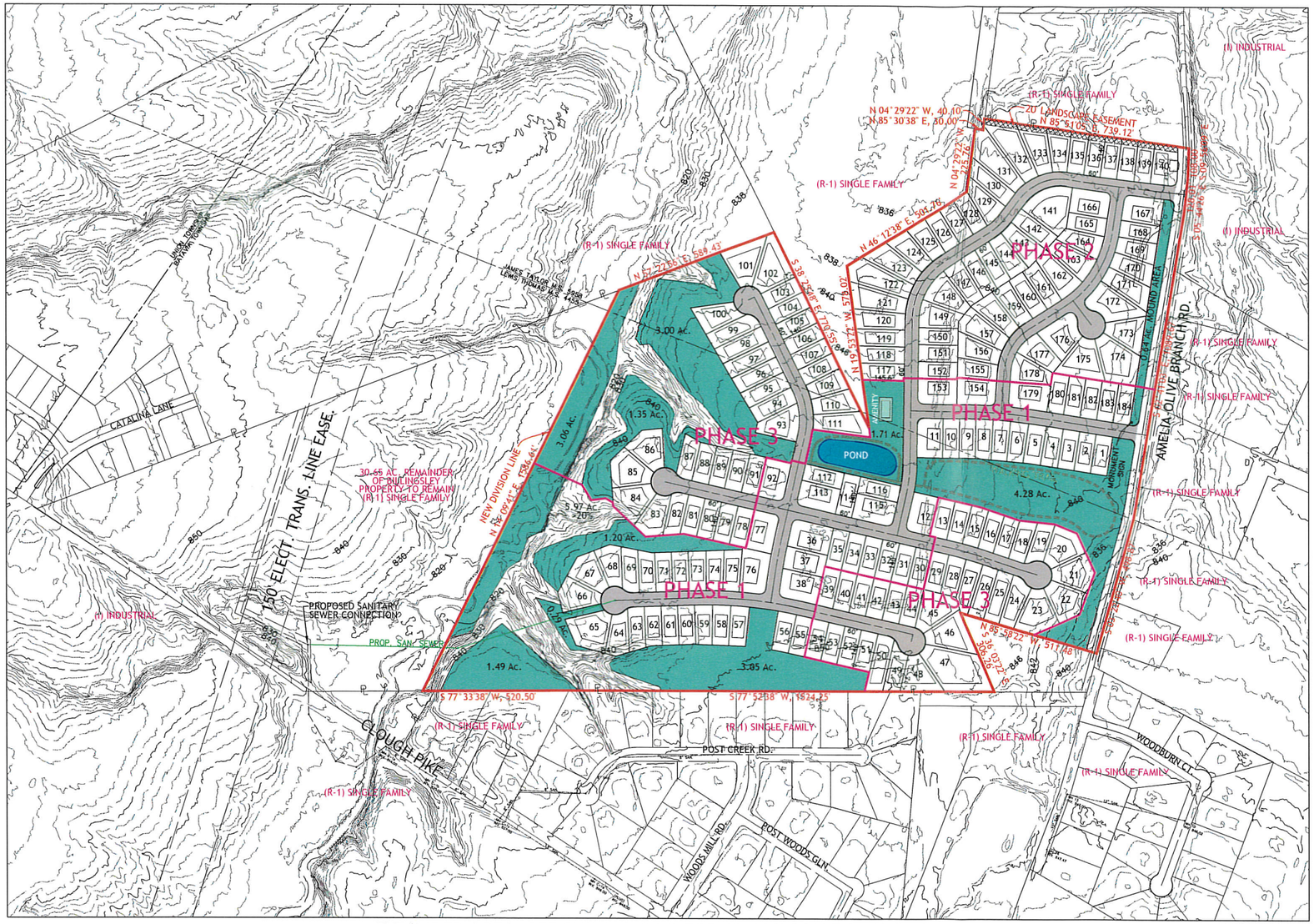
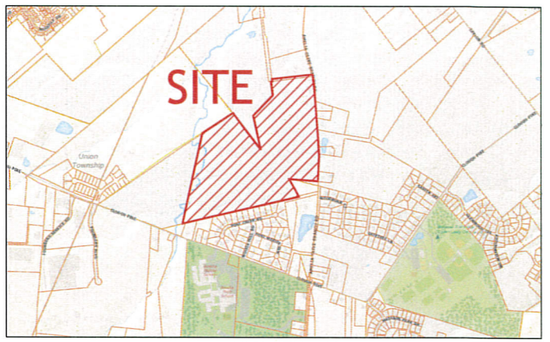
PRELIMINARY DEVELOPMENT PLAN FOR BILLINGSLEY PROPERTY

LOCATED IN JAMES TAYLOR M.S. 5958
AND LEWIS THOMAS M.S. 4455
BATAVIA TOWNSHIP, CLERMONT COUNTY, OHIO



EXPANDED AREA (SEE SHEET 2 OF 2 FOR 1"=100' SCALE DRAWING)



VICINITY MAP

ZONE: 82.23 ACRES (GROSS AREA)

SITE: 71.42 ACRES (GROSS LESS R/W)

SUMMARY TABLE

PROPOSED USE: SINGLE FAMILY RESIDENCE
NUMBER OF DWELLING UNITS: 184
DENSITY OF RESIDENTIAL USES: 2.81 UNITS/AC.
SCHOOL DISTRICT: BATAVIA SCHOOLS
TOTAL MILEAGE OF PROPOSED STREETS: 1.43 MILES

EXISTING ZONING: (R-1) SINGLE FAMILY

EXISTING CONTOURS: CONTOURS SHOWN AT 2' INTERVALS AND TAKEN FROM CURRENT CLERMONT COUNTY GIS MAPPING.

SETBACKS: FRONT=35', REAR=30', SIDE=5' MIN. ONE SIDE WITH TOTAL OF 20'

PHASING: PHASES MAY CHANGE BASED ON LOT DEMAND

OPEN SPACE PER BATAVIA TOWNSHIP ZONING CODE DEFINITION:
20.07 AC. ÷ 82.23 AC.=24.4%

HOA:THE COMMUNITY WILL BE GOVERNED BY A HOMEOWNER'S ASSOCIATION, WITH A COPY OF THE FINAL DOCUMENTS PROVIDED AT RECORDING TO TOWNSHIP STAFF.

OWNER:
BOYD O. BILLINGSLEY
PAR. ID. 012008B116
O.R. 869, PG. 18

APPLICANT:
NVR, INC.

SCALE IN FEET
0 100 200 400

WALKING PATH LEGEND

ASPHALT PATH
MULCHED PATH

NOTES:

1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
2. STREET LIGHTING TO BE PROVIDED BY DUKE ENERGY.
3. PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE FIRE HYDRANTS.
4. RESIDENTIAL DWELLING TO BE A MINIMUM OF 1348 SQUARE FEET WITH A HEIGHT NOT TO EXCEED 40'.

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DATE: 11-14-2017
DRAWN BY: seb
JOB NUMBER: CLEBTA1701_zoning
SHEET NUMBER 1 OF 2