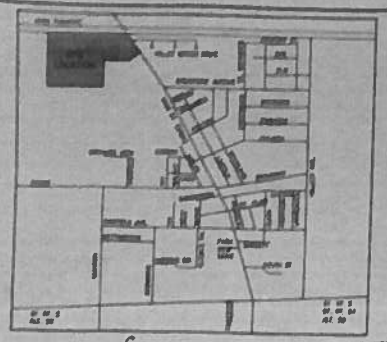
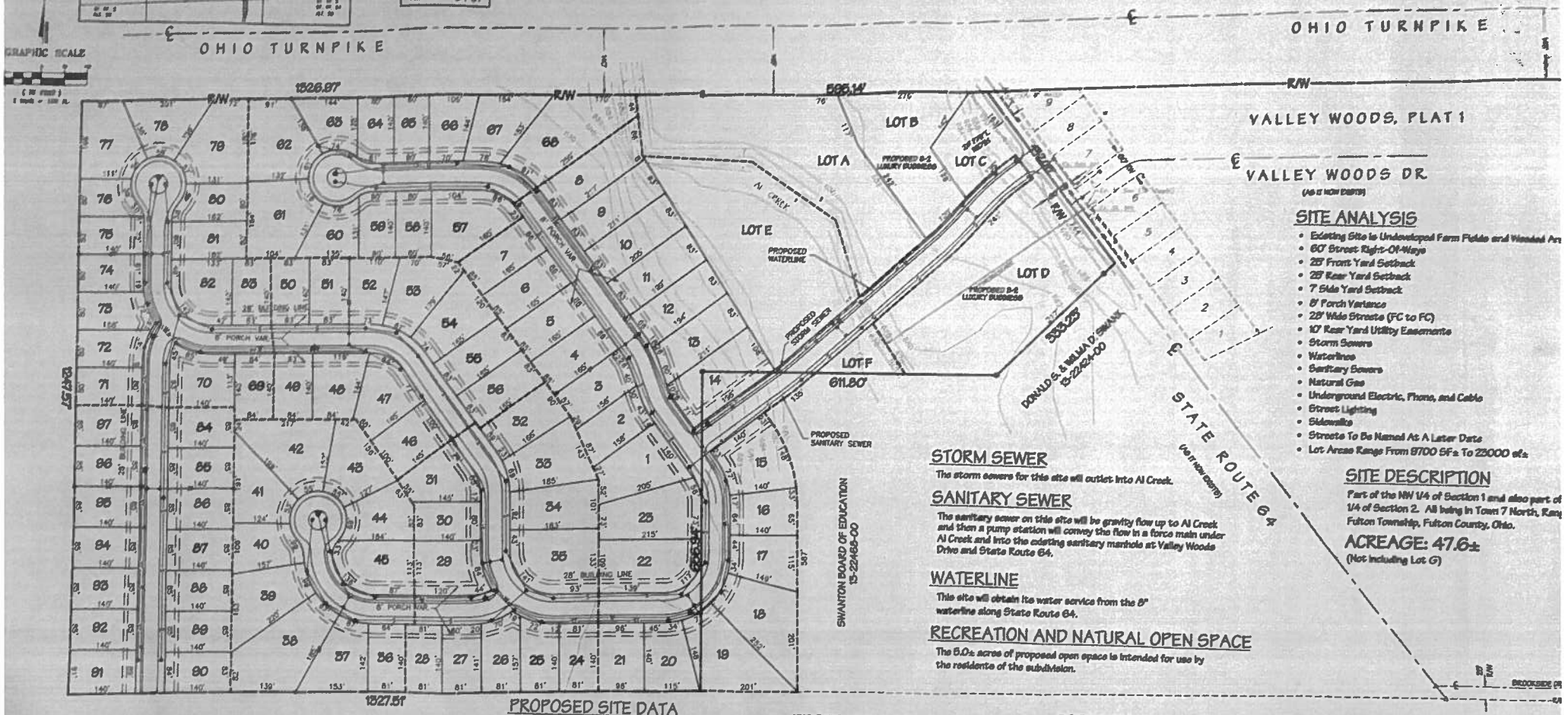
REVISED
PRELIMINARY DRAWING OF

Waterwood Farms

SWANTON, OHIO



PLAT	LOTS
I	1-14
II	15-23
III	24-35
IV	36-45
V	46-56
VI	57-68
VII	69-83
VIII	84-97



SITE ANALYSIS

- Existing Site is Undeveloped Farm Fields and Wooded Ar
- 60' Street Right-Of-Ways
- 25' Front Yard Setback
- 25' Rear Yard Setback
- 7' Side Yard Setback
- 6' Porch Variance
- 28' Wide Streets (FC to FC)
- 10' Rear Yard Utility Easements
- Storm Sewers
- Waterlines
- Sanitary Sewers
- Natural Gas
- Underground Electric, Phone, and Cable
- Street Lighting
- Sidewalks
- Streets To Be Named At A Later Date
- Lot Areas Range From 8700 SF± To 23000 sf±

SITE DESCRIPTION

Part of the NW 1/4 of Section 1 and also part of 1/4 of Section 2. All being in Town 7 North, Ran Fulton Township, Fulton County, Ohio.

ACREAGE: 47.6±
(Not including Lot G)

STORM SEWER

The storm sewers for this site will outlet into Al Creek.

SANITARY SEWER

The sanitary sewer on this site will be gravity flow up to Al Creek and then a pump station will convey the flow in a force main under Al Creek and into the existing sanitary manhole at Valley Woods Drive and State Route 64.

WATERLINE

This site will obtain its water service from the 8" waterline along State Route 64.

RECREATION AND NATURAL OPEN SPACE

The 5.0± acres of proposed open space is intended for use by the residents of the subdivision.

PROPOSED SITE DATA

- 97 LOTS OF R-2 SINGLE FAMILY RESIDENTIAL
- FOUR LUXURY BUSINESS LOTS

PROPOSED ZONING

- 40.5± Acres R-2 SINGLE FAMILY RESIDENTIAL
- 7.1± Acres B-2 LUXURY BUSINESS

EXISTING ZONING

- 47.6± ACRES R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED LOT USAGE

Residential Lot Usage:

The 97 lots are intended for use for single family dwelling units with a maximum height of two stories.

Business Lot Usage:

The 4 lots are intended for use as business offices or retail stores and services devoted to serving the neighborhood.

COORDINATION WITH THE SWANTON SCHOOLS

This preliminary plan will require coordination with the Swanton Schools due to parts of the subdivision being located on their property. The school is going to transfer Lot G to the developer and the developer is going to transfer Lots E and F to the school. Lot G is 2.86 Acres, Lot E is 2.36 Acres and Lot F is .25 Acres.

OWNER:

LOUISVILLE TITLE AGENCY FOR NW OHIO, INC; TRUSTEE
3246 NAVARRE AVENUE
OREGON, OH 43616

DEVELOPED BY:

MILLSTREAM DEVELOPMENT COMPANY
5640 SYLVANIA-METAMORA ROAD
SYLVANIA, OHIO 43560

Feller Finch & Associates, Inc.
Engineers Surveyors
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43537-0068
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PROJECT: 98-2007

NOVEMBER 12, 2002
REV. FEB. 13, 2003