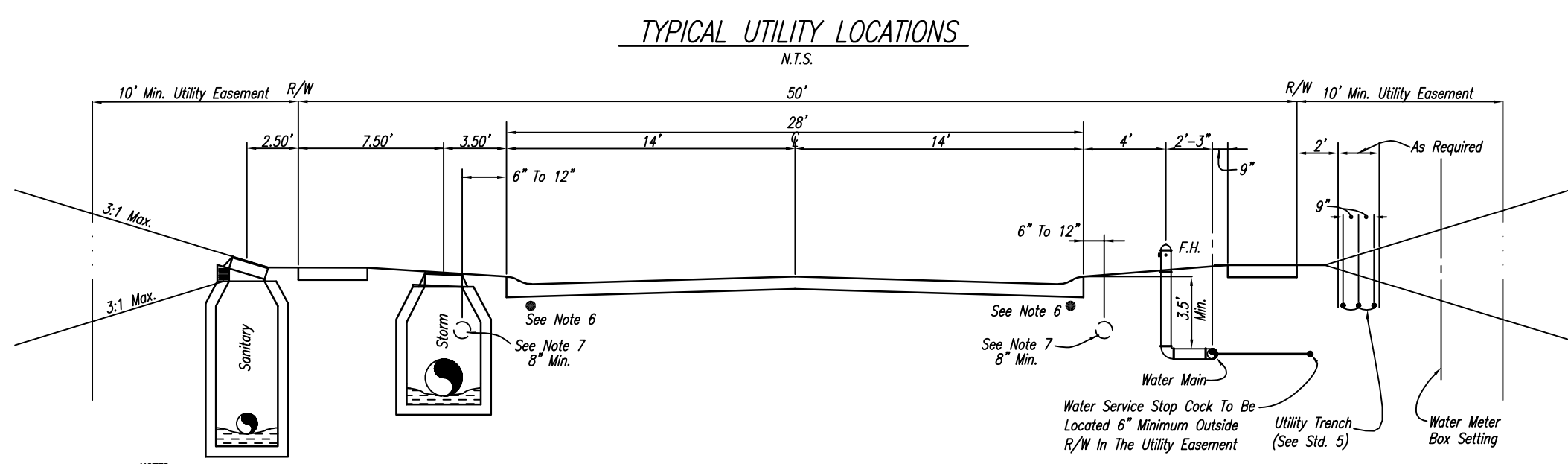


VICINITY MAP



TYPICAL UTILITY LOCATIONS
N.T.S.

- NOTES:**
- The entire width of the R/W and the existing utility easement shall be graded to within four inches (4") of the finish grade prior to installation of water main service 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 of the same time that the sewer is installed.
 - Mainline casting (frame and sill) shall be set to match cross slope.
 - See Std. J for detail of drops at sag points in vertical profile.
 - Locations of 8" minimum diameter collector pipes where required for developed and/or pump pump connections. Outlet to nearest catch basin. 24" minimum depth required to finished of pipe. One 4" inch lateral per lot shall be installed. Pipe shall meet the requirements of SDOT 702.13, 707.42 (ASTM F949) or 707.43 (ASTM F794). Pipe shall be non-perforated and installed with weirsight connections. A suitable cleanout structure shall be provided at the upstream end of the collector pipe. Cleanout structures shall be of uniform design with readily accessible caps level with the surrounding ground. Prefabricated units may be provided. Accessibility for cleanout equipment is a condition of acceptance by the Engineer. Backfill shall conform to 603.10 for Type B conduit, the top 8" shall be compacted liquid conforming to Item 652. Backfill shall conform to 603.16.
 - Location of water meter box shall generally be seven feet (7') beyond the R/W line. In special cases due to physical encumbrances the meter box may be located between the feet (7') 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 installation. The end of the water service branch shall be capped utilizing a flared copper to iron fitting and a brass plug. The branch shall be protected from frost to plug.



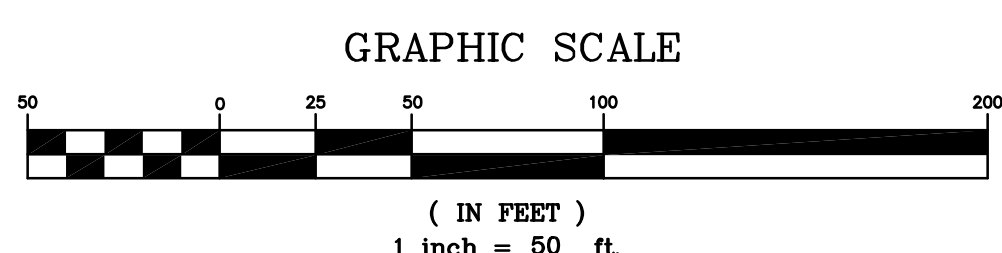
Gross Site Area = 6.059 Acres
 R/W Area = 0.695 Acres
 Net Area = 5.364 Acres

Existing Zoning = "A-2"

Min. Front Yard Setback = 40'
 Min. Side Yard Setback = 10'
 Min. Rear Yard Setback = 35'
 Min. Lot Width = 80'
 Minimum Lot Size = 14,000 Sq. Ft.

Zone "B"

Min. Front Yard Setback = 35'
 Min. Side Yard Setback = 8'
 Min. Rear Yard Setback = 35'
 Min. Lot Width = 70'
 Min. Lot Size = 10,500 Sq. Ft.



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OWNER/DEVELOPER:
 GUNNING FAMILY PROPERTIES LLC
 6355 EAST KEMPER ROAD
 SUITE 250
 CINCINNATI, OHIO 45241



Sheet Title	PRELIMINARY DEVELOPMENT PLAN
Project Title	CLOUGH CHASE MILITARY SURVEY #618 ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO
Date	7-19-19
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 50'
REVISIONS	
7-25-19	
8-6-19	
8-12-19	
Drawn	04-0014PLM (GR-PRDV-2019)
Job No.	04-0014B
Page	1

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