMENT.
- STREETS TO BE PUBLIC LOCAL L.
- SIDEWALKS ARE PROPOSED ON BOTH SIDES OF THE PROPOSED LOCAL ROAD. NO SIDEWALKS ARE PROPOSED ALONG SNIDER ROAD
- STORMWATER MANAGEMENT DESIGN AND CONSTRUCTION WILL CONFORM WITH WARREN COUNTY ENGINEER'S OFFICE REQUIREMENTS.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON WARREN COUNTY G.I.S. MAPPING AND DOES NOT REPRESENT AN ACTUAL TOPOGRAPHIC SURVEY.
- THE BOUNDARY INFORMATION SHOWN HEREON IS A RESULT OF A SURVEY BY MSP DESIGN JANUARY 2024.
- PURSUANT TO FEMA FIRM MAP PANEL No. 39165C0205E EFFECTIVE 12/17/2010 THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE ZONE AE FLOOD ZONE.

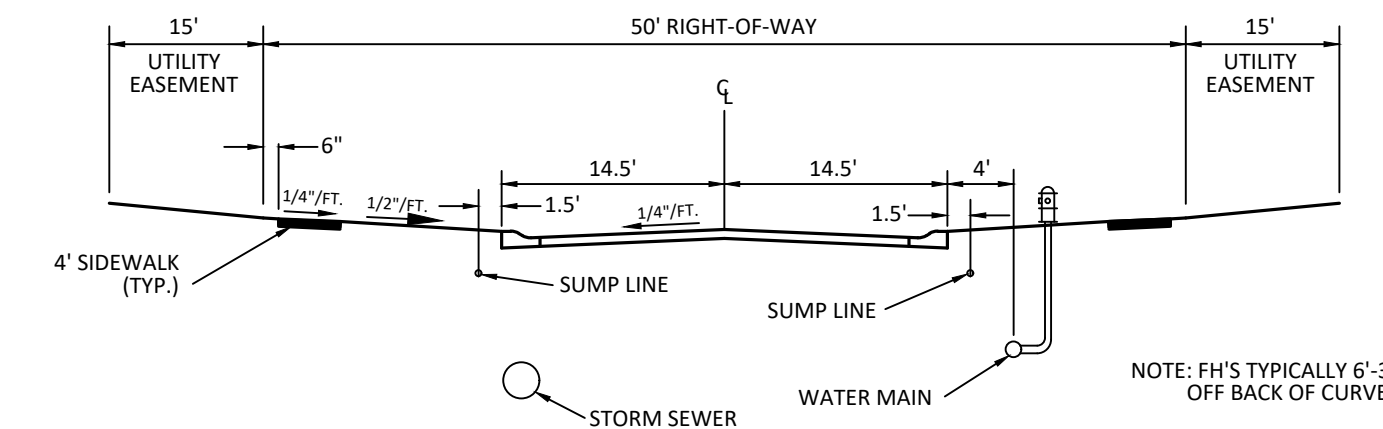


LONG COVE MEADOWS
SECTION 33, TOWNSHIP 4, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

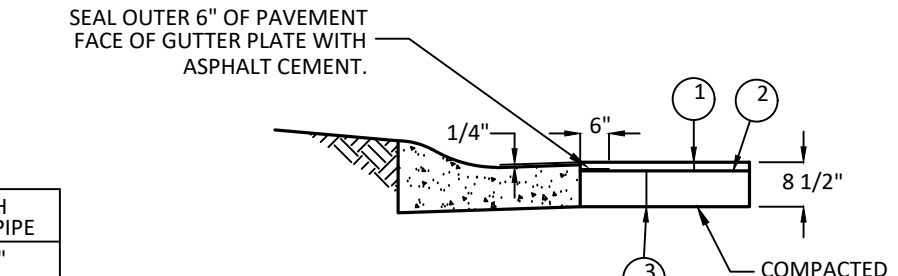
COVER SHEET	
Project Number	13355.00
Drawing Scale	AS NOTED
Sheet Number	1
File Number	13355

OHIO811.org
 Before You Dig
 811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)

OVERALL PROJECT MAP
 1"=100'



TYPICAL SECTION
NOT TO SCALE



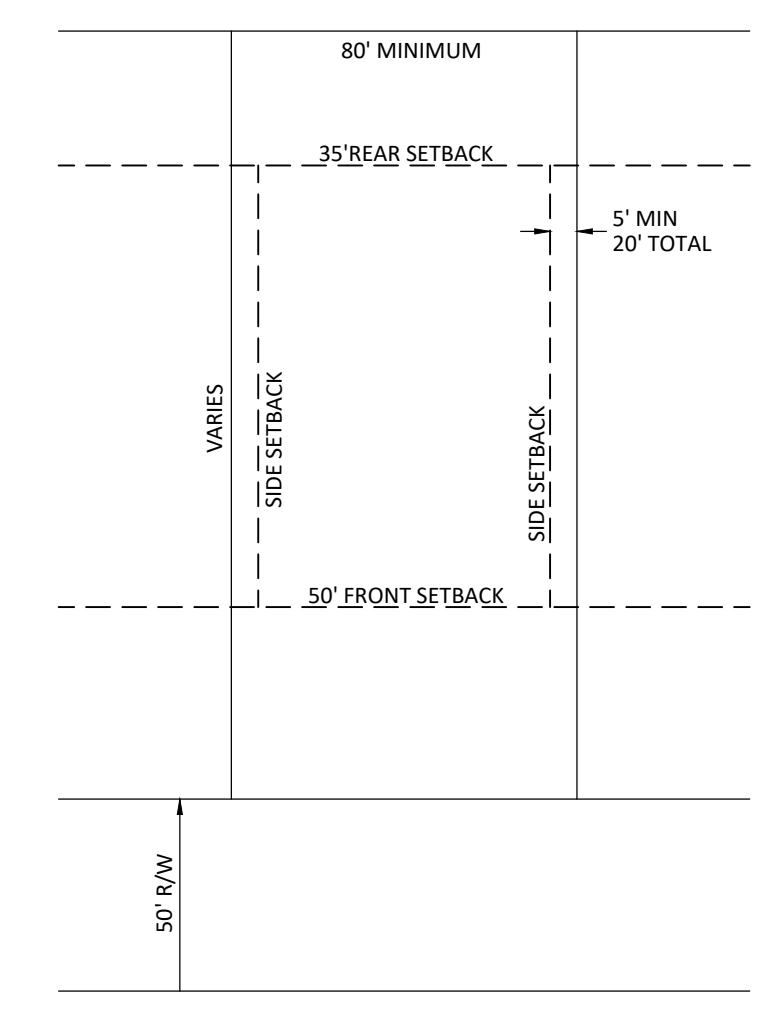
FLEXIBLE PAVEMENT LEGEND

- 1-1/2" THICKNESS OF ITEM 404, ASPHALT CONCRETE SURFACE COURSE - INSTALLATION A MINIMUM OF 6 MONTHS AFTER THE 404 OR 301 APPLICATION UNLESS OTHERWISE SPECIFIED BY THE W.C.E.
- TACK COAT MS-2, RS-1 OR RC 250
- 7" THICKNESS OF ITEM 301, BITUMINOUS BASE COURSE

NOTE: ALL LETTER - NUMBER DESIGNATIONS REFER THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION.

ITEM	DEPTH TOP OF PIPE
CABLE T.V.	24"-36"
ELECTRIC	30"-36"
GAS	24"-42"
SUMP LINES	24"-30"
TELEPHONE	30"-36"
WATER	54"

STANDARD PAVEMENT COMPOSITION
NOT TO SCALE

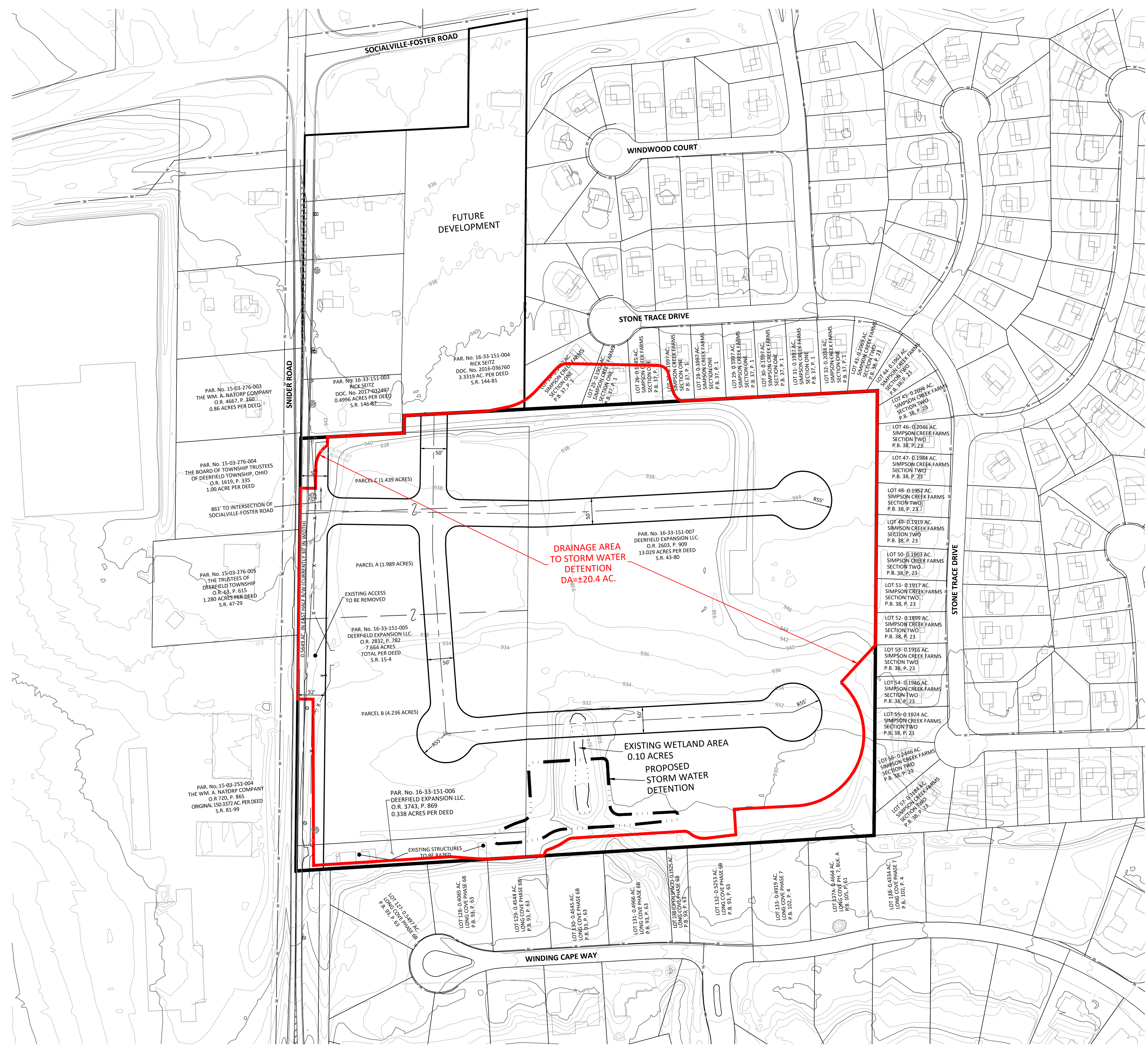


TYPICAL LOT SIZE
SCALE: 1" = 50'

LAND USE TABLE

GROSS ACREAGE OF PROPERTY	21.17 ACRES
NATURAL FEATURES ACREAGE	0.10 ACRES
NET ACREAGE	21.07 ACRES
OPEN SPACE ACREAGE	1.52 ACRES
LAND USE ACREAGE (INCLUDING R/W)	20.55 ACRES
ANTICIPATED NUMBER OF LOTS	43

INDICATES SLOPES GREATER THAN 25%



LONG COVE MEADOWS
SECTION 33, TOWNSHIP 4, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO