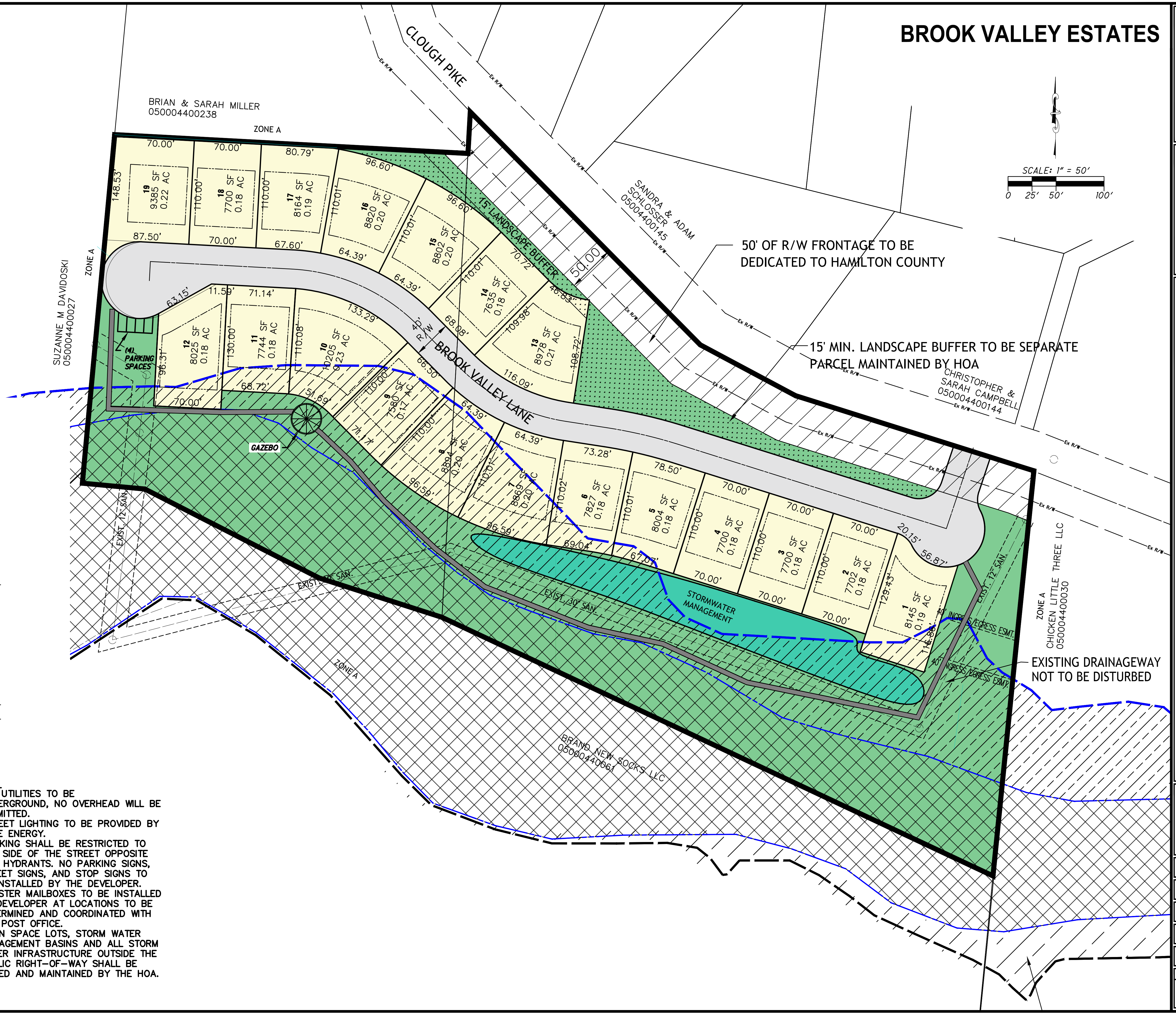
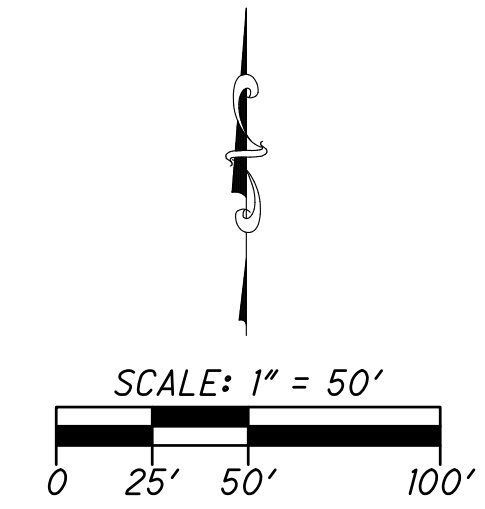


# BROOK VALLEY ESTATES



SIDEY, OHIO 937.997.0200  
LOVELAND, OHIO 513.239.8554  
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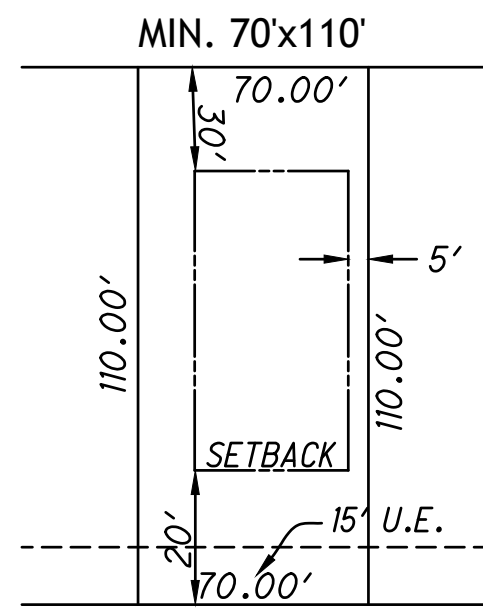


### DEVELOPMENT DATA

**CURRENT ZONING:** ZONE A: RESIDENCE DISTRICT  
**CURRENT USE:** WOODED  
**PROPOSED USE:** SINGLE-FAMILY RESIDENTIAL  
**GROSS TOTAL AREA:** 9.51 ACRES  
**AREA IN LOTS:** 3.62 ACRES  
**AREA IN R/W:** 1.04 ACRES  
**AREA IN Ex. R/W:** 0.76 ACRES  
**AREA IN OPEN SPACE:** 4.09 ACRES (43.01%)  
**PROPOSED DENSITY:** 2.00 U/AC.  
**SCHOOL DISTRICT:** FOREST HILLS LOCAL SCHOOL DISTRICT

### DEVELOPMENT DATA

**NO. OF BUILDABLE LOTS:** 19  
**MIN. LOT AREA:** 7,700 FT<sup>2</sup>  
**MIN. LOT WIDTH:** 70 FEET  
**MIN. FRONT YARD SETBACK:** 20 FEET  
**MIN. REAR YARD SETBACK:** 30 FEET  
**MIN. SIDE YARD SETBACK:** 5 FEET



### DEVELOPMENT DATA

**PARCEL NUMBERS:**  
050004400237  
050004400061

**OWNER:**  
BRAND NEW SOCKS LLC  
3610 STONEY BRIDGE DR  
CINCINNATI, OHIO 45244

**APPLICANT:**  
ROBERT GERWIN  
MER LAND DEVELOPMENT  
PO BOX 43121  
CINCINNATI, OHIO 45243

**ENGINEER:**  
CHOICE ONE ENGINEERING  
8956 GLENDALE MILFORD ROAD,  
SUITE 1  
LOVELAND, OHIO 45140  
513-239-8554

- OPEN SPACE
- STORMWATER MANAGEMENT BASIN
- 100-YEAR FLOODWAY
- 100-YEAR FLOODPLAIN
- WALKING PATH

### NOTES:

1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
2. STREET LIGHTING TO BE PROVIDED BY DUKE ENERGY.
3. PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS, AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER.
4. CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
5. OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

## CLOUGH CREEK SUBDIVISION ANDERSON TOWNSHIP CONCEPT

### REVISIONS:

FILE NAME	REZONING
DRAWN BY	KMM
CHECKED BY	NNS
PROJECT No.	HAMAND2404
DATE	11-25-2024
SHEET NUMBER	

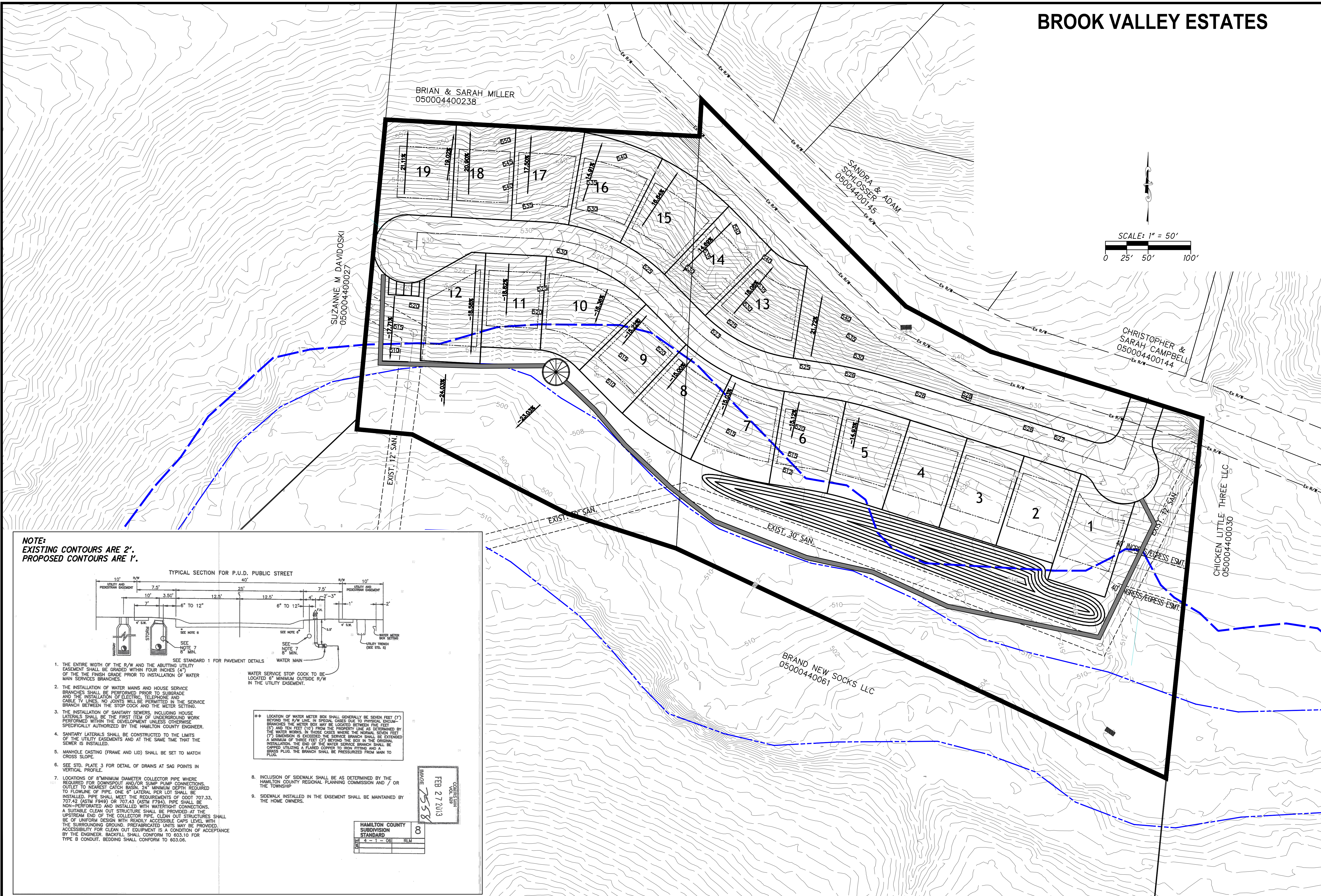
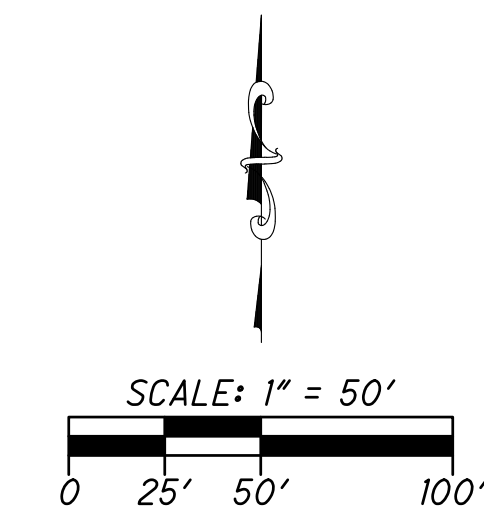
# BROOK VALLEY ESTATES



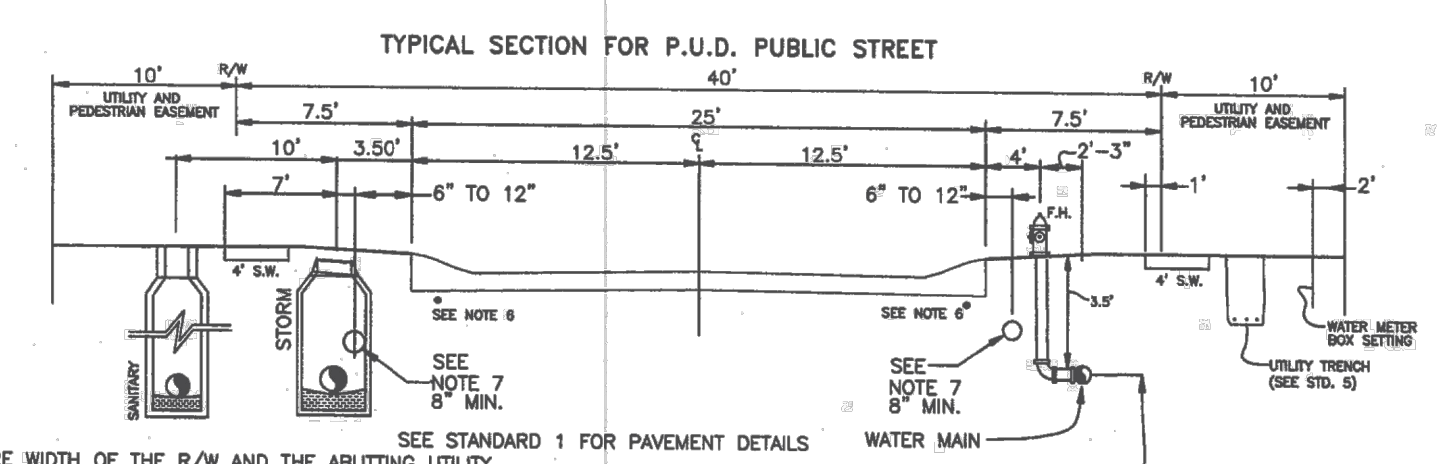
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## CLOUGH CREEK SUBDIVISION ANDERSON TOWNSHIP PRELIMINARY GRADING PLAN

FILE NAME	GRADING
DRAWN BY	KMM
CHECKED BY	NNS
PROJECT No.	HAMAND2404
DATE	11-25-2024
SHEET NUMBER	2 OF 3



**NOTE:**  
EXISTING CONTOURS ARE 2'.  
PROPOSED CONTOURS ARE 1'.



- THE ENTIRE WIDTH OF THE R/W AND THE ABUTTING UTILITY EASEMENT SHALL BE GRADED WITH FOUR INCHES (4") OF THE FINISH GRADE PRIOR TO INSTALLATION OF WATER MAIN SERVICES BRANCHES.
- THE INSTALLATION OF WATER MAINS AND HOUSE SERVICE BRANCHES SHALL BE PERFORMED PRIOR TO SUBGRADE AND THE INSTALLATION OF ELECTRIC, TELEPHONE AND CABLE TV LINES. NO JOINTS WILL BE PERMITTED IN THE SERVICE BRANCH BETWEEN THE STOP COCK AND THE METER SETTING.
- THE INSTALLATION OF SANITARY SEWERS, INCLUDING HOUSE LATERALS SHALL BE THE FIRST ITEM OF UNDERGROUND WORK PERFORMED WITHIN THE DEVELOPMENT UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE HAMILTON COUNTY ENGINEER.
- SANITARY LATERALS SHALL BE CONSTRUCTED TO THE LIMITS OF THE UTILITY EASEMENTS AND AT THE SAME TIME THAT THE SEWER IS INSTALLED.
- MANHOLE CASTING (FRAME AND LID) SHALL BE SET TO MATCH CROSS SLOPE.
- SEE STD. PLATE 3 FOR DETAIL OF DRAINS AT SAG POINTS IN VERTICAL PROFILE.
- LOCATIONS OF 8" MINIMUM DIAMETER COLLECTOR PIPE WHERE REQUIRED FOR DOWNSPOUT AND/OR SLUMP PUMP CONNECTIONS, OUTLET TO NEAREST CATCH BASIN. 24" MINIMUM DEPTH REQUIRED TO FLOWLINE OF PIPE, ONE (1) LATERAL PER LOT SHALL BE INSTALLED. PIPE SHALL MEET THE REQUIREMENTS OF ODOT 707.33, 707.42 (ASTM F794) OR 707.43 (ASTM F794). PIPE SHALL BE NON-PERFORATED AND INSTALLED WITH WATER-TIGHT CONNECTIONS. A SUITABLE CLEAN OUT STRUCTURE SHALL BE PROVIDED AT THE UPSTREAM END OF THE COLLECTOR PIPE. CLEAN OUT STRUCTURES SHALL BE OF UNIFORM DESIGN WITH READILY ACCESSIBLE CAPS LEVEL WITH THE SURROUNDING GROUND. PRE-FABRICATED UNITS MAY BE PROVIDED. ACCESSIBILITY FOR CLEAN OUT EQUIPMENT IS A CONDITION OF ACCEPTANCE BY THE ENGINEER. BACKFILL SHALL CONFORM TO 603.10 FOR TYPE B CONDUIT. BEDDING SHALL CONFORM TO 603.06.
- INCLUSION OF SIDEWALK SHALL BE AS DETERMINED BY THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION AND / OR THE TOWNSHIP.
- SIDEWALK INSTALLED IN THE EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS.

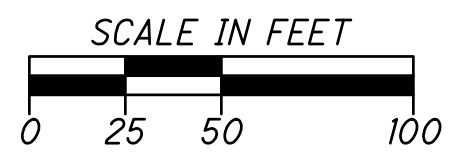
\*\* LOCATION OF WATER METER BOX SHALL GENERALLY BE SEVEN FEET (7') BEYOND THE R/W LINE. IN SPECIAL CASES DUE TO PHYSICAL OBSTACLES THE METER BOX MAY BE LOCATED BETWEEN FIVE FEET (5') AND TEN FEET (10') FROM THE PROPERTY LINE AS DETERMINED BY THE WATER WORKS. IN THOSE CASES WHERE THE NORMAL SEVEN FEET (7') DIMENSION IS EXCEEDED THE SERVICE BRANCH SHALL BE EXTENDED A MINIMUM OF THREE FEET (3') BEYOND THE BOX IN THE ORIGINAL DIRECTION. THE END OF THE WATER SERVICE BRANCH SHALL BE BRASS PLUG. THE BRANCH SHALL BE PRESSURIZED FROM MAIN TO FLOOD.

HAMILTON COUNTY  
SUBDIVISION  
STANDARD

DATE: 4-2-06 RLM

APPROVED: FEB 27 2013

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**CLOUGH CREEK SUBDIVISION  
ANDERSON TOWNSHIP  
PRELIMINARY LANDSCAPE PLAN**

REVISIONS:

FILE NAME	LANDSCAPE
DRAWN BY	KMM
CHECKED BY	NNS
PROJECT No.	HAMAND2404
DATE	11-25-2024
SHEET NUMBER	3 OF 3