GRAPHIC SCALE

100 0 50 100

( IN FEET )

1 inch = 100 ft

**BUILDING LOT DESIGN STANDARDS**

- FRONT SETBACK – 30' MIN.
- REAR YARD SETBACK – 25' MIN.
- SIDEYARD SETBACK – 5' MIN. (EACH SIDE)
- WIDTH TO BE 80' MIN. AT FRONT SETBACK
- CUL-DE-SAC LOTS MIN. FRONTAGE TO BE 40'

ACREAGE TABULATION

| | | |
|---|---|---|
| RESIDENTIAL LOTS #1-#85 | = | 30.51 AC. |
| PARK/OPEN AREAS | = | 12.97 AC. (25%) |
| STREET R/W | = | 7.98 AC. |
| TOTAL | = | 51.46 AC. |

~ INDICATES APPROXIMATE LOCATION OF WETLANDS AREA.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

# WOODGROVE

**S.R. 741/Red-Lion Five Points Rd.**

**Located In:**
**Sec. 11, T. 11E, R. 4N MRs.**
**Clearcreek Township**
**Warren County, Ohio**

**DEVELOPER:**

OBERER

3445 Newmark Drive
Miamisburg, Ohio 45342
937.278.0851

**ENGINEER:**

REINKE GROUP

959 Congress Park Drive
Dayton, OH 45459
(800) 407-5405

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying

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ZONING DEPT.

REVISIONS:

| | |
|---|---|
| DESIGNED BY: | GR |
| DRAWING BY: | TTL |
| DATE: | JANUARY 30, 2019 |
| JOB NUMBER: | 2018-08-008 |

TITLE:

**P.U.D. Plan**

SHEET NUMBER:

1 OF 1

COMMENTS: