

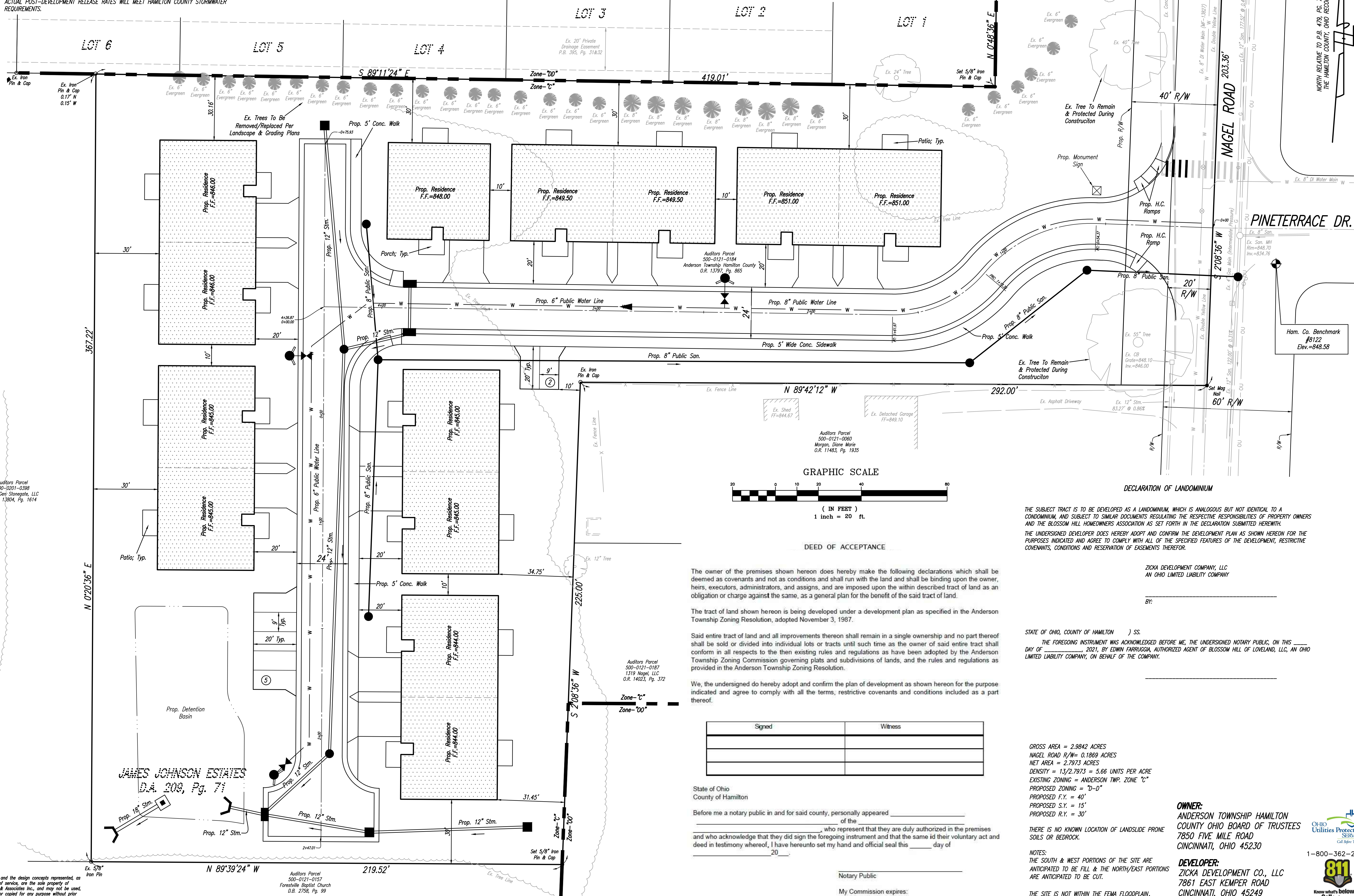
WATERSHED DATA

RAIN EVENT	CUBIC FEET/SECOND	GALLONS/MIN.
EXISTING 5 YEAR	2.30	860
PROPOSED 5 YEAR	5.29	1977
EXISTING 10 YEAR	3.93	1469
PROPOSED 10 YEAR	8.35	3120
EXISTING 50 YEAR	5.19	1940
PROPOSED 50 YEAR	11.03	4122

ACTUAL POST-DEVELOPMENT RELEASE RATES WILL MEET HAMILTON COUNTY STORMWATER REQUIREMENTS.

PARKING ANALYSIS
PER TABLE 5.7, 2 PARKING SPACES PER DWELLING UNIT ARE REQUIRED. EACH UNIT INCLUDED ON SPACE IN THE GARAGE & ONE DRIVEWAY SPACE. IN ADDITION, 7 ADDITIONAL PARKING SPACES ARE PROVIDED ON SITE.

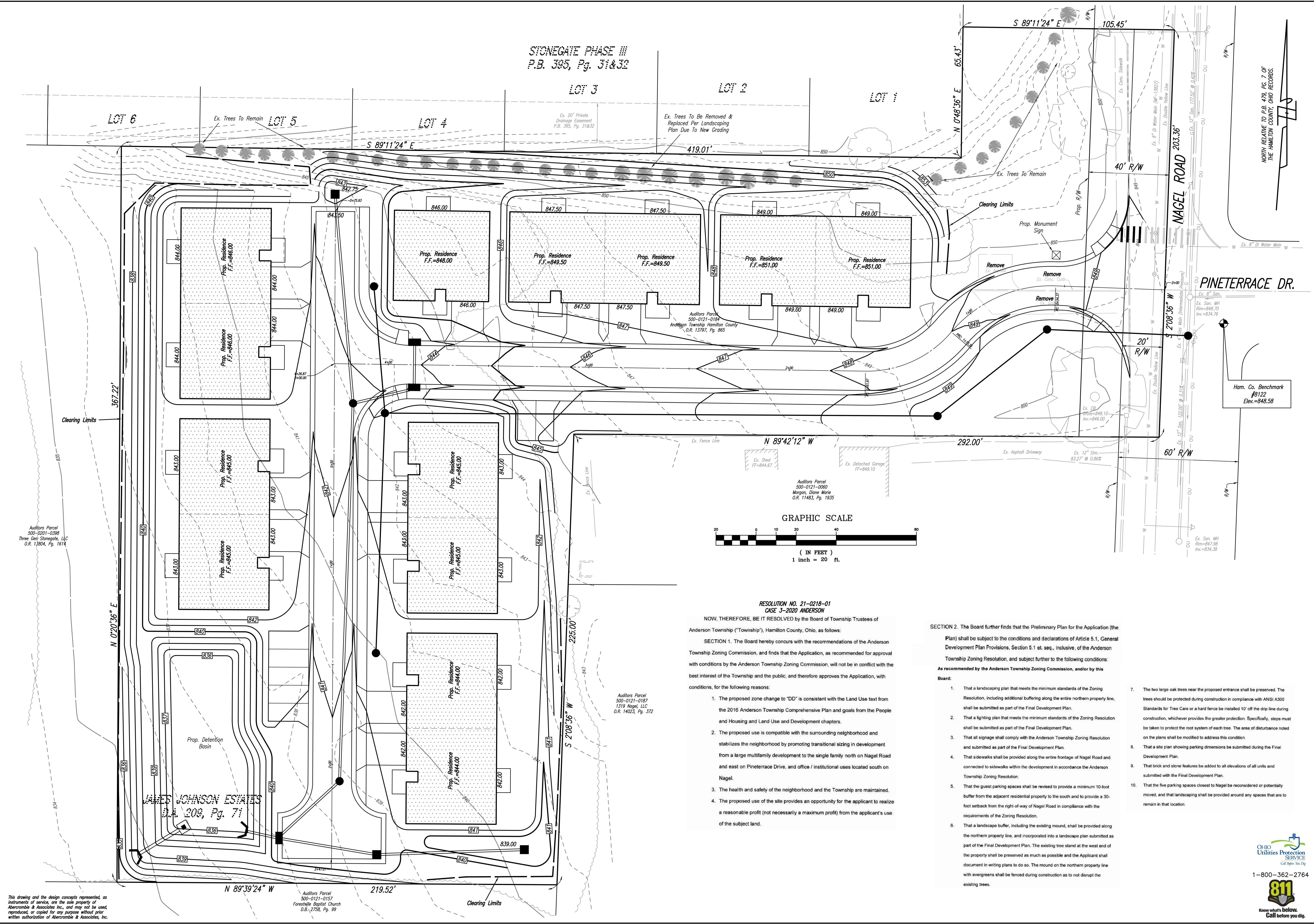
STONEGATE PHASE III
P.B. 395, Pg. 31&32



REVISIONS	DATE	BY	DESCRIPTION
1	4-30-21	J.C.	Initial
2		D.P.	Revised

FINAL DEVELOPMENT PLAN
A. HITES MILITARY SURVEY #608
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheval Road, Suite 200
Cincinnati, Ohio 45247
www.aberacrombie-associates.com



This drawing and the design concepts represented, as instruments of service, are the sole property of Abercrombie & Associates Inc., and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.

**RESOLUTION NO. 21-0218-01
CASE 3-2020 ANDERSON**

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Anderson Township ("Township"), Hamilton County, Ohio, as follows:

SECTION 1. The Board hereby concurs with the recommendations of the Anderson Township Zoning Commission, and finds that the Application, as recommended for approval with conditions by the Anderson Township Zoning Commission, will not be in conflict with the best interest of the Township and the public, and therefore approves the Application, with conditions, for the following reasons:

1. The proposed zone change to "DD" is consistent with the Land Use text from the 2016 Anderson Township Comprehensive Plan and goals from the People and Housing and Land Use and Development chapters.
2. The proposed use is compatible with the surrounding neighborhood and stabilizes the neighborhood by promoting transitional sizing in development from a large multifamily development to the single family north on Nagel Road and east on Pineterrace Drive, and office / institutional uses located south on Nagel.
3. The health and safety of the neighborhood and the Township are maintained.
4. The proposed use of the site provides an opportunity for the applicant to realize a reasonable profit (not necessarily a maximum profit) from the applicant's use of the subject land.

SECTION 2. The Board further finds that the Preliminary Plan for the Application (the Plan) shall be subject to the conditions and declarations of Article 5.1, General Development Plan Provisions, Section 5.1 et. seq., inclusive, of the Anderson Township Zoning Resolution, and subject further to the following conditions:

As recommended by the Anderson Township Zoning Commission, and/or by this Board:

1. That a landscaping plan that meets the minimum standards of the Zoning Resolution, including additional buffering along the entire northern property line, shall be submitted as part of the Final Development Plan.
2. That a lighting plan that meets the minimum standards of the Zoning Resolution shall be submitted as part of the Final Development Plan.
3. That all signage shall comply with the Anderson Township Zoning Resolution and submitted as part of the Final Development Plan.
4. That sidewalks shall be provided along the entire frontage of Nagel Road and connected to sidewalks within the development in accordance with the Anderson Township Zoning Resolution.
5. That the guest parking spaces shall be revised to provide a minimum 10-foot buffer from the adjacent residential property to the south and to provide a 30-foot setback from the right-of-way of Nagel Road in compliance with the requirements of the Zoning Resolution.
6. That a landscape buffer, including the existing mound, shall be provided along the northern property line, and incorporated into a landscape plan submitted as part of the Final Development Plan. The existing tree stand at the west end of the property shall be preserved as much as possible and the Applicant shall document in writing plans to do so. The mound on the northern property line with evergreens shall be fenced during construction as to not disrupt the existing trees.
7. The two large oak trees near the proposed entrance shall be preserved. The trees should be protected during construction in compliance with ANSI A300 Standards for Tree Care or a hard fence be installed 10' off the drip line during construction, whichever provides the greater protection. Specifically, steps must be taken to protect the root system of each tree. The area of disturbance noted on the plans shall be modified to address this condition.
8. That a site plan showing parking dimensions be submitted during the Final Development Plan.
9. That brick and stone features be added to all elevations of all units and submitted with the Final Development Plan.
10. That the five parking spaces closest to Nagel be reconsidered or potentially moved, and that landscaping shall be provided around any spaces that are to remain in that location.



Date: 4-30-21		Drawn By: J.C.		Checked By: D.P.		Scale: 1" = 20'	
REVISIONS		PROJECT TITLE		SHEET TITLE		DWG: DATA\JC-FDP	
FINAL DEVELOPMENT PLAN		A. HTES MILITARY SURVEY #608 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO		Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45247 www.abercrombie-associates.com		Job No.: 20-0020	
						2	