

**APPLICANT**  
JOHN CANDLE HOMES  
4700 DUKE DR. SUITE 197  
MASON, OHIO 45040

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

**GENERAL NOTES**

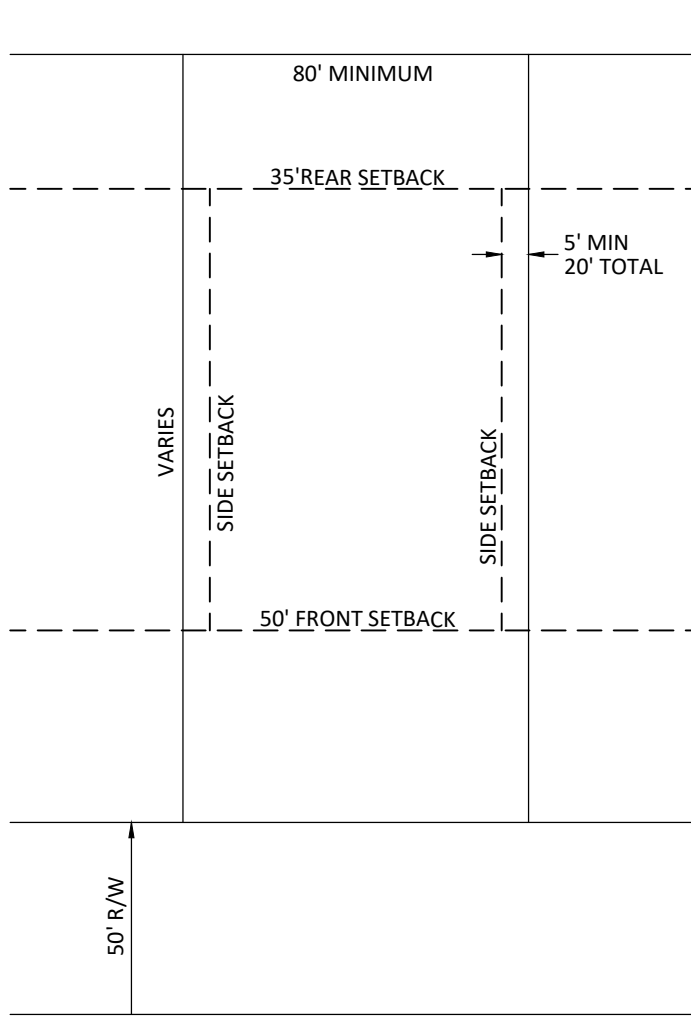
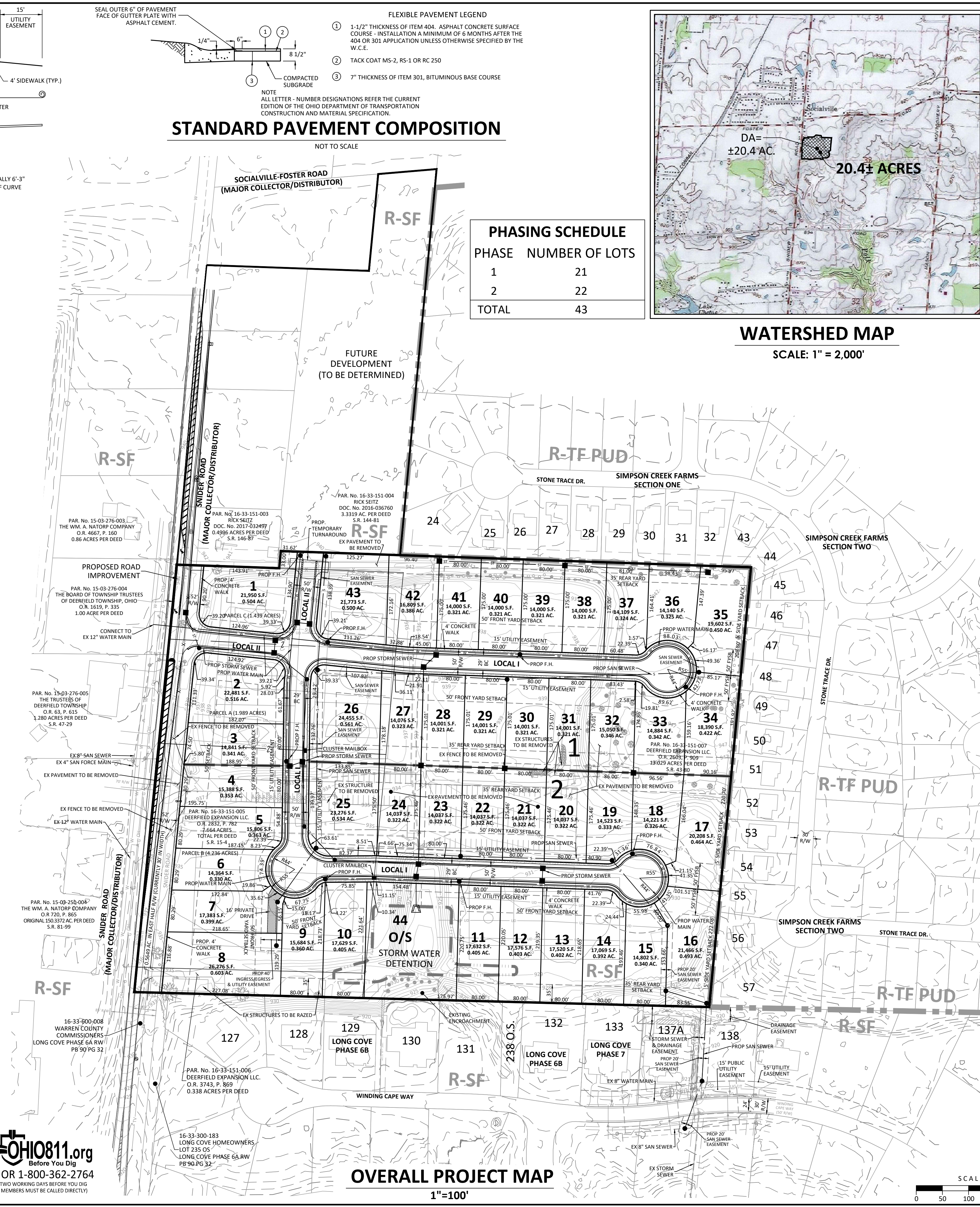
- PARCEL NO. -1633151005  
-1633151006  
-1633151007
- TOTAL AREA: 21.1668 ACRES
- THE ENTIRE PROPERTY IS ZONED R-SF RESIDENTIAL SINGLE FAMILY DISTRICT.
- THE PROPOSED USE IS 43 SINGLE FAMILY DWELLINGS AND 0.89 ACRES OF OPEN SPACE.
- COVENANTS AND RESTRICTIONS TO BE ESTABLISHED AND ARE GOVERNED BY THE HOME OWNERS ASSOCIATION.
- 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 I & LOCAL II.
- SIDEWALKS ARE PROPOSED ON BOTH SIDES OF THE PROPOSED LOCAL ROADS.
- 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.
- IT IS ANTICIPATED THAT CONSTRUCTION ACTIVITY WILL COMMENCE DURING THE FALL OF 2024 WITH TOTAL BUILD OUT BY THE END OF 2028.

**ADJOINING PROPERTIES LOCATED IN SIMPSON CREEK FARMS ARE AS FOLLOWS**

LOT	PARCEL NO.	OWNER	ADDRESS	S/PH	REF
24	16-33-151-009	JOHN T. & SUSAN M HOLZMUECHER	5907 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
25	16-33-151-010	KENNETH W. HALL	5901 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
26	16-33-151-011	DAVID M. & LISA LESCH	5893 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
27	16-33-151-012	WILLIAM P. VINCENT JR., TRUSTEE	5885 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
28	16-33-151-013	GABRIEL & MIHAELA LAKNER	5877 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
29	16-33-151-014	STANFIELD S. SHEK, TRUSTEE	7439 SHELBY ST. ELK GROVE, CA 95758	1	PB 37 PG 1
30	16-33-151-015	KIRSTEN E. FIELDS	5859 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
31	16-33-151-016	CLIFFORD R. DE SILVA AND ROCHELLE DEFONSKA	5849 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
32	16-33-151-017	PALAKKEN & BIRENKUMAR PATEL	5841 STONE TRACE DR. MASON, OH 45040	1	PB 37 PG 1
43	16-33-151-019	JULIUS U. II & GRACE N. EMETU	5827 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
44	16-33-151-020	YU-FONG & PING TU	7101 HOLLYWOOD DR. WEST CHESTER, OH 45069	2	PB 38 PG 23
45	16-33-151-021	ZHENGCHAO GU AND MANJIE HU	5789 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
46	16-33-151-022	DINDAGUR N. RAVISHANKAR	4581 PLUMMER PL. MASON, OH 45040	2	PB 38 PG 23
47	16-33-151-023	MARIO BLAISE	5775 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
48	16-33-151-024	THOMAS D. & JULIA ARENDS	5767 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
49	16-33-151-025	TIMOTHY J. & JENNIFER D. NORTHCUK	5757 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
50	16-33-151-026	MICHAEL A. & MARY A. RUST	5749 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
51	16-33-151-027	KONSTANTIN & TATYANA VINKOUROV	5741 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
52	16-33-151-028	MICHAEL W. & SHANNON M. CARMACK	5731 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
53	16-33-151-029	JEAN ANN RUBLE, TRUSTEE	5723 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
54	16-33-151-030	ALEX & YELENA NASLIVICH	5715 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
55	16-33-151-031	MEGAN YOUNG	5705 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
56	16-33-151-032	MINQI LI	5701 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23
57	16-33-151-033	RYAN M. JONES	5699 STONE TRACE DR. MASON, OH 45040	2	PB 38 PG 23

**ADJOINING PROPERTIES LOCATED IN LONG COVE ARE AS FOLLOWS**

LOT	PARCEL NO.	OWNER	ADDRESS	S/PH	REF
127	16-33-300-197	COLLIE E. & RACHEL A. DEWOOD	7362 MIDDLETON WAY MASON, OH 45040	6B	PB 93 PG 63
128	16-33-300-198	BETTY JANE GARDNER AND JOHN EARL ROSENSTENGEL	5404 WINDING CAPE WAY MASON, OH 45040	6B	PB 93 PG 63
129	16-33-305-001	JULIE & ANDREW VICK	5410 WINDING CAPE WAY MASON, OH 45040	6B	PB 93 PG 63
130	16-33-305-006	MULTI NAEEM AHMAD AND AMARA AZALI	5416 WINDING CAPE WAY MASON, OH 45040	6B	PB 93 PG 63
131	16-33-300-201	ARTISAN ESTATE HOMES, LLC C/O ARTISAN CENTRAL PARKE	7556 CENTRAL PARKE MASON, OH 45040	6B	PB 93 PG 63
238	16-33-300-204	LONG COVE HOMEOWNERS C/O RHEIN RANTROP DEVELOPMENT	7265 KENWOOD RD. SUITE 180 CINCIL, OH 45236	6B	PB 93 PG 63
132	16-33-300-202	RYAN MATTLEY AND SARA ALBERS	10600 MERRICK LN. MONTGOMERY, OH 45242	6B	PB 93 PG 63
133	16-33-310-001	JODY A. YOUNKIN AND PATTI A. ELLISON	5440 WINDING CAPE WAY MASON, OH 450403	7	PB 102 PG 4
137A	16-33-310-005	MICHAEL & JENNIFER CHANEY	5446 WINDING CAPE WAY MASON, OH 450403	7 BL A	PB 105 PG 61
138	16-33-310-003	JOHN CANDLE HOMES, LLC. C/O ARTISAN ESTATE HOMES, LLC.	4700 DUKE BLVD. SUITE 197 MASON, OH 45040	7	PB 102 PG 4
133	16-33-600-008	WARREN COUNTY COMMISSIONERS	LONG COVE PHASE 6A RW	6A	PB 90 PG 32
133	16-33-300-183	LONG COVE HOMEOWNERS	LONG COVE PHASE 6A	6A	PB 90 PG 32



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

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UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES. THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT. UNTIL THE EXPIRATION OF THE PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, AS APPLICABLE, THE DEVELOPER (OR THEIR AGENT) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS, FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

DEVELOPER TO COORDINATE FINAL PLACEMENT OF STREET SIGNAGE WITH DEERFIELD TOWNSHIP.