

AMHERST MEADOWS PRELIMINARY DEVELOPMENT PLAN

VMS 5802, Madison Co., London, Ohio



LOCATION MAP
Source: USGS London, Ohio Quad.

LEGEND

- Existing Topographic Line
 - Proposed Topographic Line
 - Spot Elevation
 - Water Line
 - Drainage Channel
 - Tree and Tree Line
 - Road Centerline
 - Property Line
 - Work Limits
 - Right of Way
 - Easement
- UTILITY LINES
(Fine Line Indicates Existing)
- Sanitary Sewer
 - Storm Sewer
 - Water Supply Line
 - Natural Gas Pipeline
 - Underground Electric Line
 - Underground Telephone Cable
 - Optical Fiber Cable
 - Other Underground Utility
 - Exg. Fence
 - Proposed Fence
- STRUCTURES
- Manhole
 - Water Valve Box
 - Catch Basin
 - Power Pole
 - Telephone Pole
 - Light Pole
 - Existing Monument
 - Proposed or New Monument
 - Benchmark
- Label If Proposed
 - Fire Hydrant
 - Sign
 - Elec. Transformer
 - Telephone Jct. Box
 - PK Nail
 - RR Spike
 - BUM Elev. 972.35

OWNER: F&G Development
221 South High Street
Columbus, Ohio 43215
(614)221-4070

SURVEYOR: Louis Green, PS
Louis A. Green and Associates
924 North Detroit Street
Xenia, Ohio 45385

ENGINEER: Casey Elliott, PE
Conservation Technologies, Inc.
1212 West High Street
London, Ohio 43140
(614)852-1300

APPROVALS:

CITY OF LONDON

William J. Robison 12/29/1995
William J. Robison
Chairman, Planning Commission
City of London

Elmer Olsen 9/12/95
Elmer Olsen
Safety Service Director
City of London

This approval is for the Preliminary Subdivision Plans only.

An F. and G. Project
Amherst Meadows Subdivision
Preliminary Subdivision Plan
VMS 5802

London Madison County, Ohio

Scale: 1"=100' Date: July 20, 1995

CASEY ELLIOTT, PE
CONSERVATION TECHNOLOGIES, INC.
1212 WEST HIGH STREET
LONDON, OHIO 43140
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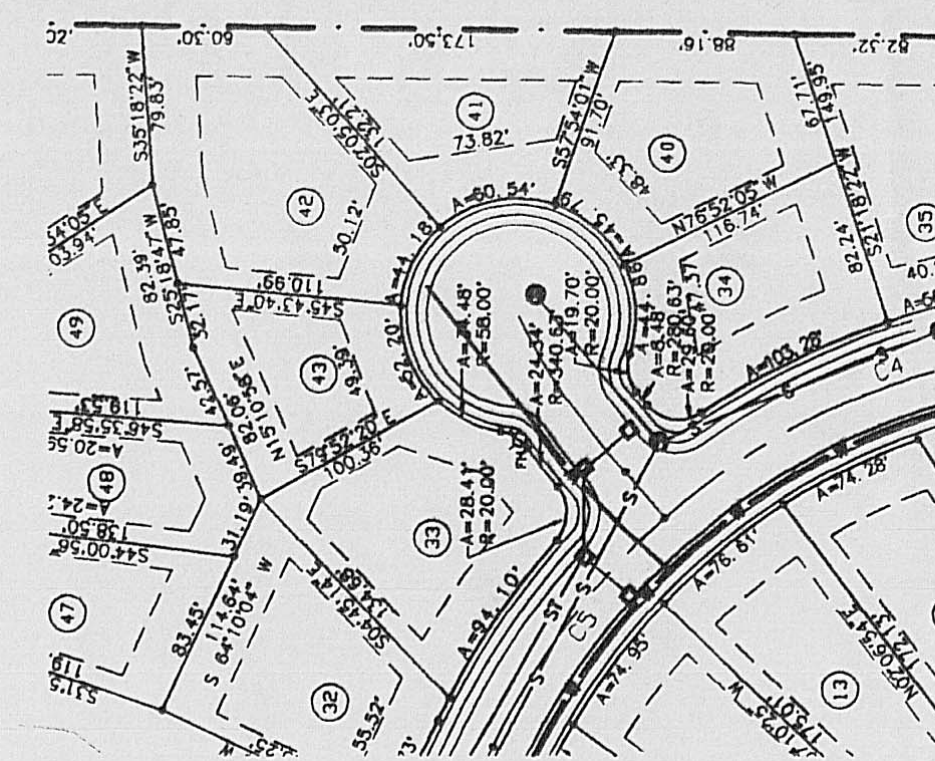
Contract: 94135

Approved:

1

ALTERNATE PLAN FOR STANSBURY DRIVE
If the developer does not obtain an agreement from the neighboring landowner to connect to Stansbury Drive, a culdesac will be built and the street name will be Stansbury Court. The lot areas will be adjusted as follows:

LOT	Rev.	AREA
33	11501	SQ.FT.
43	8231	SQ.FT.
42	14026	SQ.FT.
41	10567	SQ.FT.
40	10792	SQ.FT.
34	9819	SQ.FT.



Frank B. and Janet L. Saliers
DB 284, PG 832
97,237 ac.

PHASE II (Lots 61-103)

PHASE III (Lots 104-129)

PHASE I (Lots 1-60)

PHASE IV (Lots 130-177)

PHASE III (Lots 104-129)

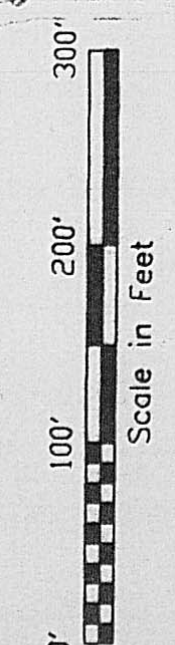
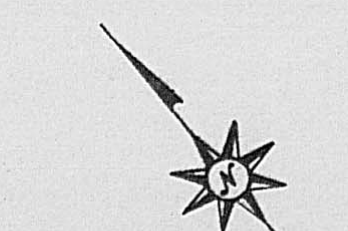
Frank B. and Janet L. Saliers
DB 284, PG 832
509.66 ac.

V (Lots 178-207)

IV (Lots 130-177)

Curve Data for Road CL's

CURVE	RADIUS	ARC LENGTH	CHORD	DEFLECTION	'E'
C1	345.00'	131.24'	130.84'	93.27°45'	65.47'
C2	345.00'	131.24'	130.84'	93.27°45'	25.17'
C3	345.00'	131.24'	130.84'	93.27°45'	60.52'
C4	345.00'	131.24'	130.84'	93.27°45'	72.19'
C5	345.00'	131.24'	130.84'	93.27°45'	80.08'
C6	345.00'	131.24'	130.84'	93.27°45'	85.58'
C7	345.00'	131.24'	130.84'	93.27°45'	89.96'
C8	345.00'	131.24'	130.84'	93.27°45'	92.57'
C9	345.00'	131.24'	130.84'	93.27°45'	94.36'
C10	345.00'	131.24'	130.84'	93.27°45'	95.31'
C11	345.00'	131.24'	130.84'	93.27°45'	95.55'
C12	345.00'	131.24'	130.84'	93.27°45'	95.96'
C13	345.00'	131.24'	130.84'	93.27°45'	96.51'
C14	345.00'	131.24'	130.84'	93.27°45'	97.17'
C15	345.00'	131.24'	130.84'	93.27°45'	97.93'
C16	345.00'	131.24'	130.84'	93.27°45'	98.78'
C17	345.00'	131.24'	130.84'	93.27°45'	99.71'
C18	345.00'	131.24'	130.84'	93.27°45'	100.71'



QNP Corp.
DB 297, PG 170

Rel. 7/21/95

AMHERST MEADOWS PRELIMINARY DEVELOPMENT PLAN

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- Benchmarks:**
- BM1: Elevation 1040.99 (ODOT MAD-42-1989)
"M" in Mueller on the top of an existing Fire Hydrant at STA 432+59 of U.S. 42, 44' Left, 32' Southwest of the center of a commercial drive 141' south of the intersection of Keny Boulevard and U.S. 42
 - BM2: Elevation 1028.79 (1028.71 by Madison County Engineer)
Top of chiseled square in the top of the southwest wingwall (lower step) of a box culvert under U.S. 42 STA 446+25, 32' left over Sanford Ditch
 - BM3: Elevation 1040.59 (1040.40 by Brundage, Baker and Stauffer, Ltd.)
Top of Manhole cover #443 of the northwest sewer trunk line, 40'+/- northwest of the centerline of Sanford Ditch and 130 +/- feet north of the Carmen Scott property line.

Existing Subdivisions: No existing subdivisions are adjacent to the proposed Amherst Meadows. Sheffield Commons is at the southwest corner of Amherst Meadows but has not been filed.

PROPOSED USE: Single Family residential Use.

ZONING:

Area	Zoning	Area
1	R-2	9,172 ac.
2	R-3	68,101 ac.
3	B-2	3,857 ac.
4	B-2	5,864 ac.
5	R-4	15,006 ac.

EXISTING DRAINAGE:
Sanford Ditch is under County Maintenance. One storm sewer enters from the west from London High School. Sanford Ditch enters from the south.

The storm sewer within Sanford Ditch will be maintained and the old tile replaced as needed. A new storm sewer will be placed on the east side of Sanford Ditch. Existing tile will be captured at the property line of the Subdivision and routed through the proposed storm sewer system.

FLOOD CONTROL: The lots in Phase I will be filled to set the first floor of the proposed houses at 2.5' above the street elevation. The 100 year storms will be routed along the proposed streets and into detention basins near the southeast edge of Phase II. The overflow for the detention basins will be routed into a new storm sewer on the east side of Sanford Ditch and released at U.S. 42. The storm sewer will carry a five year storm underground and the excess will flow into Sanford Ditch. An easement will be created for Sanford Ditch.

WATER SUPPLY: There is a 12" water main on the south side of the property that will be used for a loop when Keny Boulevard is extended. The main tap will be on the 12" water main along U.S. 42. The existing water main along U.S. 42 will be extended when the B-2 lots along U.S. 42 are developed.
Water lines will be looped during each phase

SEWAGE COLLECTION: Approximately 110 lots will drain into a sewage lift station proposed at the northeast corner of the subdivision. The lift station will be designed to provide capacity for development to the north and will outlet into the northeast trunk line sewer along U.S. 42. The remaining lots will drain into a gravity sewer system that will be connected to the northeast trunk sewer on the property.

STREET LIGHTING: Street lighting is planned and will be designed with the assistance of Ohio Edison Co.

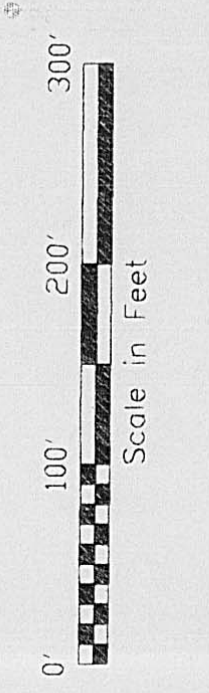
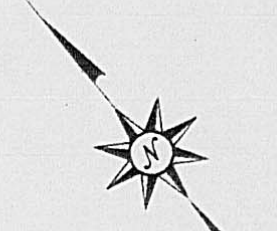
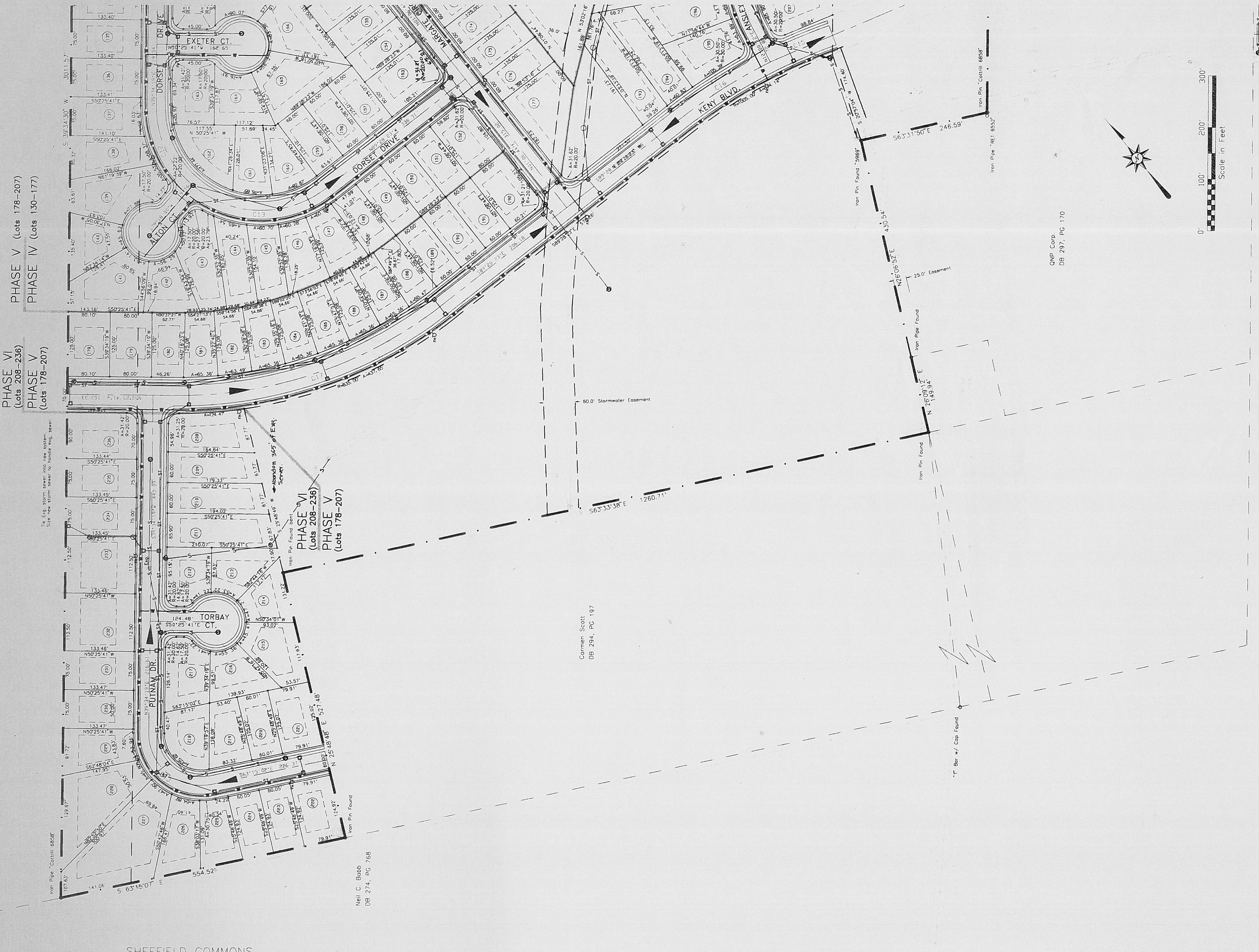
OTHER UTILITIES: Telephone, cable, natural gas and electricity will be supplied and laid underground along the street rights of way. The design and exact location will be determined during final design in cooperation with the utility companies.

FIRE ACCESS: Hydrants are spaced at 400' center to center which will provide arc distances of much less than 500'. All cul-de-sacs will have a 90' diameter pavement sufficient to turn most fire equipment safely.

DEAD END STREETS: Both dead end streets will be constructed with temporary turn-around pads and the lots affected will not be built upon until the streets are extended.

TABLE: Area in SF for Each LOT

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	8,178	51	10,240	101	7,598	151	7,500	201	11,199
2	11,476	52	15,974	102	15,974	152	9,513	202	10,278
3	17,819	53	8,881	103	8,880	153	10,562	203	11,586
4	10,600	54	16,552	104	8,941	154	7,500	204	7,676
5	8,251	55	11,789	105	8,506	155	7,500	205	9,498
6	10,763	56	8,744	106	9,044	156	7,500	206	11,235
7	9,729	57	8,744	107	10,552	157	7,500	207	10,421
8	10,178	58	8,744	108	13,650	158	7,500	208	12,025
9	10,223	59	18,026	109	18,740	159	7,500	209	10,319
10	18,058	60	10,437	110	26,437	160	7,938	210	11,200
11	16,843	61	9,914	111	22,079	161	8,430	211	13,315
12	11,142	62	7,753	112	15,710	162	9,995	212	9,032
13	10,899	63	13,585	113	11,938	163	9,882	213	8,177
14	10,984	64	14,576	114	9,844	164	9,489	214	8,255
15	9,802	65	29,980	115	11,011	165	13,775	215	8,201
16	8,143	66	9,429	116	10,118	166	12,745	216	9,416
17	6,881	67	6,780	117	11,492	167	11,799	217	10,779
18	8,296	68	9,914	118	12,269	168	9,922	218	9,187
19	8,536	69	9,914	119	10,138	169	9,897	219	8,639
20	8,087	70	7,500	120	8,744	170	11,409	220	7,501
21	7,500	71	7,500	121	8,744	171	10,013	221	9,989
22	7,500	72	10,500	122	8,744	172	8,744	222	9,883
23	7,500	73	7,500	123	8,744	173	7,756	223	7,502
24	7,500	74	11,789	124	8,744	174	7,524	224	7,502
25	7,500	75	7,500	125	8,744	175	7,524	225	8,578
26	7,500	76	7,500	126	8,744	176	7,524	226	12,846
27	7,500	77	7,500	127	7,744	177	7,524	227	27,198
28	15,539	78	7,500	128	8,744	178	7,524	228	14,091
29	10,892	79	7,500	129	8,744	179	7,524	229	10,491
30	8,291	80	7,500	130	22,378	180	7,524	230	10,010
31	8,477	81	7,500	131	14,514	181	7,524	231	10,010
32	11,368	82	7,500	132	10,004	182	7,500	232	15,013
33	12,009	83	7,500	133	10,004	183	7,500	233	15,013
34	12,197	84	7,500	134	10,004	184	7,500	234	10,010
35	9,419	85	7,500	135	10,004	185	9,917	235	10,010
36	8,175	86	7,500	136	10,004	186	15,140	236	11,924
37	7,504	87	7,500	137	10,156	187	7,500		
38	7,902	88	7,500	138	10,687	188	7,500		
39	9,378	89	11,789	139	14,462	189	7,500		
40	9,378	90	7,500	140	9,362	190	7,500		
41	8,558	91	9,551	141	14,158	191	7,500		
42	8,815	92	12,620	142	8,609	192	7,500		
43	8,792	93	11,789	143	12,663	193	12,711		
44	15,539	94	8,880	144	10,040	194	12,441		
45	10,882	95	8,714	145	8,712	195	10,521		
46	8,249	96	7,588	146	9,215	196	11,509		
47	8,633	97	13,605	147	8,676	197	18,958		
48	8,564	98	12,066	148	7,797	198	15,353		
49	8,871	99	12,066	149	7,500	199	10,615		
50	11,865	100	13,605	150	7,500	200	9,376		



SHEFFIELD COMMONS
Under Development

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CASEY ELLIOTT, PE
CONSERVATION TECHNOLOGIES, INC.
212 WEST HIGH STREET
LONDON, OHIO 43140
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Contract: 94135

Rev. 7/21/95