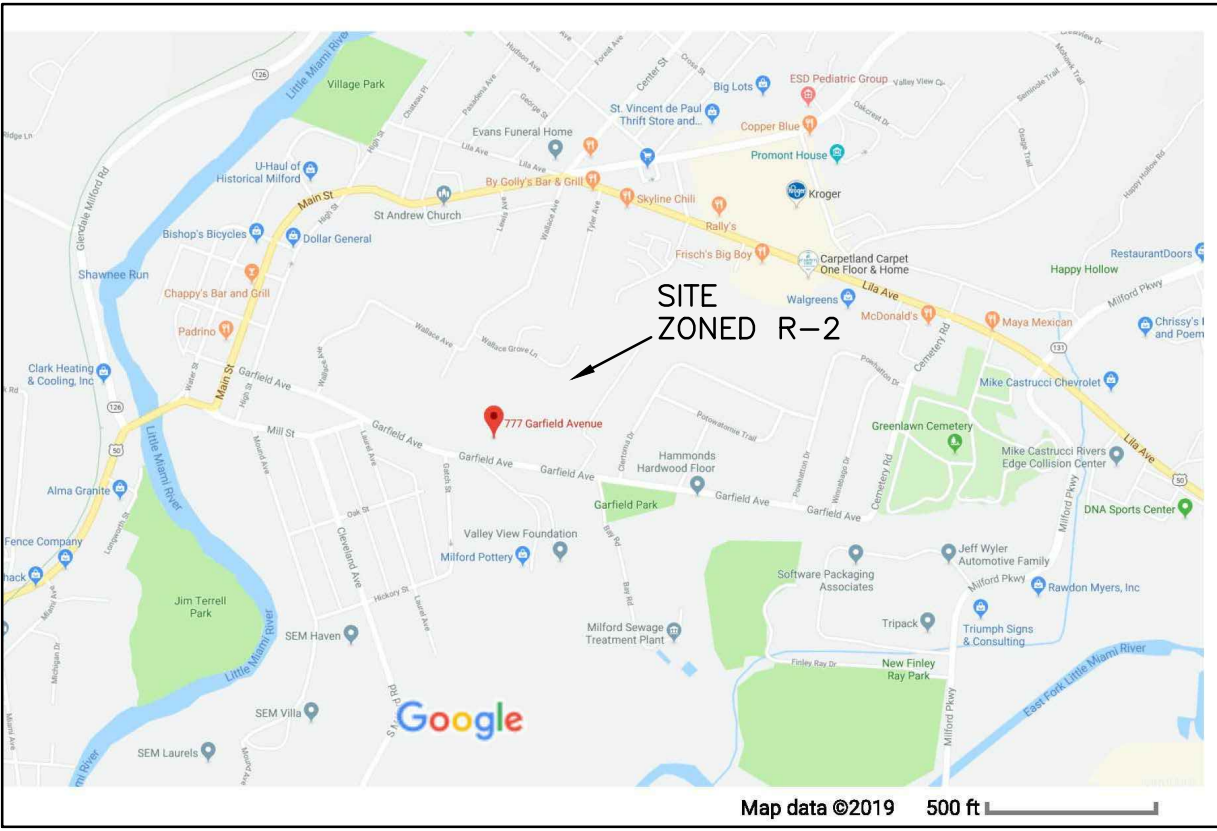
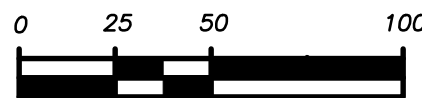




VICINITY MAP

LEGEND

800(P) - PROPOSED ELEVATION
- EXISTING SPOT ELEVATION
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= PROP. LOT NUMBER
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- STORM PIPING
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D- PROP. DUPLEX UNIT #



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

INDEX OF DRAWINGS	
1 of 6	PROPOSED ZONING PLAN
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 LAYOUT PLAN
5 of 6	PROPOSED LOT, DRIVE & EASEMENT PLAN
6 of 6	PROPOSED SANITARY, WATER & STORM PLAN

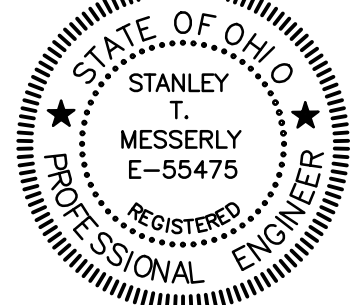
AREA TABLE		
DUPLEXES	Area (SF)	Area (Ac)
ZONE R-4	203,632	4.675
Lot	Area (SF)	Area (Ac)
D1/D2	7,050	0.162
D3/D4	6,719	0.154
D5/D6	6,720	0.154
D7/D8	6,720	0.154
D9/D10	6,701	0.154
D11/D12	6,701	0.154
D13/D14	6,974	0.160
TOTAL LOTS	47,585	1.092
R-4 PARKING*	18,161	0.417
DEV. AREA**	65,747	1.509
R-4 OPEN	137,886	3.165
MULTI-FAM		
ZONE R-5	76,802	1.763
Lot	Area (SF)	Area (Ac)
T1-T5	14,267	0.328
T6	10,231	0.235
TOTAL LOTS	24,498	0.562
R-5 PARKING*	10,921	0.251
DEV. AREA**	35,419	0.813
R-5 OPEN	41,383	0.950
TOTAL PH. 2	280,434	6.438
PH. 2 OPEN	179,269	4.115
*Includes parking and access drives		
**Lot + parking areas		

PROPOSED ZONING PLAN

2 WORKING DAYS BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE



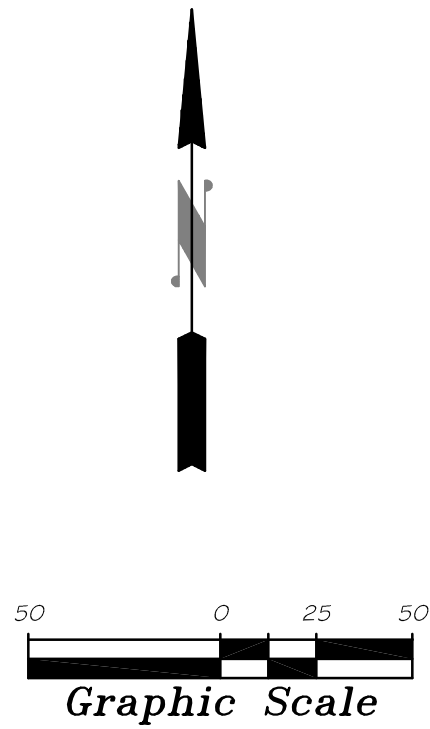
DATE	REVISION

MessCo Engineering

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

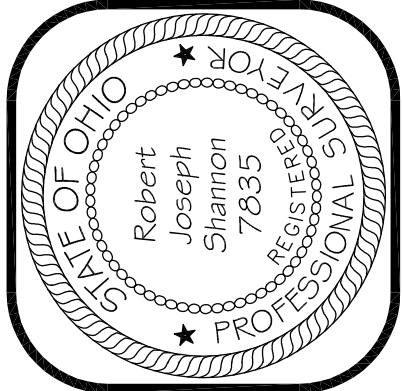
APPLICATION FOR ZONE CHANGE
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 5/25/20
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: 1 OF 6
JOB #: 2818



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



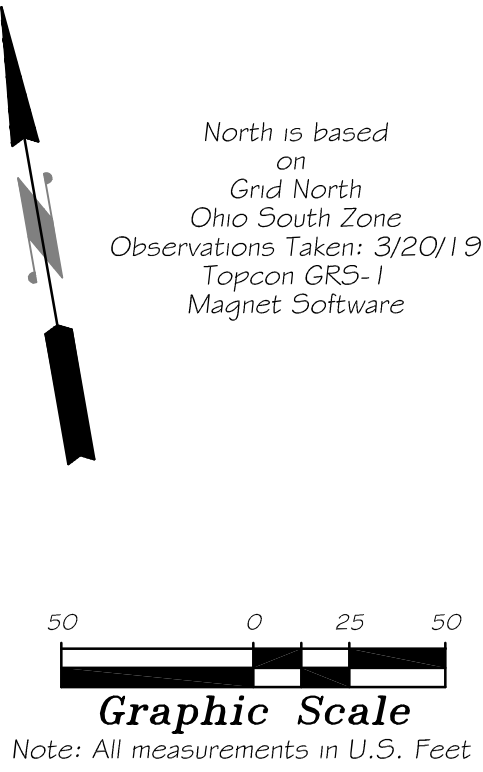
Robert Shannon
Field Services, LLC
Robert Joseph Shannon
PROFESSIONAL SURVEYOR
1737 Lindale Mount Holly Road
Amelia, Ohio 45102
(513) 797-4444

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

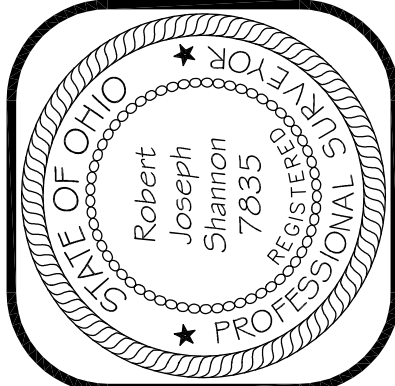
Closures
Perimeter
North: 431392.7089, East: 1461740.1164
Course: N 80°01'55" W, 715.55 feet
North: 431516.5700, East: 1461035.3681
Course: N 01°44'17" E, 344.12 feet
North: 431860.5317, East: 1461045.8053
Course: N 26°31'25" E, 551.00 feet
North: 432353.5391, East: 1461291.8635
Course: S 55°59'08" E, 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
Anella, Ohio 45102
(513) 797-4444



Plat of Survey, w/ Locations & Topo
777 Garfield Avenue
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Revision	Date

Sheet
1 of 1

LEGEND

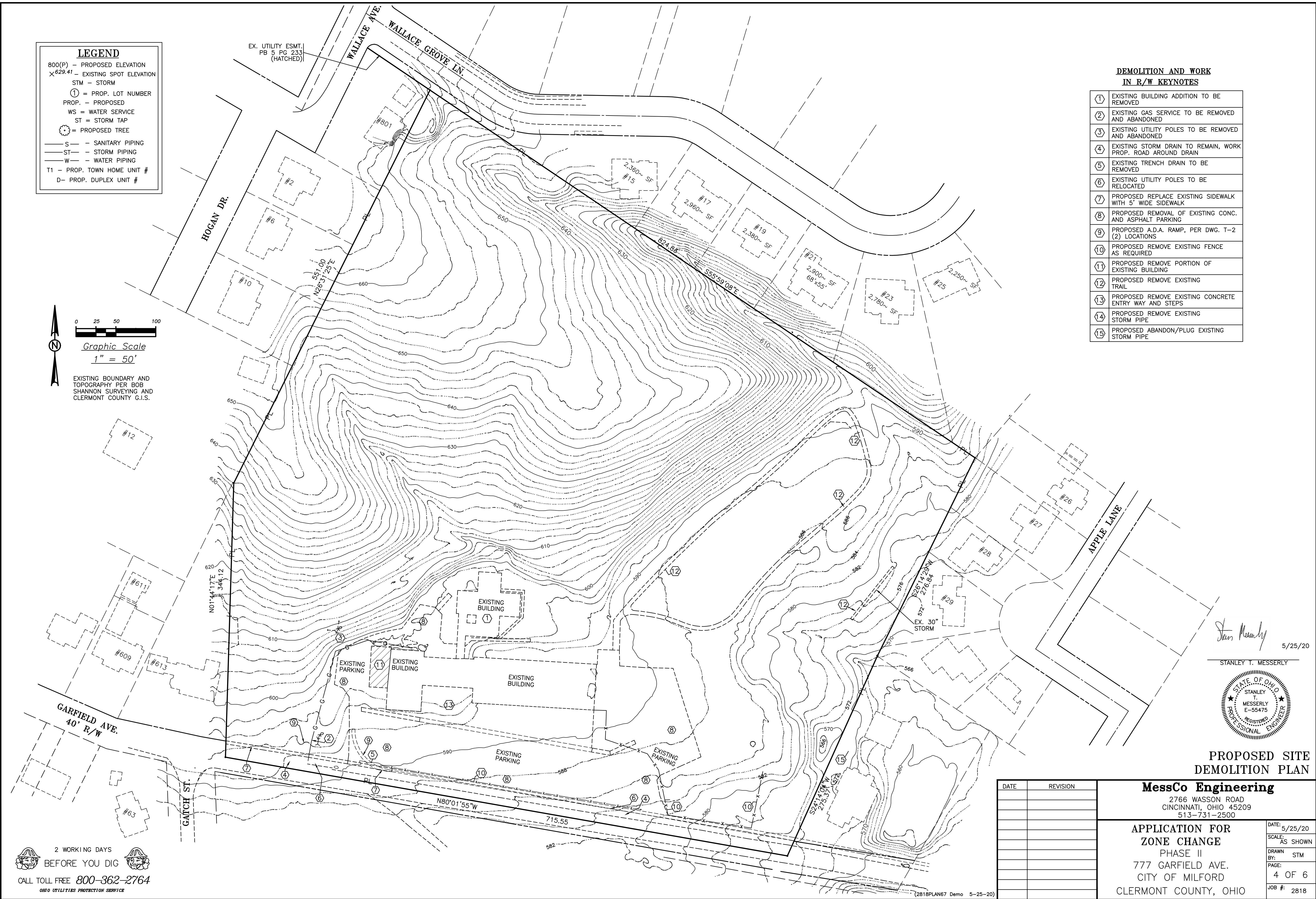
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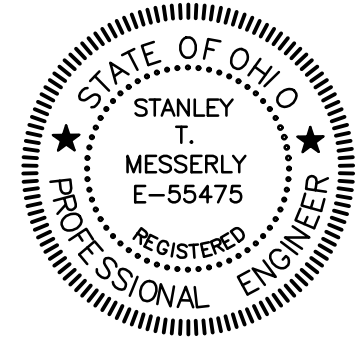
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Graphic Scale
1" = 50'

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

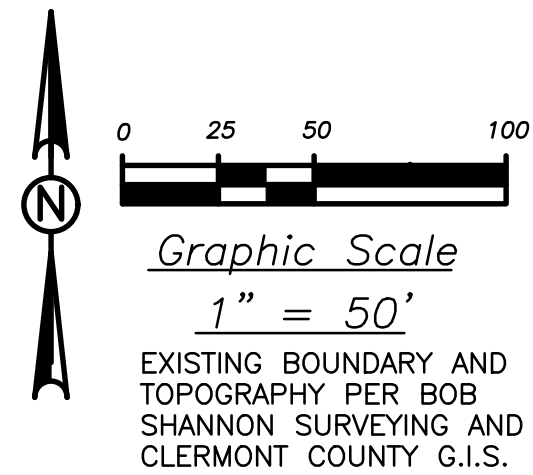
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JOB #: 2818

DATE	REVISION

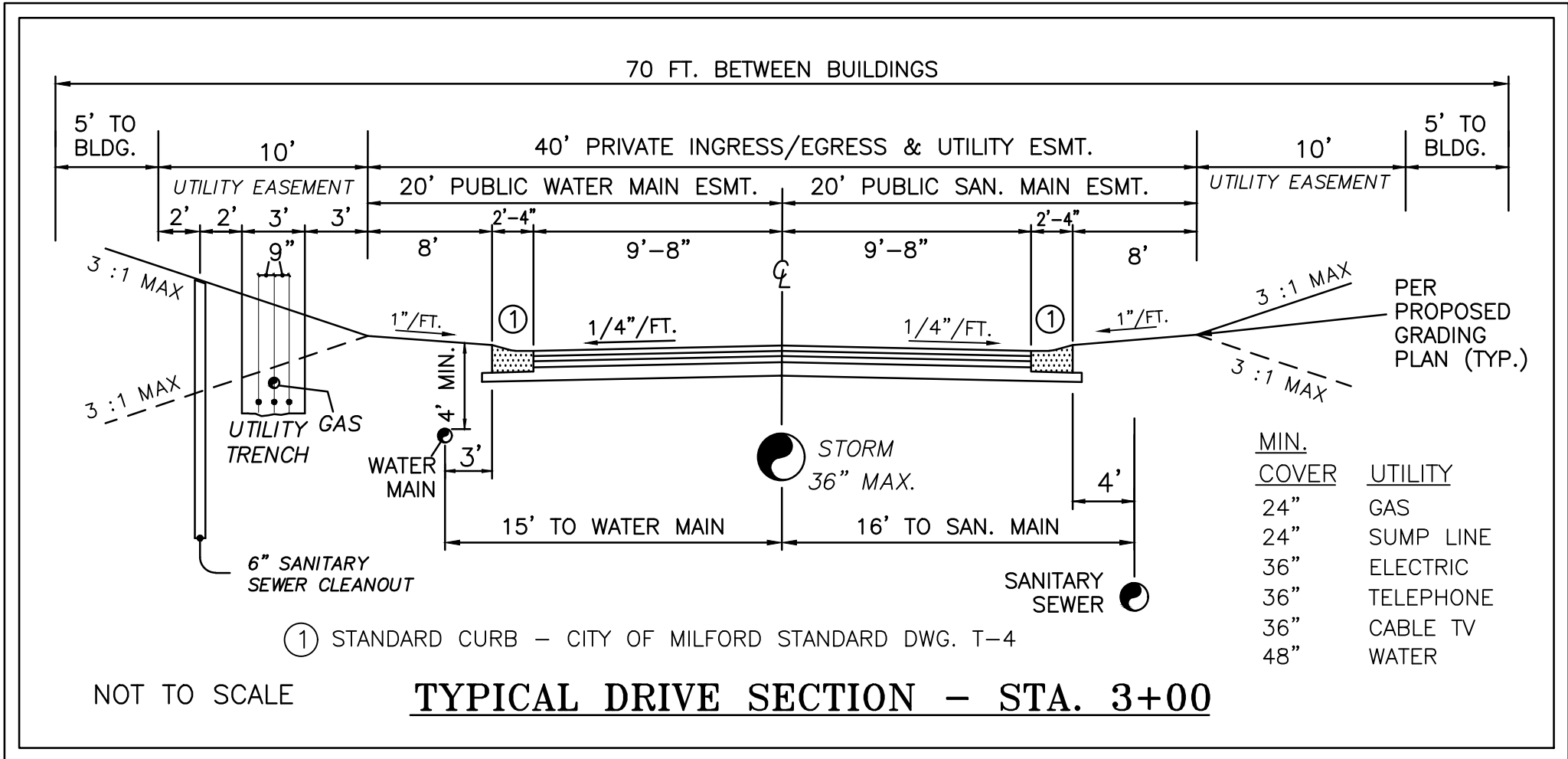
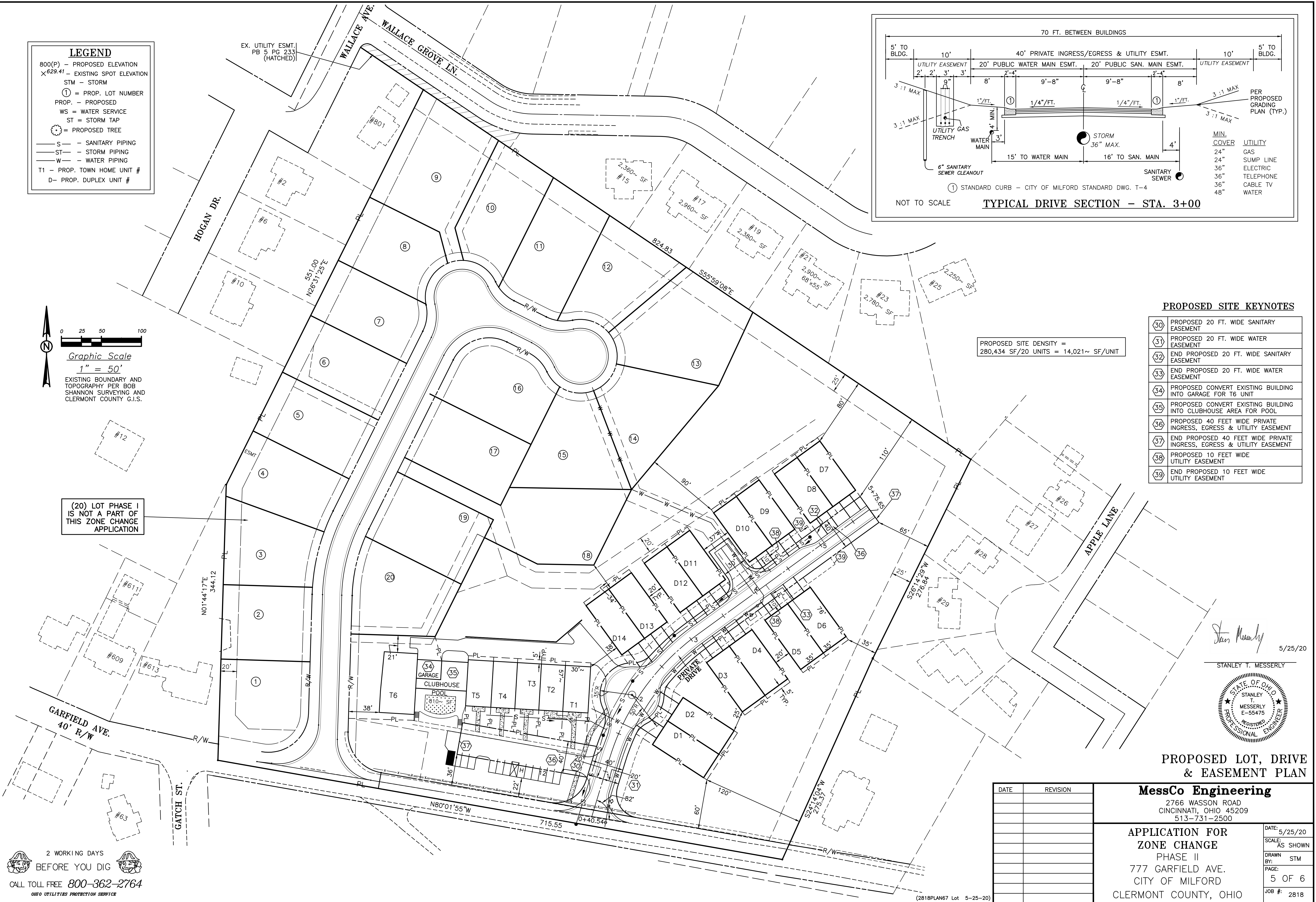
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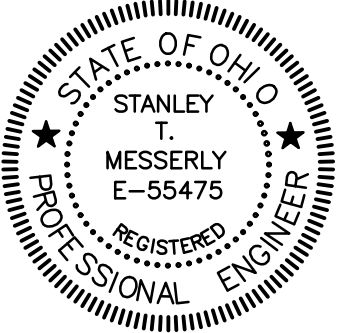


PROPOSED SITE KEYNOTES

30	PROPOSED 20 FT. WIDE SANITARY EASEMENT
31	PROPOSED 20 FT. WIDE WATER EASEMENT
32	END PROPOSED 20 FT. WIDE SANITARY EASEMENT
33	END PROPOSED 20 FT. WIDE 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

Stan Messerly
5/25/20

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: 5/25/20

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PAGE: 5 OF 6

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LEGEND

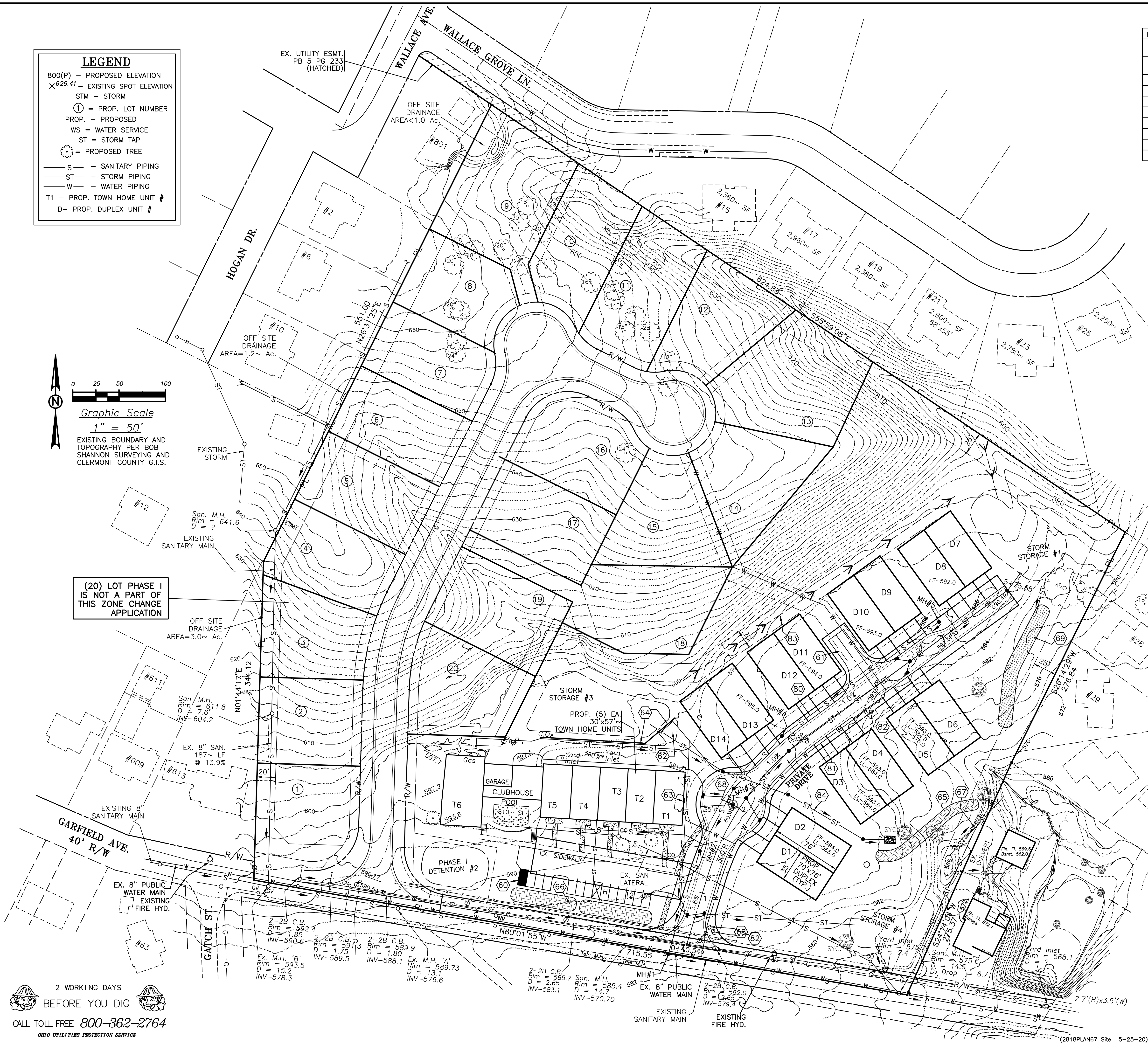
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EXISTING BOUNDARY AND TOPOGRAPHY PER BOB SHANNON SURVEYING AND CLERMONT COUNTY G.I.S.

(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 Field verify invert of exist.
2	17" Lt. @ 1+41~	590.00	12.00	578.00	116.08 7.63%	Stnd. MH Dwg. S-1
3	17" Lt. @ 2+14~	593.20	14.20	579.00	76.98 1.30%	Stnd. MH Dwg. S-1
4	17" Lt. @ 2+87~	594.50	14.50	580.00	76.98 1.30%	Stnd. MH Dwg. S-1
5	16" Lt. @ 4+95~	592.00	10.50	581.50	209.33 0.72%	Stnd. MH Dwg. S-1

CONSTRUCTION SCHEDULE
PHASE II CONSTRUCTION
TO BEGIN OCTOBER 2020

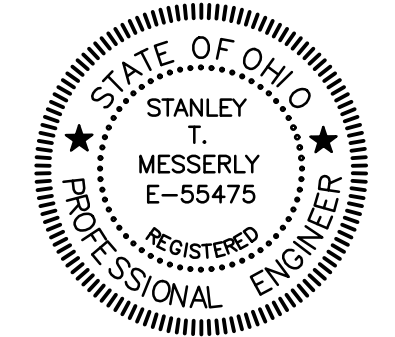
PROPOSED SITE KEYNOTES

- PROPOSED PAINTED SOLID, & NO PARKING SIGN, FOR PARKING LOT TURN AROUND
- PROP. 70 FT. WIDE MODIFIED HAMMER-HEAD, PER ICC FIGURE D103.1
- PROP. AREA FOR COMMON COLLECTION OF WASTE RECEPTACLES ON WASTE PICK UP DAY
- PROPOSED AREA FOR MAILBOXES TO BE ATTACHED TO WEST SIDE UNIT T1
- PROPOSED 4.5'~ TALL RETAINING WALL
- PROPOSED MOUND TO DIRECT STORM WATER TO EXISTING SWALE
- PROPOSED 36"-42"~ LANDSCAPE MOUNDS
- PROPOSED STORM CULVERT TO REPLACE ABANDONED CULVERT
- PROPOSED STREET LIGHT (2) LOCATIONS
- PROPOSED MOUND TO DIRECT STORM WATER TO EXISTING SWALE, PER PHASE I APPROVAL

PROPOSED SANITARY, WATER AND STORM KEYNOTES

- PROPOSED 8 INCH DIA. SANITARY SEWER MAIN (TYPICAL)
- PROPOSED 8 INCH DIA. WATER MAIN (TYPICAL)
- PROPOSED FIRE HYDRANT (2) LOCATIONS
- PROPOSED DRAINAGE SWALE LOCATED BEHIND DUPLEX UNITS D7-D14
- PROPOSED VARIABLE DIAMETER STORM STORM PIPING (TYPICAL)

5/25/20
STANLEY T. MESSERLY



PROPOSED SANITARY, WATER & STORM PLAN

MessCo Engineering

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

APPLICATION FOR
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