HOME LOT #4

SANDY'S FARM LANE

(A PRIVATE ROAD)

(NOT FOR PUBLIC MAINTENANCE)

EX. FIRE HYDRANT 6" G.V.& BOX

EX. LIGHT POLE

PRIVATE 40' ROADWAY ACCESS & UTILITY EASEMENT COMMON LAND

OPEN SPACE

20' WIDE STORM SEWER EASEMENT

COMMON LAND #8

EX. TRANS., CABLE, & TELE. BOXES

HOME LOT #1

10' PRIVATE SAN. TAP EASEMENT

PRIVATE 60' TAXIWAY ACCESS & UTILITY EASEMENT COMMON LAND

15'x15' UTILITY EASEMENT

30' WIDE SANITARY SEWER EASEMENT

N

65' @ 6.25% "S" ST

N51°06'03"E 124.25'

809.0 E/P

803.0 E/P

S 8"SAN-120' @ 0.4%

L=92.08'
R=130.00'
C=S58°42'20"E
90.17'

EX. C.B. TOP=803.09 INV=798.02.

PRIVATE 20' WIDE DRIVE

L = 73.34'
R = 280.00'
C = N58°36'17"E
73.13'

L = 13.92'
R = 780.00'
C = S34°32'04"E
13.92'

EX. CABLE, ELEC., & TELE. BOXES

N36°20'14"W 35.56'

806.9 E/P

41.00'

805.8 E
808.0 P

806.0 E
807.5 P

EX. DITCH

40' BUILDING SETBACK

PORCH

7'-4" x 11'-8"

20'-8" x 12'-0"

"McKINLEY II"
FF. ELEV.= 811.00
BSMT. ELEV.= 802.33

16' WIDE DRIVEWAY

20' WIDE PRIVATE TAXIWAY

5' SIDE YARD SETBACK

48'-8"

37'-4"

4'-0" x 14'-0"

15'-3" x 4'-0"

26'-8" x 10.0

N39°02'24"W 77.96'

807.3 E
809.0 P
39.41'

806.5 E
809.0 P

808.3 E/P

10' PRIVATE SAN. TAP EASEMENT

SAN MH C-2
808.08 RIM
804.10 INV.

SAN TAP
803.55 INV.

HOME LOT #2

HOME LOT #3

23,056 sq. ft.
0.529 AC

30' WIDE WATER MAIN EASEMENT

5' SIDE YARD SETBACK

97.75'

N38°24'51"W 51.88'

10' REAR YARD SETBACK

808.8 E/P

164.19'

S51°10'00"W

EX. 8" WATER MAIN

8" x 8" TEE

8" G.V.& BOX

EX. FIRE HYDRANT 6" G.V.& BOX 8"x6" TEE 8" G.V.& BOX

PRIVATE 20' WIDE TAXIWAY

PRIVATE 60' TAXIWAY ACCESS & UTILITY EASEMENT COMMON LAND

SAN MH C-4
809.00 RIM
805.05 INV.

20' WIDE STORM SEWER EASEMENT

30' WIDE SANITARY SEWER EASEMENT

30' @ 0.5%

12" ST

W

S

8"SAN-135' @ 0.4%

12" ST- 50' @ 2.0%

HOME LOT #6

20' WIDE STORM SEWER EASEMENT

SAN MH C-3
809.00 RIM
804.51 INV.

30' WIDE SANITARY SEWER EASEMENT

EX. 8" SAN. SEWER
265' @ 0.4%

SAN MH C-1
810.25 RIM
802.77 INV.

EX. ELEC. POLE

SAN MH C
809.33 RIM
803.31 INV.

NOTES:

HOUSE MAY BE FIELD ADJUSTED FOR LOT CONDITIONS WITHIN LEGAL SIDEYARDS & SETBACKS OF LOCAL ZONING.

SANITARY SERVICE IN BASEMENT MUST HAVE GRINDER PUMP.

STATE OF OHIO
GARY D. HOLT
5701
REGISTERED PROFESSIONAL SURVEYOR

HOME LOT NO. 3
P.I.N. 012006C089.
4 SANDY'S FARM LANE
SANDY'S FARM – SECTION ONE
BATAVIA TOWNSHIP,
CLERMONT COUNTY, OHIO

PLOT PLAN FOR: SANDY'S FARM LOT 3

4 Sandy's Farm Lane

SANTORO ENGINEERING COMPANY
SURVEYING PLANNING DESIGN ENGINEERING MANAGEMENT
PHONE: [513] 732-2561
1501 CINCINNATI-BATAVIA RD
FAX: [513] 732-2938
BATAVIA, OHIO 45103

DATE	DRAWN	PROJECT NO.	SCALE
9-22-06 10-02-06 10-17-06	RLH/GDR	0364	1"=30'