

GENERAL NOTES

1. ALL PROPOSED STREETS & IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH HAMILTON COUNTY STANDARDS & SPECIFICATIONS.
2. PROJECT SHALL COMPLY WITH OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. CONTOUR INTERVAL IS TWO FOOT.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON HAMILTON COUNTY G.I.S. MAPPING AND DOES NOT REPRESENT AN ACTUAL TOPOGRAPHIC SURVEY.
5. 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.

ZONE SITE ACREAGE: 17.256 AC.

"C" RESIDENCE (CUP) PARCEL 500-214-0010
 "C" RESIDENCE (CUP) PARCEL 500-214-0026

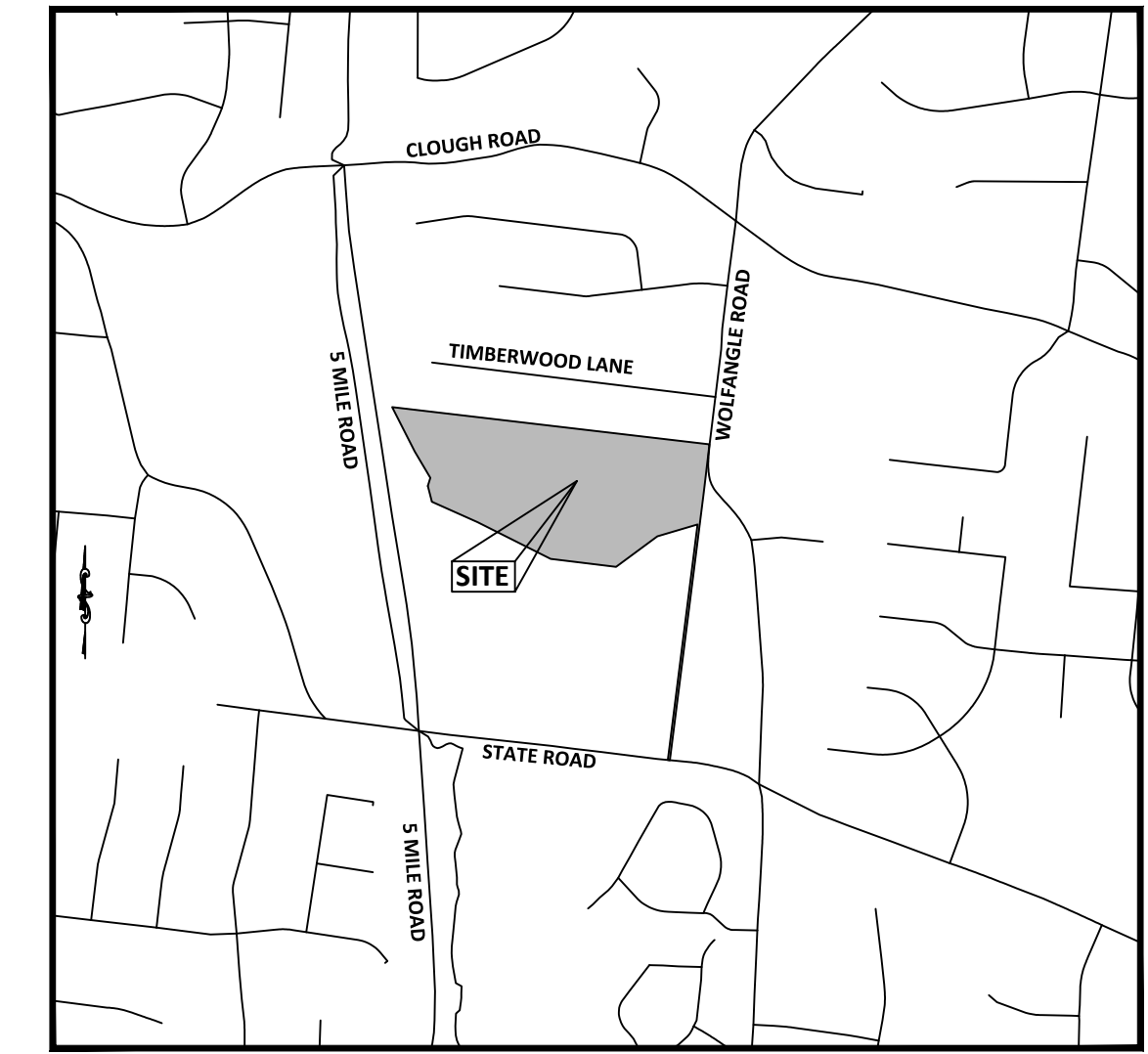
PROPOSED "C" RESIDENCE (CUP)

LOT REQUIREMENTS
 MINIMUM LOT AREA: 6,480 S.F.
 MINIMUM LOT WIDTH: 54 FEET
 MINIMUM FRONT YARD SETBACK: AS SHOWN ON SHEET C4
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM REAR YARD SETBACK: 30 FEET

AREA WITHIN PUD ZONE IS 17.256 AC.
 OPEN SPACE AREA: 9.51 Ac.
 OPEN SPACE PERCENTAGE: 55.1%

LOT YIELD: 35
 GROSS DENSITY: 2.03 UNITS / ACRE

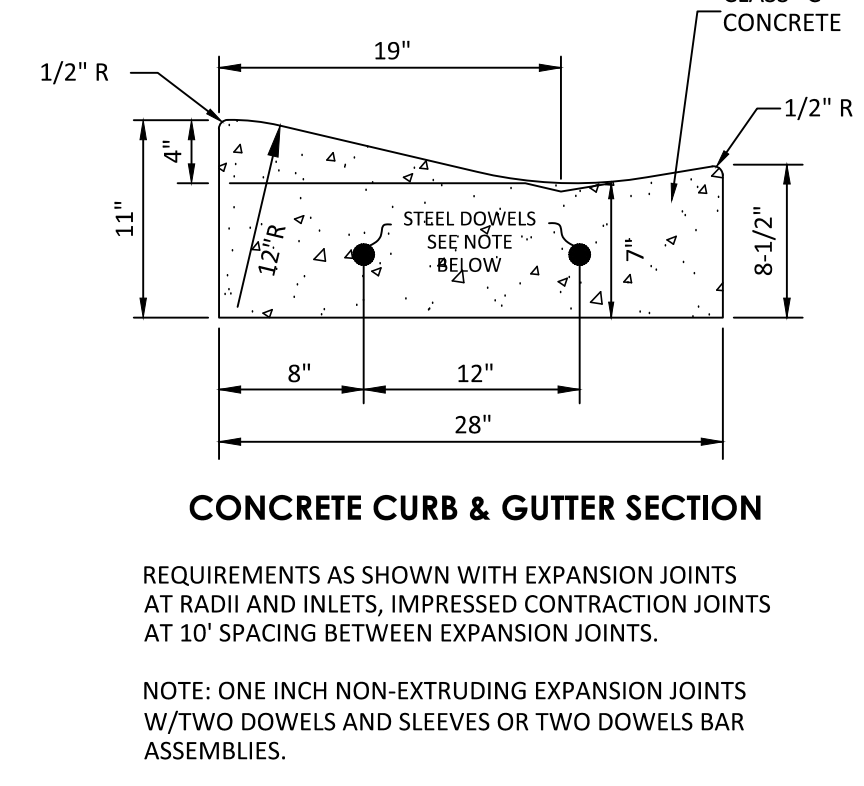
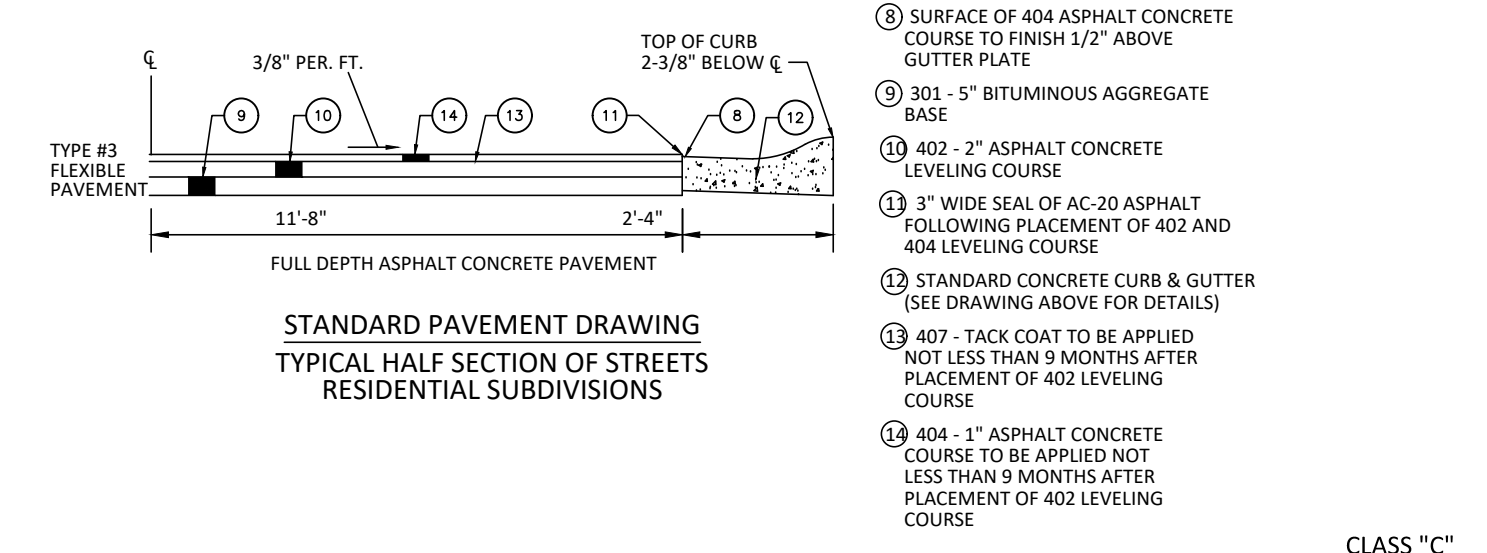
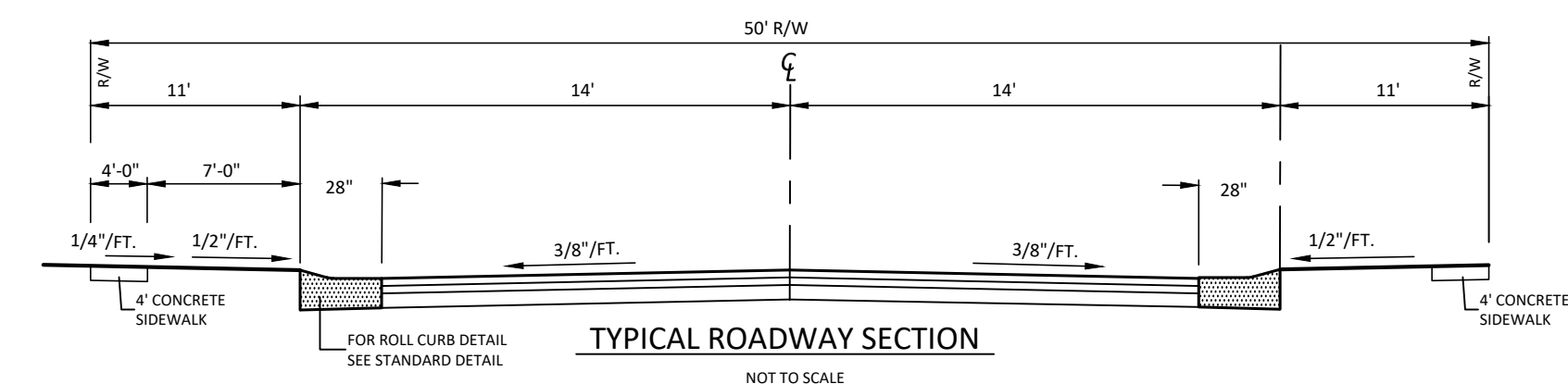
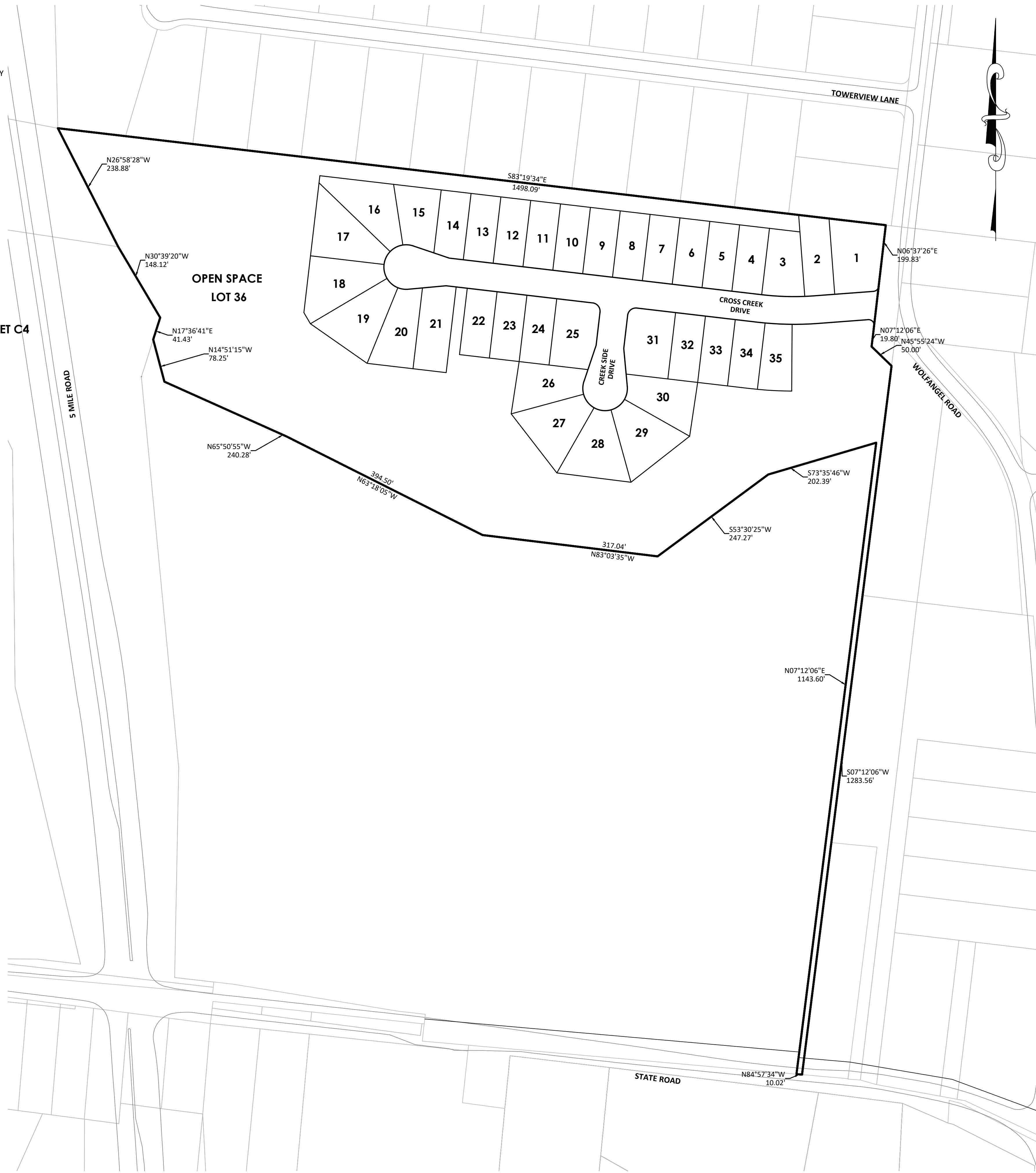
APPROXIMATE LOT SIZE: 54'x120'



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



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.

INDEX OF SHEETS

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- C2 RESOLUTION
- C3 EXISTING FEATURES PLAN
- C4-C5 PROPOSED FEATURES PLAN
- C6 PROPOSED UTILITY PLAN
- C7 SITE GRADING PLAN
- C8 SITE OPEN SPACE PLAN
- C9 LIGHTING PLAN
- C10 DRAINAGE MAP

L100 - SITE LANDSCAPE PLAN
 L101

**FINAL DEVELOPMENT PLAN
 CROSS CREEK
 SUBDIVISION**

SITUATE IN ROBERT MORROWS M.S. NO. 618
 ANDERSON TOUNSHIP, HAMILTON COUNTY, OHIO
 COVER SHEET

DEED OF ACCEPTANCE
 (To Appear on Final Development Plan)

The owner of the premises shown hereon does hereby make the following declarations which shall be deemed as covenants and not as conditions and shall run with the land and shall be binding upon the owner, heirs, executors, administrators, and assigns, and are imposed upon the within described tract of land as an obligation or charge against the same, as a general plan for the benefit of the said tract of land:

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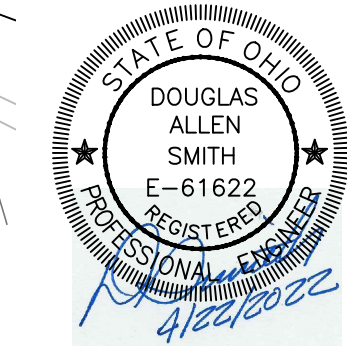
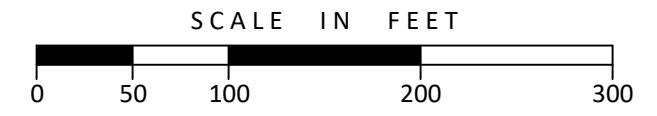
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Signed	Witness

State of Ohio
 County of Hamilton
 Before me a notary public in and for said county, personally appeared _____ of the _____ who represent that they are duly authorized in the premises and who acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof, I have hereunto set my hand and official seal this _____ day of _____, 20____.

Notary Public
 My Commission expires: _____



Revision	By	Date
ISSUE	DCA	04/04/2022
TWP. REVIEW	TBC	04/22/2022

Date	04/04/22
Scale	1"=100'
Drawn By	DCA Proj. Mgr. DAS
Survey Database	TBC
DWG	21571004-FDP-00
X-Ref(s)	
Project Number	21571.00
File No.	Sheet No. C1

MSP DESIGN
 McGill Smith Punshon

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

BOARD OF TOWNSHIP TRUSTEES
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

The Board of Township Trustees met in regular session at 5:00 p.m. this 17th day of March, 2022, with the following members present:

Joshua S. Gerth
R. Dee Stone
Lexi Lausten

Mrs. Lausten introduced the following resolution and moved its passage:

RESOLUTION NO. 22-0317-01
CASE 1-2022 ANDERSON
1949 WOLFANGEL ROAD
(Book 500, Page 214, Parcels 26 and 10)

Approving and Adopting a Zone Change from "OO" Planned Office District to "C-CUP" Single Family Community Unit plan for property located at 1949 Wolfangel Road.

WHEREAS, this Board of Township Trustees ("Board"), on March 17, 2022, has discussed Case 1-2022 Anderson, an application filed by Doug Smith, of McGill Smith Punshon, on behalf of Beaver Creek Interests, LLC, for Our Lady of Mercy Mariemont, Ohio, property owner, requesting an amendment to the map of the Anderson Township Zoning Resolution for properties located at 1949 Wolfangel Road (Book 500, Page 214, Parcels 26 and 10), containing 17.256 acres to effect, a modification to the Anderson Township Zoning Map from "OO" Planned Office District to "C-CUP" Single Family Community Unit Plan, to allow the construction of a 36 lot subdivision, with 35 buildable lots and 1 open space lot, with minimum lot sizes of 6,480 SF, minimum lot width of 54', minimum front yard setback of 30' on lots 1-25, and lots 31-35, minimum front yard setback of 25' on lots 26-30, side yard setback of 5' and rear yard setback of 30'; and

WHEREAS, after allowing for public testimony and deliberating in public session, the Hamilton County Regional Planning Commission recommended approval of an application for a zone change to "C-CUP" with conditions on February 10, 2022; and

WHEREAS, after allowing for public testimony and deliberating in public session, the Anderson Township Zoning Commission recommended approval of Case 1-2022 Anderson, with conditions on February 28, 2022; and

WHEREAS, on March 17, 2022, this Board reviewed the Application, the documents and testimony pertaining thereto and the recommendations of the Hamilton County Regional Planning Commission and the action of the Anderson Township Zoning Commission;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Anderson Township, Hamilton County, Ohio, as follows:

SECTION 1. The Board hereby concurs with the recommendations of the Anderson Township Zoning Commission, and finds that the Application, as recommended for approval with conditions and two variances by the Anderson Township Zoning Commission, will not be in conflict with the best interest of the Township and the public, and therefore approves the Application, with conditions, for the following reasons:

- 1. The proposed zone change to "C-CUP" is consistent with the density of surrounding property.
- 2. The proposed use is compatible with the surrounding neighborhood and furthers the ideas laid out in the Anderson Township Comprehensive Plan.
- 3. The health and safety of the neighborhood and the Township are maintained.
- 4. The proposed use of the site provides an opportunity for the applicant to realize a reasonable profit (not necessarily a maximum profit) from the applicant's use of the subject land.

SECTION 2. The Board further finds that the Preliminary Plan for the Application (the Plan) shall be subject to the conditions and declarations of Article 5.1, General Development Plan Provisions, Section 5.1 et. seq., inclusive, of the Anderson

the life of the development by the Anderson Township Zoning Inspector.

SECTION 6. Occupancy Permit

- 1. No Certificate of Occupancy shall be issued before the following documents are submitted to or received from the following officials or agencies:
 - (a) A letter from the County Engineer certifying that the approved plans and specifications for right-of-way and access improvements, on-site and off-site, have been completely implemented;
 - (b) A summary report from the Applicant's registered engineer or surveyor as required by and addressed to Hamilton County Planning and Development Stormwater + Infrastructure certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; Stormwater + Infrastructure shall inform the Anderson Township Zoning Inspector when such report is received and accepted.
 - (c) A letter from the Metropolitan Sewer District or O.E.P.A. certifying that the approved Plan and specifications for sanitary sewer and wastewater treatment have been completely implemented;
 - (d) A summary report from the registered landscape architect who prepared the landscape plan, attesting to completion of the landscape plan and soil erosion and sedimentation control measures, noting any deviations and the reasons for such deviations;
 - (e) A letter from the authorized Fire Prevention Officer under jurisdiction of the Board, certifying that the approved plan and specifications for fire prevention have been completely implemented;
 - (f) A letter from the Ohio Department of Transportation stating that all applicable requirements have been fulfilled.
- 2. No Certificate of Occupancy shall be issued before the development complies with all of the terms, covenants, and conditions of approval, as imprinted on the Final Development Plan and contained in this Resolution.

SECTION 7. Maintenance of Improvements:

- 1. All landscaping, ground cover and other property improvements shall be maintained by the subject owner of the property or its successors in title in perpetuity or until the approved use ceases to exist.
- 2. All specifications, conditions, and limitations, which are imprinted on the Final Development Plan or contained in this Resolution shall be enforced throughout

Township Zoning Resolution, and subject further to the following conditions:

As recommended by Hamilton County Regional Planning Commission, the Anderson Township Zoning Commission, and/or by this Board:

- 1. That the development shall be limited to a maximum of 35 dwelling units.
- 2. That the landscape buffer area to the north shall be located on a separate open space parcel and not within a landscape easement. The dedicated open space parcel(s) shall be owned and maintained by a Homeowner's Association.
- 3. That the existing woods to remain designation on lots 17-35 be expanded to preserve any large significant trees and that the trees on lots 13-16 be surveyed for trees where no vegetation is proposed to be planted, and that additional trees be supplemented to provide a buffer.
- 4. That detailed signage and lighting plans in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan.
- 5. That further subdividing of the development shall be prohibited to assure conservation of all open space tracts.
- 6. That prohibitions/restrictions for the open space tracts shall be submitted as part of the Final Development Plan and approved by the Anderson Township Law Director to ensure preservation of existing trees and prohibit future development of the open space.
- 7. That the development shall comply with the Subdivision Rules and Regulations unless modified by the Regional Planning Commission.
- 8. That the landscaping plan submitted with the Final Development Plan include an increase in size of evergreens to 8' - 9' tall, include a mixture of trees including Tulip Poplar and American Basswood, and that the plan notes the

ANSI 300 standards for landscaping and tree planting.

- 9. A sidewalk shall be installed along the Wolfangel Road frontage and continue south to the mulch trail across the creek to the private drive on the Mercy Hospital property to connect to State Road. The location of the proposed trail shall be approved by the Township and be made of woodchips.

SECTION 4. Final Development Plan: No Final Development Plan shall be approved by the Anderson Township Zoning Commission before:

- 1. All "Requirements for Submission" have been completed;
- 2. Building and parking setbacks, building heights, floor area, density, construction limits and impervious surfaces are in conformance with those which are specified or depicted on the approved Preliminary Development Plan;
- 3. A landscape plan for perimeter buffers and other required areas is prepared by a registered landscape architect, complete with all necessary details and specifications for new landscaping features, a depiction of existing landscaping and tree mass that is to remain, and specifications for soil erosion and sedimentation control, and submitted to and approved by the Anderson Township Zoning Commission.
- 4. The plan complies with applicable recommendations of:
 - (1) The County Engineer regarding site distance analysis, right-of-way and access improvements and circulation concept;
 - (2) Hamilton County Planning and Development regarding surface drainage concept;
 - (3) The Metropolitan Sewer District and/or O.E.P.A. regarding sewerage concept;
 - (4) The Hamilton County Soil and Water Conservation District regarding erosion and sedimentation control concept; and
 - (5) The authorized Fire Prevention Officer under the jurisdiction of the Board regarding Fire Prevention concepts.

SECTION 5. Construction Permits: No Zoning Certificate or building permit for actual construction shall be issued before a Final Development Plan has been approved by the Anderson Township Zoning Commission.

CERTIFICATION

The undersigned, duly elected and acting Fiscal Officer of Anderson Township, Hamilton County, Ohio, hereby certifies that the foregoing is a true copy of a Resolution duly passed at a regular meeting of the Board of Township Trustees of said Township on the 17th day of March, 2022, together with a true record of the roll call vote thereon, and that said Resolution has been duly entered upon the Journal of said Township.

This 17th of March, 2022.

Kenneth G. Dietz
Kenneth G. Dietz
Fiscal Officer

DEED OF ACCEPTANCE
(To Appear on Final Development Plan)

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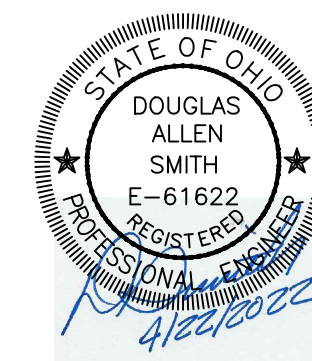
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County of Hamilton

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My Commission expires: _____

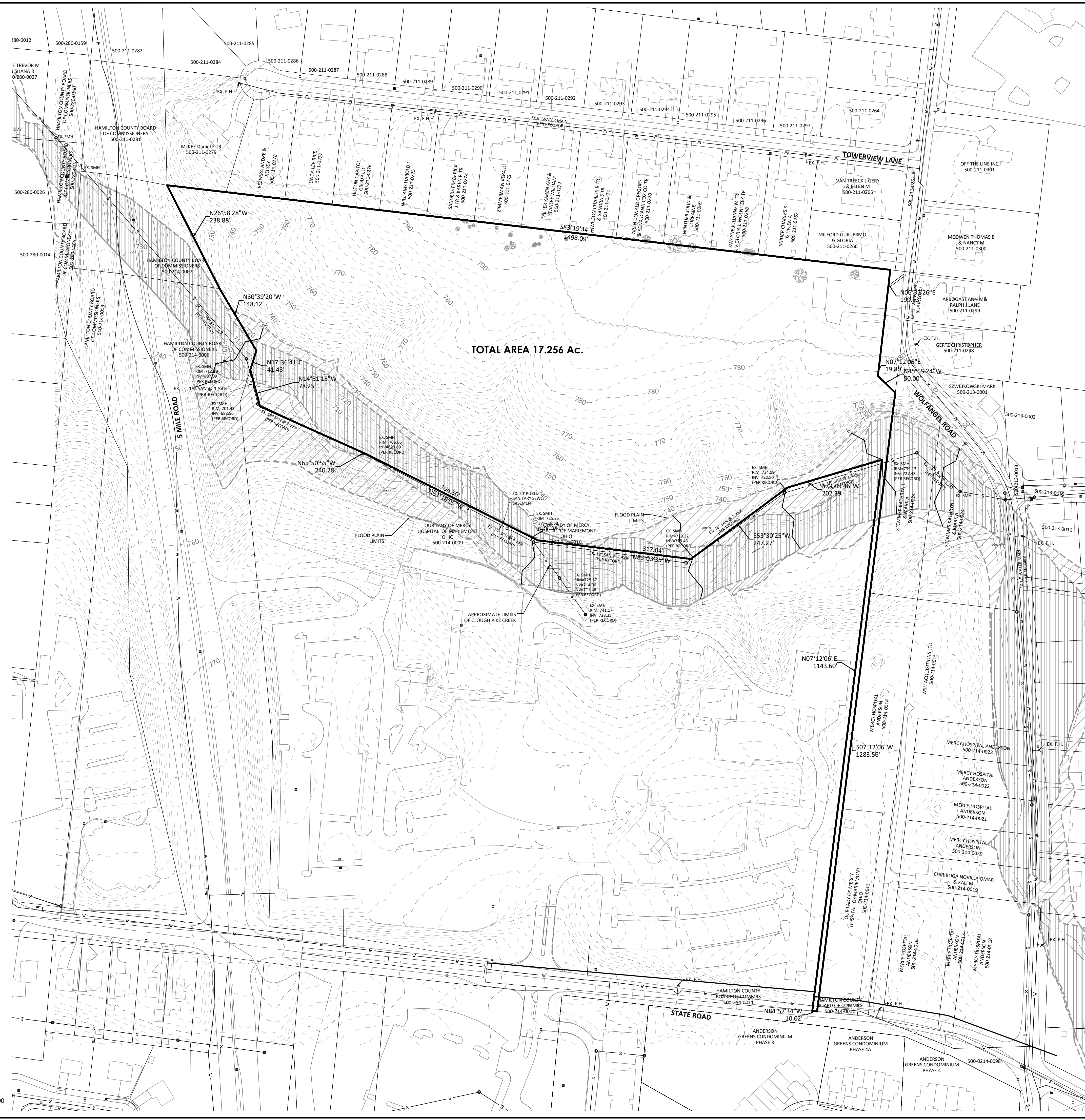


FINAL DEVELOPMENT PLAN
CROSS CREEK
SUBDIVISION
SITUATE IN ROBERT MORROWS M.S. NO. 618
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO
RESOLUTION

Revision	By	Date
ISSUE	DCA	04/04/2022
TWP. REVIEW	DCA	04/22/2022

Date	01/07/22
Scale	04/04/22
Drawn By	DCA Proj. Mgr. DAS
Survey Database	TBC
DWG	21571004-FDP-00
X-Ref(s)	21571.00
Project Number	21571.00
File No.	Sheet No. C2

MSP
DESIGN
McGill Smith Punshon
Architecture 3700 Park 42 Drive
Engineering Suite 190B
Landscape Architecture Cincinnati OH 45241
Planning Phone 513.759.0004
Surveying www.mspsign.com



TOTAL AREA 17.256 Ac.

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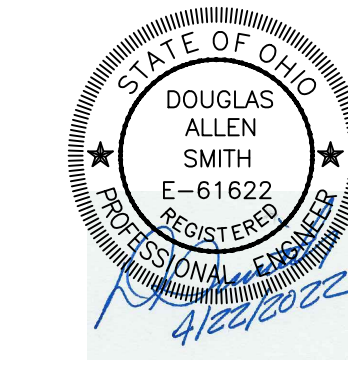
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-  ZONE AE
-  SPECIAL FLOOD AREAS
-  SUBJECT TO INUNDATION
-  BY THE 1% ANNUAL CHANCE
-  FLOOD-BASE FLOOD ELEVATIONS
-  DETERMINED
-  FLOODWAY AREAS IN ZONE AE

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



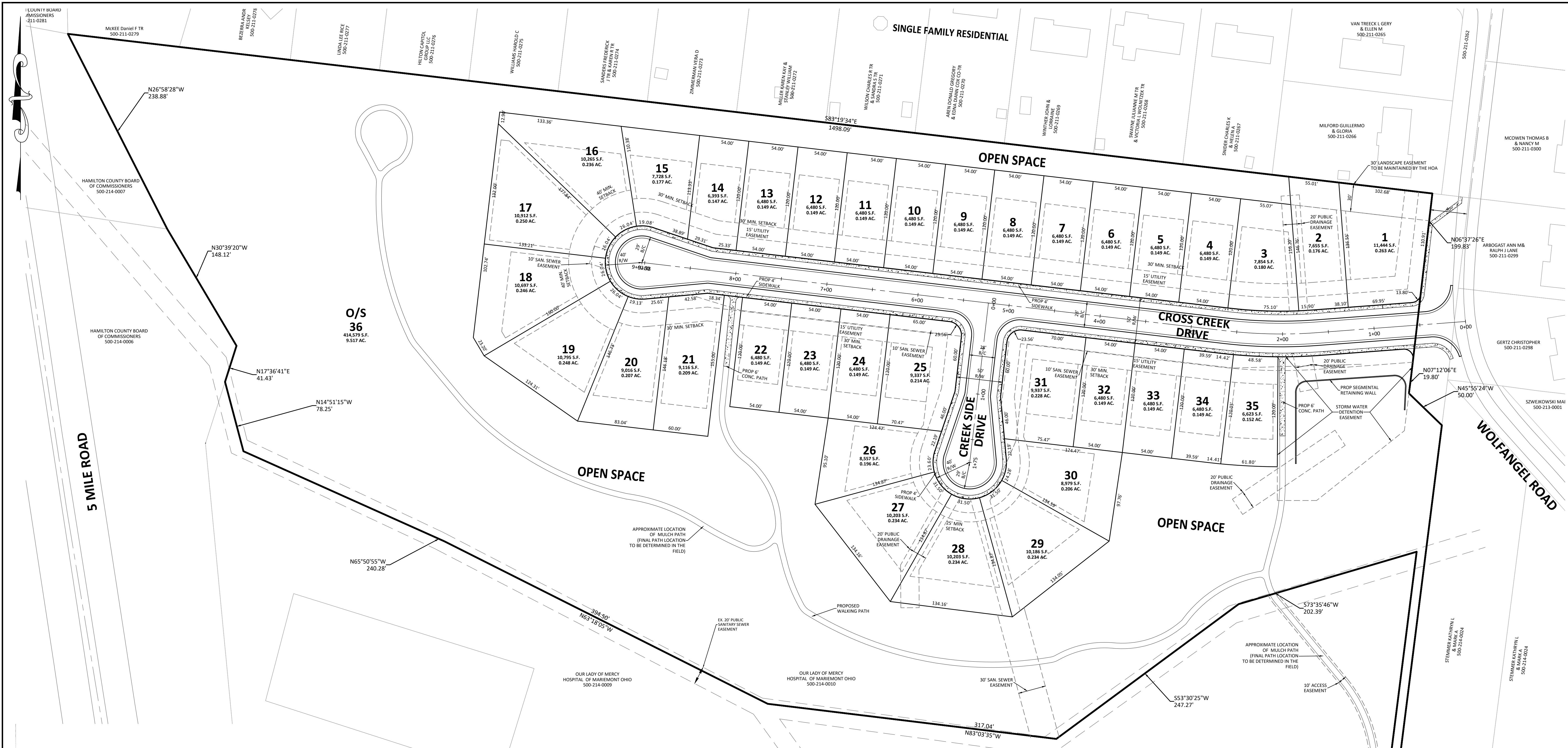
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TWP. REVIEW	DCA	04/22/2022

Date	04/04/22
Scale	1"=100'
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Survey Database	DAS
DWG	N/A
X-Ref(s)	21571004-FDP-00
Project Number	21571.00
File No.	Sheet No. C3

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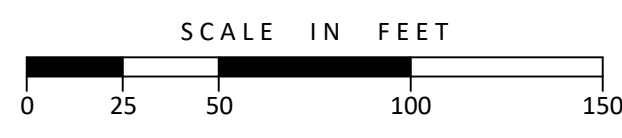
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MATCH LINE SHEET C4

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ISSUE	DCA	04/04/2022
TWP. REVIEW		04/22/2022

FINAL DEVELOPMENT PLAN CROSS CREEK SUBDIVISION

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

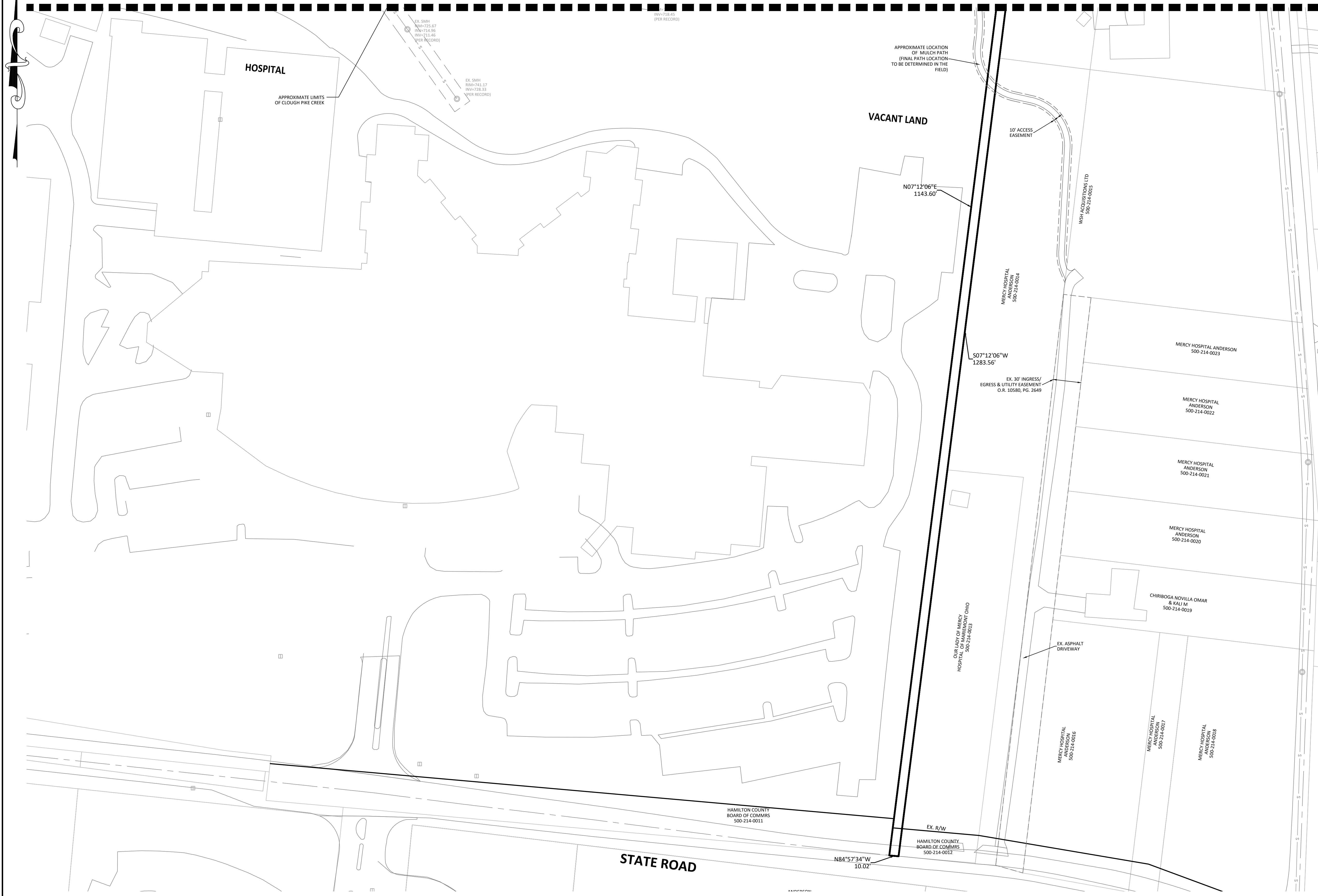
PROPOSED FEATURES PLAN

Date	04/04/22
Scale	1"=50'
Drawn By	DCA Proj. Mgr.
Survey Database	DAS
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MATCH LINE SHEET C3



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CROSS CREEK
SUBDIVISION**
SITUATE IN ROBERT MORROWS M.S. NO. 618
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PROPOSED UTILITY PLAN

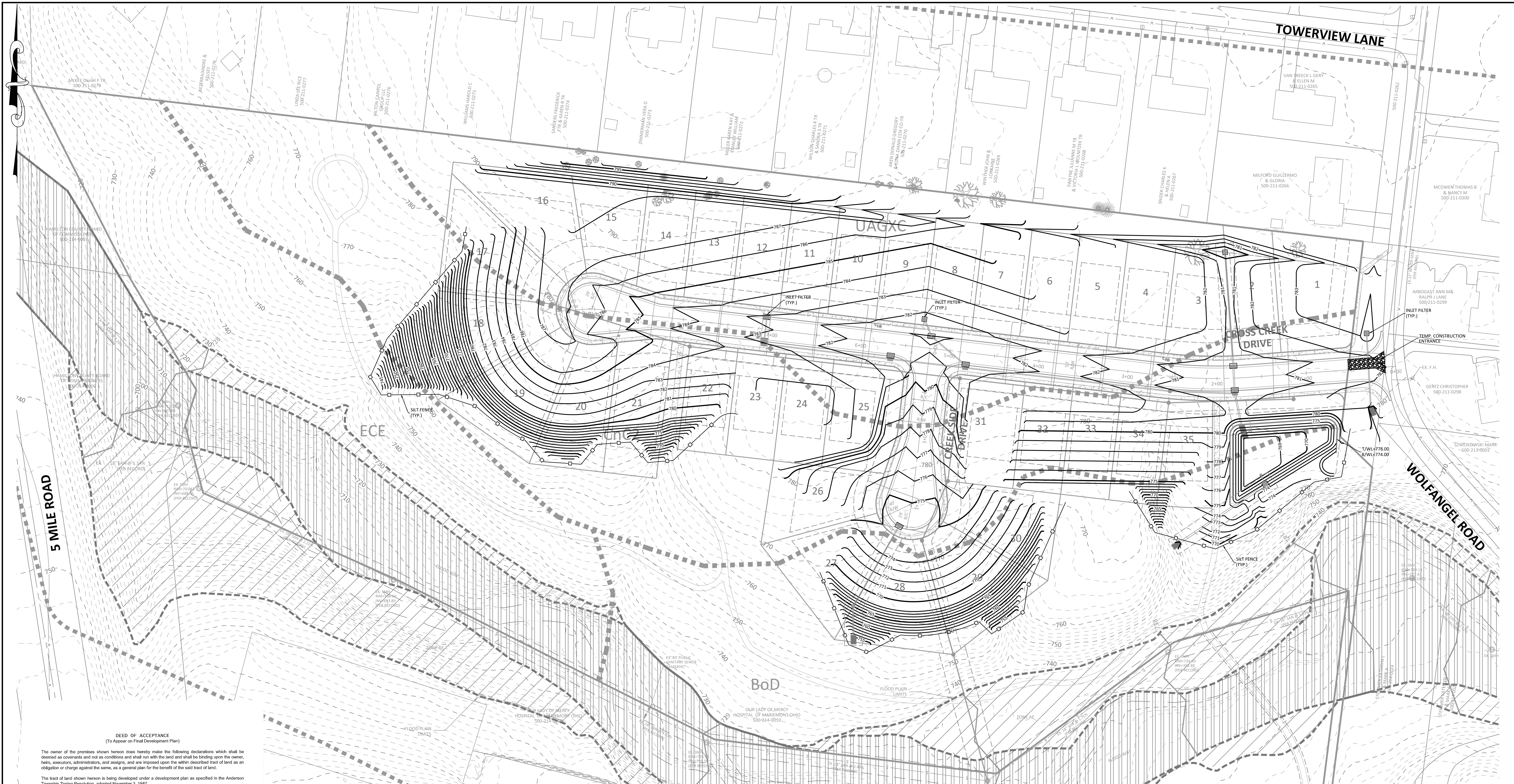


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ISSUE	DCA	04/04/2022
TWP. REVIEW		04/22/2022

Date	04/04/22
Scale	1"=50'
Drawn By	DCA Proj. Mgr.
Survey Database	DAS
DWG	TBC
X-Ref(s)	21571004-FDP-00
Project Number	21571.00
File No.	Sheet No. C6



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



SOILS LEGEND

- EcE EDEN SILTY CLAY LOAM, 25 TO 40%**
- BoD BONNELL SILT LOAN 12-25%**
- Cn2 CINCINNATI SILT LOAM 8-15%**
- URBAN LAND-AFLIC URDARENTS- 0-12%**
- ROSSMOYNE COMPLEX**

DEED OF ACCEPTANCE
(To Appear on Final Development Plan)

The owner of the premises shown hereon does hereby make the following declarations which shall be deemed as covenants and not as conditions and shall run with the land and shall be binding upon the owner, heirs, executors, administrators, and assigns, and are imposed upon the within described tract of land as an obligation or charge against the same, as a general plan for the benefit of the said tract of land.

The tract of land shown hereon is being developed under a development plan as specified in the Anderson Township Zoning Resolution, adopted November 3, 1987.

Said entire tract of land and all improvements thereon shall remain in a single ownership and no part thereof shall be sold or divided into individual lots or tracts until such time as the owner of said entire tract shall conform in all respects to the then existing rules and regulations as have been adopted by the Anderson Township Zoning Commission governing plats and subdivisions of lands, and the rules and regulations as provided in the Anderson Township Zoning Resolution.

We, the undersigned do hereby adopt and confirm the plan of development as shown hereon for the purpose indicated and agree to comply with all the terms, restrictive covenants and conditions included as a part thereof.

Signed	Witness

State of Ohio
County of Hamilton

Before me a notary public in and for said county, personally appeared _____ of the _____ who represent that they are duly authorized in the premises and who acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof, I have hereunto set my hand and official seal this _____ day of _____, 20____.

Notary Public
My Commission expires: _____

**FINAL DEVELOPMENT PLAN
CROSS CREEK
SUBDIVISION**

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

SITE GRADING PLAN

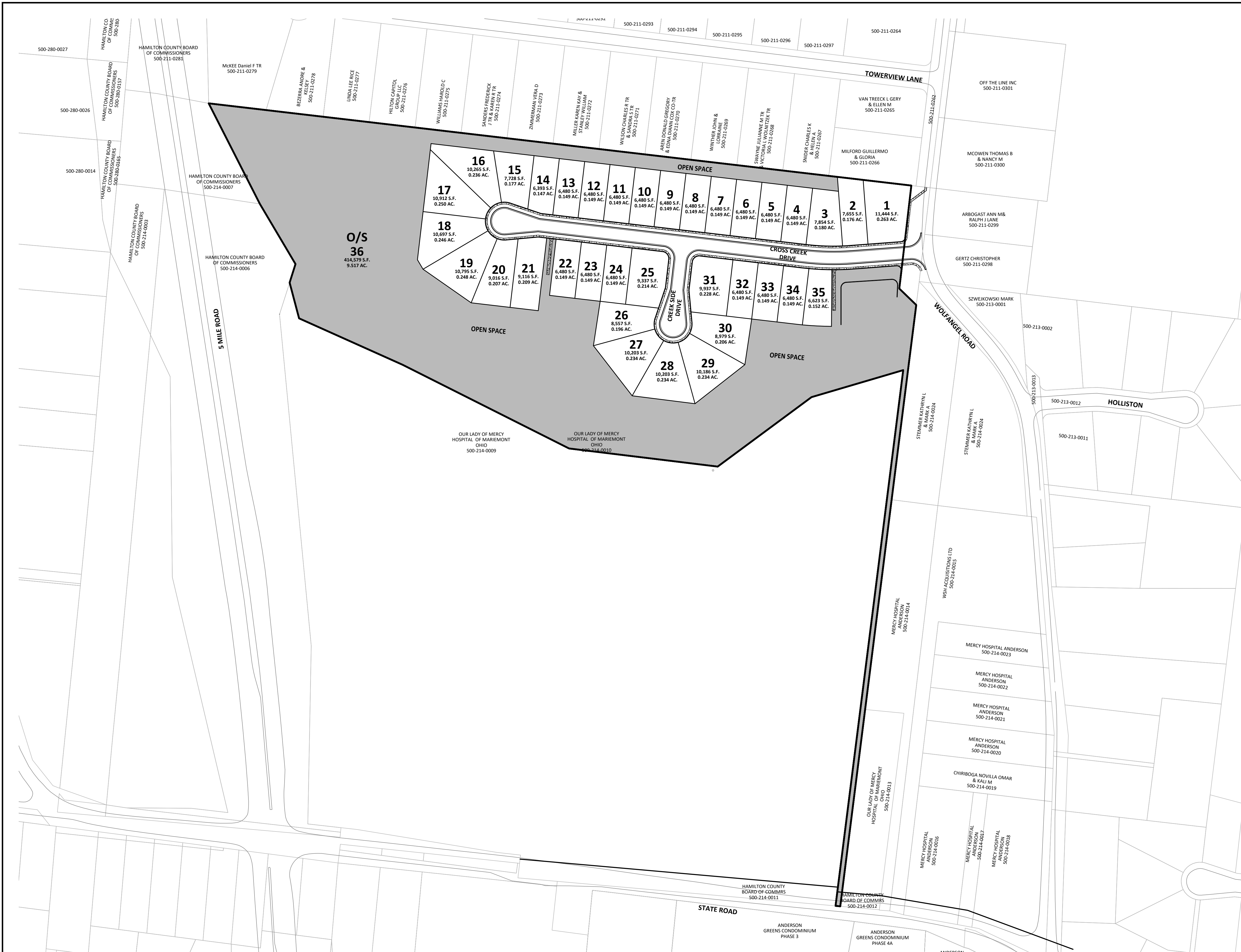


Revision	By	Date
ISSUE	DCA	04/04/2022
TWP. REVIEW	TBC	04/22/2022

Date	04/04/22
Scale	1"=50'
Drawn By	DCA Proj. Mgr.
Survey Database	DAS
DWG	TBC
X-Ref(s)	21571004-FDP-00
Project Number	21571.00
File No.	Sheet No. C7



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GROSS AREA : 17.256 ACRES
 EXISTING PUBLIC R/W: 0.000 ACRES
 NET AREA: 17.256 ACRES
 AREA IN OPEN SPACE: 9.517 ACRES (55.1%)

DEED OF ACCEPTANCE
 (To Appear on Final Development Plan)

The owner of the premises shown hereon does hereby make the following declarations which shall be deemed as covenants and not as conditions and shall run with the land and shall be binding upon the owner, heirs, executors, administrators, and assigns, and are imposed upon the within described tract of land as an obligation or charge against the same, as a general plan for the benefit of the said tract of land.

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Signer	Witness

State of Ohio
 County of Hamilton

Before me a notary public in and for said county, personally appeared _____ of the _____ who represent that they are duly authorized in the premises and who acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof, I have hereunto set my hand and official seal this _____ day of _____, 20____.

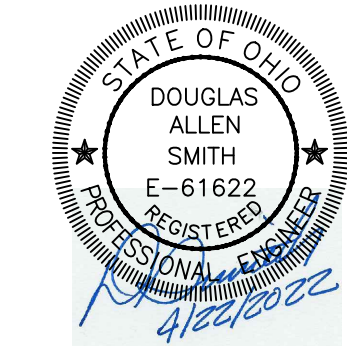
Notary Public
 My Commission expires: _____

FINAL DEVELOPMENT PLAN CROSS CREEK SUBDIVISION

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

SITE OPEN SPACE PLAN

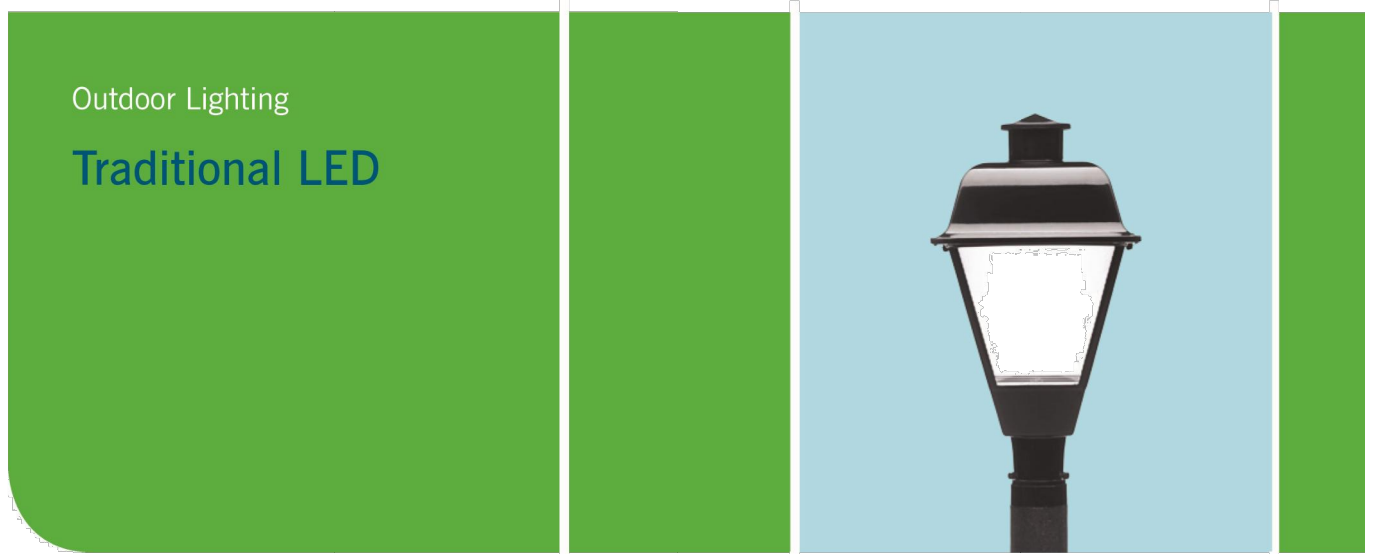
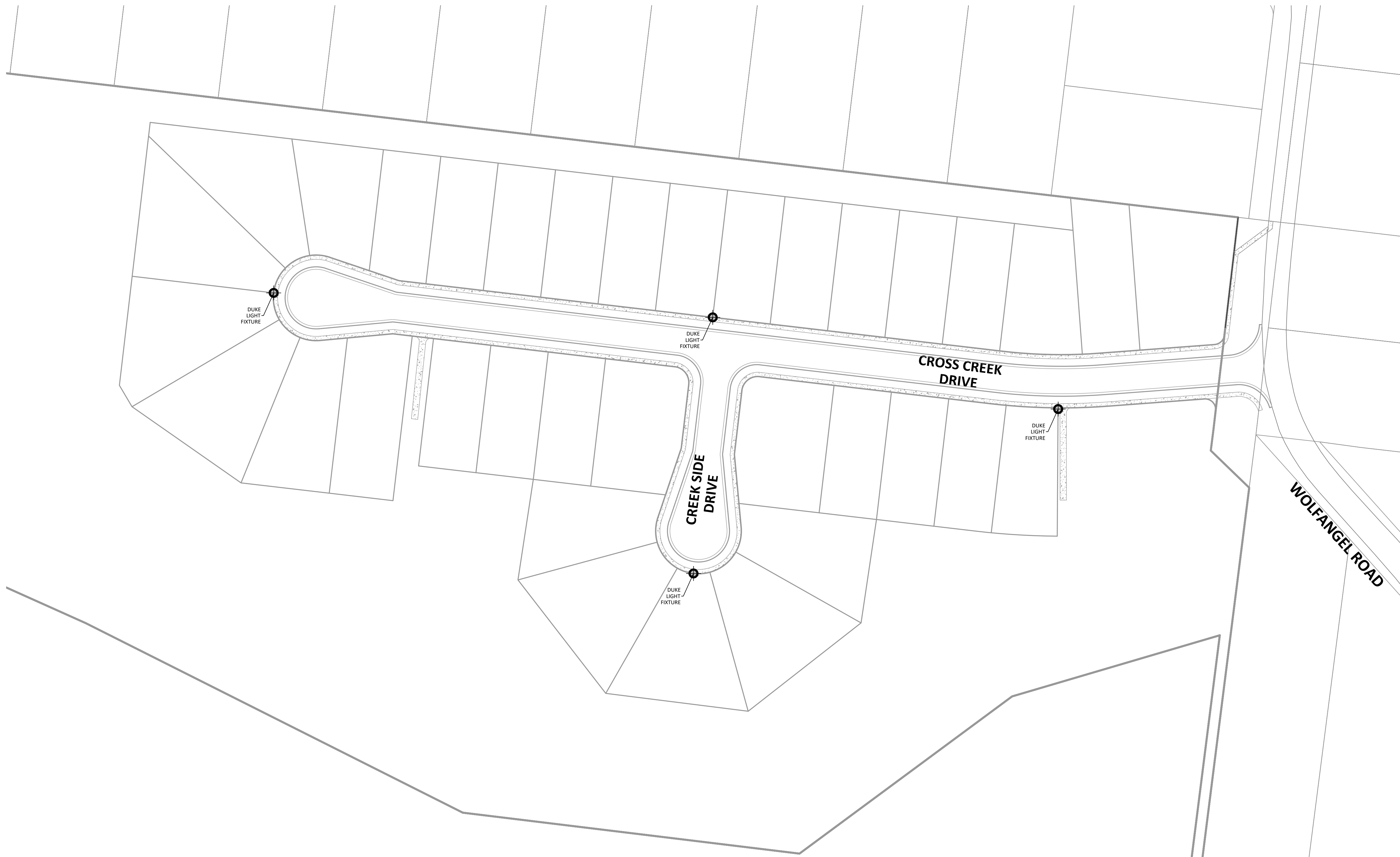
Date: 04/04/22
 Scale: 1"=100'
 Drawn By: DCA Proj. Mgr. DAS
 Survey Database: TBC
 DWG: 21571004-FDP-00
 X-Ref(s):
 Project Number: 21571.00
 File No.: Sheet No. CB



Revision	By	Date
ISSUE	DCA	04/04/2022
TWP. REVIEW		04/22/2022

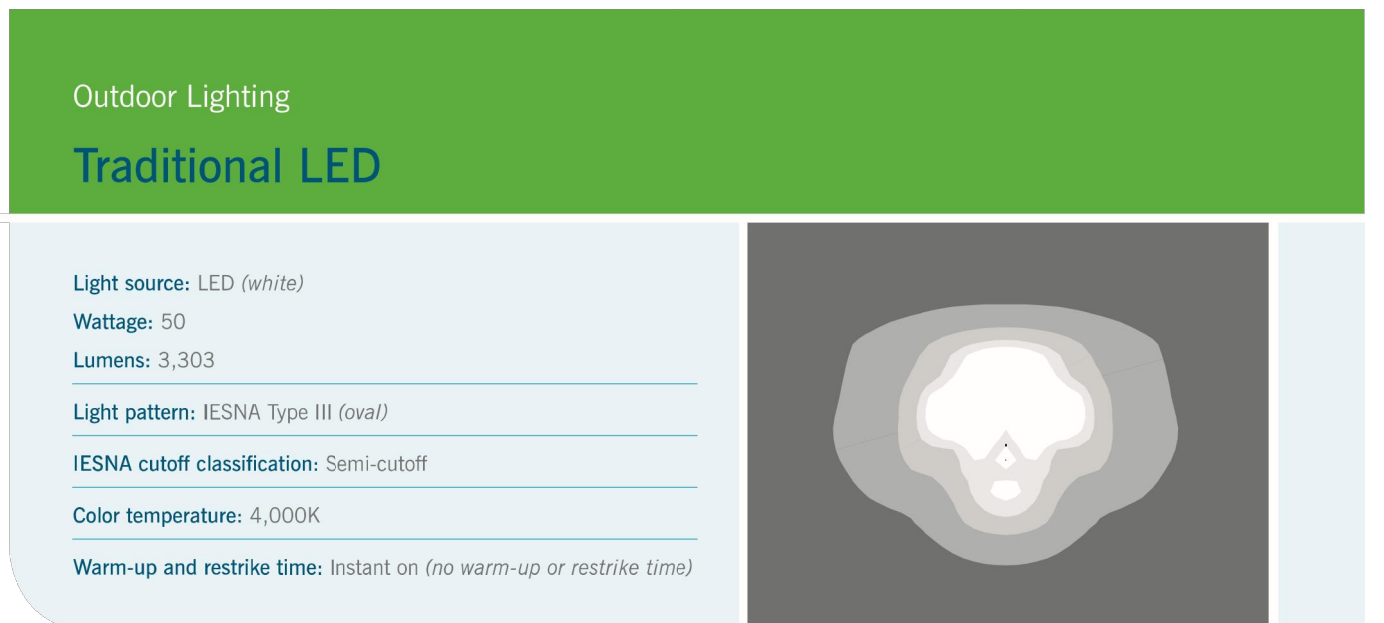
MSP
 DESIGN
 McGill Smith Punshon

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



LED (light-emitting diode)	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll-free at 866.769.6417.



Light source: LED (white)
 Wattage: 50
 Lumens: 3,303
 Light pattern: IESNA Type III (oval)
 IESNA cutoff classification: Semi-cutoff
 Color temperature: 4,000K
 Warm-up and restrike time: Instant on (no warm-up or restrike time)

Name	Mounting height	Color
Colonial concrete	12'	Black
Victorian concrete		Black, Gray-green
Washington concrete		Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

©2016 Duke Energy Corporation 162867 1/2/16

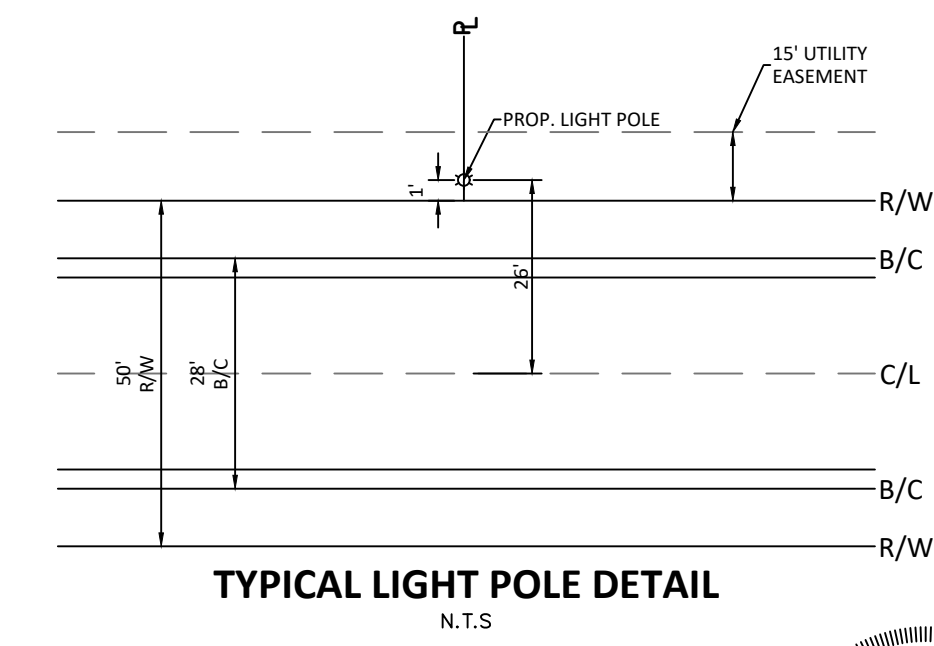
FINAL DEVELOPMENT PLAN CROSS CREEK SUBDIVISION

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

LIGHTING PLAN

Date	04/04/22
Scale	1"=50'
Drawn By	DCA Proj. Mgr. DAS
Survey Database	TBC
DWG	21571004-FDP-00
X-Ref(s)	
Project Number	21571.00
File No.	Sheet No. C9

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 Landscape Architecture Cincinnati OH 45241
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Revision	By	Date
ISSUE		04/04/2022
TWP. REVIEW		04/22/2022

DEED OF ACCEPTANCE (To Appear on Final Development Plan)

The owner of the premises shown hereon does hereby make the following declarations which shall be deemed as covenants and shall run with the land and shall be binding upon the owner, heirs, executors, administrators, and assigns, and are imposed upon the within described tract of land as an obligation or charge against the same, as a general plan for the benefit of the said tract of land.

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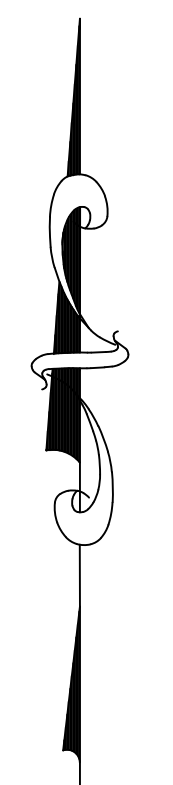
We, the undersigned do hereby adopt and confirm the plan of development as shown hereon for the purpose indicated and agree to comply with all the terms, restrictive covenants and conditions included as a part thereof.

Signer	Witness

State of Ohio
 County of Hamilton

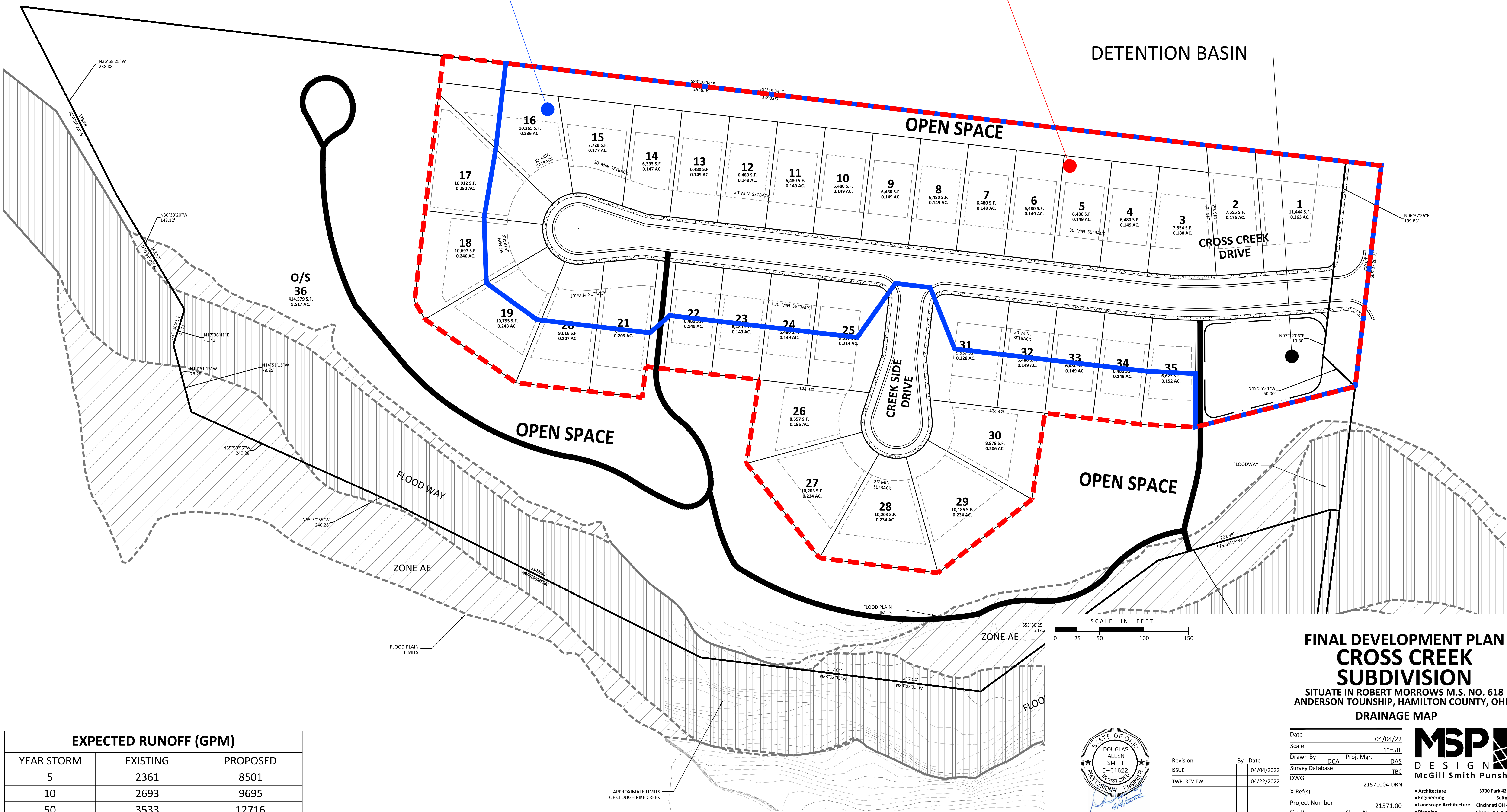
Before me a notary public in and for said county, personally appeared _____ of the _____, who represent that they are duly authorized in the premises and who acknowledge that they did sign the foregoing instrument and that the same is their voluntary act and deed in testimony whereof, I have hereunto set my hand and official seal this _____ day of _____, 20____.

Notary Public
 My Commission expires: _____



**ON-SITE PRE-DEVELOPMENT DRAINAGE AREA
8.97 ACRES**

**ON-SITE POST-DEVELOPMENT DRAINAGE AREA
TO RELEASE STRUCTURE
5.96 ACRES**



EXPECTED RUNOFF (GPM)		
YEAR STORM	EXISTING	PROPOSED
5	2361	8501
10	2693	9695
50	3533	12716



**FINAL DEVELOPMENT PLAN
CROSS CREEK
SUBDIVISION**
SITUATE IN ROBERT MORROWS M.S. NO. 618
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO
DRAINAGE MAP



Revision	By	Date
ISSUE	DCA	04/04/2022
TWP. REVIEW		04/22/2022

Date: 04/04/22
Scale: 1"=50'
Drawn By: DCA Proj. Mgr.: DAS
Survey Database: TBC
DWG: 21571004-DRN
X-Ref(s):
Project Number: 21571.00
File No.: Sheet No.: C10

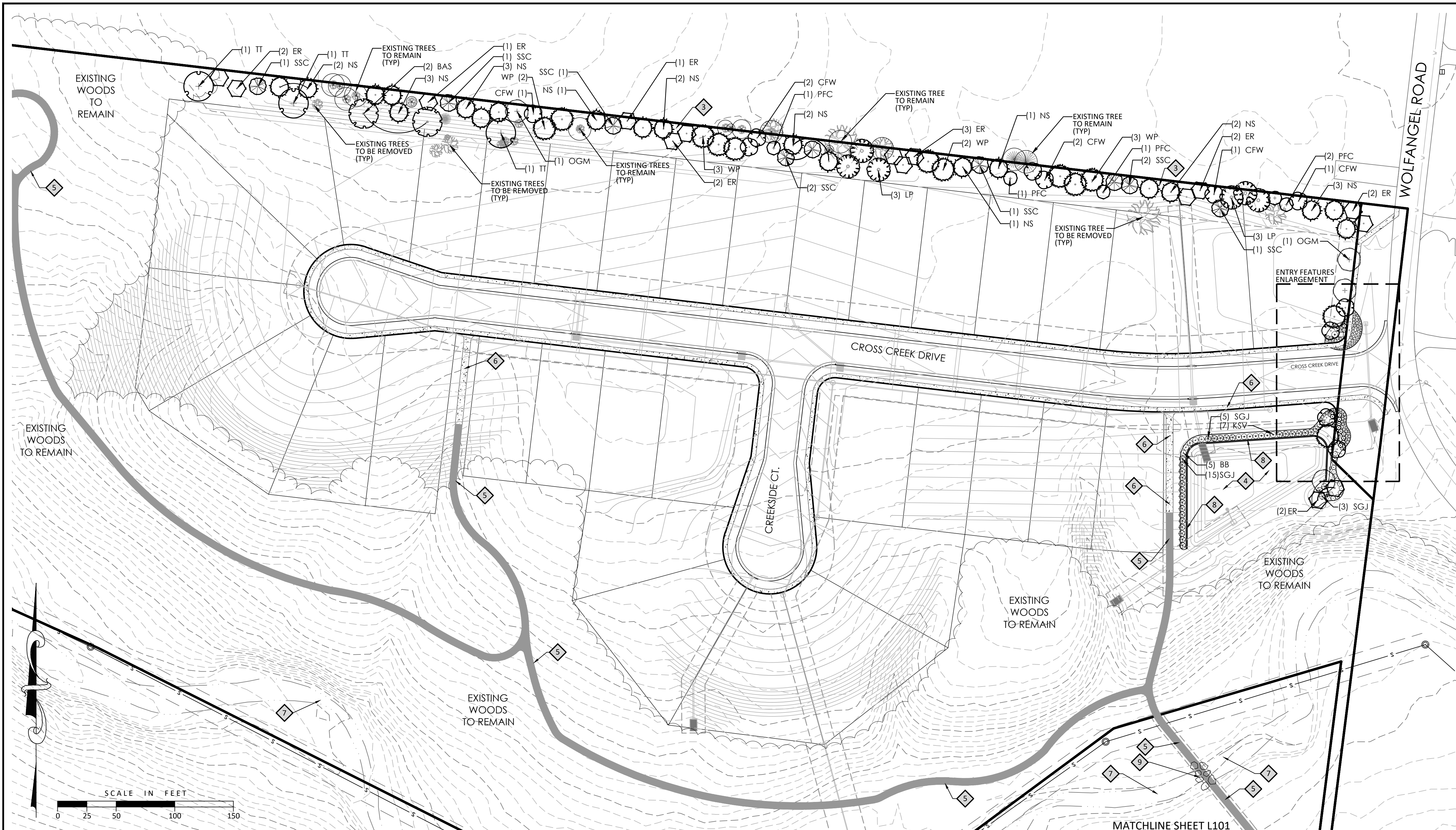
MSP
DESIGN
McGill Smith Punshon

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

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

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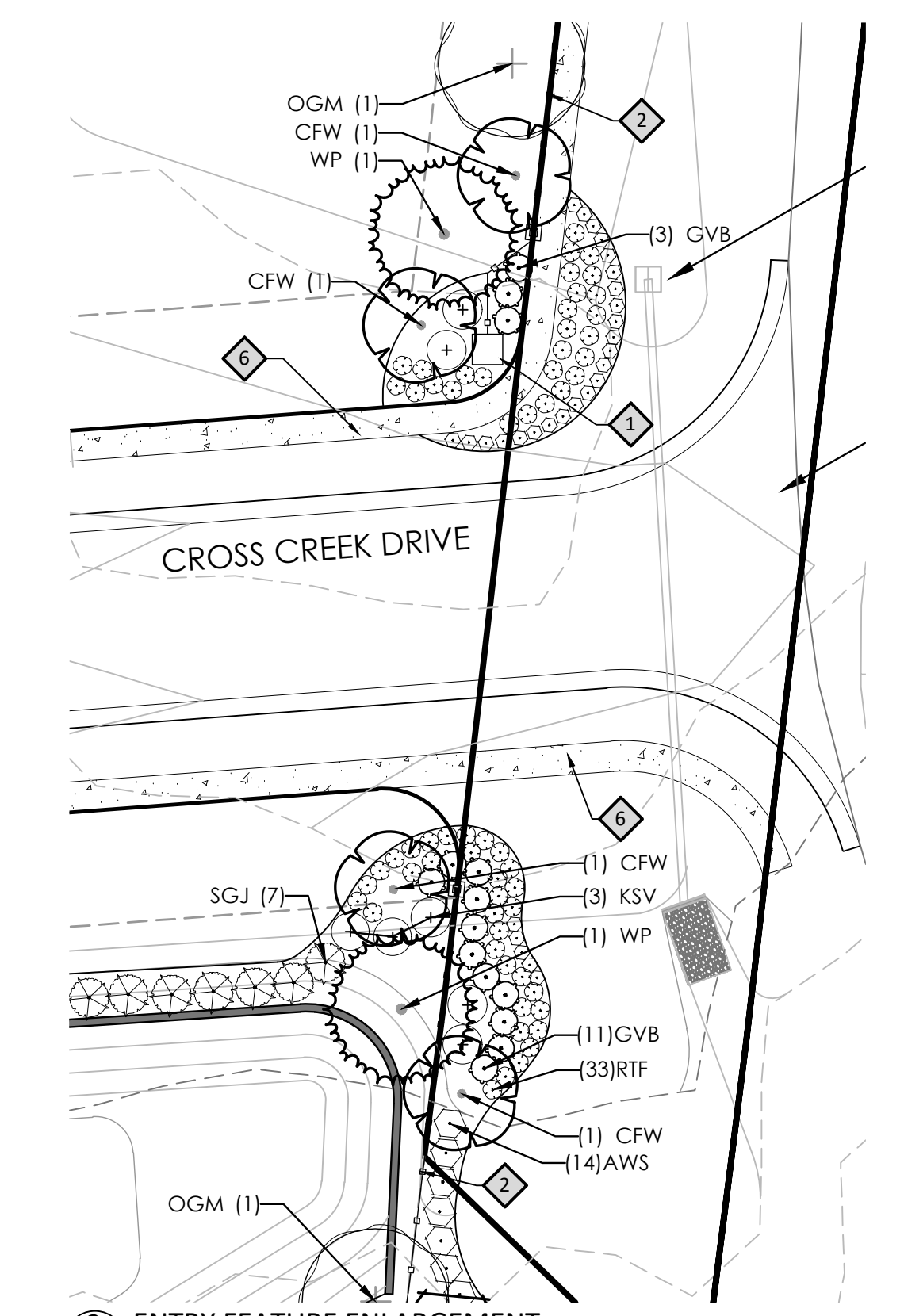
Issue/Revision	No.	Date
FDP ISSUE		04/04/22
TWP REVIEW		04/22/22



1 SITE LANDSCAPE PLAN
1/100

CODED NOTES:

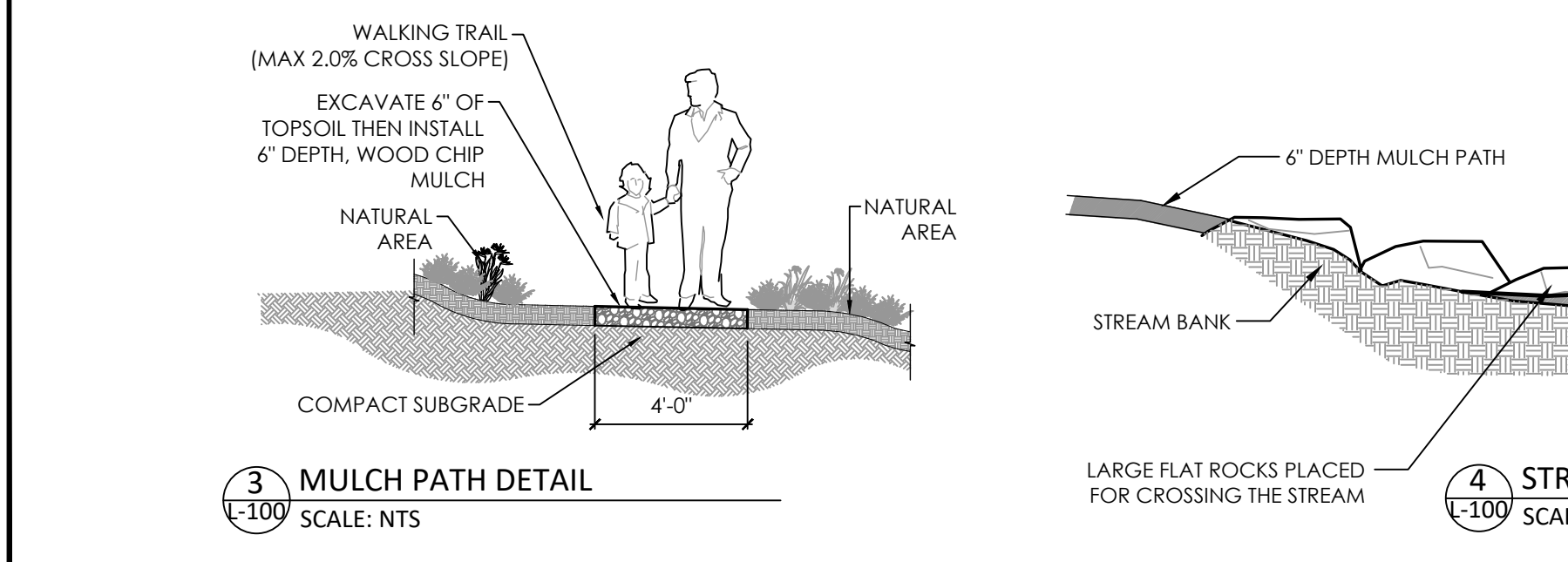
- 1. STONE VENEER MONUMENT SIGNAGE. SEE DETAILS 5,6, SHEET L100.
- 2. 4'-6" HT, 4 RAIL WOOD FENCE. BLACK COLOR.
- 3. LANDSCAPE BUFFER PER TOWNSHIP ZONING CODE.
- 4. DETENTION BASIN. SEE CIVIL ENGINEER'S PLANS.
- 5. MULCH WALKING TRAIL. SEE DETAIL 3, L100.
- 6. CONCRETE WALK. SEE CIVIL ENGINEER'S PLANS.
- 7. EXISTING CREEK. PROTECT FROM DAMAGE.
- 8. SEGMENTAL RETAINING WALL. SEE CIVIL ENGINEER'S PLANS.
- 9. FIELD LOCATED LARGE SLAB ROCKS IN STREAM FOR CROSSING. SEE DETAIL 4, L100.



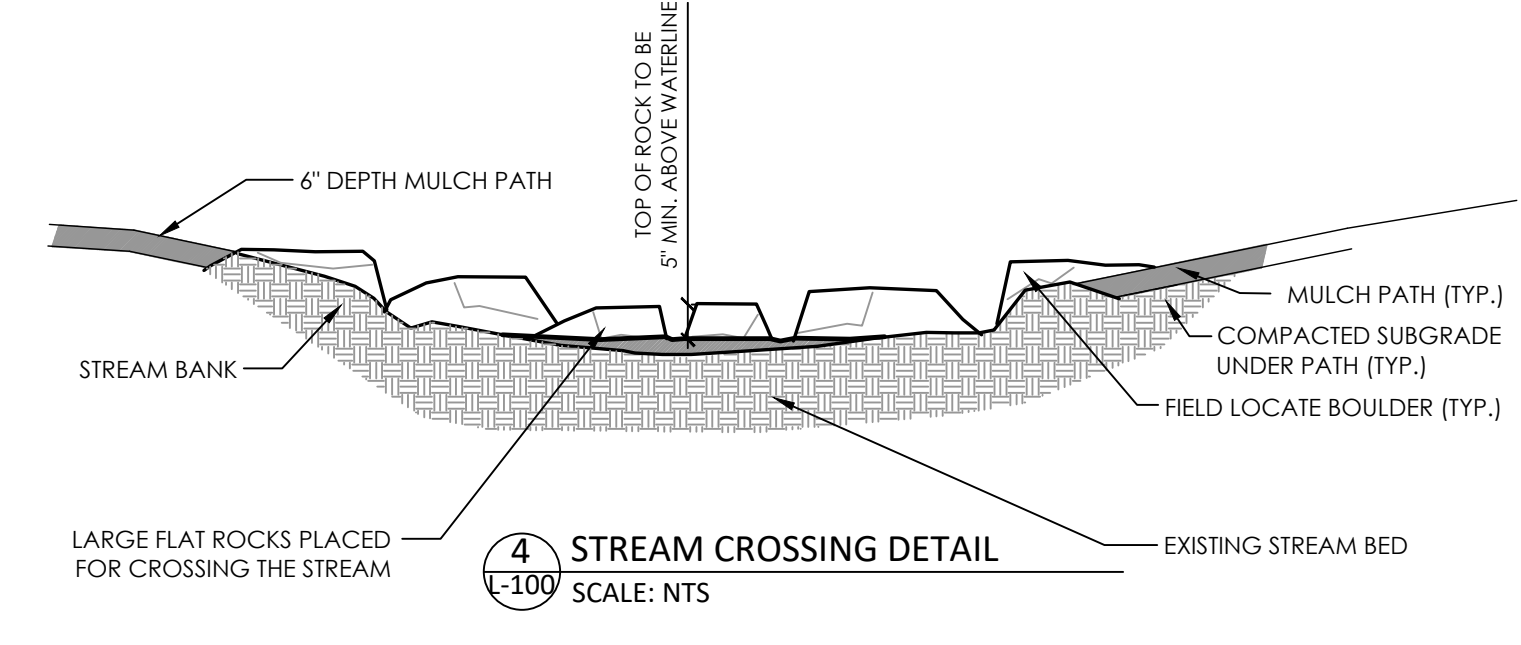
2 ENTRY FEATURE ENLARGEMENT
1/100

PLANT SCHEDULE

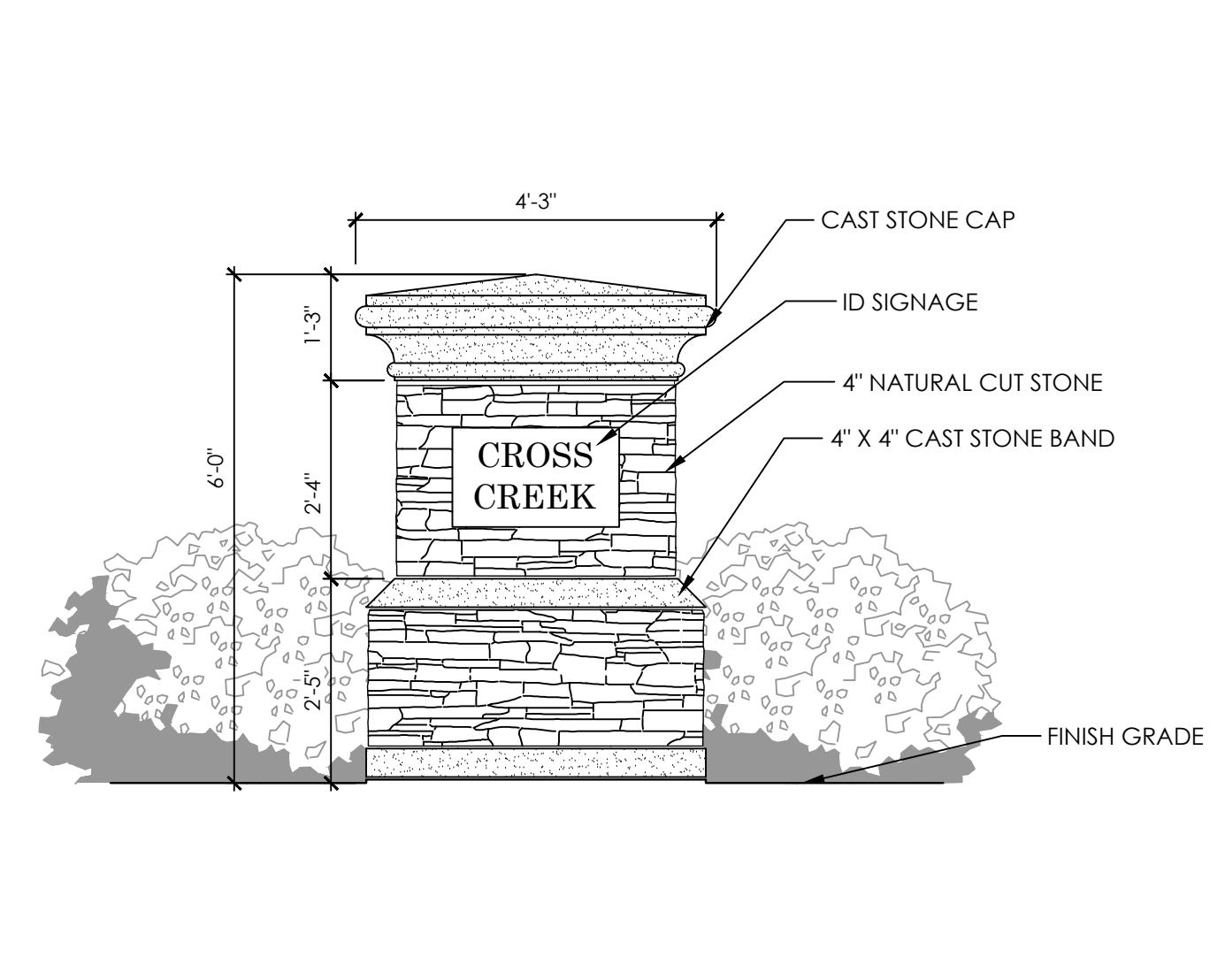
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NS	20	Picea abies	Norway Spruce	8' - 9' B&B
LP	6	Pinus flexilis	Limber Pine	8' - 9' B&B
WP	12	Pinus strobus	White Pine	8' - 9' B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ER	15	Cercis canadensis	Eastern Redbud	2 1/2' - 3' CAL. B&B
CFW	11	Cornus florida 'White'	White Flowering Dogwood	1 1/2' - 2' CAL. B&B
PFC	5	Malus x 'Prairifire'	Prairifire Crab Apple	6'-7' B&B
SSC	9	Malus x 'Spring Snow'	Spring Snow Crabapple	2' - 2 1/2' CAL. B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
OGM	4	Acer rubrum 'October Glory' TM	October Glory Maple	2 1/2' - 3' CAL. B&B
TT	3	Liriodendron tulipifera	Tulip Poplar	2 1/2' - 3' CAL. B&B
BAS	2	Tilia americana 'Baillyard' TM	Fronyard American Linden	2 1/2' - 3' CAL. B&B
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NWL	28	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 CONT.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BB	5	Euonymus alatus 'Compactus'	Compact Burning Bush	36"-42" B&B
RTF	60	Rosa x 'The Fairy'	The Fairy Shrub Rose	#1 CONT.
AWS	14	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	#3 CONT.
KSV	14	Viburnum carlesii	Korean Spice Viburnum	#3 CONT.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GVB	14	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"-21" B&B
SGJ	30	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 CONT.



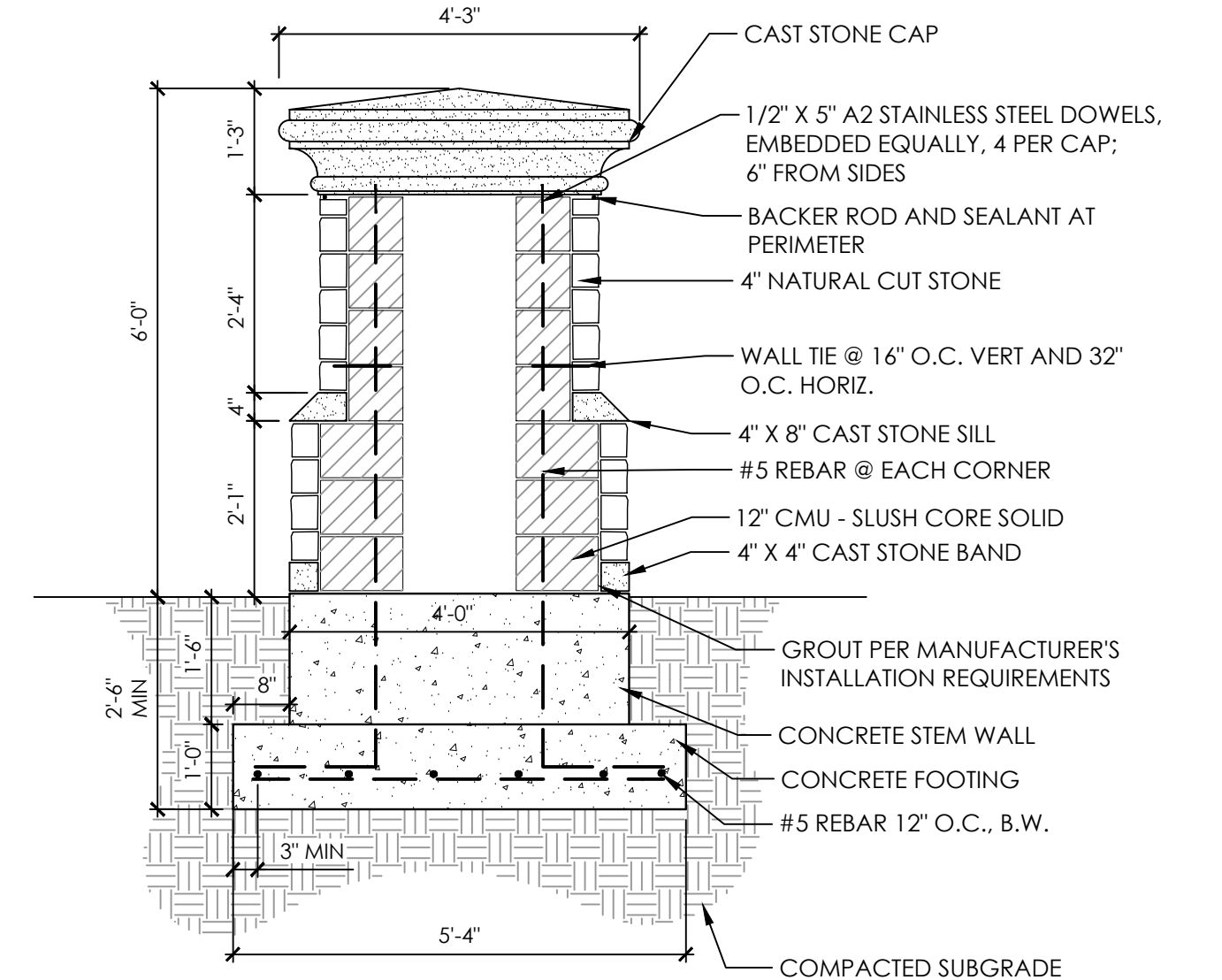
3 MULCH PATH DETAIL
1/100 SCALE: NTS



4 STREAM CROSSING DETAIL
1/100 SCALE: NTS



5 ENTRANCE SIGNAGE ELEVATION
1/2" = 1'-0"



6 ENTRANCE SIGNAGE DETAIL
1/2" = 1'-0"

NOTES:
1. STRUCTURAL ENGINEER TO REVIEW THE STRUCTURAL REQUIREMENTS.

CROSS CREEK SUBDIVISION
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

GENERAL NOTES - PLANTING

- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, OR CONSTRUCTION MANAGER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
- LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY. REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, OR CONSTRUCTION MANAGER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
- PLANT MATERIALS, LANDSCAPING AND TREE PLANTING SHALL CONFORM TO ANSI 300 STANDARDS AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202)-789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
- NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
- LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, OR CONSTRUCTION MANAGER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTS LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
- ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED), IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
- DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER, OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
- LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUBS CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER, OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
- STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

CODED NOTES:

- 1 STONE VENEER MONUMENT SIGNAGE.
- 2 4'-6" HT, 4 RAIL WOOD FENCE. BLACK COLOR.
- 3 LANDSCAPE BUFFER PER TOWNSHIP ZONING CODE.
- 4 DETENTION BASIN. SEE CIVIL ENGINEER'S PLANS.
- 5 MULCH WALKING TRAIL. SEE DETAIL 3, L100.
- 6 CONCRETE WALK. SEE CIVIL ENGINEER'S PLANS.
- 7 EXISTING CREEK. PROTECT FROM DAMAGE.
- 8 SEGMENTAL RETAINING WALL. SEE CIVIL ENGINEER'S PLANS.
- 9 FIELD LOCATED LARGE SLAB ROCKS IN STREAM FOR CROSSING. SEE DETAIL 4, L100.

GENERAL NOTES - PLANT MIX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

- A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
- B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS; FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF (95) NINETY-FIVE PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A PH RANGE OF (4 TO 5) FOUR TO FIVE; AND A MOISTURE CONTENT OF (30) THIRTY PERCENT.

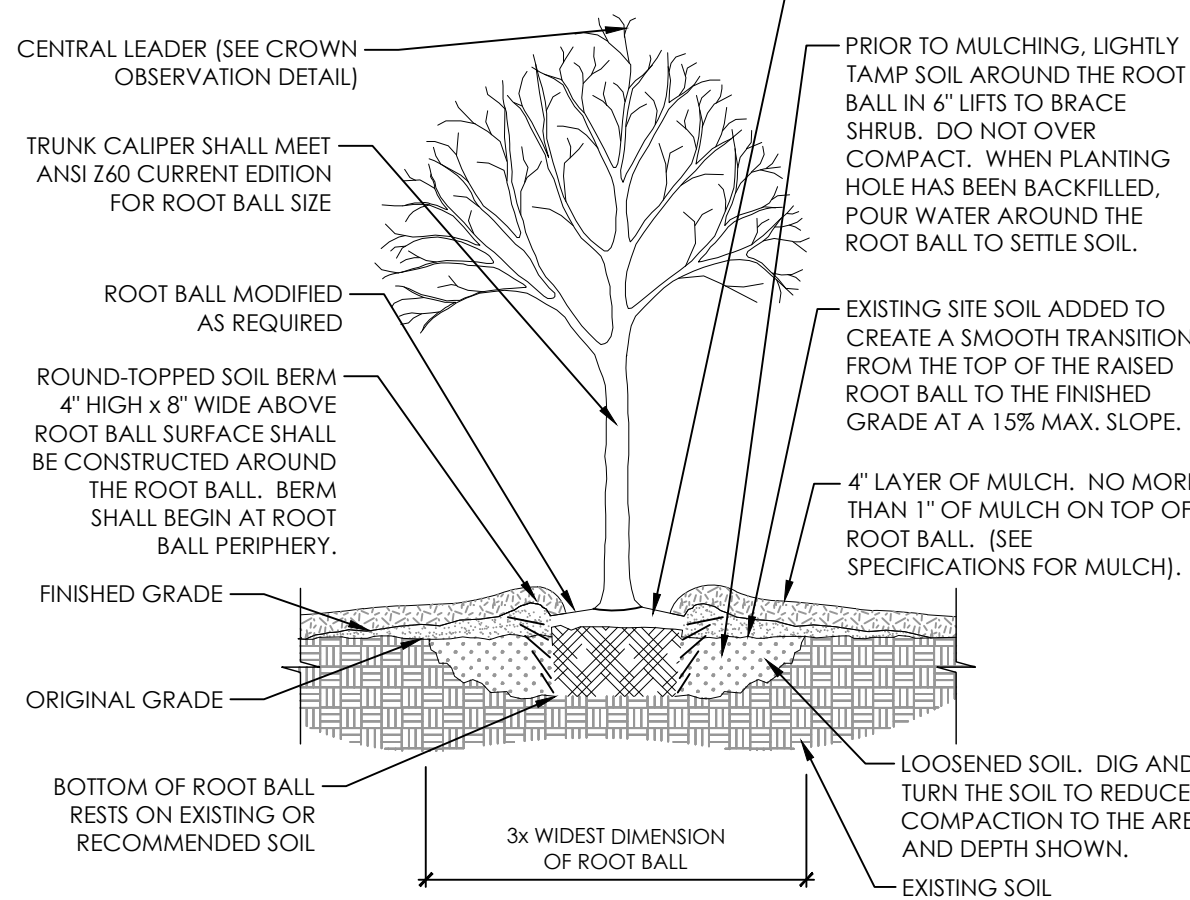
MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

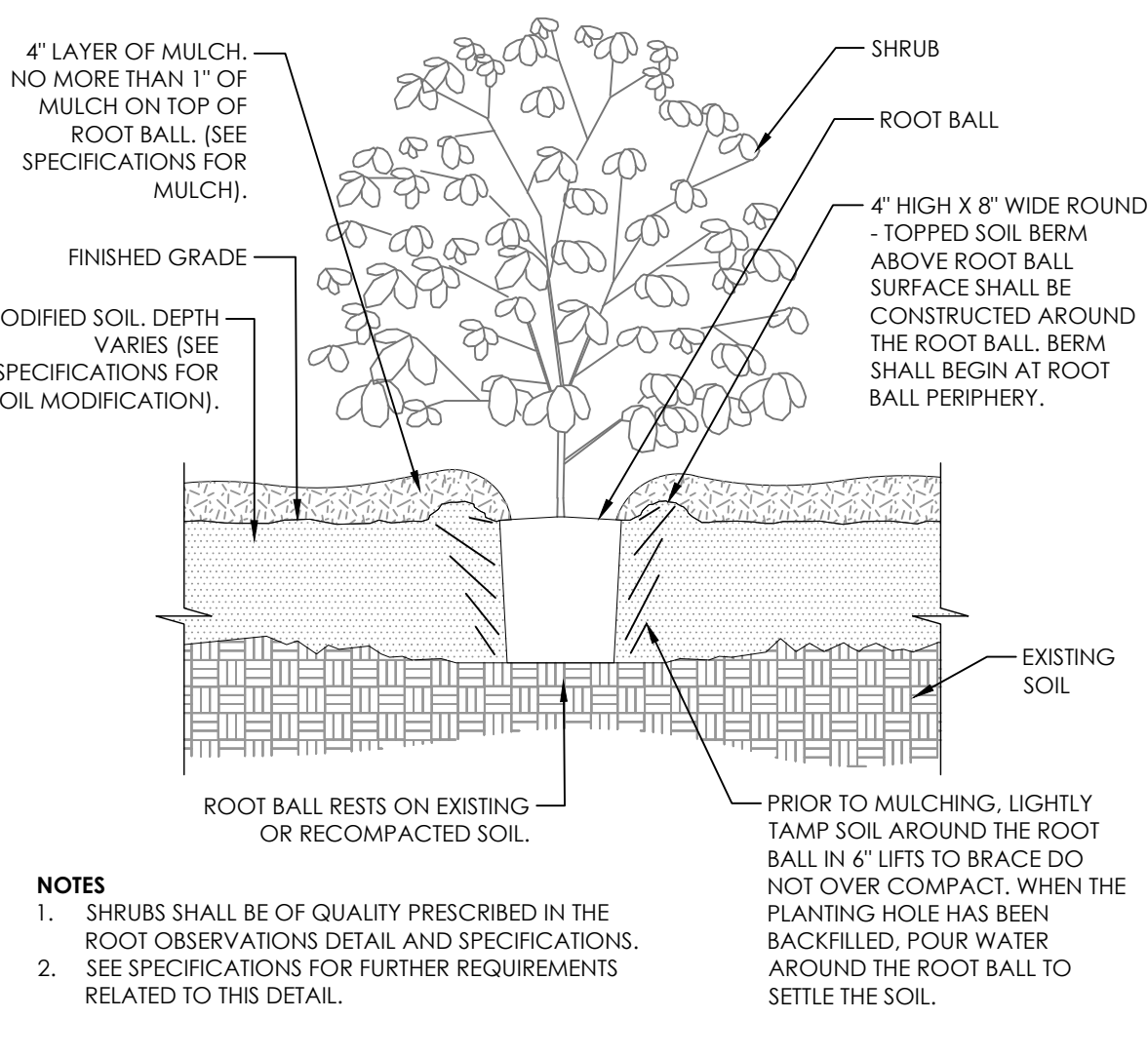
FERTILIZER: COMMERCIALY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT), 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF: 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

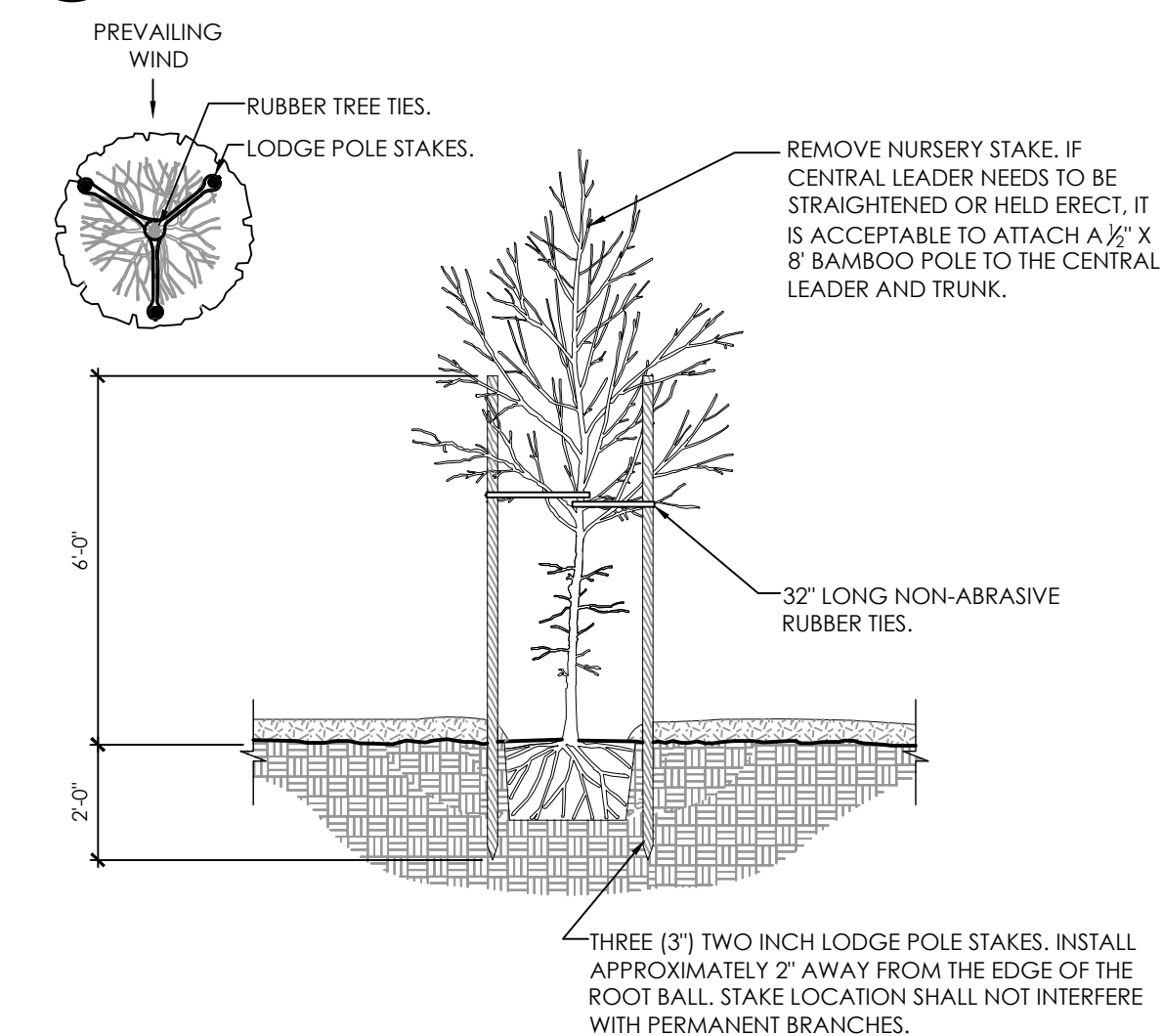
- NOTES
- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



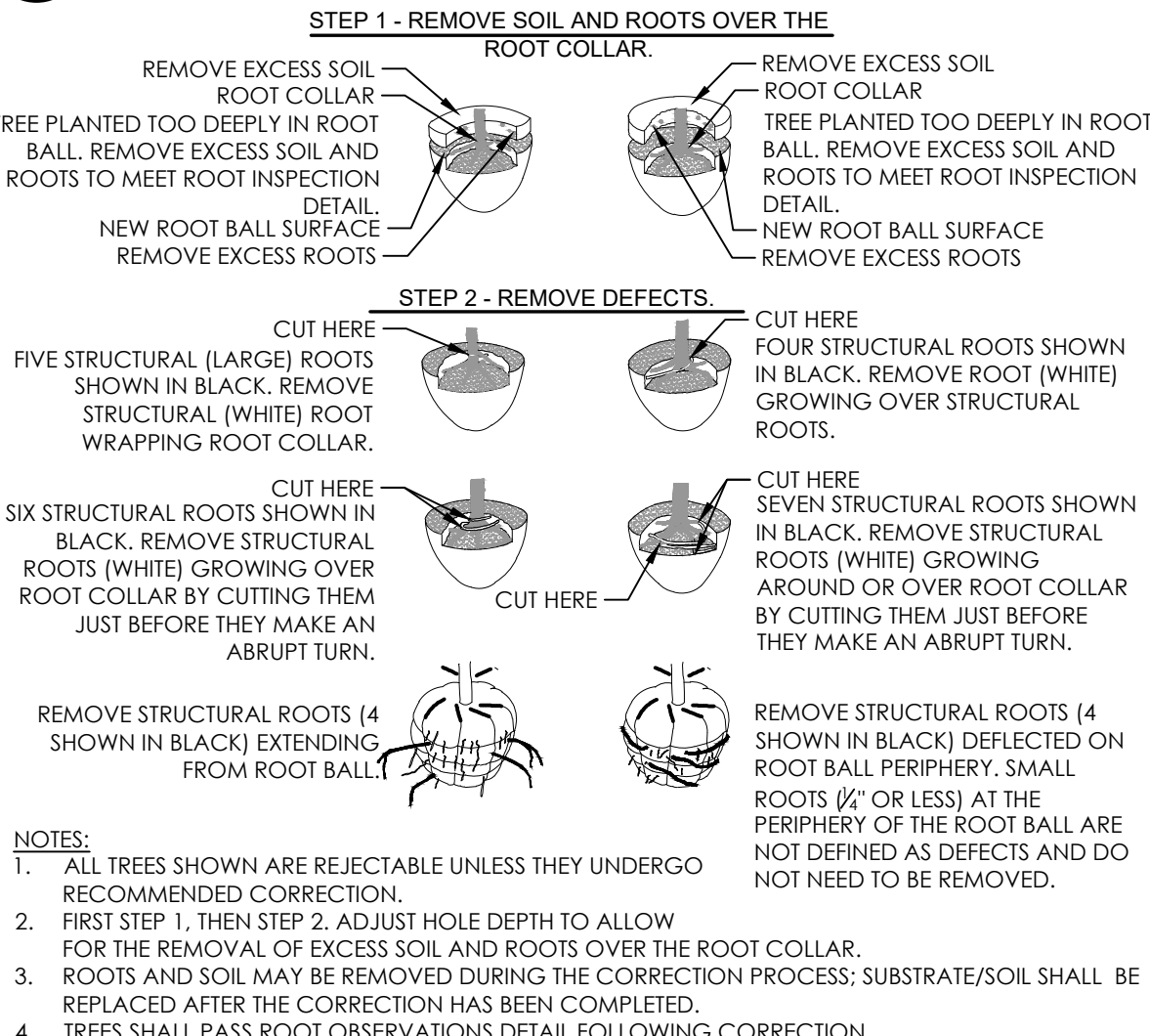
1 TREE PLANTING
NOT TO SCALE SECTION 329303-05



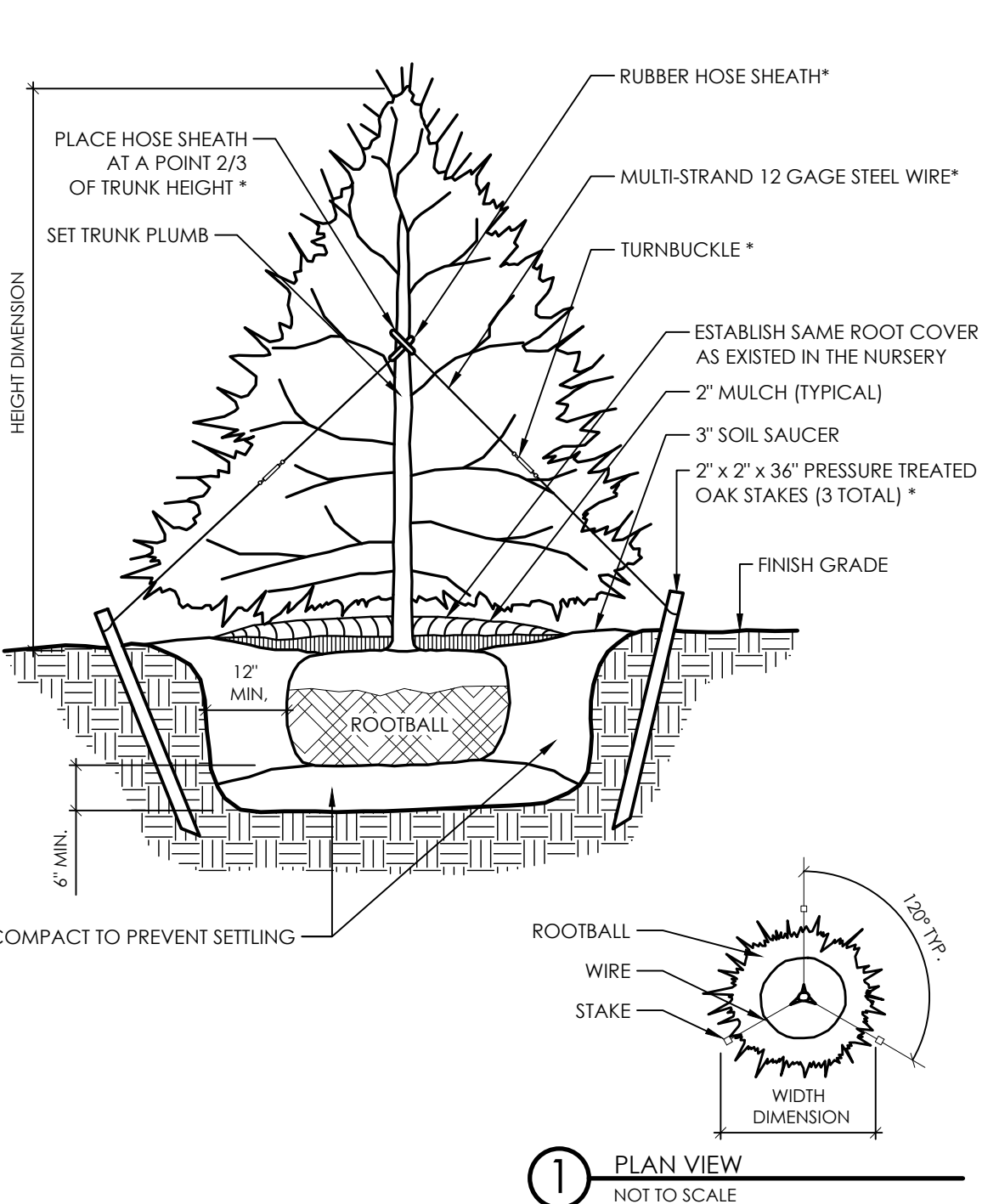
2 SHRUB PLANTING IN MODIFIED SOIL
NOT TO SCALE SECTION 329302-03



3 TREE STAKING - POLES
NOT TO SCALE SECTION-PLAN 329303-09



4 ROOT CORRECTION - BALL AND BURLAPPED
NOT TO SCALE SECTION-ELEVATION 329304-05



5 EVERGREEN TREE PLANTING AND GUYING
NOT TO SCALE SECTION-ELEVATION P-WO2-04



1 SITE LANDSCAPE PLAN
1-100

Ohio Utilities Protection Service
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)

MSP DESIGN
McGill Smith Punshon
3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspsdesign.com

Project Manager: DAS
Drawn By: DCA
DWG: 21571006-PLA
X-Ref(s): --

Issue/Revision	No.	Date
FDP ISSUE		04/04/22
TWP REVIEW		04/22/22

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CROSS CREEK SUBDIVISION
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title: **PLANTING PLAN**
Project Number: 21571.00
Drawing Scale: AS NOTED
Sheet Number: L101
File Number: 21571