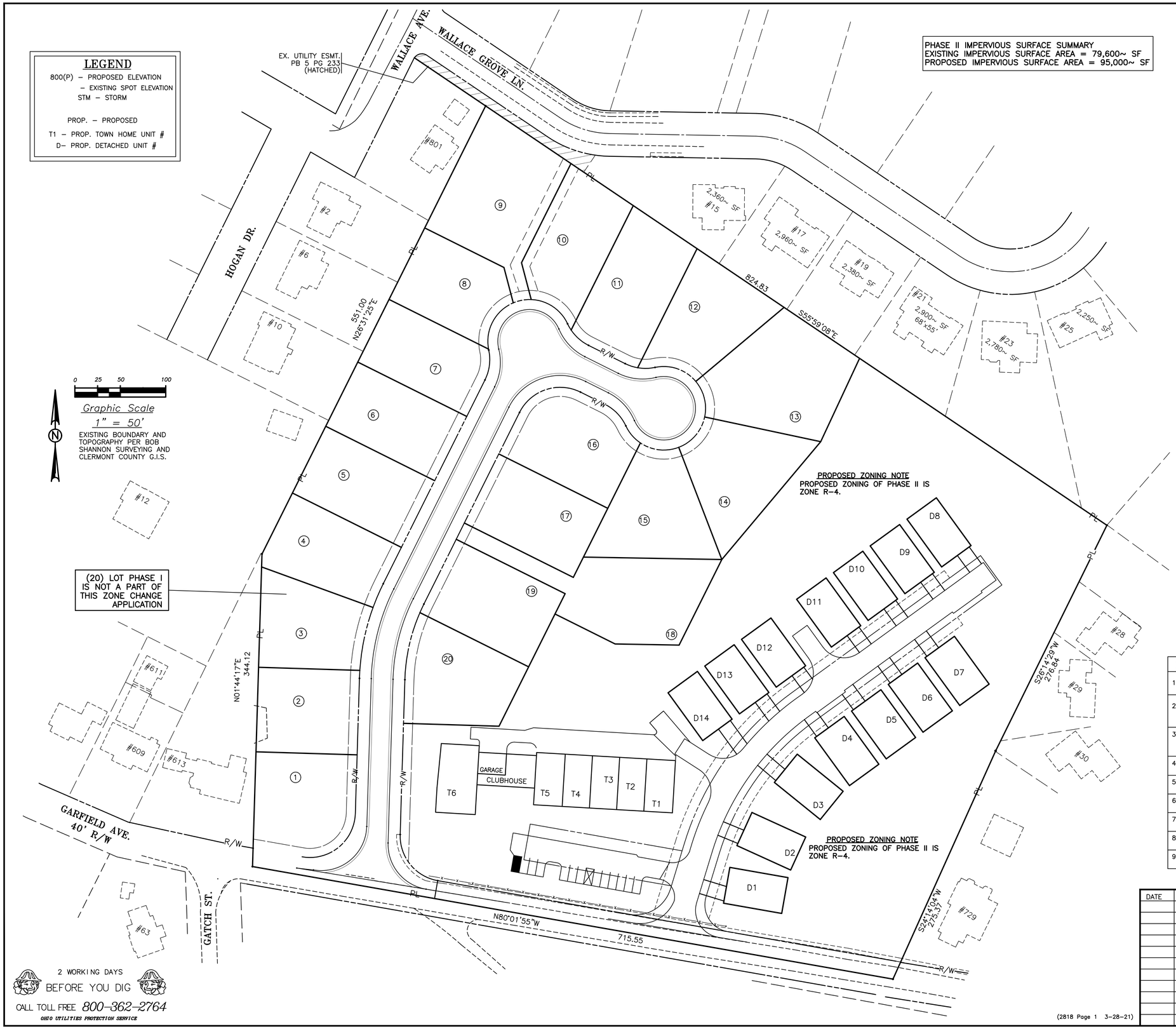
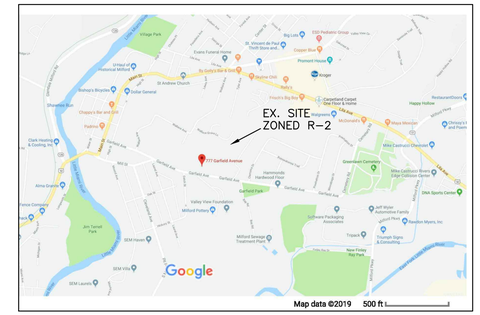
LEGEND

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

PROP. – PROPOSED
T1 – PROP. TOWN HOME UNIT #
D– PROP. DETACHED UNIT #

PHASE II IMPERVIOUS SURFACE SUMMARY
EXISTING IMPERVIOUS SURFACE AREA = 79,600~ SF
PROPOSED IMPERVIOUS SURFACE AREA = 95,000~ SF





VICINITY MAP

AREA TABLE

	Area (SF)	Area (Ac)
TOTAL PHASE 2	280,434	6.438
Unit/Lot	Area (SF)	Area (Ac)
D1/Lot 1	3,528	0.081
D2/Lot 2	3,446	0.079
D3/Lot 3	3,502	0.080
D4/Lot 4	3,400	0.078
D5/Lot 5	3,400	0.078
D6/Lot 6	3,400	0.078
D7/Lot 7	3,400	0.078
D8/Lot 8	3,400	0.078
D9/Lot 9	3,400	0.078
D10/Lot 10	3,400	0.078
D11/Lot 11	3,400	0.078
D12/Lot 12	3,401	0.078
D13/Lot 13	3,509	0.081
D14/Lot 14	3,751	0.086
TOTAL LOTS 1-14	48,337	1.110
Unit/Lot	Area (SF)	Area (Ac)
T1/Lot 15	3,124	0.072
T2/Lot 16	2,927	0.067
T3/Lot 17	2,820	0.065
T4/Lot 18	2,713	0.062
T5/Lot 19	2,680	0.062
T6/Lot 20	10,061	0.231
TOTAL LOTS 15-20	24,325	0.558
TOTAL PARKING*	29,733	0.683
DEVELOPMENT AREA**	102,395	2.351
TOTAL OPEN SPACE	178,039	4.087
*Includes parking and access drives		
**Lot + parking areas		

INDEX OF DRAWINGS

1 of 9	PROPOSED ZONING PLAN, DATED 3/28/21
2 of 9	PLAT OF SURVEY W/ LOCATION & TOPO., ROBERT SHANNON, P.S. DATED 10/10/19
3 of 9	PLAT OF SURVEY W/ LOCATION & TOPO., ROBERT SHANNON, P.S. DATED 5/23/20
4 of 9	PROPOSED SITE DEMOLITION PLAN, DATED 3/28/21
5 of 9	PROPOSED LOT LAYOUT, DATED 3/28/21
6 of 9	PROPOSED EASEMENT LAYOUT, DATED 3/28/21
7 of 9	PROPOSED SANITARY, WATER & STORM PLAN, DATED 3/28/21
8 of 9	PROPOSED GRADING PLAN, DATED 3/28/21
9 of 9	PROPOSED LANDSCAPE PLAN, DATED 3/28/21

3/28/21
STANLEY T. MESSERLY

STATE OF OHIO
STANLEY T. MESSERLY
E-55475
REGISTERED
PROFESSIONAL ENGINEER

PROPOSED ZONING PLAN

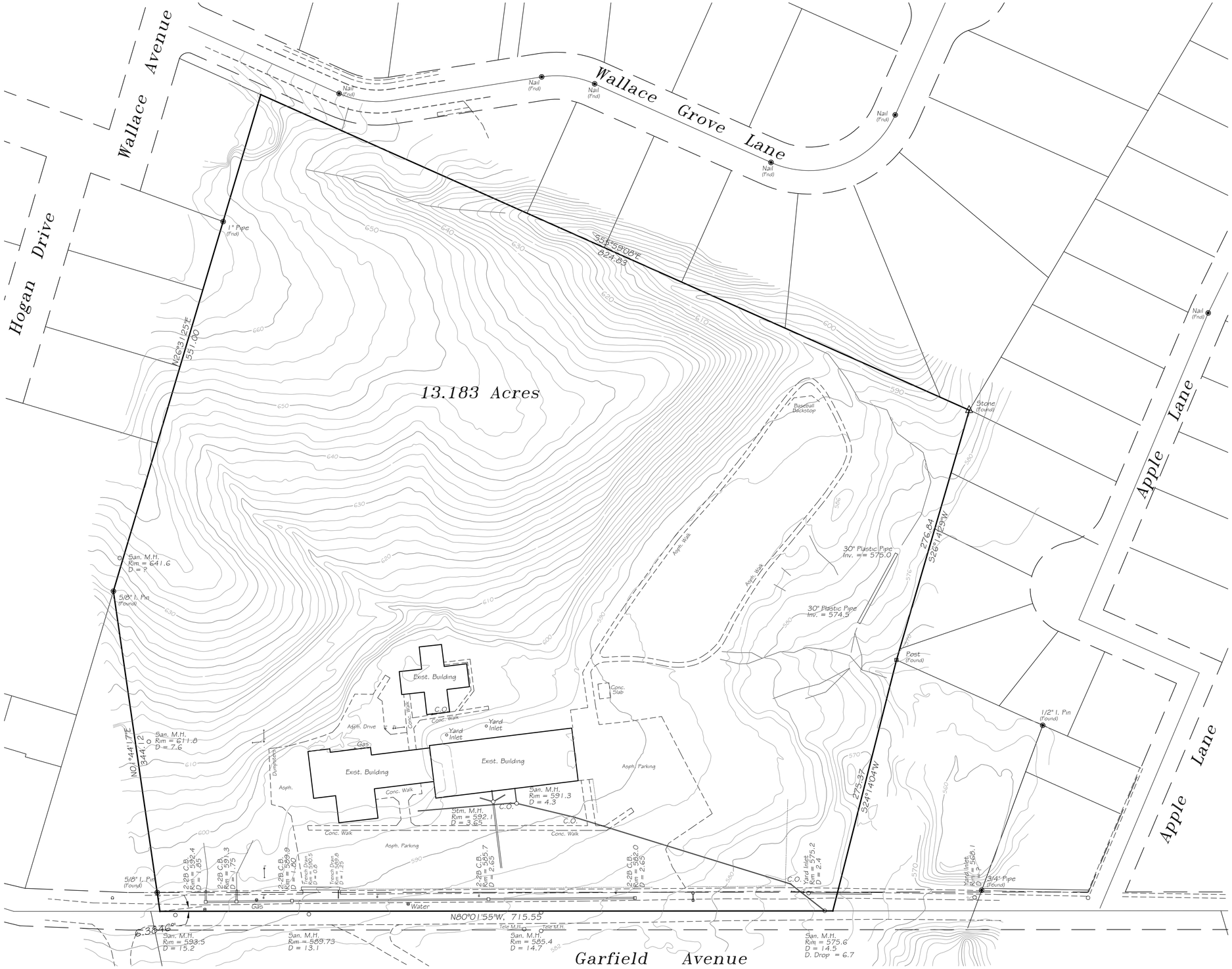
DATE	REVISION

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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 3/28/21
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: 1 OF 9
JOB #: 2818

(2818 Page 1 3-28-21)



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 verified in datum with Clermont County G.I.S. Monument No. 357 at intersection of State Route No. 28 with Walnut/Pike Streets

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
CITY OF MILFORD, OH
PAGE 2 OF 9

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

STATE OF OHIO
Robert Joseph Shannon
7835
REGISTERED
PROFESSIONAL SURVEYOR

Plat of Survey, w/ Locations & Topo of 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

North is based
on
Grid North
Ohio South Zone
Observations Taken: 3/20/19
Topcon GRS-1
Magnet Software

50 0 25 50
Graphic Scale
Note: All measurements in U.S. Feet

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: 432075.81119, 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: N 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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
CITY OF MILFORD, OH
PAGE 3 OF 9

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

STATE OF OHIO ★ Robert Joseph Shannon 7835 ★ PROFESSIONAL SURVEYOR

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

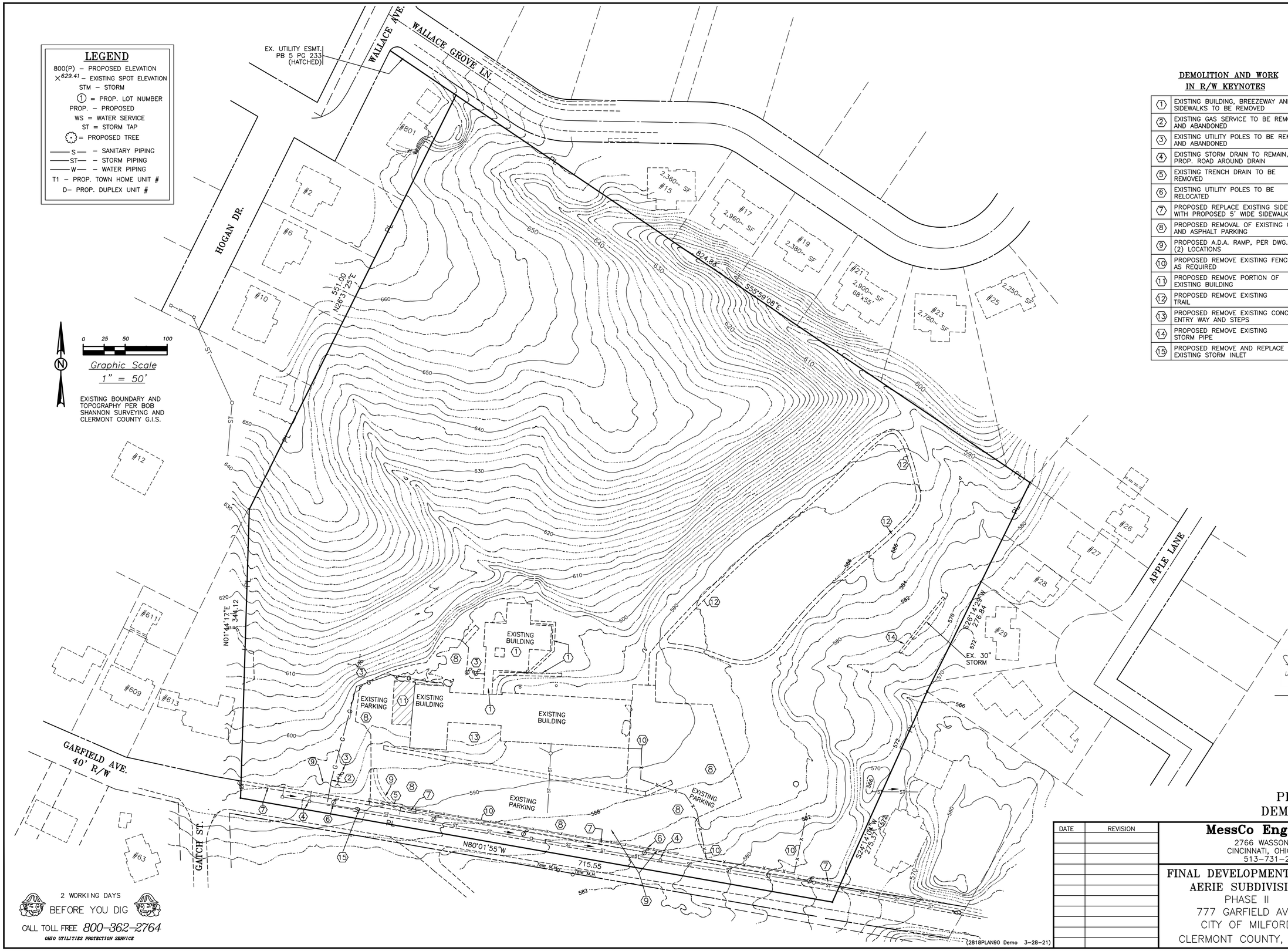
Drawing No.:	20Base
Job Number:	2019-0020
Date:	5/23/20
Drawn By:	R.J.S.
Checked By:	R.J.S.
Scale:	1" = 50'
X-Ref:	

Revision	Date

Sheet
1 of 1

LEGEND

800(P) – PROPOSED ELEVATION
×629.41 – EXISTING SPOT ELEVATION
STM – STORM
① = PROP. LOT NUMBER
PROP. – PROPOSED
WS = WATER SERVICE
ST = STORM TAP
= PROPOSED TREE
——S—— – SANITARY PIPING
——ST—— – STORM PIPING
——W—— – WATER PIPING
T1 – PROP. TOWN HOME UNIT #
D– PROP. DUPLEX UNIT #



DEMOLITION AND WORK IN R/W KEYNOTES

1	EXISTING BUILDING, BREEZEWAY AND SIDEWALKS 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 PROPOSED 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 REMOVE AND REPLACE EXISTING STORM INLET

3/28/21

STANLEY T. MESSERLY

STATE OF OHIO
STANLEY T. MESSERLY
E-55475
REGISTERED
PROFESSIONAL ENGINEER

PROPOSED SITE DEMOLITION PLAN

DATE	REVISION

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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE:	3/28/21
SCALE:	AS SHOWN
DRAWN BY:	STM
PAGE:	4 OF 9
JOB #:	2818

LEGEND

800(P) – PROPOSED ELEVATION
×629.41 – EXISTING SPOT ELEVATION
STM – STORM
① = PROP. LOT NUMBER
PROP. – PROPOSED
WS = WATER SERVICE
ST = STORM TAP
= PROPOSED TREE
——S—— – SANITARY PIPING
——ST—— – STORM PIPING
——W—— – WATER PIPING
T1 – PROP. TOWN HOME UNIT #
D– PROP. DETACHED UNIT #

UTILITY	MIN. COVER
GAS	24"
SUMP LINE	24"
ELECTRIC	36"
TELEPHONE	36"
CABLE TV	36"
WATER	48"

PRIVATE DRIVE SECTION

PROPOSED SITE KEYNOTES

30	PROPOSED CONVERT EXISTING BUILDING INTO GARAGE FOR T6 UNIT
31	PROPOSED CONVERT EXISTING BUILDING INTO CLUBHOUSE AREA FOR POOL
32	PROPOSED PRIVATE 40 FEET WIDE INGRESS, EGRESS & UTILITY EASEMENT
33	END PROPOSED PRIVATE 40 FEET WIDE INGRESS, EGRESS & UTILITY EASEMENT
34	PROPOSED SIGN FOR PHASE 2 NO EASEMENT, PART OF COMMON AREA

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	300.00'	193.73'	190.38'	N35°30'00"E
C2	40.00'	57.92'	52.99'	N58°29'02"E
C3	30.00'	50.81'	44.95'	N31°30'58"W

LINE SEGMENT TABLE

LINE SEGMENT	LENGTH	BEARING	NOTES
L1	20.00'	N61°28'12"W	RADIAL
L2	20.00'	N43°57'42"W	RADIAL
L3	20.00'	N48°38'16"W	RADIAL
L4	32.60'	N54°10'47"W	RADIAL
L5	20.00'	N57°53'04"W	RADIAL
L6	50.16'	N56°05'37"W	
L7	20.00'	N33°54'23"E	
L8	50.16'	N56°05'37"W	
L9	50.00'	N36°00'00"W	BOTH LINES
L10	20.00'	N54°00'00"E	

3/28/21

STANLEY T. MESSERLY

STATE OF OHIO STANLEY T. MESSERLY E-55475 REGISTERED PROFESSIONAL ENGINEER

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

PROPOSED LOT LAYOUT

DATE	REVISION

MessCo Engineering
2766 WASSON ROAD
CINCINNATI, OHIO 45209
513–731–2500

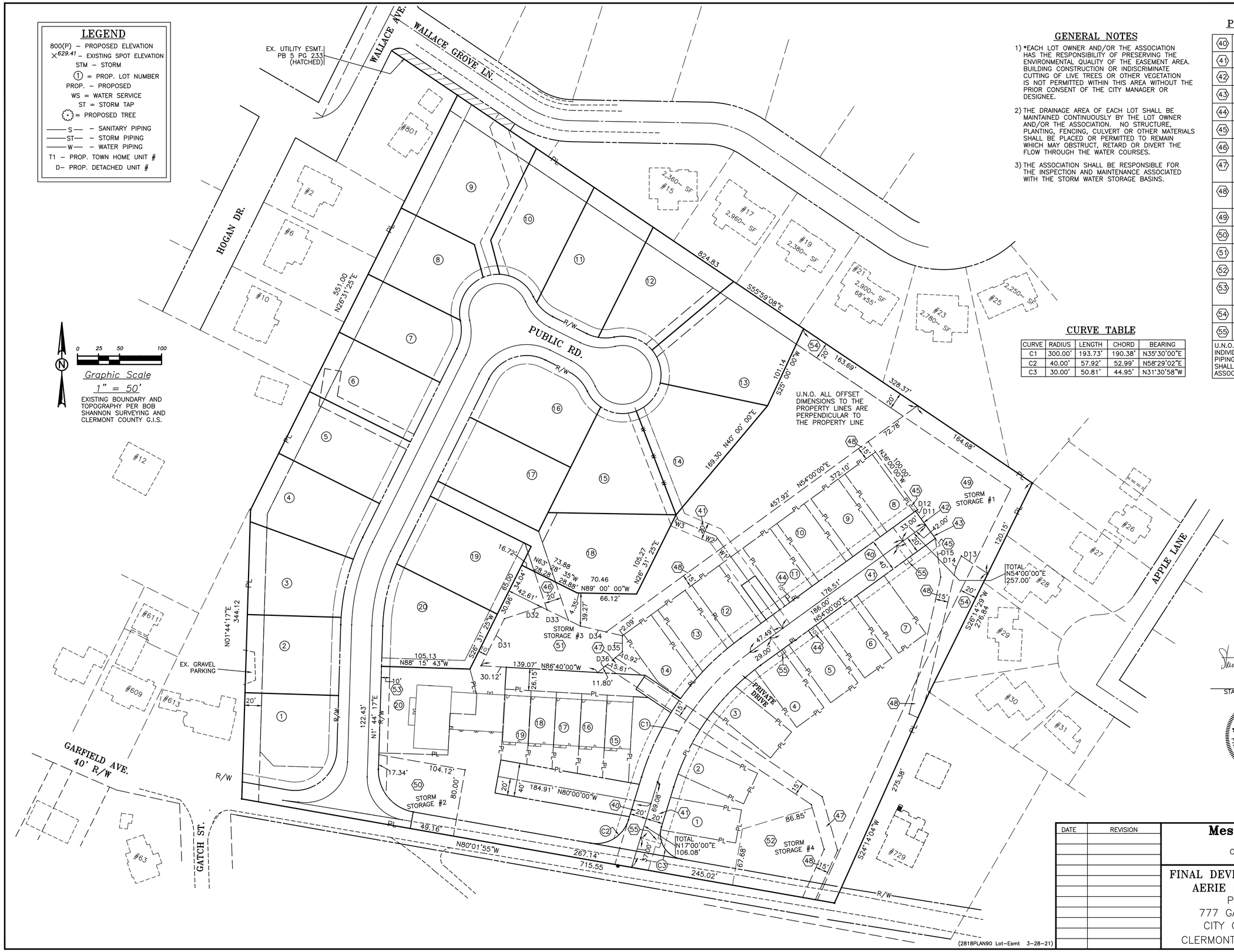
FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 3/28/21
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: 5 OF 9
JOB #: 2818

(2818PLAN90 Lot 3–28–21)

LEGEND

800(P) – PROPOSED ELEVATION
×629.41 – EXISTING SPOT ELEVATION
STM – STORM
① = PROP. LOT NUMBER
PROP. – PROPOSED
WS = WATER SERVICE
ST = STORM TAP
= PROPOSED TREE
——S—— – SANITARY PIPING
——ST—— – STORM PIPING
——W—— – WATER PIPING
T1 – PROP. TOWN HOME UNIT #
D– PROP. DETACHED UNIT #



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

GENERAL NOTES

1) *EACH LOT OWNER AND/OR THE ASSOCIATION HAS THE RESPONSIBILITY OF PRESERVING THE ENVIRONMENTAL QUALITY OF THE EASEMENT AREA. BUILDING CONSTRUCTION OR INDISCRIMINATE CUTTING OF LIVE TREES OR OTHER VEGETATION IS NOT PERMITTED WITHIN THIS AREA WITHOUT THE PRIOR CONSENT OF THE CITY MANAGER OR DESIGNEE.

2) THE DRAINAGE AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER AND/OR THE ASSOCIATION. NO STRUCTURE, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATER COURSES.

3) THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE ASSOCIATED WITH THE STORM WATER STORAGE BASINS.

PROPOSED SITE KEYNOTES

40	PROPOSED PUBLIC 20 FT. WIDE SANITARY EASEMENT
41	PROPOSED PUBLIC 20 FT. WIDE WATER EASEMENT
42	END PROPOSED PUBLIC 20 FT. WIDE SANITARY EASEMENT
43	END PROPOSED PUBLIC 20 FT. WIDE WATER EASEMENT
44	PROPOSED 10 FEET WIDE UTILITY EASEMENT
45	END PROPOSED 10 FEET WIDE UTILITY EASEMENT
46	PROPOSED PUBLIC 20 FT. WIDE STORM SEWER EASEMENT
47	PROPOSED PRIVATE 15 FT. WIDE STORM SEWER EASEMENT TO BENEFIT PHASE 1
48	PROPOSED PRIVATE 15 FT. WIDE STORM SEWER EASEMENT TO BENEFIT PHASES 1 & 2
49	PROPOSED PRIVATE STORM STORAGE #1 TO BENEFIT PHASES 1 & 2
50	PROPOSED PRIVATE STORM STORAGE #2 TO BENEFIT PHASE 1, SMALL PH2 AREA
51	PROPOSED PRIVATE STORM STORAGE #3 TO BENEFIT PHASE 1, SMALL PH2 AREA
52	PROPOSED PRIVATE STORM STORAGE #4 TO BENEFIT PHASE 2
53	END PROPOSED 10 FEET WIDE UTILITY EASEMENT TO BENEFIT PHASE 1
54	PROPOSED PRIVATE 20 FT. WIDE ENVIRONMENTAL EASEMENT*
55	PROPOSED PUBLIC 10 FT. WIDE x 5 FT. DEEP FIRE HYDRANT EASEMENT

U.N.O., AND EXCLUDING THE DOWNSPOUTS FOR INDIVIDUAL BUILDING UNITS, ALL STORM PIPING SYSTEMS, CONTAINED ON PHASE 2, SHALL BE MAINTAINED BY THE PHASE 2 ASSOCIATION.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	300.00'	193.73'	190.38'	N35°30'00"E
C2	40.00'	57.92'	52.99'	N58°29'02"E
C3	30.00'	50.81'	44.95'	N31°30'58"W

LINE SEGMENT TABLE

LINE SEGMENT	LENGTH	BEARING
D11	40.00'	N36°00'00"W
D12	3.00'	N54°00'00"E
D13	37.79'	N56°00'00"W
D14	15.74'	N25°00'00"E
D15	46.63'	N08°00'00"W
D31	62.50'	N26°31'55"E
D32	45.74'	N72°00'00"E
D33	52.11'	N64°00'00"E
D34	51.27'	N77°00'00"E
D35	19.12'	NORTH
D36	38.33'	N50°00'00"E

LINE SEGMENT TABLE

LINE SEGMENT	LENGTH	BEARING
W1	135.93'	N36°00'00"W
W2	48.53'	N67°00'00"W
W3	6.59'	N21°00'00"W

3/28/21

STANLEY T. MESSERLY

STATE OF OHIO
STANLEY T. MESSERLY
E-55475
REGISTERED
PROFESSIONAL ENGINEER

PROPOSED EASEMENT LAYOUT

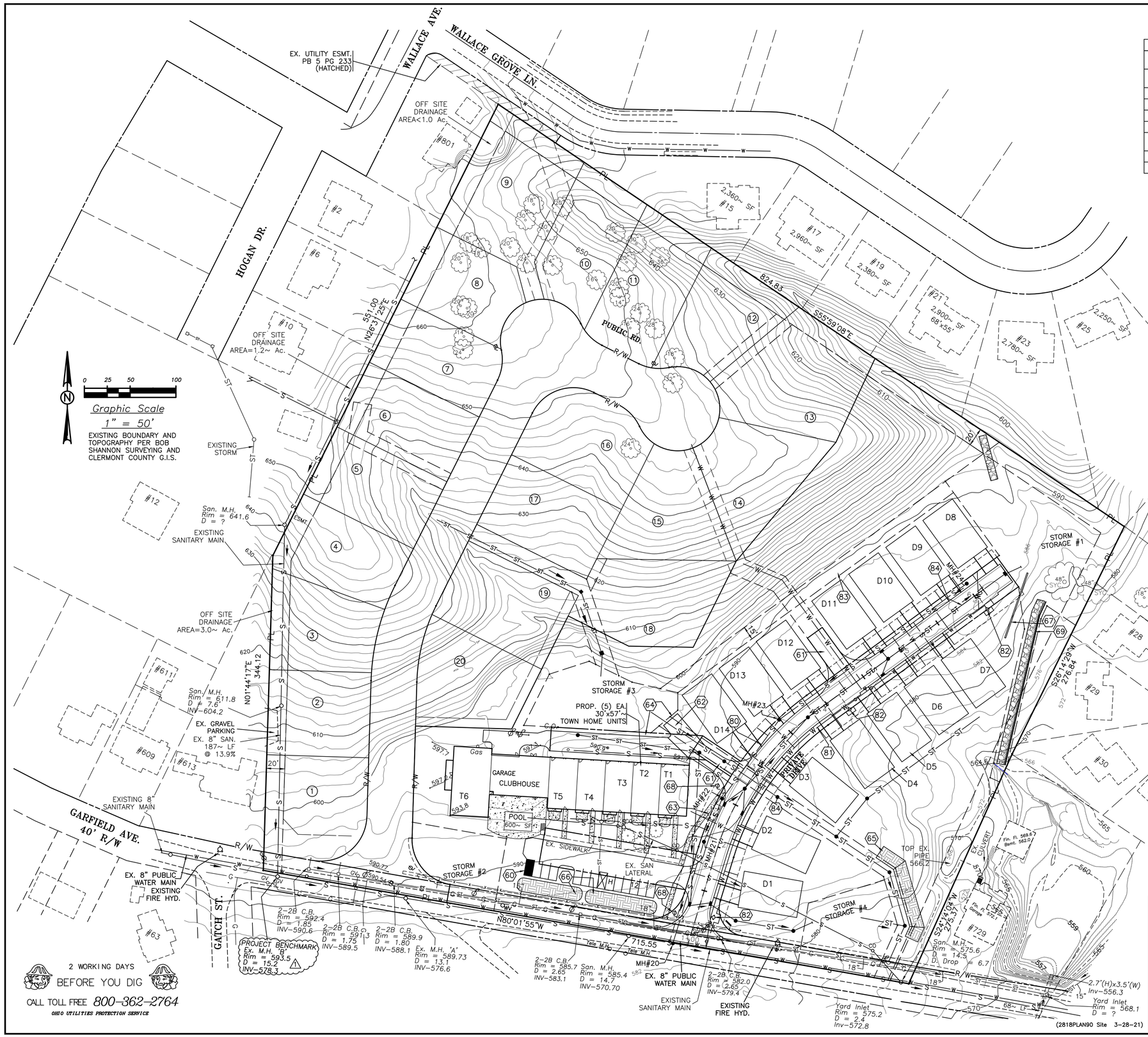
DATE	REVISION

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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 3/28/21
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: 6 OF 9
JOB #: 2818

(2818PLAN90 Lot-Esmt 3-28-21)



PHASE 2 SANITARY MAIN

MH	Location	Rim	Depth	Invert	Length (ft)	% Grade	Notes
20	Tie into exist. Main	583.80	14.70	569.10			Doghouse MH Dwg. S-10
					116.08	7.67%	Field verify invert of exist.
21	2+01~ @ 16 ft. LT.	590.00	12.00	578.00			Stnd. MH Dwg. S-1
					51.15	3.91%	
22	2+49~ @ 16 ft. LT.	592.50	12.50	580.00			Stnd. MH Dwg. S-1
					106.38	0.94%	
23	3+50~ @ 18.5 ft. LT.	594.50	13.50	581.00			Stnd. MH Dwg. S-1
					253.00	0.40%	
24	6+01~ @ 16 ft. LT.	591.50	9.50	582.00			Stnd. 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 MOUNDING TO DIRECT ANY OVERFLOW STORM WATER AWAY FROM #729 HOUSE
66	PROPOSED 36~ IN. HIGH LANDSCAPE MOUNDS
67	PROPOSED RETAINING WALL
68	PROPOSED STREET LIGHT PER DUKE STYLES & SPECIFICATIONS, (2) LOCATIONS
69	PROPOSED WALL TO DIRECT STORM WATER TO EXISTING SWALE

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 3/28/21

STANLEY T. MESSERLY

STATE OF OHIO STANLEY T. MESSERLY E-55475 REGISTERED PROFESSIONAL ENGINEER

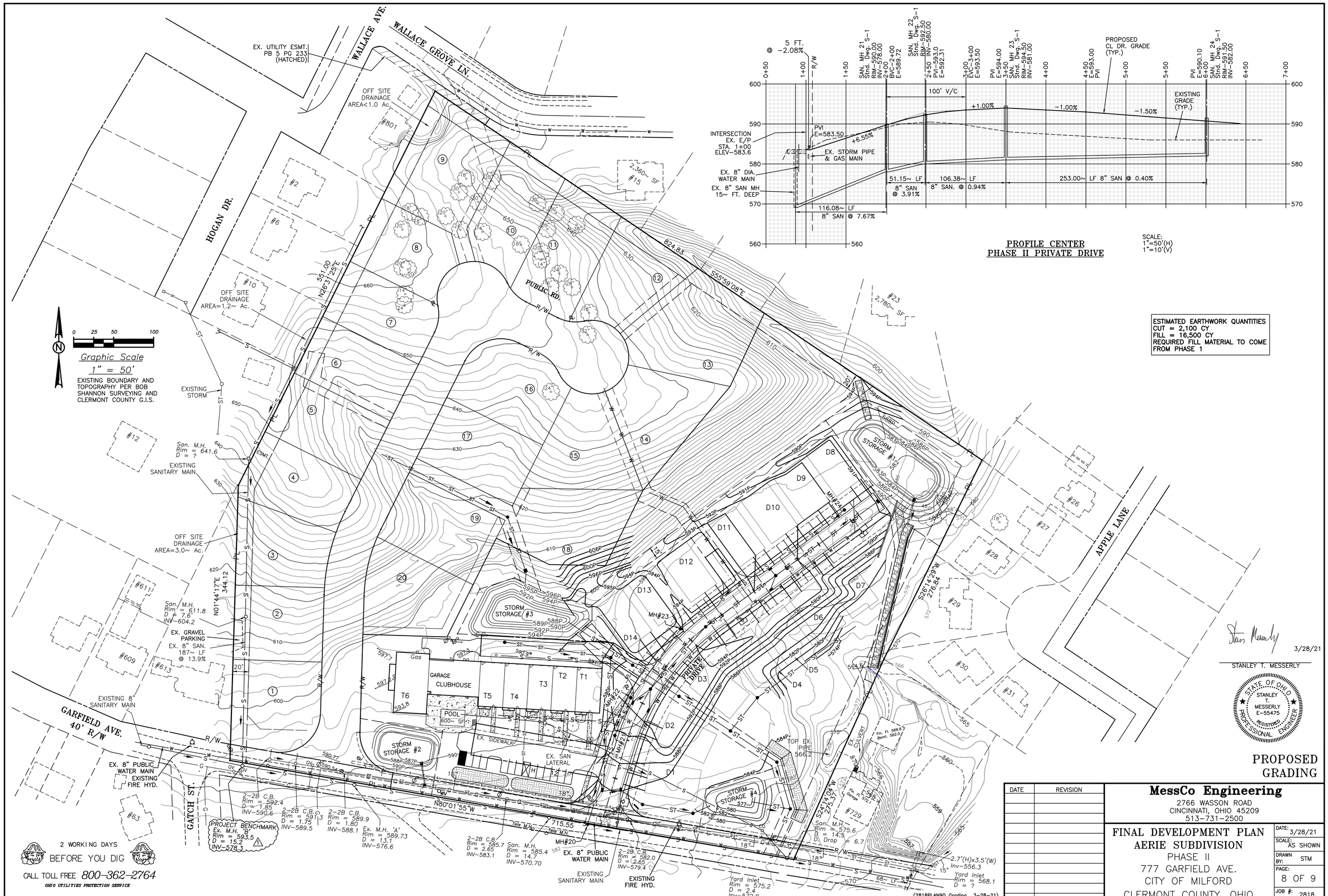
PROPOSED SANITARY, WATER & STORM PLAN

DATE	REVISION

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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 3/28/21
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: 7 OF 9
JOB #: 2818

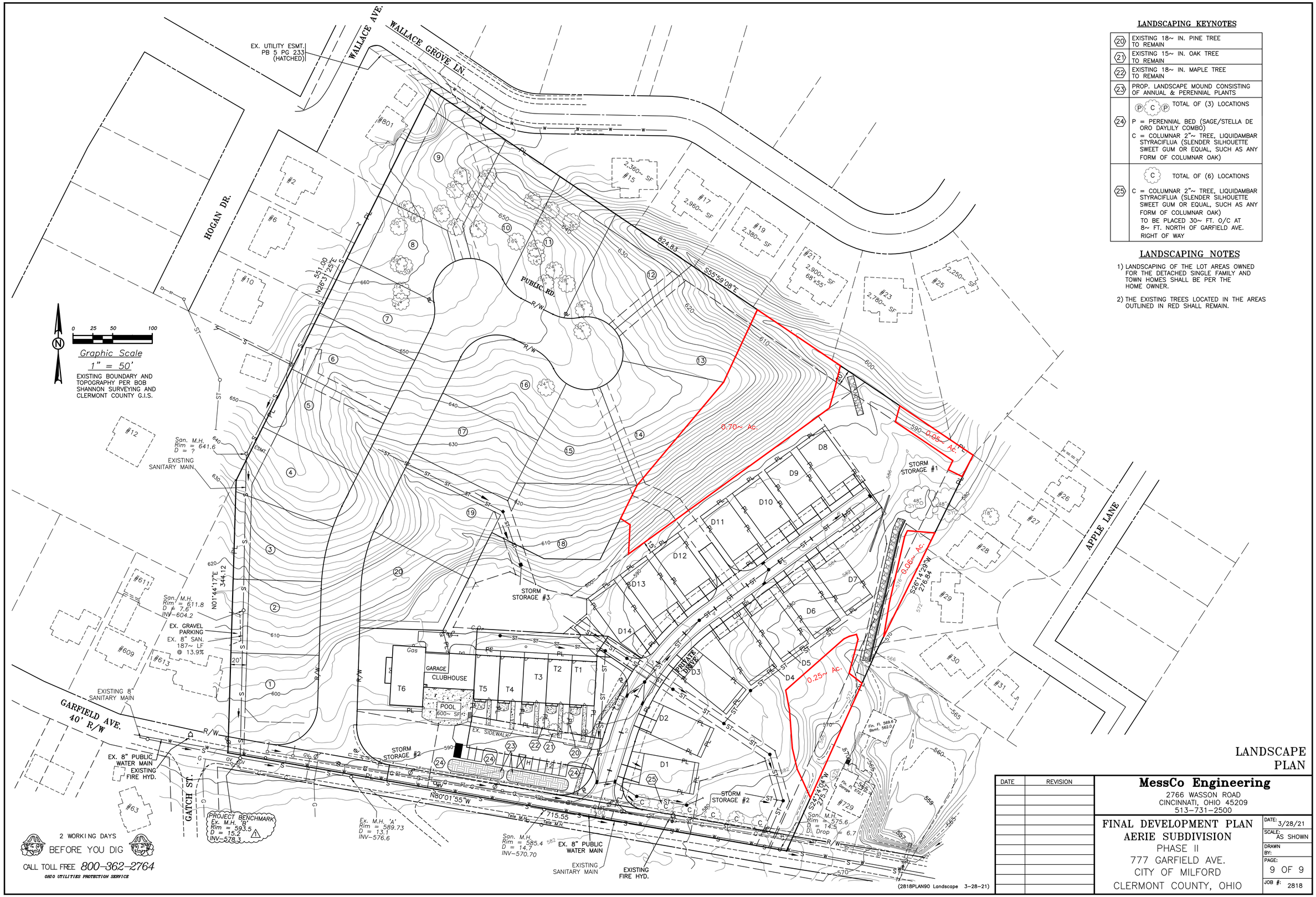


DATE	REVISION

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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE:	3/28/21
SCALE:	AS SHOWN
DRAWN BY:	STM
PAGE:	8 OF 9
JOB #:	2818



LANDSCAPING KEYNOTES

20	EXISTING 18~ IN. PINE TREE TO REMAIN
21	EXISTING 15~ IN. OAK TREE TO REMAIN
22	EXISTING 18~ IN. MAPLE TREE TO REMAIN
23	PROP. LANDSCAPE MOUND CONSISTING OF ANNUAL & PERENNIAL PLANTS
24	P C P TOTAL OF (3) LOCATIONS P = PERENNIAL BED (SAGE/STELLA DE ORO DAYLILY COMBO) C = COLUMNAR 2"~ TREE, LIQUIDAMBAR STYRACIFLUA (SLENDER SILHOUETTE SWEET GUM OR EQUAL, SUCH AS ANY FORM OF COLUMNAR OAK)
25	C TOTAL OF (6) LOCATIONS C = COLUMNAR 2"~ TREE, LIQUIDAMBAR STYRACIFLUA (SLENDER SILHOUETTE SWEET GUM OR EQUAL, SUCH AS ANY FORM OF COLUMNAR OAK) TO BE PLACED 30~ FT. O/C AT 8~ FT. NORTH OF GARFIELD AVE. RIGHT OF WAY

LANDSCAPING NOTES

1) LANDSCAPING OF THE LOT AREAS OWNED FOR THE DETACHED SINGLE FAMILY AND TOWN HOMES SHALL BE PER THE HOME OWNER.

2) THE EXISTING TREES LOCATED IN THE AREAS OUTLINED IN RED SHALL REMAIN.

LANDSCAPE PLAN

DATE	REVISION

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

FINAL DEVELOPMENT PLAN
AERIE SUBDIVISION
PHASE II
777 GARFIELD AVE.
CITY OF MILFORD
CLERMONT COUNTY, OHIO

DATE: 3/28/21
SCALE: AS SHOWN
DRAWN BY:
PAGE: 9 OF 9
JOB #: 2818