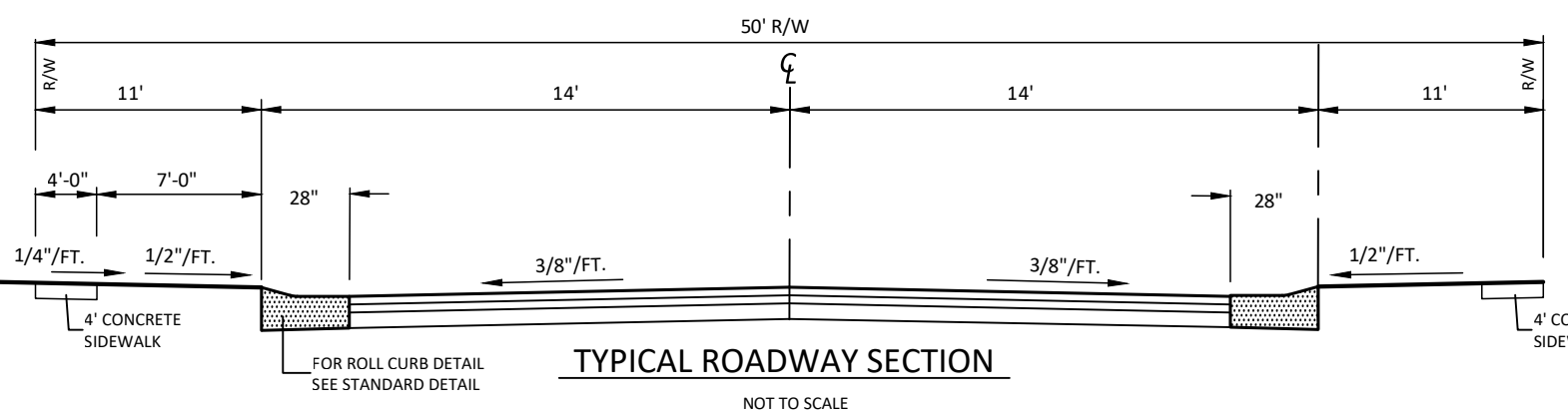
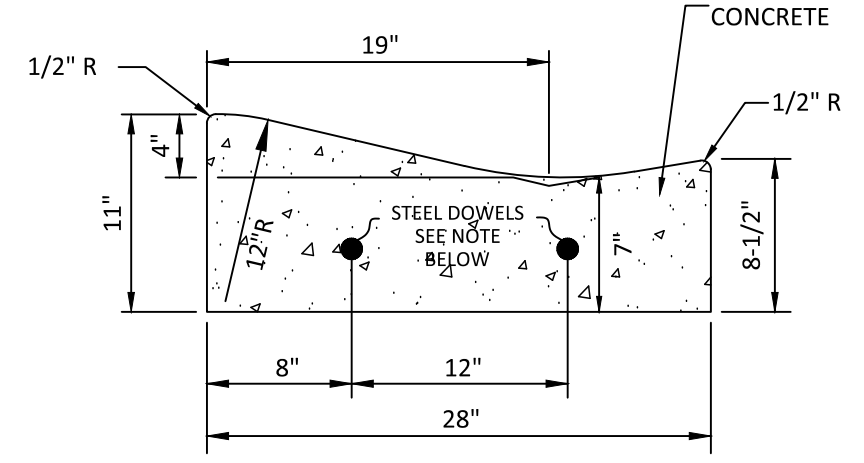


VICINITY MAP
N.T.S.

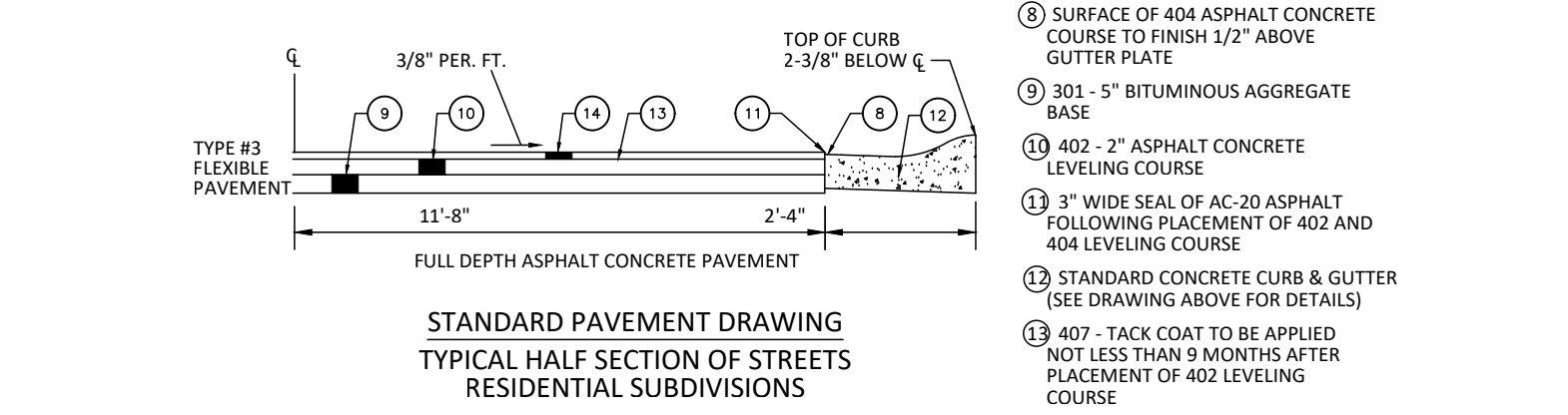


TYPICAL ROADWAY SECTION
NOT TO SCALE



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.



STANDARD PAVEMENT DRAWING
TYPICAL HALF SECTION OF STREETS
RESIDENTIAL SUBDIVISIONS

SOIL SURVEY DATA

EcE	EDEN SILTY CLAY LOAM	25-40%
BoD	BONNELL SILT LOAN	12-25%
CnC2	CINCINNATI SILT LOAM	8-15%
UAGCX	URBAN LAND-AFLIC URDARENTS	0-12%

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.
- CONTOUR INTERVAL IS TWO FOOT.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON HAMILTON COUNTY G.I.S. MAPPING AND DOES NOT REPRESENT AN ACTUAL TOPOGRAPHIC SURVEY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE AE (AREA OF SPECIAL FLOOD HAZARD AREAS WITH BFE OR DEPTH) AS DENOTED ON MAP PANEL 39061C0378E, 2117 / 2010 OF THE NATIONAL FEMA FLOOD HAZARD MAPS.

MATCH LINE SHEET 2



ZONE SITE ACREAGE: 17.256 AC.
RESIDENCE (CUP) PARCEL 500-214-0010 "C"
RESIDENCE (CUP) PARCEL 500-214-0026 "C"
AREA WITHIN PUD ZONE IS 17.256 AC.
AREA WITING RIGHT-OF-WAY IS 0.00 AC.

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

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



5/18/2022

OWNER APPLICANT

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

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

PRELIMINARY PLAN
CROSS CREEK
SUBDIVISION

SITUATE IN ROBERT MORROWS M.S. NO. 618
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO
PROPOSED FEATURES PLAN

Date	04/04/22
Scale	1"=50'
Drawn By	DCA Proj. Mgr. DAS
Survey Database	TBC
DWG	21571004-PRE-00
X-Ref(s)	
Project Number	21571.00
File No.	Sheet No. 1/2

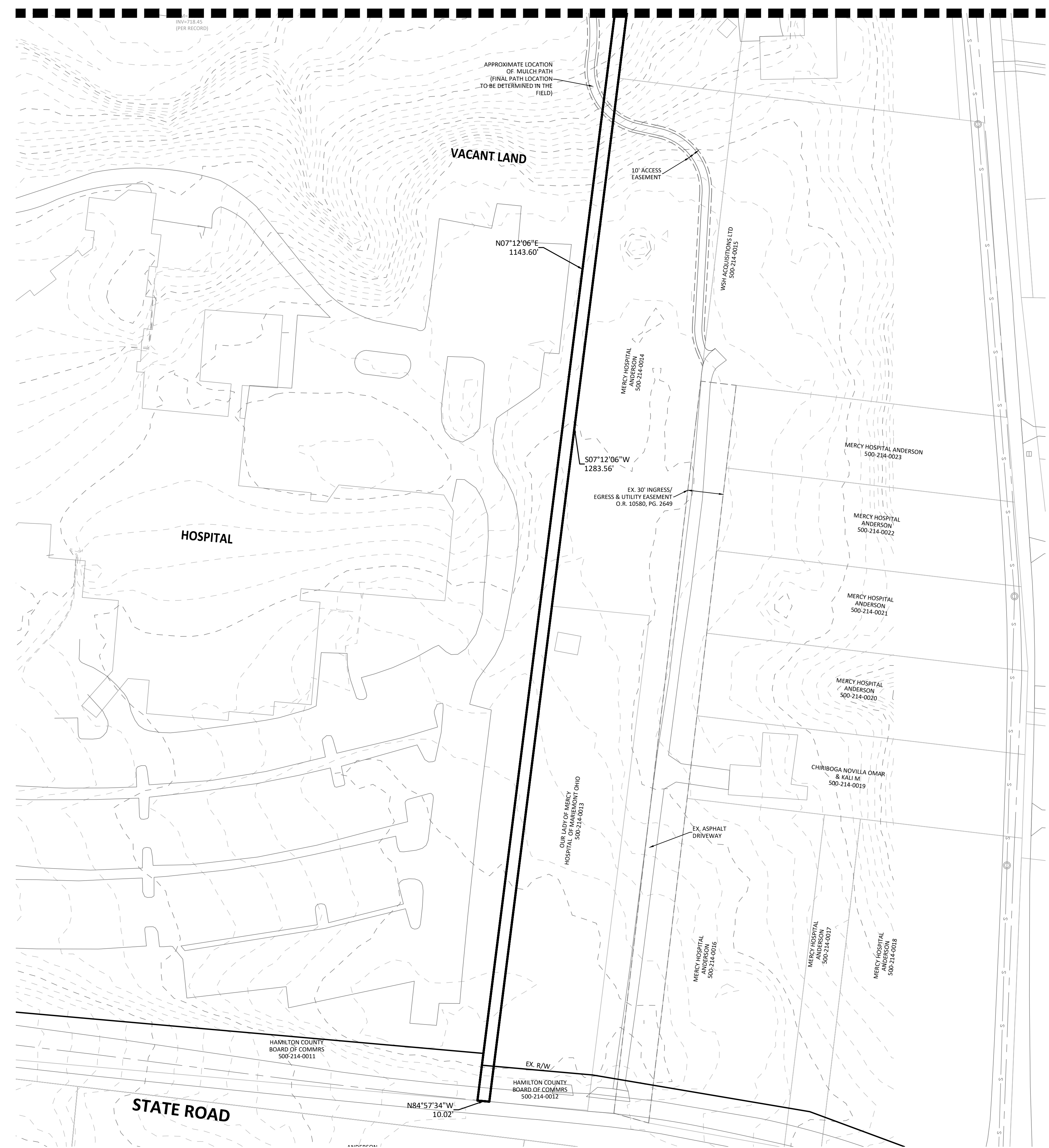


Architecture 3700 Park 42 Drive
Engineering Suite 190B
Landscape Architecture Cincinnati OH 45241
Planning Phone 513.759.0004
Surveying www.mspsdesign.com

ANDERSON TOWNSHIP CASE 1-2022, THIS PRELIMINARY PLAN WAS APPROVED BY THE ANDERSON TOWNSHIP BOARD OF TRUSTEES ON MARCH 17, 2022



MATCH LINE SHEET 1



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

Date	04/04/22
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X-Ref(s)	
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File No.	Sheet No. 2 / 2

Revision	By	Date
ISSUE		04/04/2022

MSP
DESIGN
McGill Smith Punshon

Architecture 3700 Park 42 Drive
Engineering Suite 190B
Landscape Architecture Cincinnati OH 45241
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