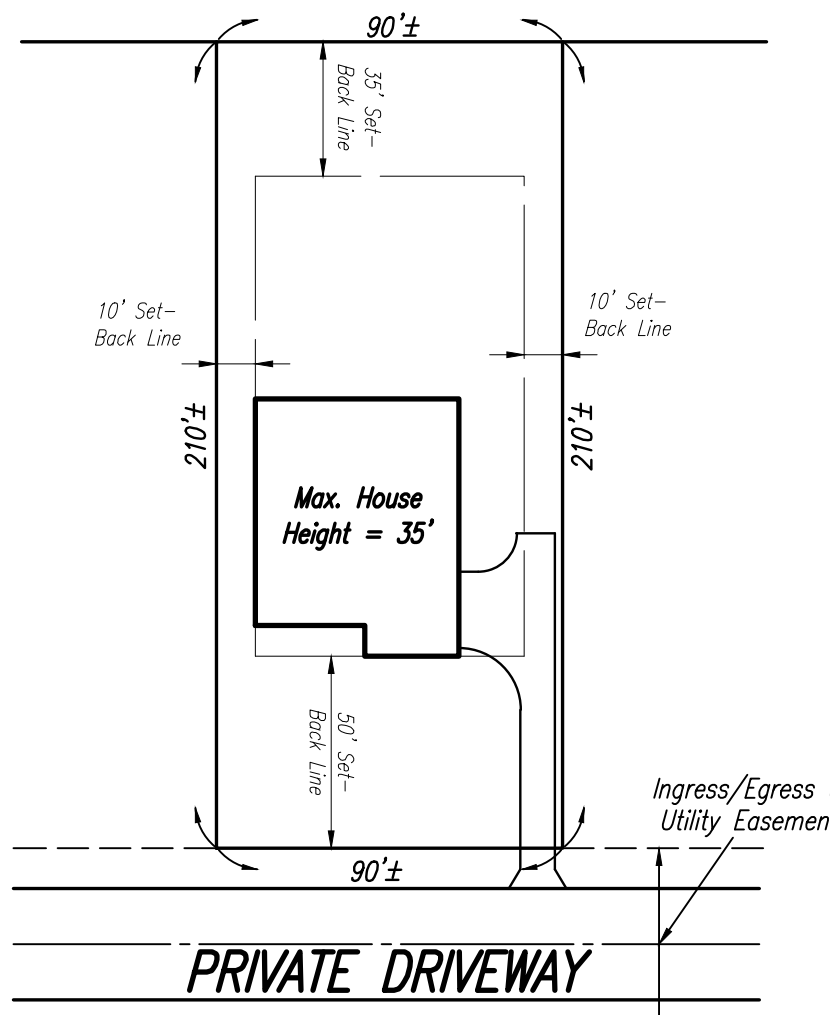
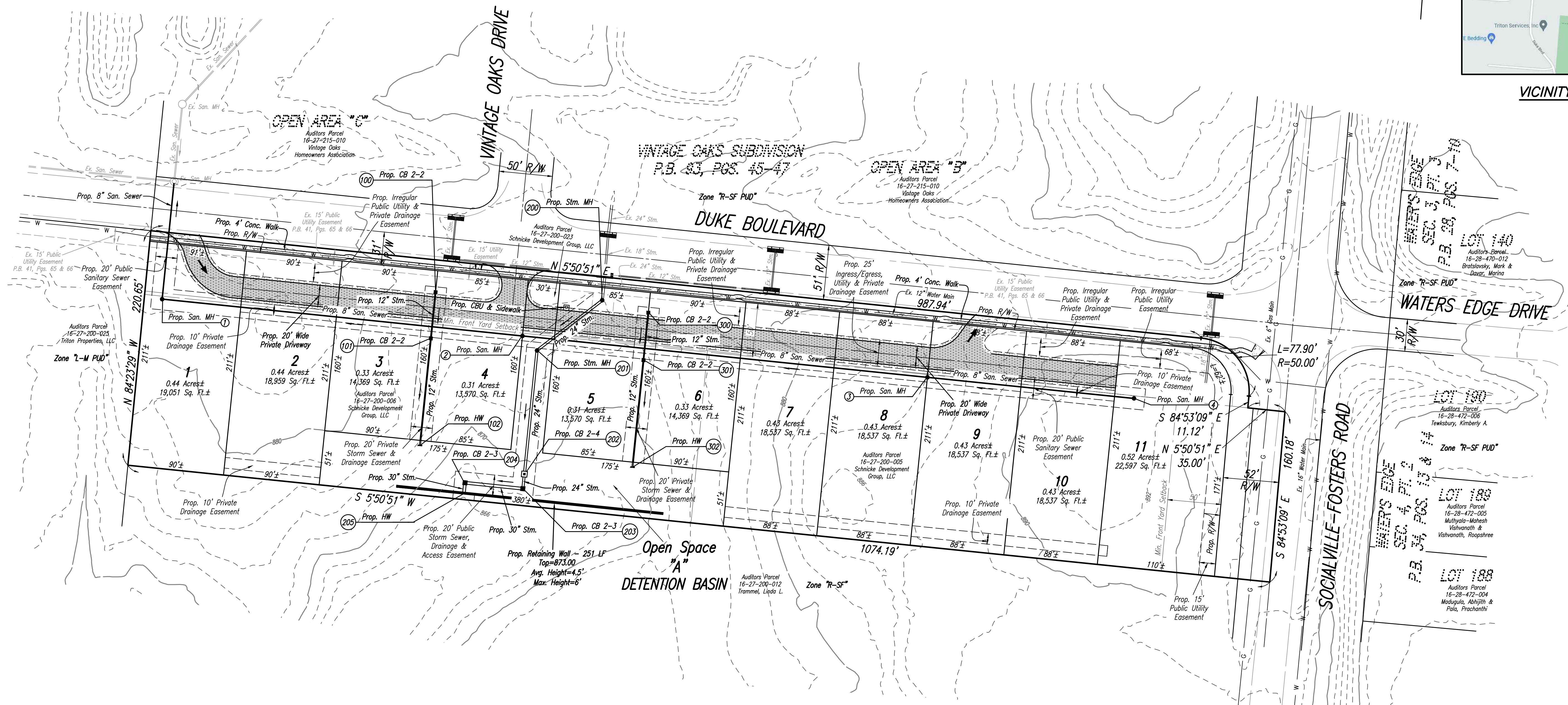


VICINITY MAP



TYPICAL BUILDING ENVELOPE (STANDARD LOT)

SITE INFORMATION
 AREA (NET) = 5.38 ACRES±
 AREA (MINUS PROPOSED RIGHT OF WAY) = 4.93 ACRES±
 EXISTING ZONING - R-SF DEERFIELD TOWNSHIP
 MIN. LOT SIZE - 14,000 SQ. FT.
 MIN. LOT WIDTH - 80'
 MIN. FRONT YARD SETBACK = 50'
 MIN. SIDE YARD SETBACK = 5' ONE SIDE/20' TOTAL
 MIN. REAR YARD SETBACK = 35'
 MAX. BUILDING HEIGHT = 35'
 ANTICIPATED NUMBER OF BUILDING LOTS = 11
 TYPICAL LOT SIZE TO BE 90' X 210'± (14,000 S.F. MIN.)

BENCHMARK:
 WARREN COUNTY BENCHMARK NO. 29
 LOCATED 185' SOUTH OF THE INTERSECTION OF US 42 AND BUTLER-WARREN ROAD AND IS ON THE WEST SIDE OF BUTLER-WARREN ROAD.
 ELEV.=888.991

EXISTING CONDITIONS BASED ON CURRENT WARREN COUNTY GIS DATA

AREA PARKS SERVING THE PROPERTY:
 DEERFIELD HONORS VETERANS MARK
 SCHAPPECHER PARK
 COTTELL PARK
 LANDEN DEERFIELD PARK

SCHOOL FACILITIES SERVING THE PROPERTY:
 MASON SCHOOLS
 CINCINNATI HILLS CHRISTIAN ACADEMY
 ST. MARGARET OF YORK

COMMUNITY FACILITIES NEAR THE PROPERTY:
 COUNTRYSIDE YMCA LANDEN
 LANDEN LAKE

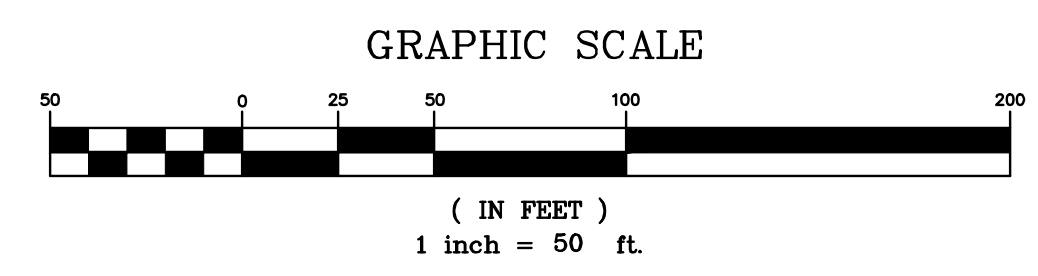
DRINKING WATER WILL BE PROVIDED BY NEW DOMESTIC WATER TAPS FROM EXISTING PUBLIC WATER MAIN IN DUKE BOULEVARD.

SANITARY SERVICE WILL BE PROVIDED BY AN EXTENSION OF THE EXISTING WARREN COUNTY PUBLIC SEWER IN DUKE BOULEVARD.

STORMWATER MANAGEMENT WILL BE PROVIDED IN A NEW DRY DETENTION BASIN.

THIS SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.

NOTE: Variances Granted By Deerfield Township Zoning Commission On 2/9/23 For Rear Yard Setbacks & Sizes For Lots 3-6



OWNER/DEVELOPER:
 SCHNICKE DEVELOPMENT GROUP, LLC
 991 PAXTON GUINEA ROAD
 LOVELAND, OHIO 45140
 (513) 535-4888



DUKE CROSSING	
Date	9-8-22
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 50'
REVISIONS	4-14-23, REDISIGN #1
Project Title	PRELIMINARY SUBDIVISION PLAN
Project Title	DUKE CROSSING SECTION-27, TOWN-4, RANGE-2 DEERFIELD TOWNSHIP WARREN COUNTY, OHIO
Sheet Title	Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45247 www.aberacrombie-associates.com
Job No.	21-0231

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