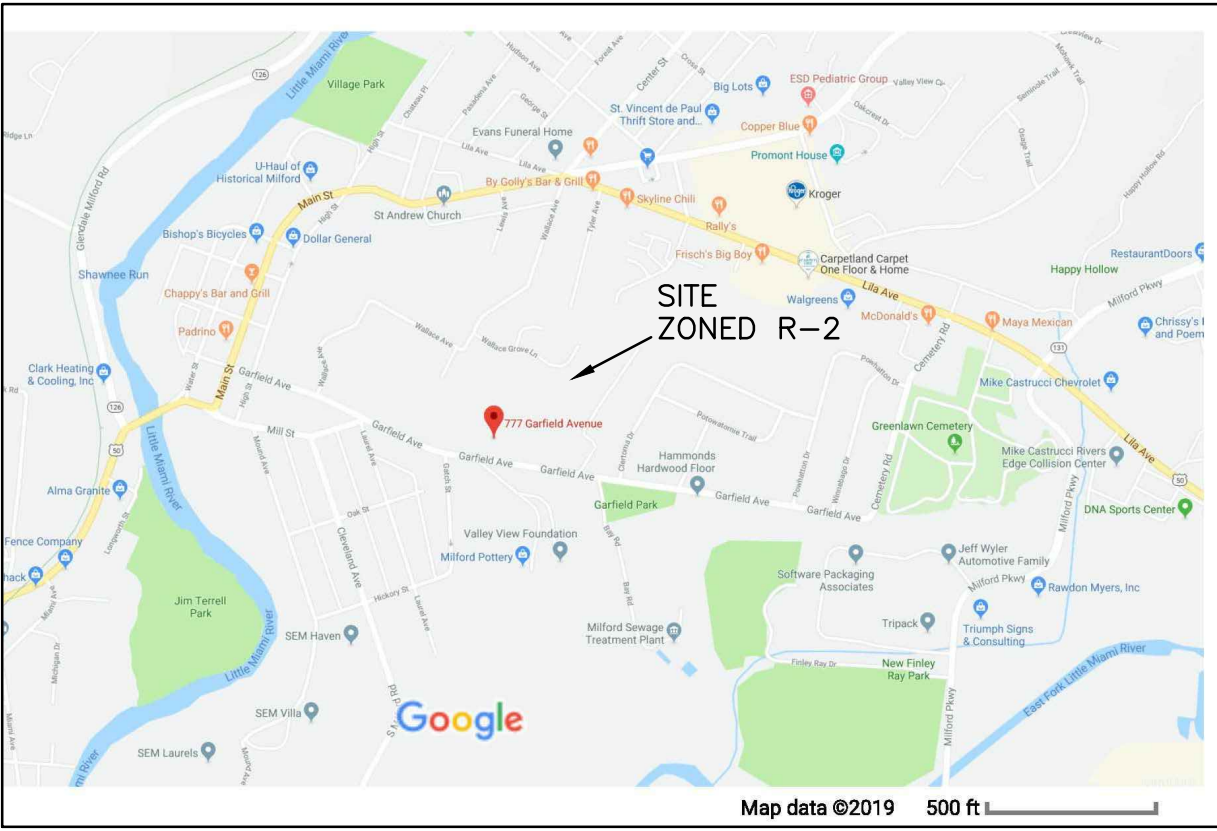




VICINITY MAP

AREA TABLE

	Area (SF)	Area (Ac)
TOTAL PHASE 2	280,434	6.438
Lot	Area (SF)	Area (Ac)
D1	3,528	0.081
D2	3,446	0.079
D3	3,502	0.080
D4	3,400	0.078
D5	3,400	0.078
D6	3,400	0.078
D7	3,400	0.078
D8	3,400	0.078
D9	3,400	0.078
D10	3,400	0.078
D11	3,400	0.078
D12	3,401	0.078
D13	3,509	0.081
D14	3,751	0.086
TOTAL 'D' LOTS	48,337	1.110
Lot	Area (SF)	Area (Ac)
T1-T5	14,267	0.328
T6	10,231	0.235
TOTAL 'T' LOTS	24,498	0.562
TOTAL PARKING*	29,733	0.683
DEVELOPMENT AREA**	102,568	2.355
TOTAL OPEN SPACE	177,866	4.083
*Includes parking and access drives		
**Lot + parking areas		

INDEX OF DRAWINGS	
1 of 6	PROPOSED ZONING PLAN, DATED 12/27/20
2 of 6	PLAT OF SURVEY W/ LOCATION & TOPO., ROBERT SHANNON, P.S. DATED 10/10/19
3 of 6	PLAT OF SURVEY W/ LOCATION & TOPO., ROBERT SHANNON, P.S. DATED 5/23/20
4 of 6	PROPOSED SITE DEMOLITION PLAN, DATED 5/25/20
5 of 6	PROPOSED LOT, DRIVE & EASEMENT PLAN, DATED 12/27/20
6 of 6	PROPOSED SANITARY, WATER & STORM PLAN, DATED 12/27/20

PROPOSED ZONING PLAN

MessCo Engineering

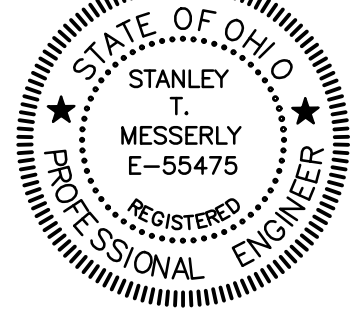
2766 WASSON ROAD
CINCINNATI, OHIO 45209
513-731-2500

APPLICATION FOR
ZONE CHANGE

PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 12/27/20
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: 1 OF 6
JOB #: 2818

DATE	REVISION



LEGEND

800(P) - PROPOSED ELEVATION
- EXISTING SPOT ELEVATION
STM - STORM

PROP. - PROPOSED

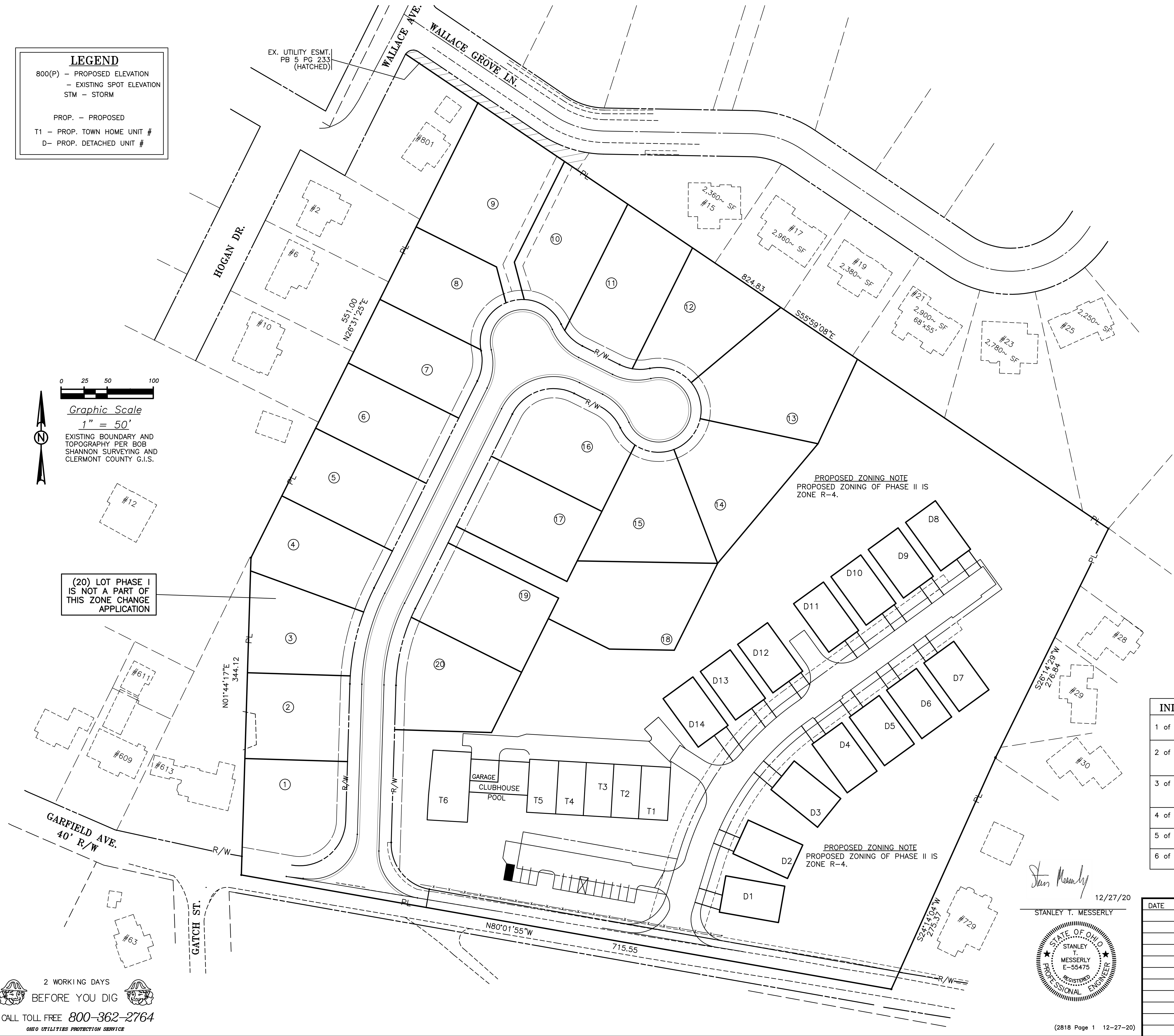
T1 - PROP. TOWN HOME UNIT #
D- PROP. DETACHED UNIT #

0 25 50 100

Graphic Scale
1" = 50'

EXISTING BOUNDARY AND TOPOGRAPHY PER BOB SHANNON SURVEYING AND CLERMONT COUNTY G.I.S.

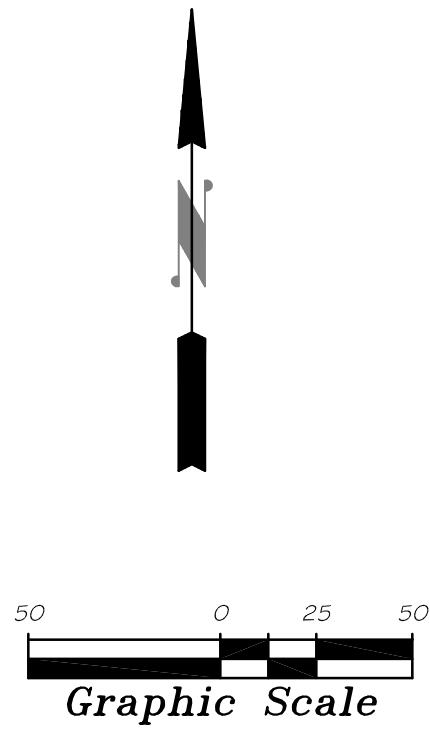
(20) LOT PHASE I IS NOT A PART OF THIS ZONE CHANGE APPLICATION



2 WORKING DAYS
BEFORE YOU DIG

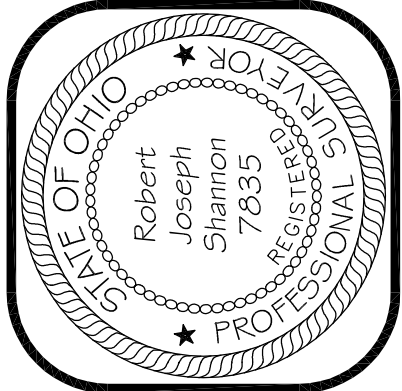
CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE



Notes:
1: Topography shown on the drawing is taken from the 2018
Clermont County G.I.S. Data Set
2: The Topo was field verified with 100+/- actual field shots and
vented in datum with Clermont County G.I.S. Monument No. 357
at intersection of State Route No. 28 with Walnut/Pike Streets

CITY OF MILFORD
APPLICATION FOR
ZONING CHANGE
DRAWING PAGE 2 OF 6
5/25/20



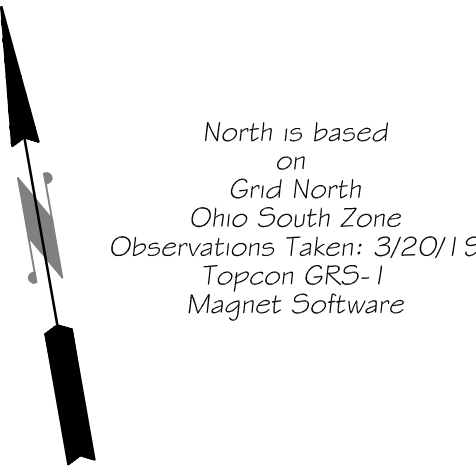
Robert Shannon
Field Services, LLC
Robert Joseph Shannon
PROFESSIONAL SURVEYOR
1737 Lindale Mount Holly Road
Amelia, Ohio 45102
(513) 797-4444

Plat of Survey, w/ Locations & Topo
777 Garfield Avenue
City of Milford, Ohio
Tax Parcel No. 21-07-29-026P

Drawing No.: 20Base
Job Number: 2019-0020
Date: 10/10/19
Drawn By: R.J.S.
Checked By: R.J.S.
Scale: 1" = 50'
X-Ref:

Revision	Date

Sheet
1 of 1



Symbol Legend
● = 5/8" I. Pin (Set)
IRON PINS TO BE SET SHALL BE SET UPON APPROVAL OF PROPOSED ZONING CHANGE

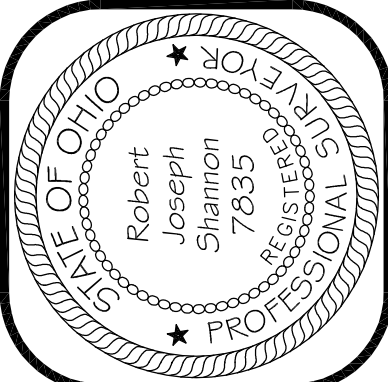
Closures
Perimeter
North: 431392.7089, East: 1461740.1164
Course: N 80-01-55 W, 715.55 feet
North: 431516.5700, East: 1461035.3681
Course: N 01-44-17 E, 344.12 feet
North: 431860.5317, East: 1461045.8053
Course: N 26-31-25 E, 551.00 feet
North: 432353.5391, East: 1461291.8635
Course: S 55-59-08 E, 824.83 feet
North: 431892.1277, East: 1461975.5622
Course: S 26-14-29 W, 276.84 feet
North: 431643.8190, East: 1461853.1563
Course: S 24-14-05 W, 275.38 feet
North: 431392.7078, East: 1461740.1195
Area: 574,266.25 sq.ft. 13.183 acres
Closure: S 70-48-46 E, 0.0033 feet
North: -0.00108, East: 0.00311

Phase I
North: 431481.3623, East: 1461235.6867
Course: N 80-01-55 W, 203.39 feet
North: 431516.5690, East: 1461035.3670
Course: N 01-44-17 E, 344.12 feet
North: 431860.5306, East: 1461045.8042
Course: N 26-31-25 E, 551.00 feet
North: 432353.5381, East: 1461291.8624
Course: S 55-59-08 E, 496.47 feet
North: 432075.8119, East: 1461703.3847
Course: S 25-00-00 W, 101.14 feet
North: 431984.1479, East: 1461660.6411
Course: S 40-00-00 W, 169.30 feet
North: 431854.4566, East: 1461551.8172
Course: S 26-31-25 W, 105.27 feet
North: 431760.2662, East: 1461504.8071
Course: N 89-00-00 W, 70.46 feet
North: 431761.4959, East: 1461434.3578
Course: N 63-28-35 W, 73.88 feet
North: 431794.4882, East: 1461368.2537
Course: S 26-31-25 W, 137.99 feet
North: 431671.0216, East: 1461306.6319
Course: N 88-15-43 W, 105.13 feet
North: 431674.2102, East: 1461201.5503
Course: S 01-44-17 W, 122.43 feet
North: 431551.8366, East: 1461197.8370
Curve: Len.: 71.36 ft., Rad.: 50.00 ft.
Chord: S 39-08-49 E, 65.45 feet
North: 431501.0748, East: 1461239.1590
Course: S 09-58-03 W, 20.00 feet
North: 431481.3767, East: 1461235.6972
Area: 293,832.42 sq.ft. 6.745 acres
Closure: S 36-08-42 E, 0.0178 feet
North: 0.01437, East: 0.01049

Phase II
North: 431392.7089, East: 1461740.1164
Course: N 80-01-55 W, 512.16 feet
North: 431481.3634, East: 1461235.6878
Course: N 09-58-03 E, 20.00 feet
North: 431501.0615, East: 1461239.1496
Curve: Len.: 71.36 ft., Rad.: 50.00 ft.
Chord: N 39-08-49 W, 65.45 feet
North: 431551.8232, East: 1461197.8275
Course: N 01-44-17 E, 122.43 feet
North: 431674.1969, East: 1461201.5408
Course: S 88-15-43 E, 105.13 feet
North: 431671.0083, East: 1461306.6225
Course: N 26-31-25 E, 137.99 feet
North: 431794.4749, East: 1461368.2442
Course: S 63-28-35 E, 73.88 feet
North: 431761.4825, East: 1461434.3484
Course: S 89-00-00 E, 70.46 feet
North: 431760.2528, East: 1461504.7976
Course: N 26-31-25 E, 105.27 feet
North: 431854.4432, East: 1461551.8077
Course: N 40-00-00 E, 169.30 feet
North: 431984.1345, East: 1461660.6316
Course: N 25-00-00 E, 101.14 feet
North: 432075.7985, East: 1461703.3752
Course: S 55-59-08 E, 328.37 feet
North: 431892.1077, East: 1461975.5600
Course: S 26-14-29 W, 276.84 feet
North: 431643.7991, East: 1461853.1541
Course: S 24-14-05 W, 275.38 feet
North: 431392.6879, East: 1461740.1173
Area: 280,433.83 sq.ft. 6.438 acres
Closure: S 02-27-16 E, 0.0211 feet
North: -0.02104, East: 0.00090

CITY OF MILFORD
APPLICATION FOR
ZONING CHANGE
DRAWINGS PAGE 3 OF 6
5/25/20

Robert Shannon
Field Services, LLC
Robert Joseph Shannon
PROFESSIONAL SURVEYOR
1737 Lindale Mount Holly Road
Amelia, Ohio 45102
(513) 797-4444



Plat of Survey, w/ Locations & Topo
777 Garfield Avenue
City of Milford, Ohio
Tax Parcel No. 21-07-29-026P

Drawing No.: 20Base
Job Number: 2019-0020
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Checked By: R.J.S.
Scale: 1" = 50'
X-Ref:

Revision	Date

Sheet
1 of 1

LEGEND

800(P) - PROPOSED ELEVATION
X629.41 - EXISTING SPOT ELEVATION
STM - STORM
① = PROP. LOT NUMBER
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WS = WATER SERVICE
ST = STORM TAP
⊙ = PROPOSED TREE

— S — SANITARY PIPING
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T1 - PROP. TOWN HOME UNIT #
D- PROP. DUPLEX UNIT #

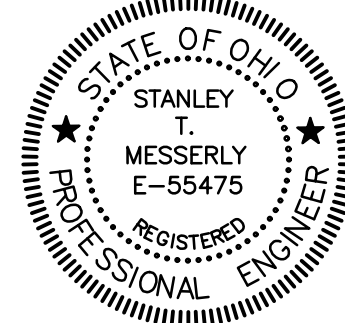
0 25 50 100
Graphic Scale
1" = 50'

EXISTING BOUNDARY AND TOPOGRAPHY PER BOB SHANNON SURVEYING AND CLERMONT COUNTY G.I.S.

DEMOLITION AND WORK IN R/W KEYNOTES	
①	EXISTING BUILDING ADDITION TO BE REMOVED
②	EXISTING GAS SERVICE TO BE REMOVED AND ABANDONED
③	EXISTING UTILITY POLES TO BE REMOVED AND ABANDONED
④	EXISTING STORM DRAIN TO REMAIN, WORK PROP. ROAD AROUND DRAIN
⑤	EXISTING TRENCH DRAIN TO BE REMOVED
⑥	EXISTING UTILITY POLES TO BE RELOCATED
⑦	PROPOSED REPLACE EXISTING SIDEWALK WITH 5' WIDE SIDEWALK
⑧	PROPOSED REMOVAL OF EXISTING CONC. AND ASPHALT PARKING
⑨	PROPOSED A.D.A. RAMP, PER DWG. T-2 (2) LOCATIONS
⑩	PROPOSED REMOVE EXISTING FENCE AS REQUIRED
⑪	PROPOSED REMOVE PORTION OF EXISTING BUILDING
⑫	PROPOSED REMOVE EXISTING TRAIL
⑬	PROPOSED REMOVE EXISTING CONCRETE ENTRY WAY AND STEPS
⑭	PROPOSED REMOVE EXISTING STORM PIPE
⑮	PROPOSED ABANDON/PLUG EXISTING STORM PIPE



Stanley T. Messerly
5/25/20
STANLEY T. MESSERLY



**PROPOSED SITE
DEMOLITION PLAN**

MessCo Engineering

2766 WASSON ROAD
CINCINNATI, OHIO 45209
513-731-2500

**APPLICATION FOR
ZONE CHANGE**

PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

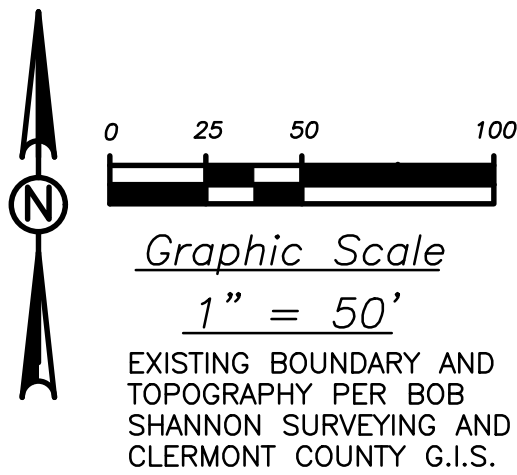
DATE: 5/25/20
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DRAWN BY: STM
PAGE: 4 OF 6
JOB #: 2818

DATE	REVISION

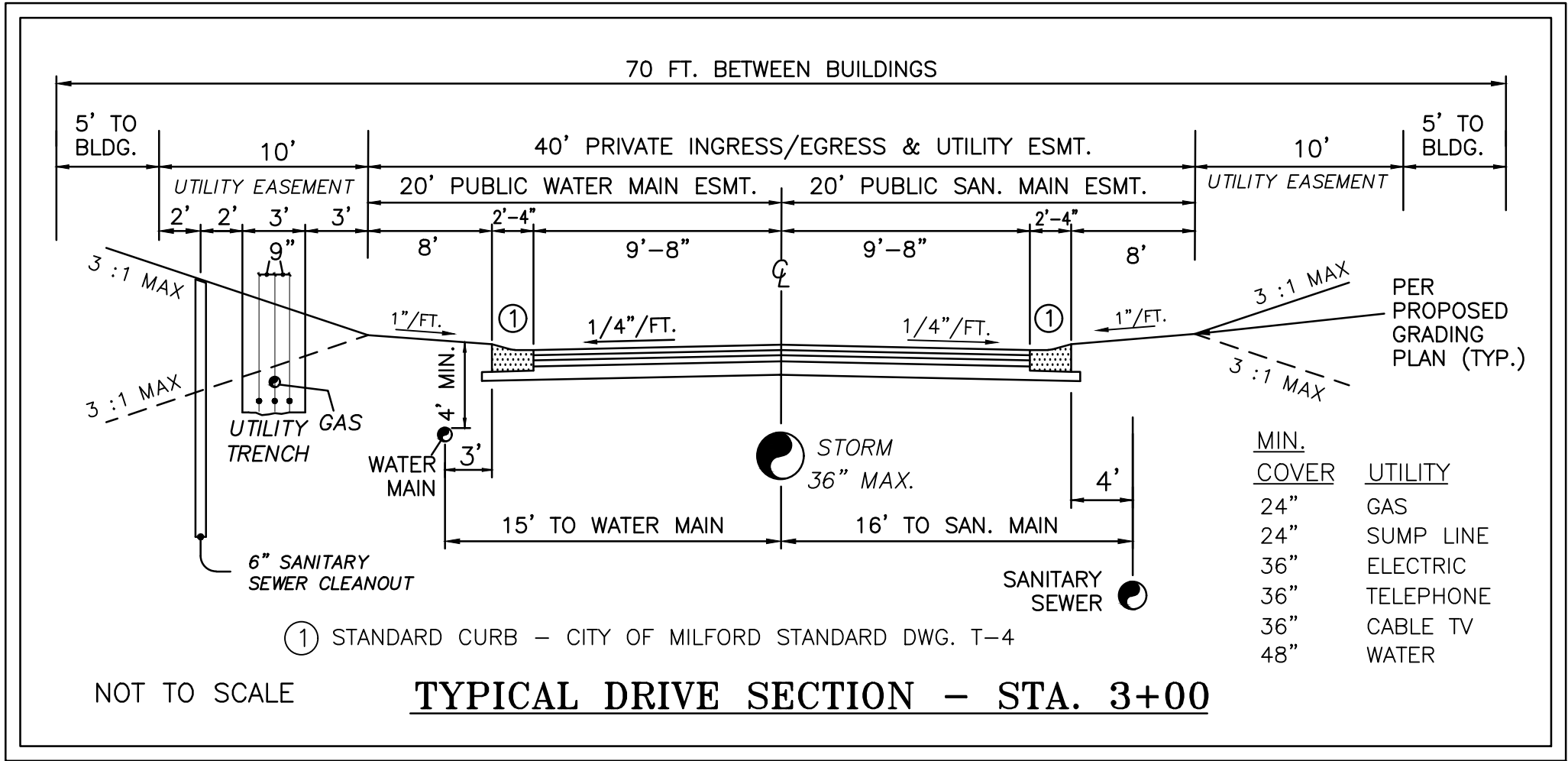
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(20) LOT PHASE I IS NOT A PART OF THIS ZONE CHANGE APPLICATION



PROPOSED SITE KEYNOTES

30	PROPOSED 20 FT. WIDE PUBLIC SANITARY EASEMENT
31	PROPOSED 20 FT. WIDE PUBLIC WATER EASEMENT
32	END PROPOSED 20 FT. WIDE PUBLIC SANITARY EASEMENT
33	END PROPOSED 20 FT. WIDE PUBLIC WATER EASEMENT
34	PROPOSED CONVERT EXISTING BUILDING INTO GARAGE FOR T6 UNIT
35	PROPOSED CONVERT EXISTING BUILDING INTO CLUBHOUSE AREA FOR POOL
36	PROPOSED 40 FEET WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
37	END PROPOSED 40 FEET WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
38	PROPOSED 10 FEET WIDE UTILITY EASEMENT
39	END PROPOSED 10 FEET WIDE UTILITY EASEMENT
40	PROPOSED SIGN FOR DEVELOPMENT

PROPOSED SITE DENSITY =
280,434 SF/20 UNITS = 14,021~ SF/UNIT

Stan Messerly
12/27/20
STANLEY T. MESSERLY



PROPOSED LOT, DRIVE & EASEMENT PLAN

MessCo Engineering

2766 WASSON ROAD
CINCINNATI, OHIO 45209
513-731-2500

APPLICATION FOR ZONE CHANGE

PHASE II

777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 12/27/20
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0 25 50 100
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EXISTING BOUNDARY AND TOPOGRAPHY PER BOB SHANNON SURVEYING AND CLERMONT COUNTY G.I.S.

(20) LOT PHASE I IS NOT A PART OF THIS ZONE CHANGE APPLICATION

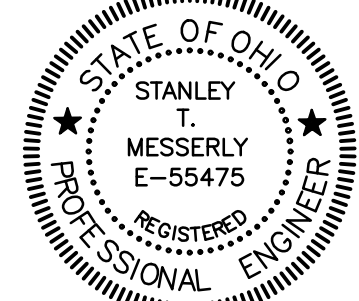


MH	Location		Depth	Invert	Length (ft)	% Grade	Notes
1	Tie into exist. Main	584.30	15.16	569.1			Doghouse MH Dwg. S-10
2	17' Lt. @ 1+41~	590.00	12.00	578.00	116.08	7.63%	Field verify invert of exist.
3	17' Lt. @ 2+14~	593.20	13.20	580.00	51.15	3.91%	Std. MH Dwg. S-1
4	17' Lt. @ 2+87~	594.50	13.50	581.00	106.38	0.94%	Std. MH Dwg. S-1
5	16' Lt. @ 4+95~	592.00	10.00	582.00	249.75	0.40%	Std. MH Dwg. S-1

PROPOSED SITE KEYNOTES	
60	PROPOSED PAINTED SOLID, & NO PARKING SIGN, FOR PARKING LOT TURN AROUND
61	PROP. 70 FT. WIDE MODIFIED HAMMER-HEAD, PER ICC FIGURE D103.1, (2) LOCATIONS
62	PROP. AREA FOR COMMON COLLECTION OF WASTE RECEPTACLES ON WASTE PICK UP DAY
63	PROPOSED AREA FOR MAILBOXES
64	PROPOSED 4.5'~ TALL RETAINING WALL
65	PROPOSED MOUND/WALL TO DIRECT STORM WATER TO EXISTING SWALE
66	PROPOSED 36"~42"~ LANDSCAPE MOUNDS
67	PROPOSED STORM CULVERT TO REPLACE ADANDONED CULVERT
68	PROPOSED STREET LIGHT (2) LOCATIONS
69	PROPOSED WALL/MOUND TO DIRECT STORM WATER TO EXISTING SWALE
70	PROPOSED RETAINING WALL
71	LOCATIONS OF PREVIOUSLY APPROVED DUPLEX UNITS (TYP.)

PROPOSED SANITARY, WATER AND STORM KEYNOTES	
80	PROPOSED 8 INCH DIA. SANITARY SEWER MAIN (TYPICAL)
81	PROPOSED 8 INCH DIA. WATER MAIN (TYPICAL)
82	PROPOSED FIRE HYDRANT (3) LOCATIONS
83	PROPOSED DRAINAGE SWALE LOCATED BEHIND UNITS D7-D14
84	PROPOSED VARIABLE DIAMETER STORM STORM PIPING (TYPICAL)

Stan Messerly
12/27/20
STANLEY T. MESSERLY



PROPOSED SANITARY, WATER & STORM PLAN

MessCo Engineering

2766 WASSON ROAD
CINCINNATI, OHIO 45209
513-731-2500

APPLICATION FOR
ZONE CHANGE
PHASE II
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