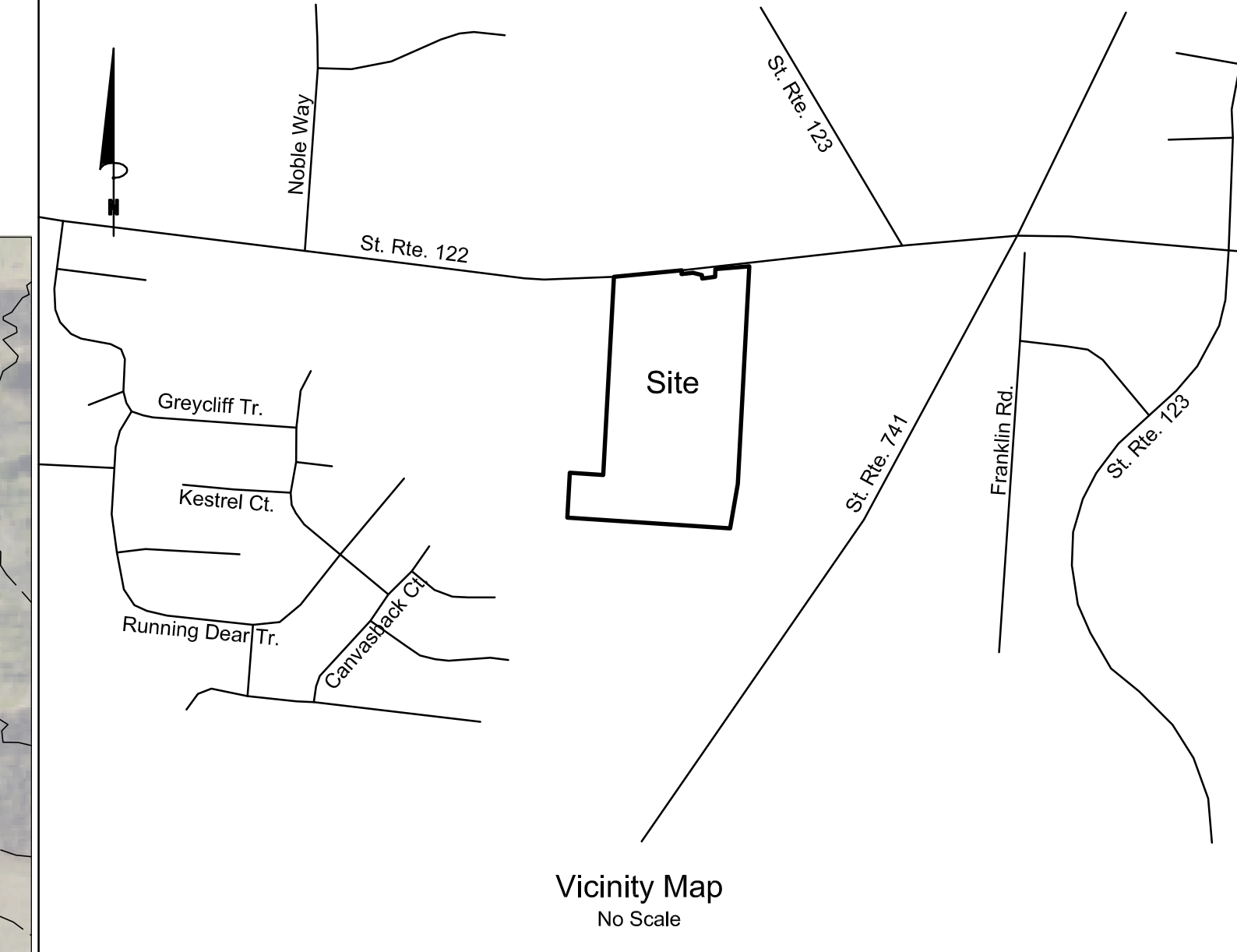


Shaker Creek

Concept Plan
 Section 15, Town 3E, Range 4N
 Clearcreek Township, Warren County, Ohio
 27.3192 Acres January, 2025



Surveyor's Notes:

Owner: Schmidt7, LLC - Amanda Schmidt
 2925 State Route 122
 Franklin, Ohio 45005

Deed: Document # 2024-025706 - 5.341 Acres - Parcel ID 08-15-301-010
 - 5.582 Acres - Parcel ID 08-15-301-011
 - 3.0258 Acres - Parcel ID 08-15-301-012
 - 7.6130 Acres - Parcel ID 08-15-301-014
 Document # 2025-001518 - 5.6033 Acres - Parcel ID 08-15-351-008

Developer: Bill & Amanda Schmidt
 7177 Paul Lane
 Middletown, Ohio 45044
 513-623-6077

Sources:
 Document # 2025-001518, Document # 2024-025706, P.B. 5, Pg. 7, SR 12-112, SR 103-55, SR 136-65, SR 157-91, SR 161-68 and other sources of information for this survey as shown on drawing.

Bearings noted herein are based on Ohio State Plane Coordinate System (OSPC) - South Zone, NAD 83 as derived from the Ohio Department of Transportation Virtual Reference Stationing System. Distances noted are based on Ground Distances. The Grid to Ground Scale factor used is 1.0001009491.

Proposed subdivision to contain six(6) single-family home lots.

All parcels included in this concept plan are zoned OSR-1, except as noted hereon.

The proposed subdivision is served by Springboro Local School District, Warren County Career Center Bishop Fenwick High School, Middletown Christian Schools, CHESS Christian School and the CnDay Academy. Nearby parks include Warren County Sports Park at Union Village and Warren County Armo Park, Hunter Park, Patricia Allen park, the Hoffman Reserve, and Diane's Sycamore Reserve.

No common areas, trails or community building are proposed for this subdivision.

The lots of this proposed subdivision are to be served by Warren County Water and on-site septic systems.

Proposed lot size to vary from 3.43 acres to 6.01 acres.

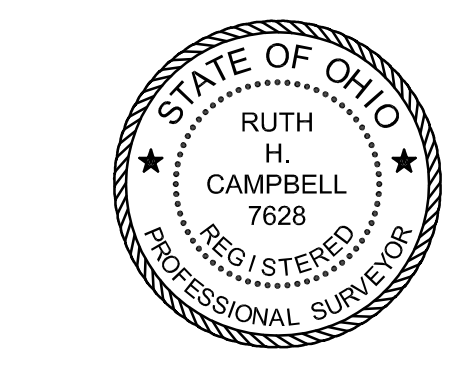
No new roads are proposed.

No Special Flood Hazard Areas exist on this site. Stormwater runoff flows predominately to the south and east to an easterly fork of Shaker Creek. The South west corner of the site flows to the south and west to a westerly fork of Shaker Creek.

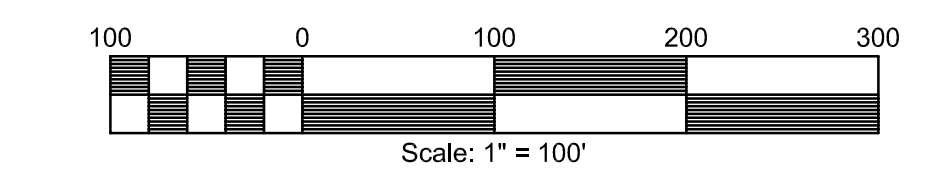
The stormwater runoff and peak flow will be lower after development than the existing site, therefore no stormwater detention is proposed.

| Number | Direction | Distance |
|--------|---------------|----------|
| L1 | S 05°20'41" W | 30.43' |
| L2 | N 85°39'41" E | 66.22' |
| L3 | S 73°41'36" E | 53.54' |
| L4 | S 04°37'40" E | 20.00' |
| L5 | N 85°22'20" E | 75.12' |
| L6 | N 05°20'41" E | 39.05' |

| Land Use Table - Single Family Lots Only | |
|--|-------------|
| Gross acreage | 27.3192 Ac. |
| Wetland acreage | 0.0000 Ac. |
| High slope area | 0.0000 Ac. |
| Water body acreage | 1.2632 Ac. |
| Floodplain acreage | 0.0000 Ac. |
| Net acreage | 26.0560 Ac. |
| Open space acreage | 0.0000 Ac. |
| Single family use | 26.0560 Ac. |
| Anticipated number of lots | 6 |



Ruth H. Campbell, #7628
 Registered Surveyor



Concept Plan

| REVISIONS |
|-----------|
| |
| |
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| | |
|--------------------------|--------------------------------|
| DESIGNED BY: JM | HORIZ. SCALE: 1" = 100' |
| DATE: 01/27/25 | VERT. SCALE: NA |
| PROJECT NO.: 2427 | SHEET NO.: 1 of 1 |
| PROJECT | |

Shaker Creek

WYCO CONSULTING, INC.
 10 Stadia Drive
 Franklin, Ohio 45005
 937-743-9926