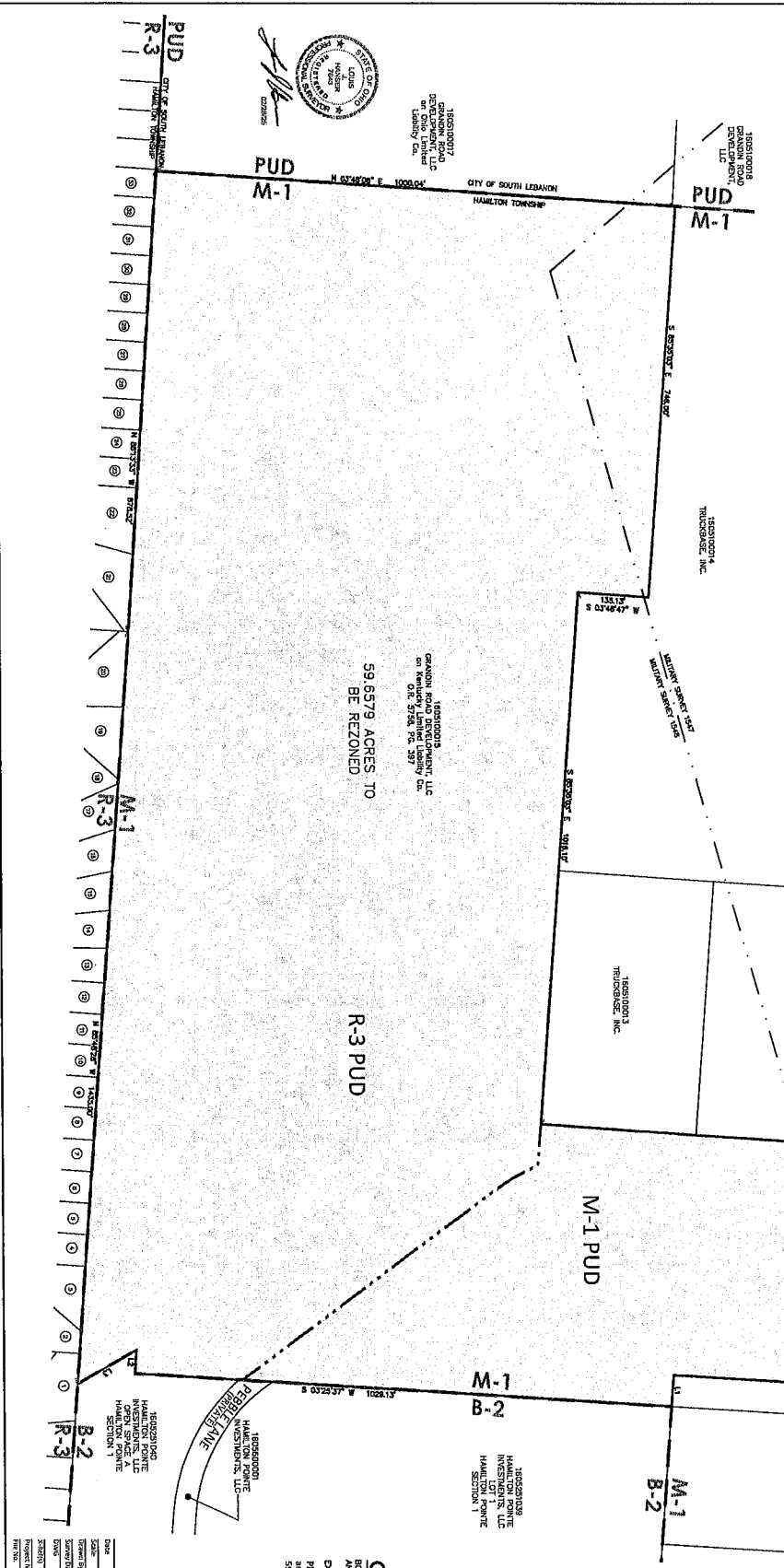


NO.	DESCRIPTION	AMOUNT
1	PLANNING	100.00
2	PERMITS	100.00
3	INSPECTION	100.00
4	RECORDING	100.00
5	ADDITIONAL SERVICES	100.00
6	TOTAL	500.00

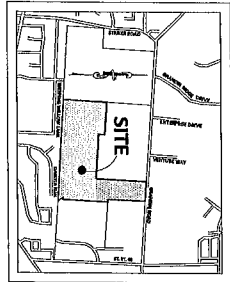


**PROPOSED ZONE CHANGE PLAT**  
 M.S. No. 1547 & 1548  
 VIRGINIA MILITARY DISTRICT  
 HAMILTON TOWNSHIP  
 WARREN COUNTY, OHIO

**GENERAL NOTES**  
 BOUNDARY BASED ON DEEDS & SURVEYS OF RECORD AND NOT THE RESULT OF A FIELD SURVEY.  
 EXISTING ZONES: M-1, LIGHT INDUSTRIAL ZONE  
 PROPOSED ZONE: R-3 PUD PLANNED UNIT DEVELOPMENT and M-1 PUD PLANNED UNIT DEVELOPMENT  
 59.6579 ACRES

**OWNER**  
**GRANDIN ROAD DEVELOPMENT, LLC**  
 3951 MADISON PIKE  
 COVINGTON, KY 40017

**PROPOSED ZONE CHANGE PLAT**  
 M.S. No. 1547 & 1548  
 VIRGINIA MILITARY DISTRICT  
 HAMILTON TOWNSHIP  
 WARREN COUNTY, OHIO



VICINITY MAP

APPLICANT:  
 BEVERCREER DEVELOPMENT, LLC  
 7801 EAST KENTON ROAD  
 CINCINNATI, OHIO 45249

OWNER:  
 GRANDIN ROAD DEVELOPMENT  
 3951 MADISON PIKE  
 COVINGTON, KENTUCKY 40127

PARCEL NUMBER: 160500015  
 TOTAL AREA: 59.66 ACRES

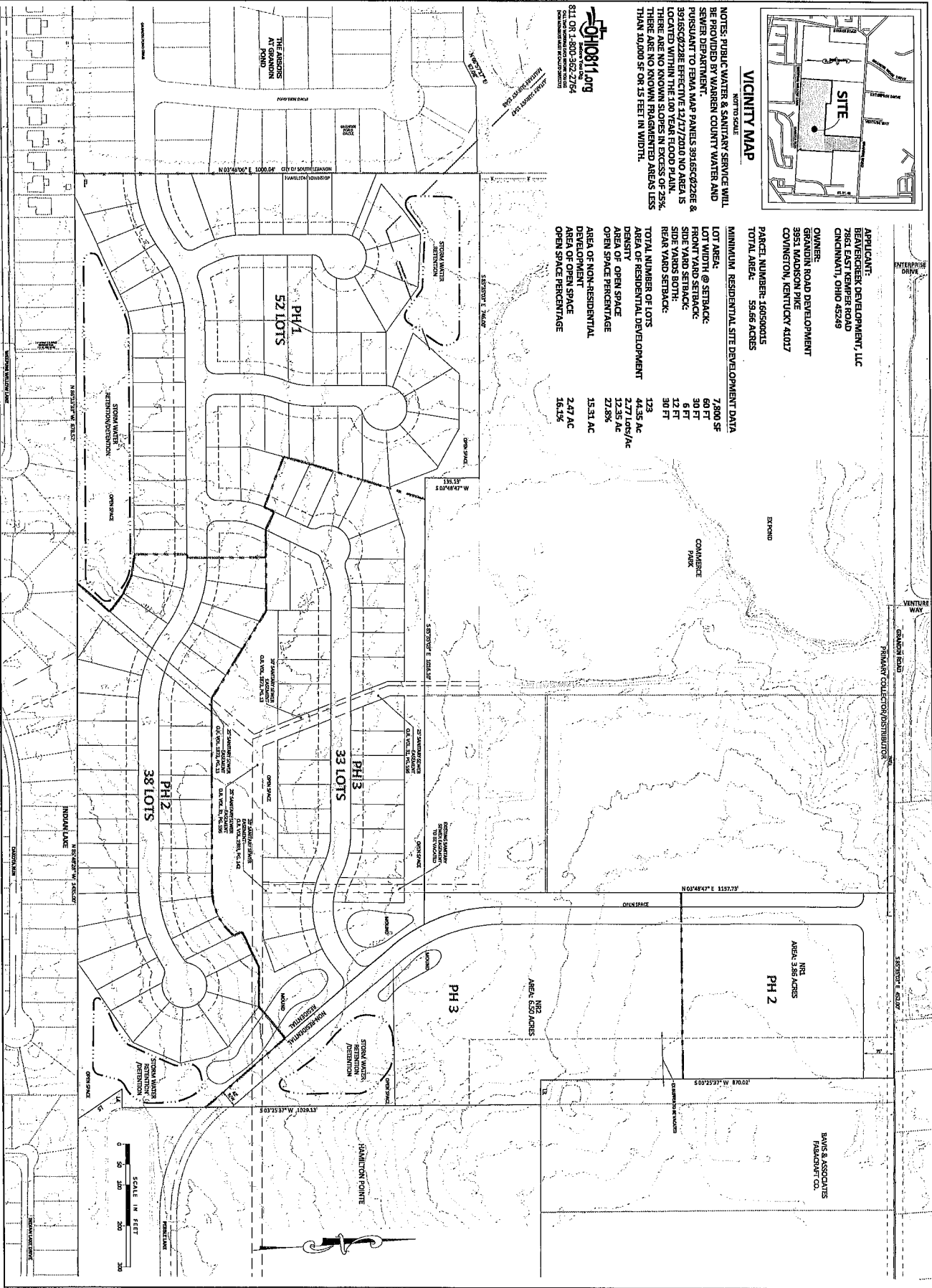
NOTES: PUBLIC WATER & SANITARY SERVICE WILL BE PROVIDED BY WARREN COUNTY WATER AND SEWER DEPARTMENT.  
 PURSUANT TO FEMA MAP PANELS 8916SC0226I & 8916SC0226E EFFECTIVE 12/17/2010 NO AREA IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.  
 THERE ARE NO KNOWN SLOPES IN EXCESS OF 25%. THERE ARE NO KNOWN FRAGMENTED AREAS LESS THAN 10,000 SF OR 15 FEET IN WIDTH.

MINIMUM RESIDENTIAL SITE DEVELOPMENT DATA

LOT AREA	7,800 SF
LOT WIDTH @ SETBACK	60 FT
FRONT YARD SETBACK	30 FT
SIDE YARD SETBACK	6 FT
REAR YARD SETBACK	30 FT
TOTAL NUMBER OF LOTS	123
AREA OF RESIDENTIAL DEVELOPMENT	44.35 AC
DENSITY	2.77 Lots/Ac
AREA OF OPEN SPACE	15.31 AC
OPEN SPACE PERCENTAGE	25.8%
AREA OF NON-RESIDENTIAL DEVELOPMENT	2.47 AC
AREA OF OPEN SPACE	16.13%



02/01/2005



STAGE 1  
 PUD SKETCH PLAN

Project Number: 16448-01  
 Drawing Scale: 1" = 40'  
 Sheet Number: 1  
 File Number: 16448

**ARBORS EAST**

HAMILTON TOWNSHIP  
 WARREN COUNTY, OHIO

**MSP DESIGN**

McClint Smith Purshon

2000 N. 4th Street  
 Columbus, Ohio 43201  
 Phone: 614.234.3000  
 Fax: 614.234.3001  
 Website: www.mspdesign.com

Project Manager: [Name]  
 Designer: [Name]  
 Date: [Date]  
 Scale: [Scale]  
 Sheet/Revision: [Sheet/Revision]