

VICINITY MAP
N.T.S.

OWNER
OUR LADY OF MERCY OF
MARIEMONT OHIO
7500 STATE ROAD
CINCINNATI, OHIO 45255

APPLICANT
BEAVERCREEK INTERESTS, LLC
7861 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

- ZONE AE**
SPECIAL FLOOD AREAS
SUBJECT TO INUNDATION
BY THE 1% ANNUAL CHANCE
FLOOD-BASE FLOOD ELEVATIONS
DETERMINED
- FLOODWAY AREAS IN ZONE AE**

EXISTING FEATURES PLAN
**CROSS CREEK
SUBDIVISION**
SITUATE IN ROBERT MORROWS M.S. NO. 618
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

Date	DCA		
Scale	1"=100'		
Drawn By	BC	Proj. Mgr.	DAS
Survey Database	N/A		
DWG	21571004-PRE-01		
X-Ref(s)			
Project Number	21571.00		
File No.	Sheet No.	1 / 2	

MSP
DESIGN
McGill Smith Punshon

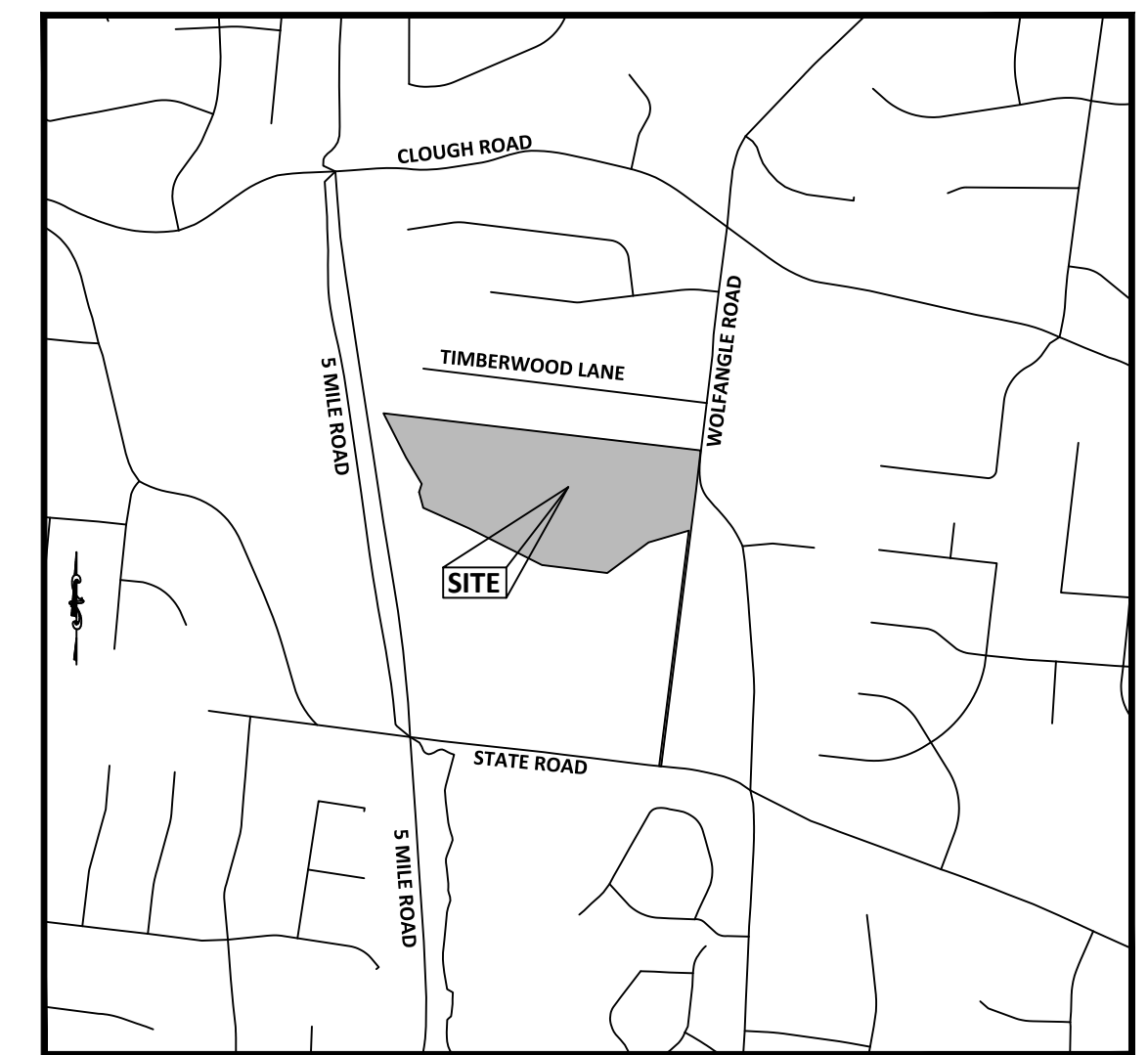
Architecture
Engineering
Landscape Architecture
Planning
Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

CONTOUR INTERVAL IS TWO FOOT
TOPOGRAPHIC INFORMATION SHOWN HEREON IS
BASED ON BUTLER COUNTY G.I.S. MAPPING AND
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-  **SLOPES 20%-24.99%**
-  **SLOPES 25% OR GREATER**

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EXISTING FEATURES SLOPE ANALYSIS
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ZONE SITE ACREAGE: 17.256 AC.
 "OO" PARCEL 500-214-0010
 "OO" PARCEL 500-214-0026
 PROP. "C" RESIDENCE (CUP)
 AREA WITHIN PUD ZONE IS 17.256 AC.
 AREA IN RIGHT-OF-WAY IS 0.00 AC.

MINIMUM REQUIREMENTS PER ZONE C
 MIN. LOT AREA: 6,000 S.F.
 MIN. LOT WIDTH: 50 FEET
 MIN. FRONT YARD: 30 FEET
 MIN. SIDE YARD: 5 FEET
 MIN. REAR YARD: 30 FEET

PROPOSED "C" RESIDENCE (CUP)
 OVERLAY REQUIREMENTS
 MINIMUM LOT AREA: 6,480 S.F.
 MINIMUM LOT WIDTH: 54 FEET
 MINIMUM FRONT YARD: 30 FEET
 MINIMUM SIDE YARD: 5 FEET
 MINIMUM REAR YARD: 30 FEET

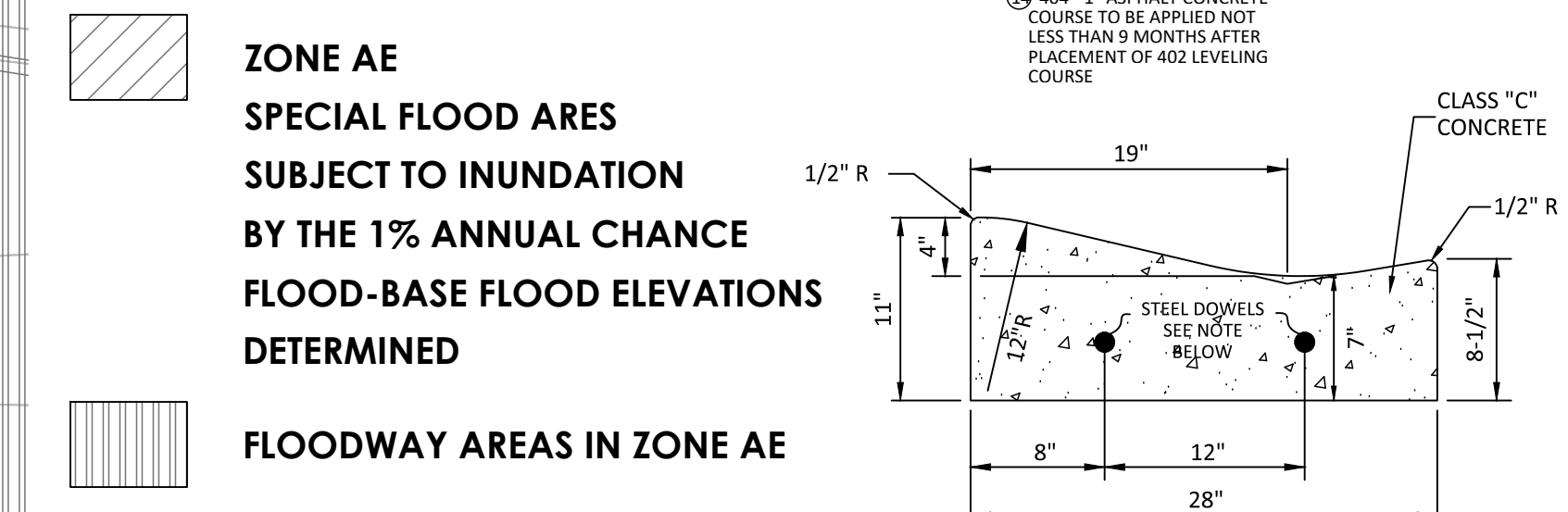
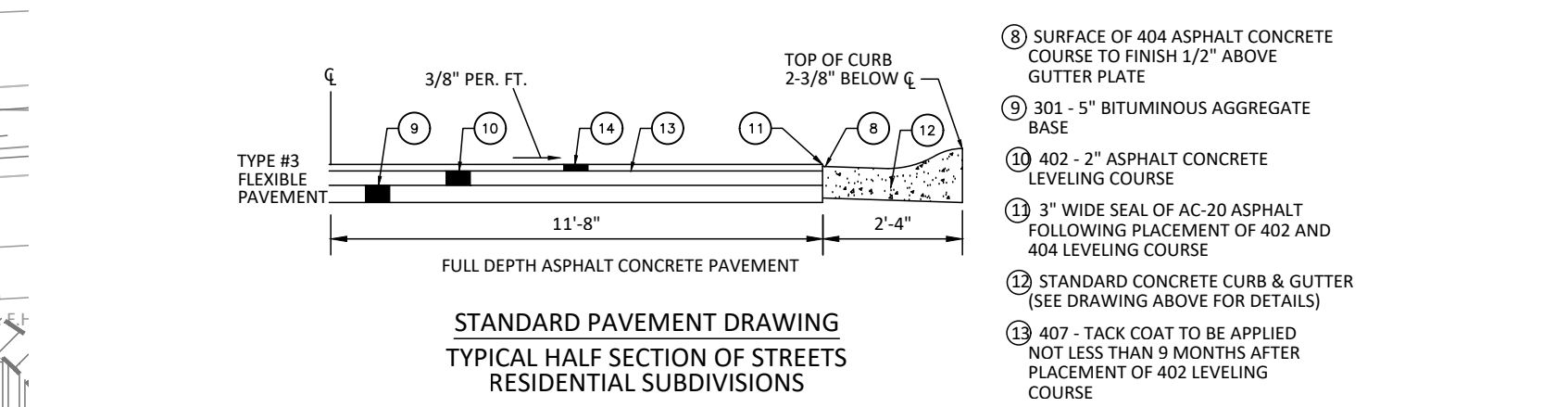
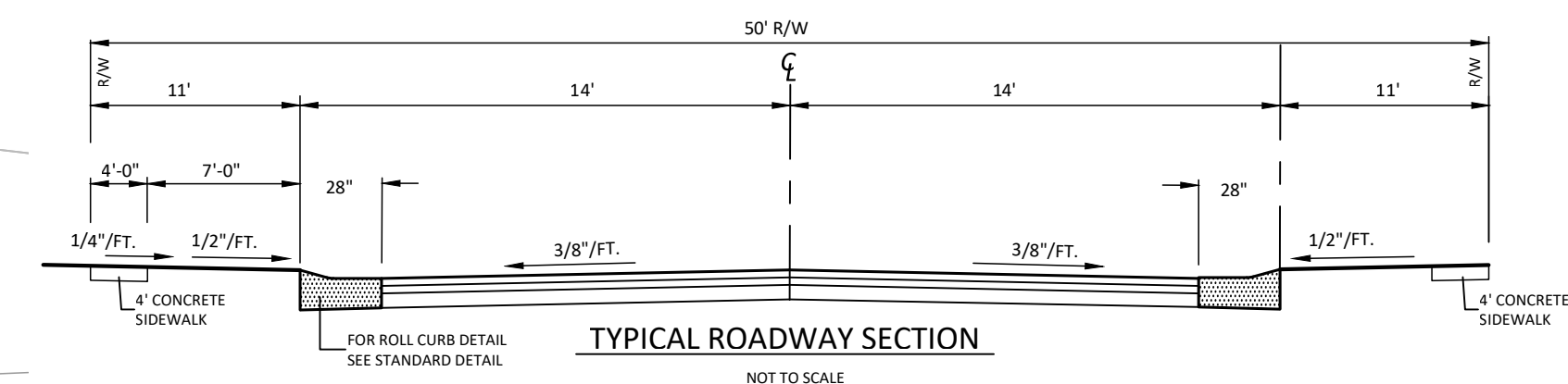
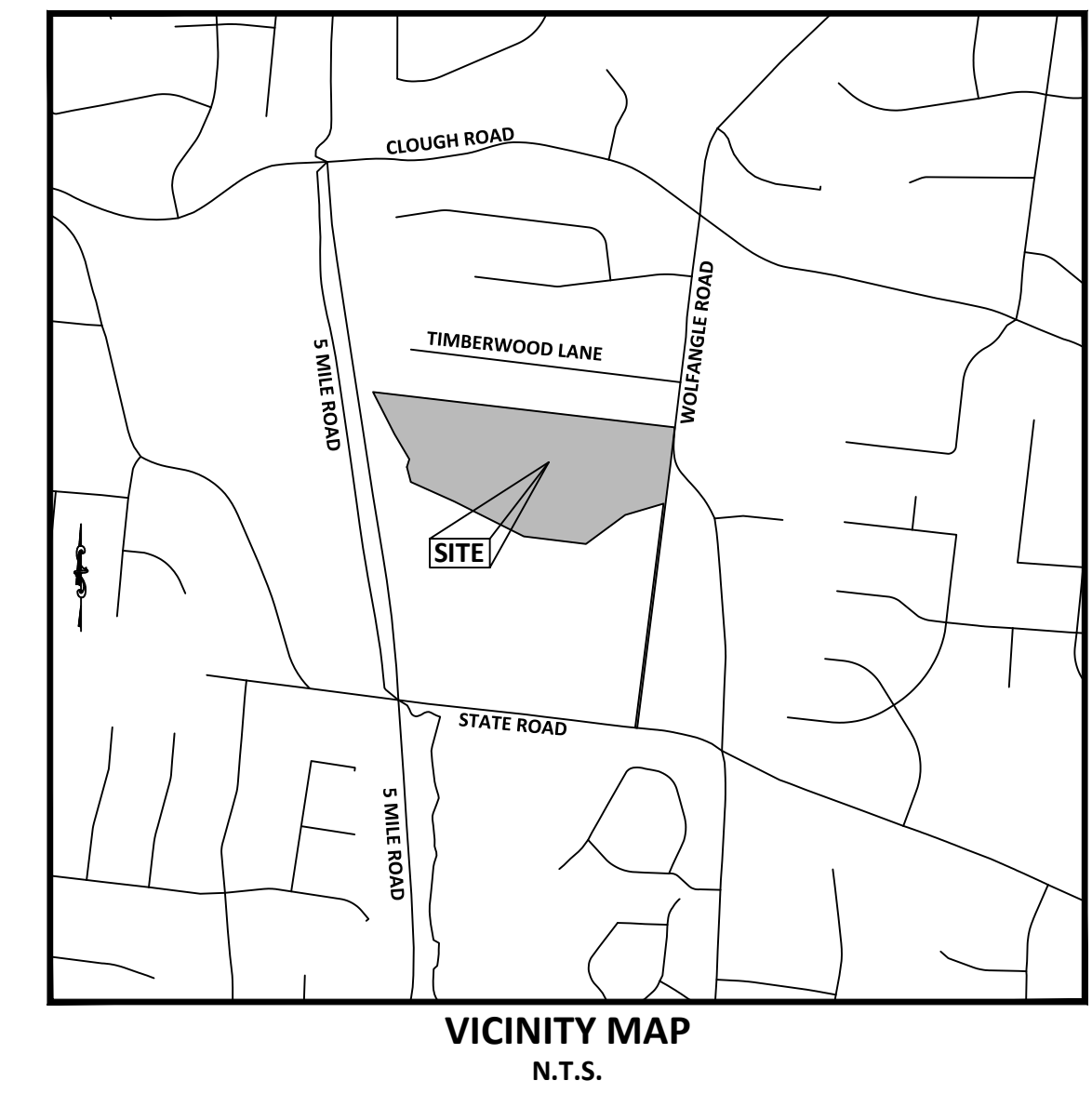
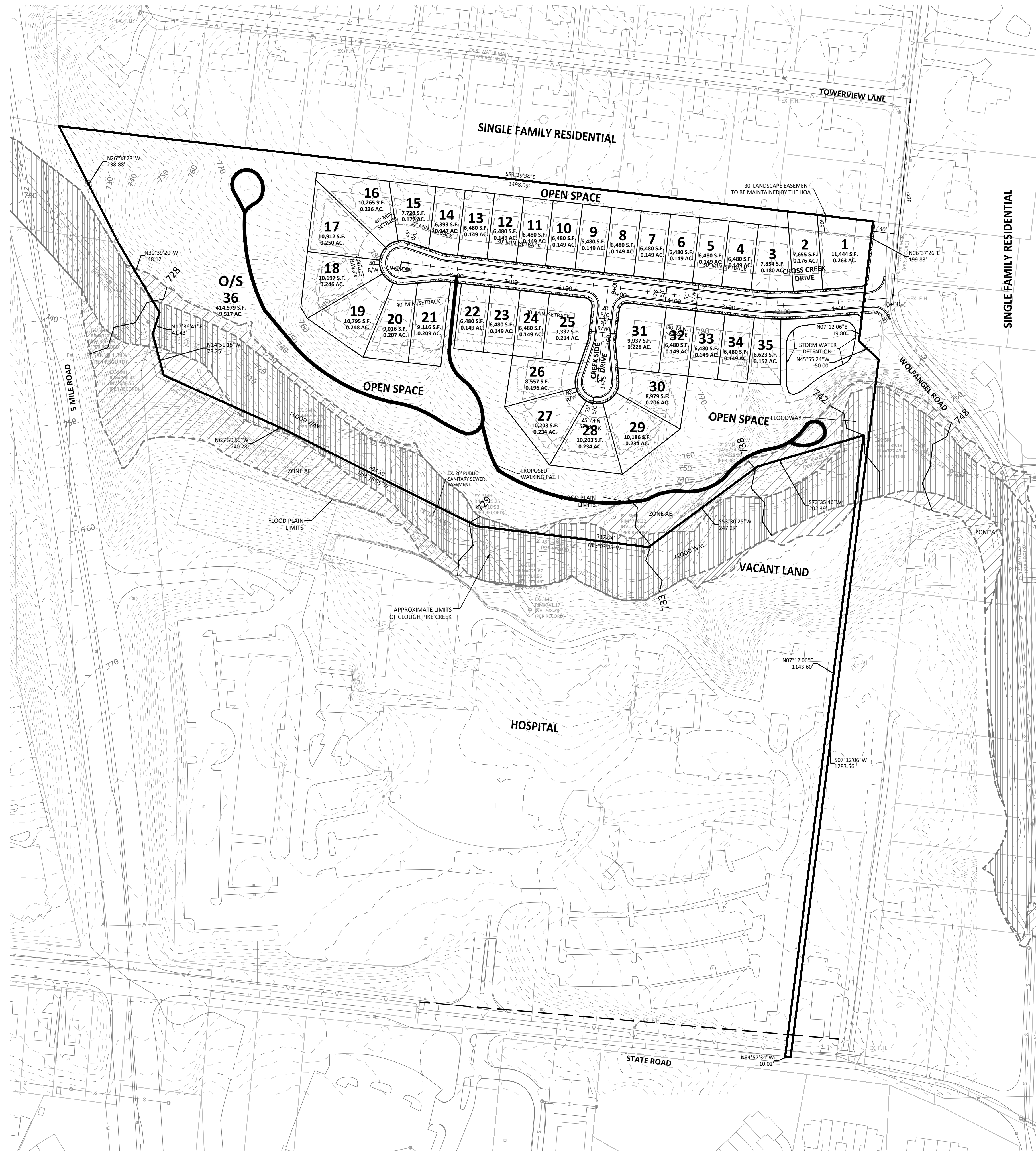
OPEN SPACE AREA: 9.50 AC.
 OPEN SPACE PERCENTAGE: 55%

LOT YIELD: 35
 GROSS DENSITY: 2.03 UNITS / ACRE

APPROXIMATE 54'x120' (SOUTH OF CROSS CREEK DRIVE)
 TYPICAL LOT SIZE: 54'x150' (NORTH OF CROSS CREEK DRIVE)

GENERAL NOTES

- ALL PROPOSED STREETS & IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH HAMILTON COUNTY STANDARDS & SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
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CONCRETE CURB & GUTTER SECTION
 REQUIREMENTS AS SHOWN WITH EXPANSION JOINTS AT RADI AND INLETS, IMPRESSED CONTRACTION JOINTS AT 10' SPACING BETWEEN EXPANSION JOINTS.
 NOTE: ONE INCH NON-EXTRUDING EXPANSION JOINTS W/TWO DOWELS AND SLEEVES OR TWO DOWELS BAR ASSEMBLIES.

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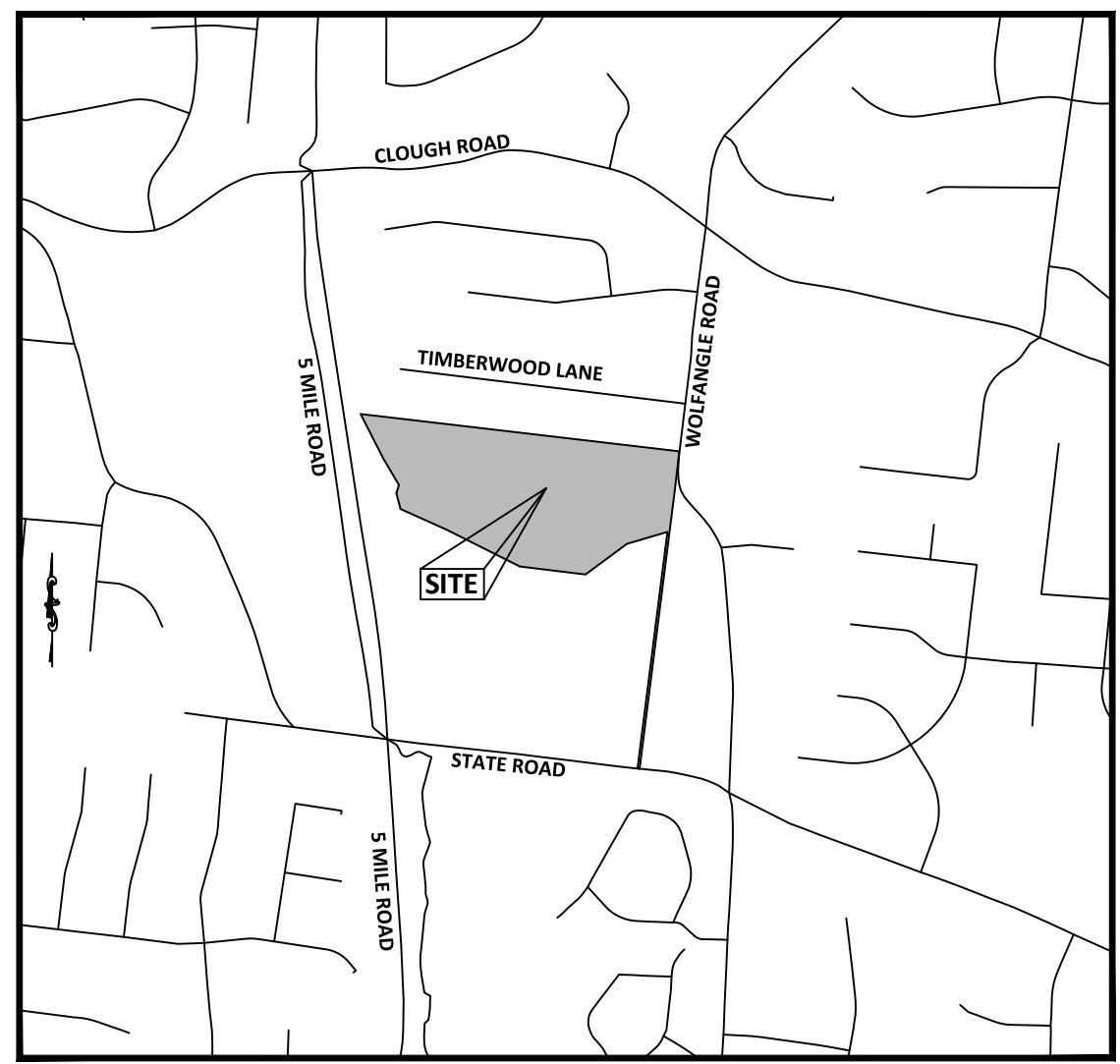
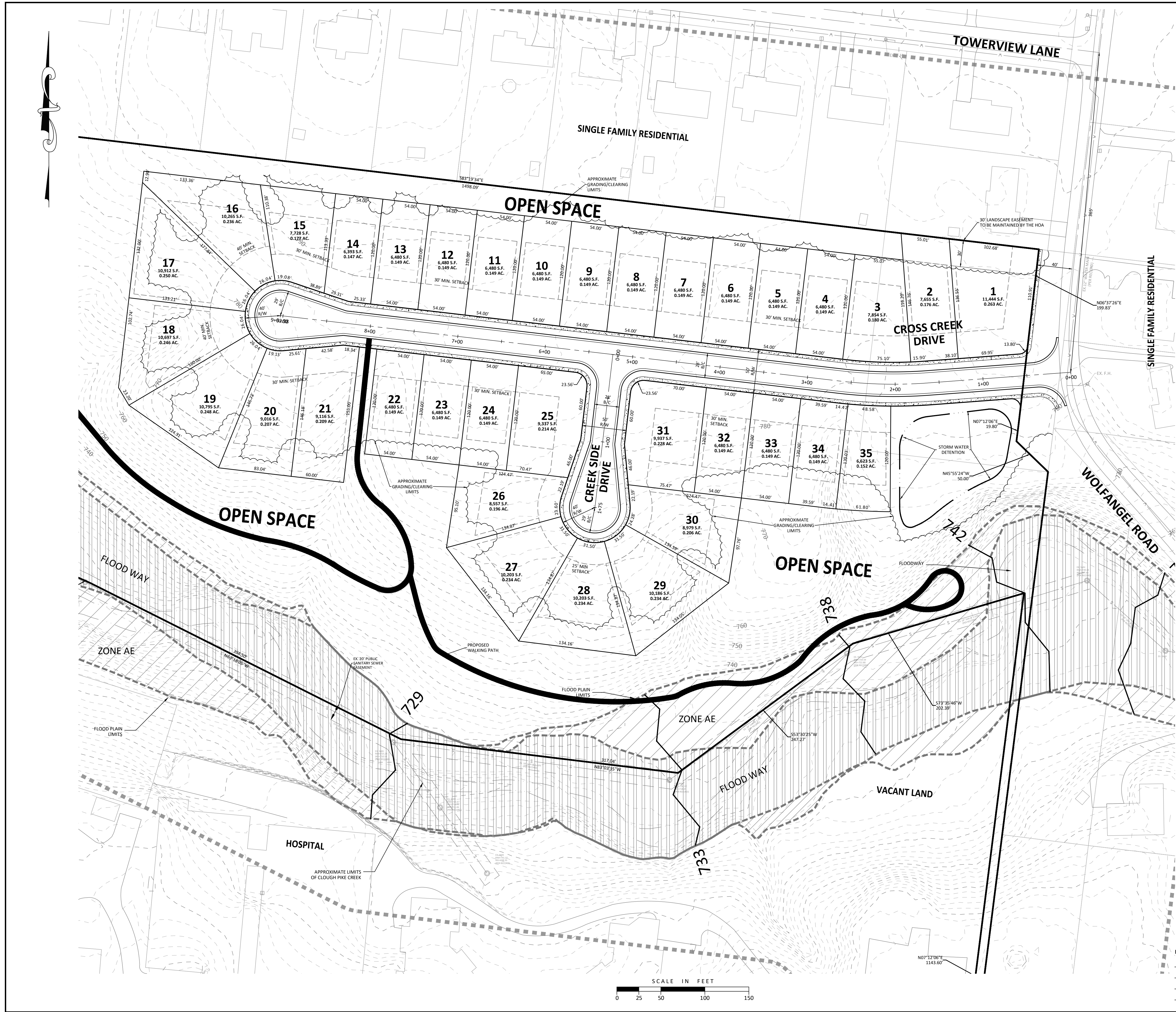
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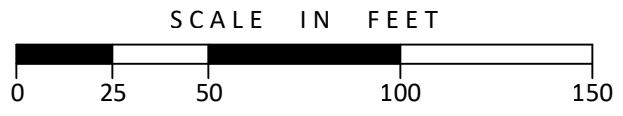
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