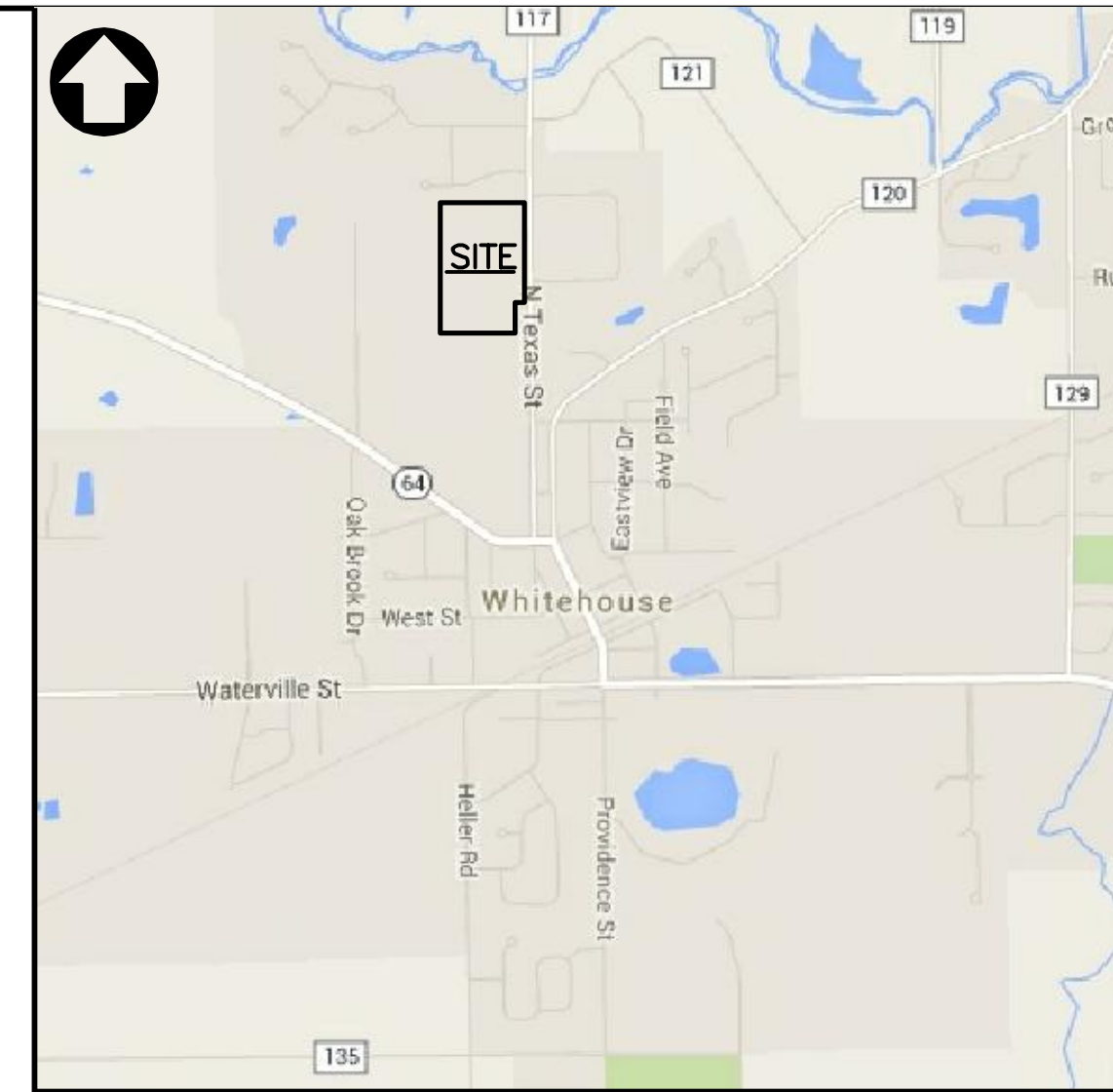


FINAL PRELIMINARY DRAWING  
OF  
**The Preserve**  
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO



VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 7 NORTH, RANGE 9 EAST, IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

NOTES:  
THE MINIMUM LOT WIDTH IS 100' PER ZONING CODE SECTION 1270.02.121 AND ARE MEASURED ALONG THE BUILDING SETBACK LINE. ALL LOTS ARE 100' WIDE AT THE BUILDING SETBACK LINE.

LOTS 16, 17, 18, 27, 31, 36, 39-48, 51, 54-62 WILL REQUIRE A VARIANCE FROM CHAPTER 1226.02(E)(4) (SUBDIVISION REGULATIONS) THAT REQUIRES LOTS OVER 20,000 SQ. FT. HAVE A DEPTH TO WIDTH RATIO OF 2-1/2 TO 1.

PROPOSED STREAM SIDE BUFFER SHALL BE A MINIMUM OF 30' ON EACH SIDE OF THE CENTERLINE OF THE CREEK.

STORMWATER WILL BE DETAINED IN THE ROADSIDE SWALES AND INFILTRATE INTO THE NATIVE SOIL.

A STREET LIGHTING PLAN WILL BE SUBMITTED TO THE VILLAGE FOR APPROVAL.

SITE ANALYSIS

- NUMBER OF LOTS = 32
- 60' PUBLIC STREETS
- 25' PUBLIC ROADS
- SANITARY SEWERS
- BIORETENTION SWALES
- WATERLINES
- NATURAL GAS
- 12' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE

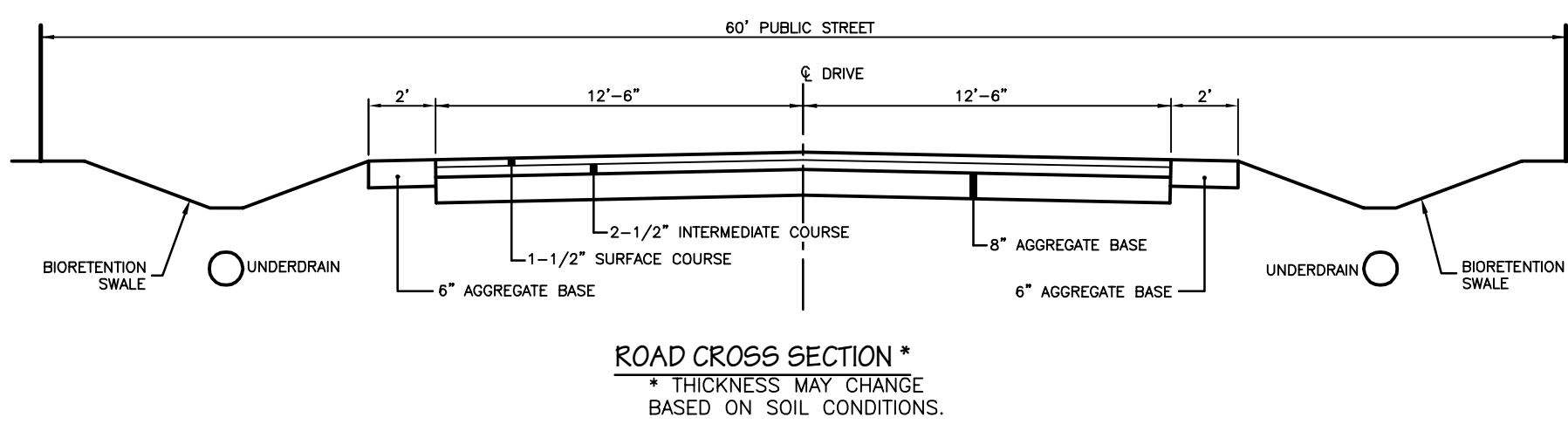
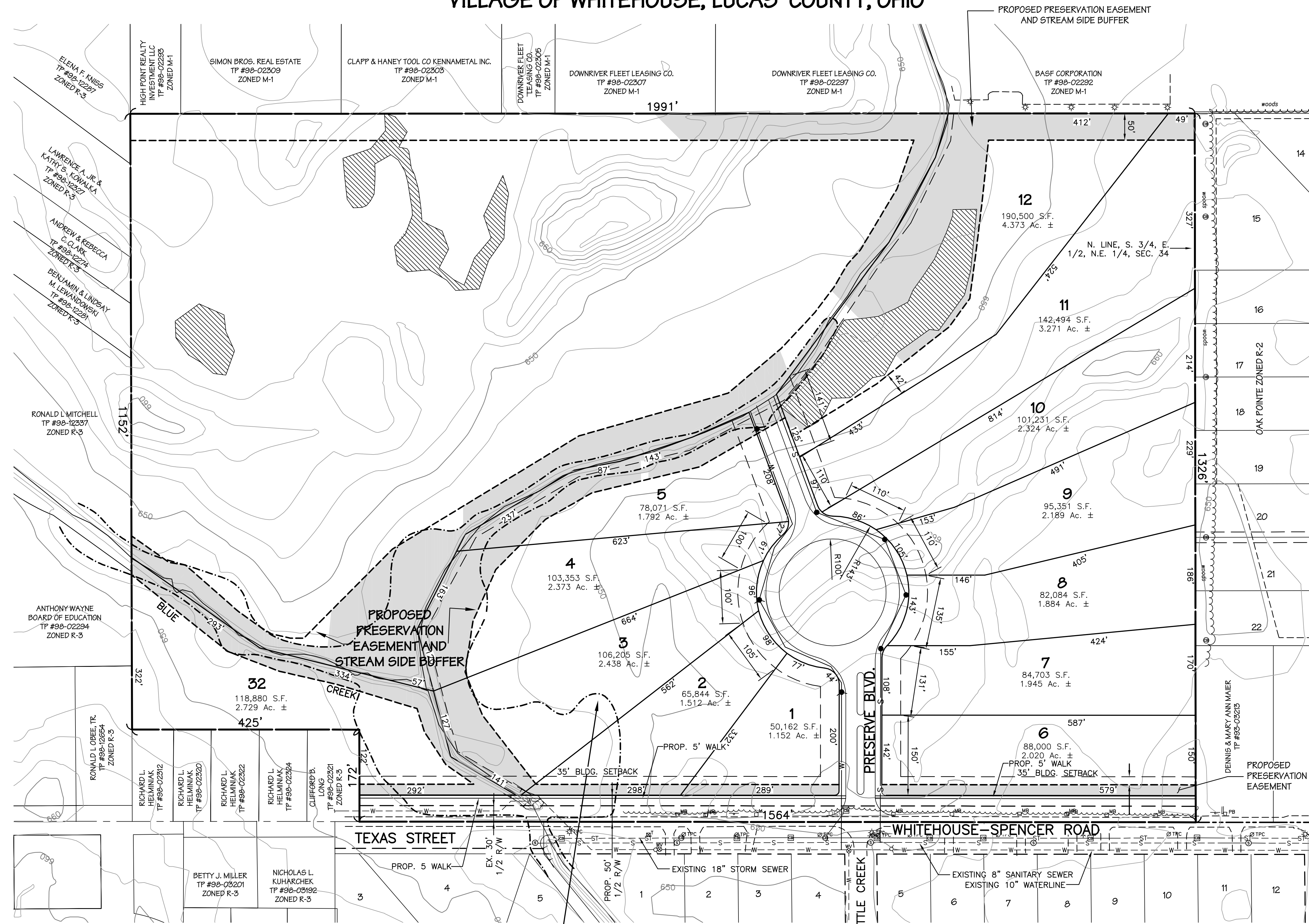
- BIORETENTION SWALES WITH UNDERDRAIN
- PRESERVATION EASEMENT/STREAM SIDE BUFFER
- WETLAND AREAS

- EX. ZONING: R-1
- SITE ACREAGE: 58.85±
- PRESERVATION EASEMENT & STREAM SIDE BUFFER AREA = 9.96 Ac. = 16.9%

DEVELOPED BY:  
**DLR ACQUISITIONS, LLC**  
3242 EXECUTIVE PARKWAY  
TOLEDO, OHIO 43606  
PHONE:

PREPARED BY:  
**FellerFinch & ASSOCIATES, INC.**  
Engineers - Architects - Surveyors  
1683 Woodlands Drive, Maumee, Ohio 43537  
Phone: (419) 893-3680  
Fax: (419) 893-2982  
www.fellerfinch.com

PROJECT No.: 10E07884 DWG: 10-07884PR00A8-option 7 DATE: 02-06-16



LOT DATA:

• MIN. LOT WIDTH:	100 FEET
• MIN. FRONT YARD:	35 FEET
• MIN. REAR YARD:	35 FEET
• MIN. SIDE YARD:	15 FEET
• MIN. LOT AREA:	20,000 SQ. FT.

