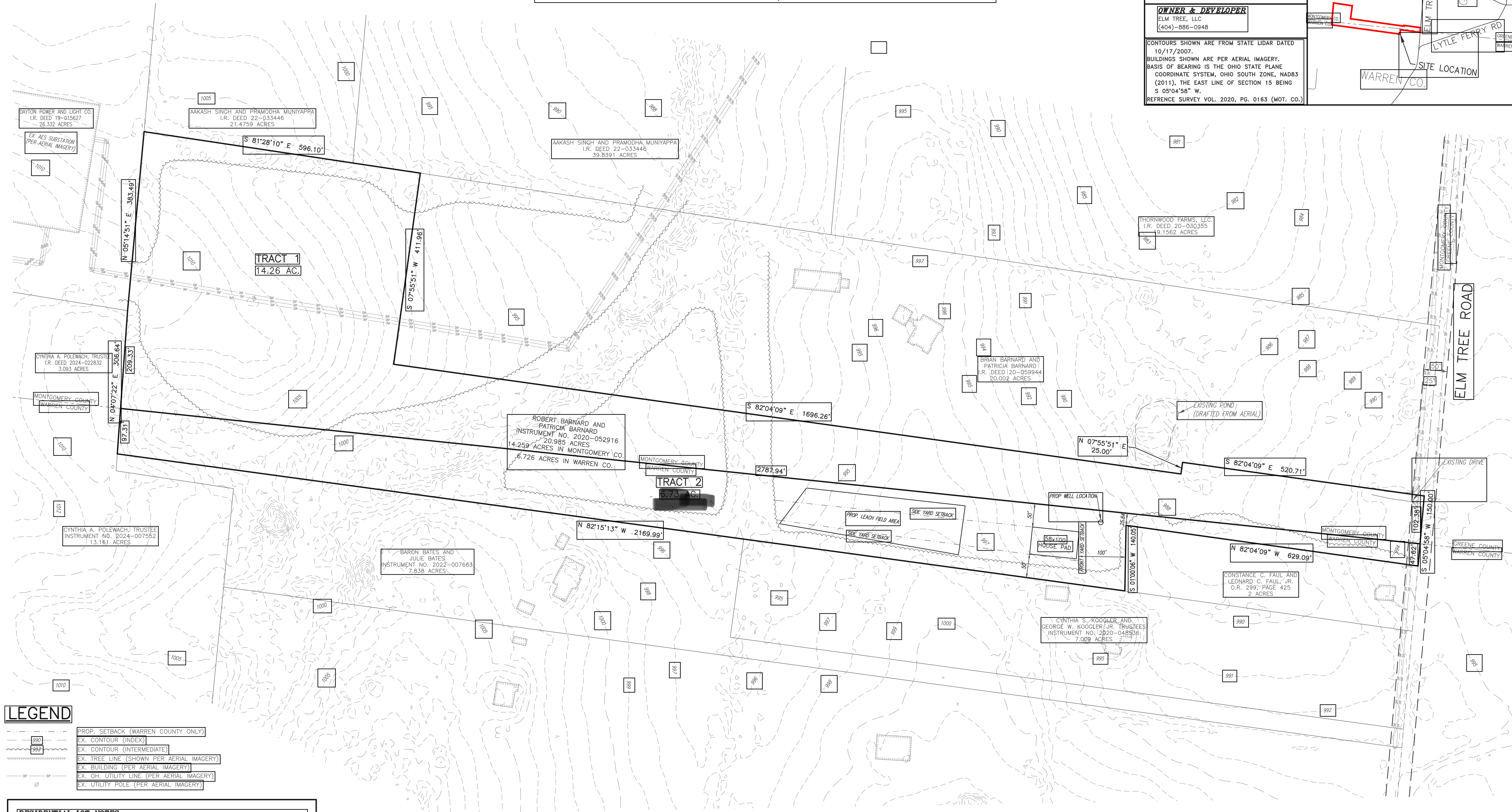
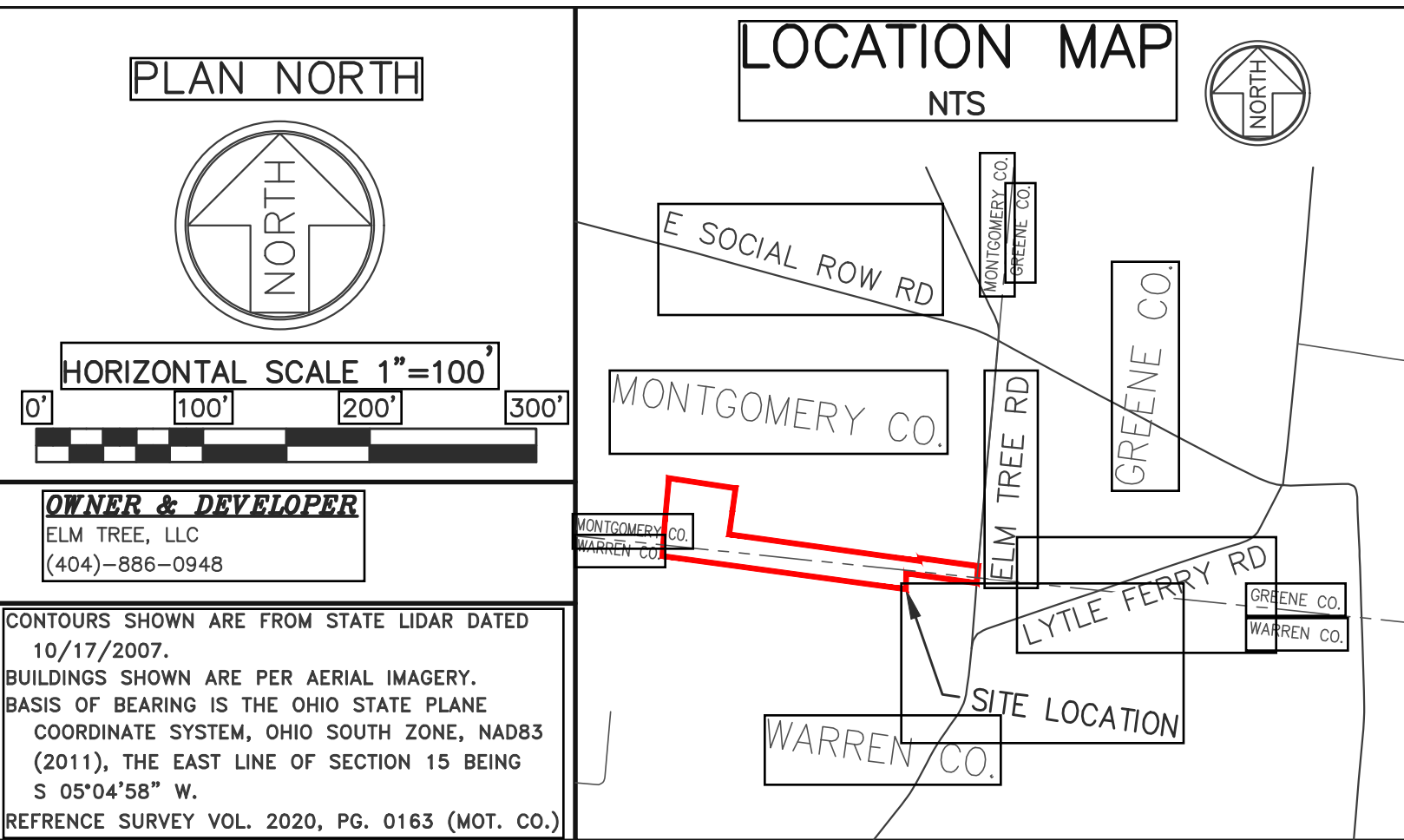


PROPOSED LOT SPLIT
OF 21.0 ACRES TRACT INTO TWO TRACTS
ELM TREE FARMS SUBDIVISION
LOCATED IN THE STATE OF OHIO,
MONTGOMERY COUNTY, WASHINGTON TOWNSHIP, SECTION 15, TOWNSHIP 3, RANGE 5
WARREN COUNTY, WAYNE TOWNSHIP, SECTION 15, TOWNSHIP 3, RANGE 5
OCTOBER 7, 2025



LEGEND

- PROP. SETBACK (WARREN COUNTY ONLY)
- EX. CONTOUR (INDEX)
- EX. CONTOUR (INTERMEDIATE)
- EX. TREE LINE (SHOWN PER AERIAL IMAGERY)
- EX. BUILDING (PER AERIAL IMAGERY)
- EX. OH. UTILITY LINE (PER AERIAL IMAGERY)
- EX. UTILITY POLE (PER AERIAL IMAGERY)

RESIDENTIAL LOT NOTES

THE TRACTS SHALL BE FOR SINGLE RESIDENTIAL DWELLING UNITS. 2 RESIDENTIAL TRACTS ARE PROPOSED FOR DEVELOPMENT. EACH LOT SHALL HAVE A WELL AND ON-SITE SANITARY TREATMENT SYSTEM.

WELL AND LEACH FIELD LOCATIONS ARE CONCEPTUAL ONLY AND TO BE VERIFIED BY DEATON SOIL SERVICES AND A CERTIFIED WELL DRILLER.

ZONING

CURRENT ZONING: A AGRICULTURAL DISTRICT, MONTGOMERY COUNTY, AND R-1 RESIDENCE SINGLE FAMILY ZONE, WARREN COUNTY. PROPOSED SUBDIVISION IS FOR THE MONTGOMERY COUNTY PD PLANNED DEVELOPMENT ZONING.

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