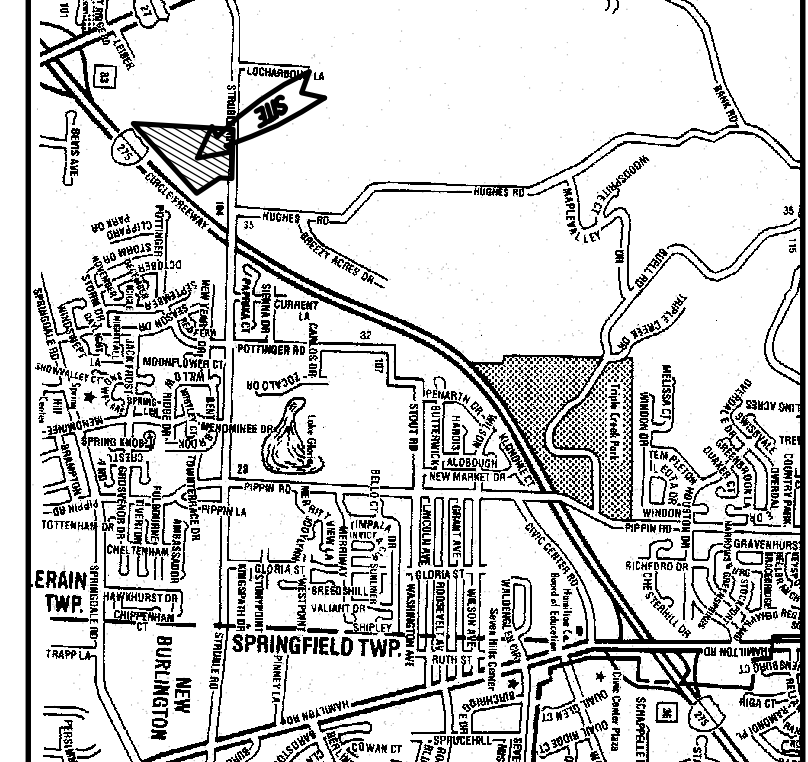
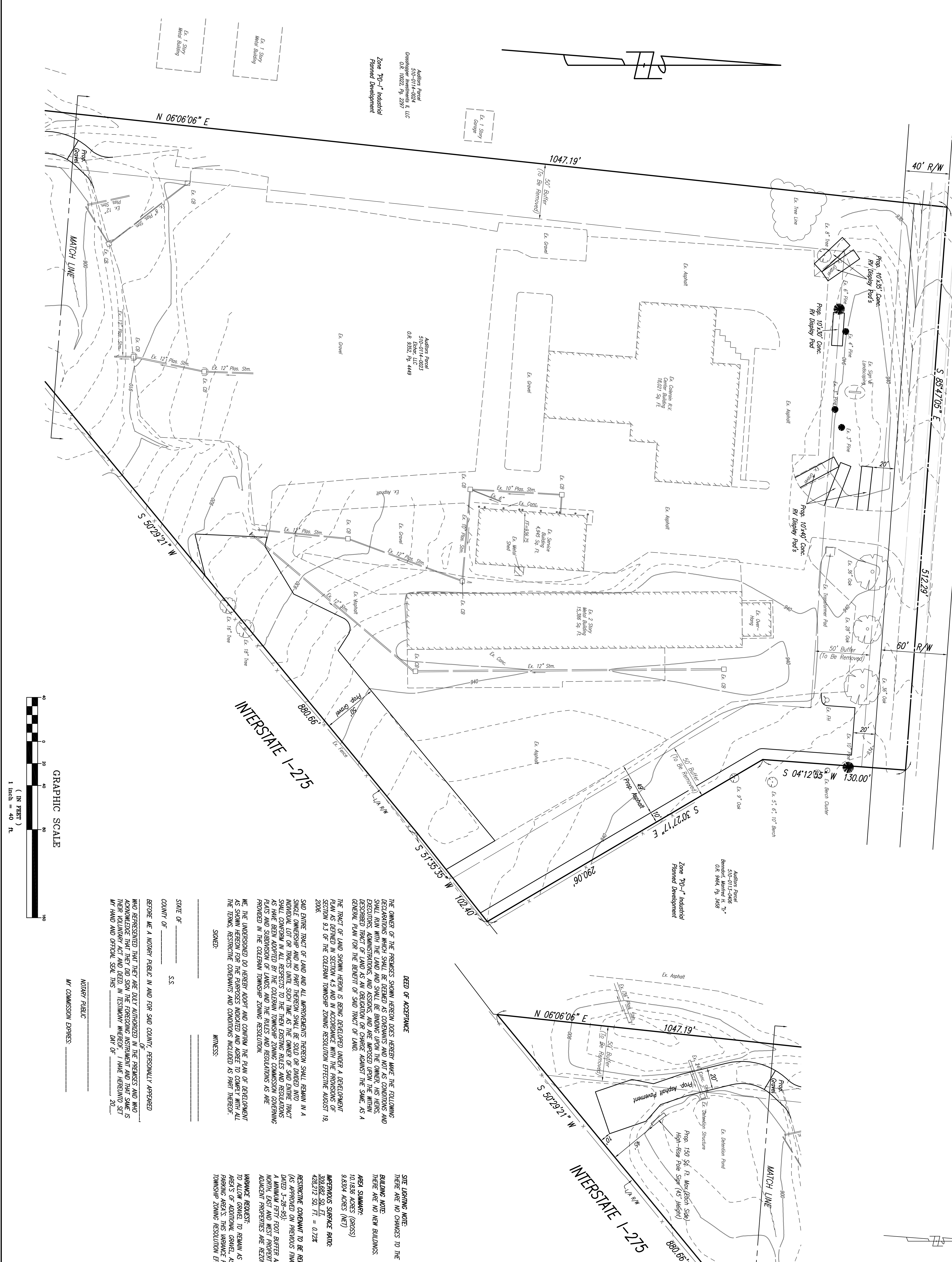


Zone "P1"-1 Industrial
Planned Development

STRUBLE ROAD



VICINITY MAP



Author: Paul
510-014-4024
Developer: [Redacted], LLC
Date: 08/23/09, 08/23/09

Zone "P1"-1 Industrial
Planned Development

Author: Paul
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Developer: [Redacted], LLC
Date: 08/23/09, 08/23/09

Zone "P1"-1 Industrial
Planned Development

DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HERON DOES HEREBY MAKE THE FOLLOWING STATEMENT OF THE PRESENT AND PROPOSED USE OF THE LAND SHOWN AND SHALL BIND WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS AND ARE IMPROVED UPON THE WITHIN DESCRIBED TRACT OF LAND AS AN OBLIGATION OR CHARGE AGAINST THE SAME AS A GENERAL PLAN FOR THE BENEFIT OF SAID TRACT OF LAND.

THE TRACT OF LAND SHOWN HERON IS BEING DEVELOPED UNDER A DEVELOPMENT PLAN AS DENIED IN SECTION 4.3 AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 9.3 OF THE COLERAIN TOWNSHIP ZONING RESOLUTION EFFECTIVE AUGUST 19, 2006.

SAID ENTIRE TRACT OF LAND AND ALL IMPROVEMENTS THEREON SHALL REMAIN IN A SINGLE OWNERSHIP AND NO PART THEREON 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 COLERAIN TOWNSHIP ZONING COMMISSION GOVERNING PLANS AND SUBDIVISION OF LANDS, AND THE RULES AND REGULATIONS AS ARE PROVIDED IN THE COLERAIN TOWNSHIP ZONING RESOLUTION.

WE, THE UNDERSIGNED DO HEREBY ADOPT AND CONVEY THE PLAN OF DEVELOPMENT AS SHOWN HERON FOR THE PURPOSES INDICATED AND AGREE TO COMPLY WITH ALL THE TERMS, RESTRICTIONS, COVENANTS AND CONDITIONS INCLUDED AS PART THEREOF.

SIGNED: _____ WITNESSES: _____

STATE OF _____ S.S. _____

COUNTY OF _____ S.S. _____

SITE LIGHTING NOTE:

THERE ARE NO CHANGES TO THE APPROVED LIGHTING PLAN.

BUILDING NOTE:
THERE ARE NO NEW BUILDINGS.

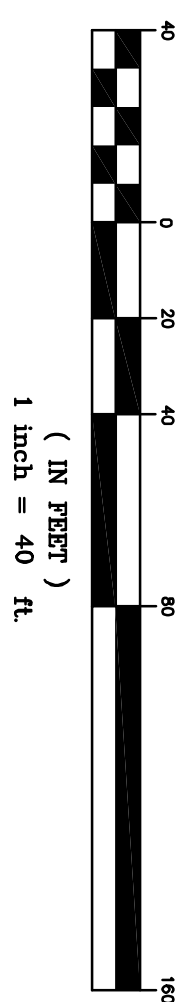
AREA SUMMARY:
10,183± ACRES (NET)
9,824± ACRES (GROSS)

IMPERVIOUS SURFACE RATIO:
309,682 SQ. FT.
428,212 SQ. FT. = 0.12%

RESTRICTION COVENANT TO BE REMOVED:
(AS APPROVED ON PREVIOUS FINAL DEVELOPMENT PLAN FOR CASE NO. 1-95 DATED 3-28-95) FOOT BUFFER AREA SHALL BE PROVIDED ALONG A MINIMUM 67' WIDE PROPERTY LINE. ALL EXISTING AND PROPOSED ACCESS ADJACENT PROPERTIES ARE RETURNED TO NON-RESIDENTIAL USE.

VARIANCE REQUEST:
TO ALLOW GRANEL TO REMAIN AS SHOWN IN CASE NO. 1-95, DATED 3-28-95 AND AREAS OF ADDITIONAL GRANEL, AS SHOWN, LOCATED IN RECREATIONAL VEHICLE PARKING AREAS. THIS VARIANCE REQUESTED PER 13.4.3(C)(2) OF THE COLERAIN TOWNSHIP ZONING RESOLUTION EFFECTIVE AUGUST 19, 2006.

GRAPHIC SCALE
1 inch = 40 feet



Applicant:
Colerain R.V.
3491 Struble Road
Cincinnati, Ohio 45251
(513) 322-4225

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Sheet Title: **FINAL DEVELOPMENT PLAN**
Project Title: **COLERAIN R.V. SECTION-10, TOWN-2, E.RANGE-1 MIAMI PURCHASE, COLERAIN TOWNSHIP HAMILTON COUNTY, OHIO**

REVISIONS	Date
	1-28-08
	Drawn By G.R.
	Checked By RTA
	Scale 1" = 40'

DWG: 02-02574\GR-FNDV-COMPLIANCE PLAN

02-02574
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