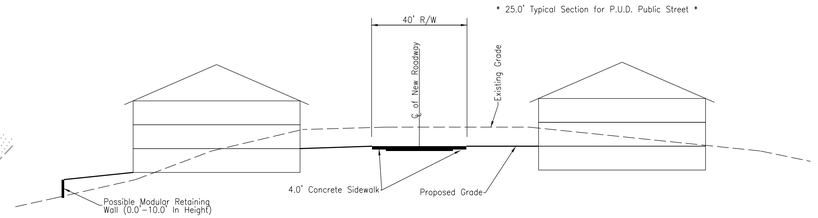
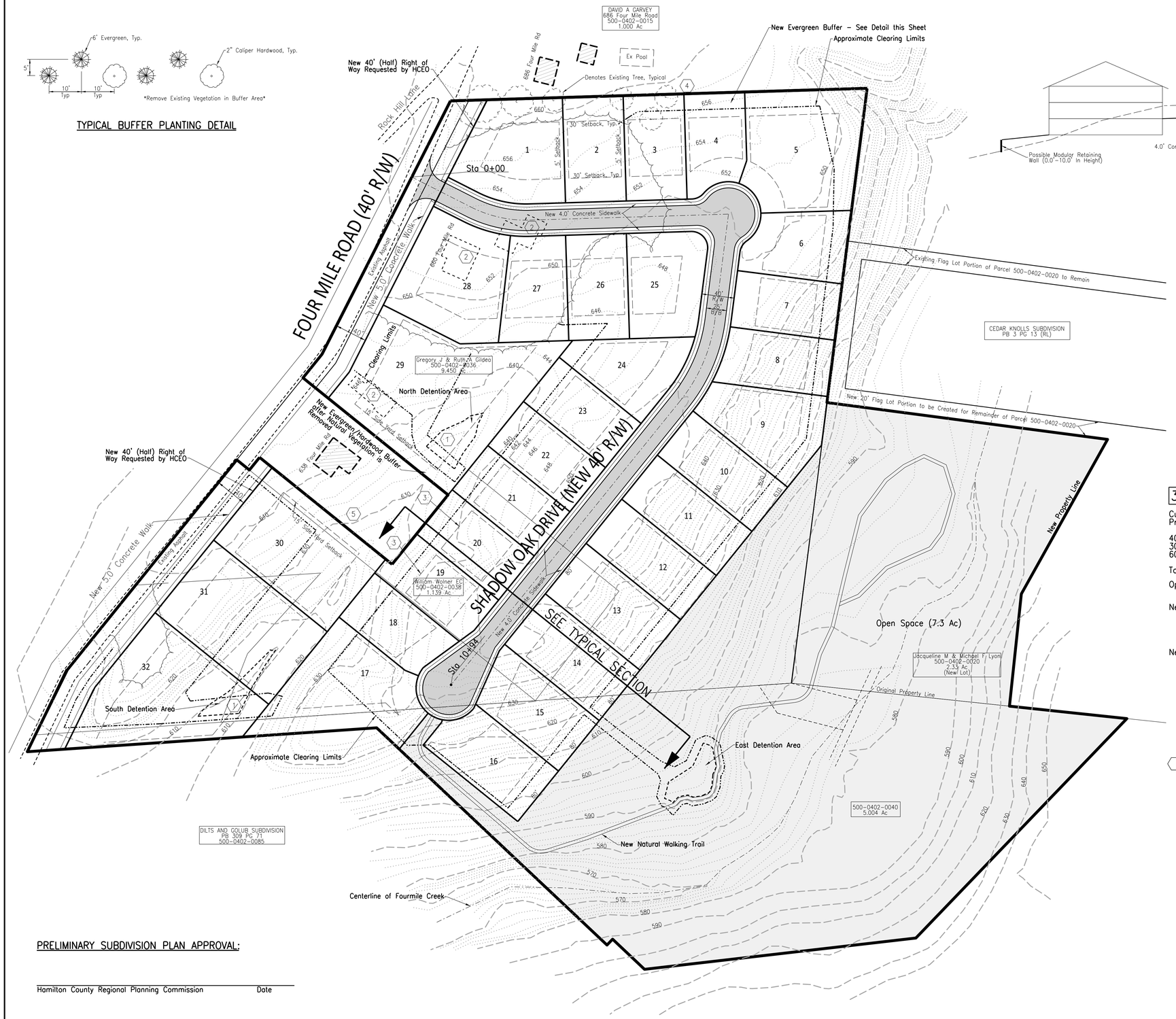
TYPICAL BUFFER PLANTING DETAIL



TYPICAL SECTION
Scale: 1"=30'



32 LOTS

Current Zoning: Residential "A"
Proposed Zoning: Residential "A" PUD

40' Right of Way, Roadway Width: 28.0', 70'x130' Lots
30' Front Yard Building Setback, 30' Rear Yard Setback, 5' Side Yard Setback
60'X70' Building Area, 4' Sidewalk on Both Sides of Street

Total Acreage Under Contract (9.450+5.004+1.099+1.139+2.33)= 19.022 Ac

Open Space Total: 7.3 Acres (38%) (7.3/19.022)

Net Density (DUA): Total Gross Area: 19.022 Ac
New Right of Way 2.06 Ac
Net Developable Area: 16.96 Ac
Net Density = 32/16.96 = 1.89 Dwelling Units per Acre

New Impervious Area = 5.00 Ac = 26% (5.00/19.022)

NOTES THIS DRAWING:

1. New Stormwater Detention Area.
2. Existing Residential Structure to be Removed.
3. 35' Rear Yard Setback Adjacent to Existing Residence.
4. Rear yard buffer in this area will be new tree plantings after existing vegetation is removed see planting detail this sheet.
5. Buffer around 638 Four Mile Road will consist of evergreen/hardwood plantings after natural vegetation is removed. See planting detail this sheet.

60 0 60 120 180
GRAPHIC SCALE

PRELIMINARY SUBDIVISION PLAN APPROVAL:

Hamilton County Regional Planning Commission Date

HCRPC PRELIMINARY PLAN SUBMITTAL – MAY 23, 2019

NO	DATE	DESCRIPTION	BY
		REVISIONS	

PRELIMINARY PLAN SUBMITTAL
for
RESERVES OF ANDERSON
660 Four Mile Road
Auditor Parcel: 500-0402-0036, 0039 & 0040
Anderson Township
Hamilton County, Ohio

genesis design llc
Civil Engineering
Cincinnati, Ohio - (513) 616-9994 - email: genesisdesignLLC@gmail.com

SHEET TITLE
PRELIMINARY PLAN SUBMITTAL

DESIGNED S.C.S.	JOB NO. 18125
DRAWN F.O.S.	SHEET NO. 1 of 1
CHECKED S.C.S.	
DATE May 2019	