

CONDITIONS:

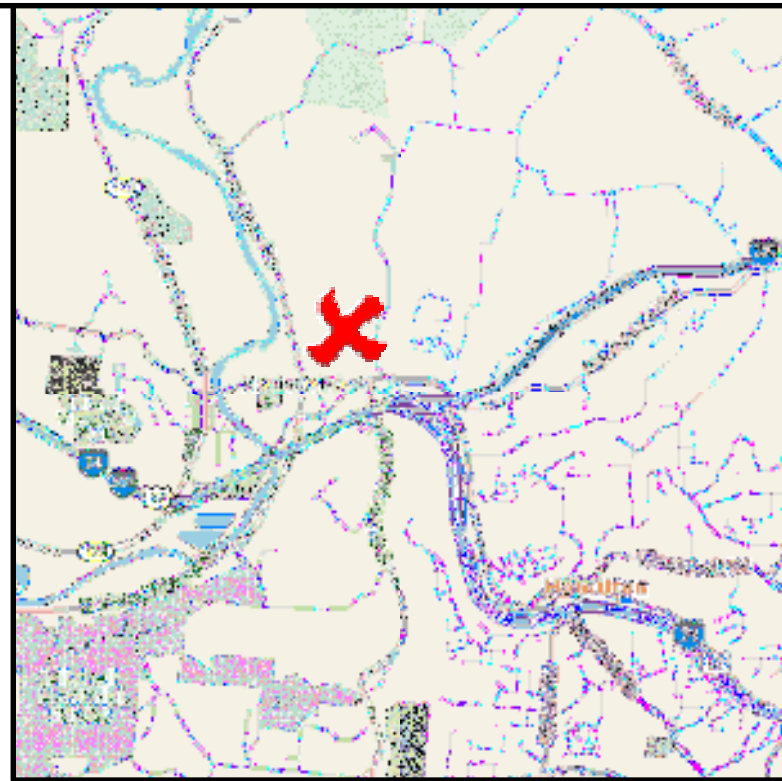
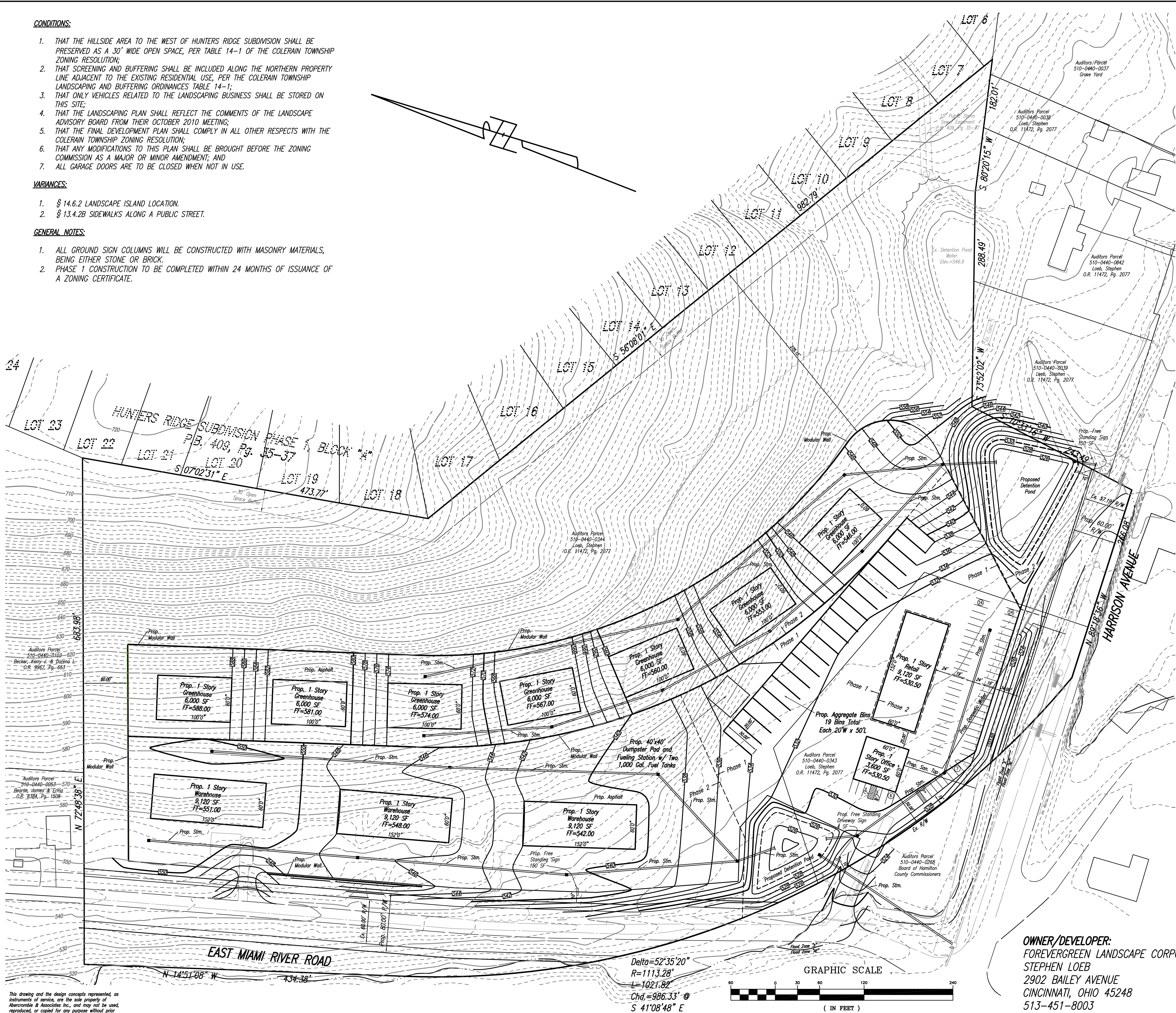
1. THAT THE HILLSIDE AREA TO THE WEST OF HUNTERS RIDGE SUBDIVISION SHALL BE PRESERVED AS A 30' WIDE OPEN SPACE, PER TABLE 14-1 OF THE COLERAIN TOWNSHIP ZONING RESOLUTION;
2. THAT SCREENING AND BUFFERING SHALL BE INCLUDED ALONG THE NORTHERN PROPERTY LINE ADJACENT TO THE EXISTING RESIDENTIAL USE, PER THE COLERAIN TOWNSHIP LANDSCAPING AND BUFFERING ORDINANCES TABLE 14-1;
3. THAT ONLY VEHICLES RELATED TO THE LANDSCAPING BUSINESS SHALL BE STORED ON THIS SITE;
4. THAT THE LANDSCAPING PLAN SHALL REFLECT THE COMMENTS OF THE LANDSCAPE ADVISORY BOARD FROM THEIR OCTOBER 2010 MEETING;
5. THAT THE FINAL DEVELOPMENT PLAN SHALL COMPLY IN ALL OTHER RESPECTS WITH THE COLERAIN TOWNSHIP ZONING RESOLUTION;
6. THAT ANY MODIFICATIONS TO THIS PLAN SHALL BE BROUGHT BEFORE THE ZONING COMMISSION AS A MAJOR OR MINOR AMENDMENT; AND
7. ALL GARAGE DOORS ARE TO BE CLOSED WHEN NOT IN USE.

VARIANCES:

1. § 14.6.2 LANDSCAPE ISLAND LOCATION.
2. § 13.4.2B SIDEWALKS ALONG A PUBLIC STREET.

GENERAL NOTES:

1. ALL GROUND SIGN COLUMNS WILL BE CONSTRUCTED WITH MASONRY MATERIALS, BEING EITHER STONE OR BRICK.
2. PHASE 1 CONSTRUCTION TO BE COMPLETED WITHIN 24 MONTHS OF ISSUANCE OF A ZONING CERTIFICATE.



VICINITY MAP

DEED OF ACCEPTANCE

THE OWNER OF THE PREMISES SHOWN HEREON DOES HEREBY MAKE THE FOLLOWING DECLARATION WHICH SHALL BE DEEMED AS COVENANTS AND NOT AS CONDITIONS AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, AND ARE IMPOSED 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 HEREON IS BEING DEVELOPED UNDER A DEVELOPMENT PLAN AS DEFINED IN SECTION 4.5 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 THEREOF SHALL BE SOLD OR DIVIDED INTO INDIVIDUAL LOT 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 PLATS AND SUBDIVISION OF LANDS, AND THE RULE AND REGULATIONS AS ARE PROVIDED IN THE COLERAIN TOWNSHIP ZONING RESOLUTION.

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

SIGNED

WITNESS

STATE OF _____ S.S.

COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED _____

OF THE _____ WHO REPRESENT THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

Summary Table

Area Summary:
Gross Area = 22.64 Ac.
R/W Area (Including Dedicated R/W) = 2.49 Ac.
Net Area = 20.15 Ac.

ISR Summary:
Impervious Area = 8.79 Ac.
ISR = 8.79 Ac. / 20.15 Ac. = 43.6%

Building Summary:
General Office = 3,600 SF Total
Retail = 9,120 SF Total
Warehouse = 27,360 SF Total

Parking Summary:
Required Parking:
General Office = 3 PS / 1,000 SF
Retail = 4 PS / 1,000 SF
Warehouse = 1 PS / 2,000 SF

General Office = 3,600 SF x 3 PS / 1,000 SF = 11 Spaces
Retail = 9,120 SF x 4 PS / 1,000 SF = 36 Spaces
Warehouse = 27,360 SF x 1 PS / 2,000 SF = 14 Spaces
Total Required Parking Spaces = 61 Spaces
Total Provided Parking Spaces = 61 Spaces

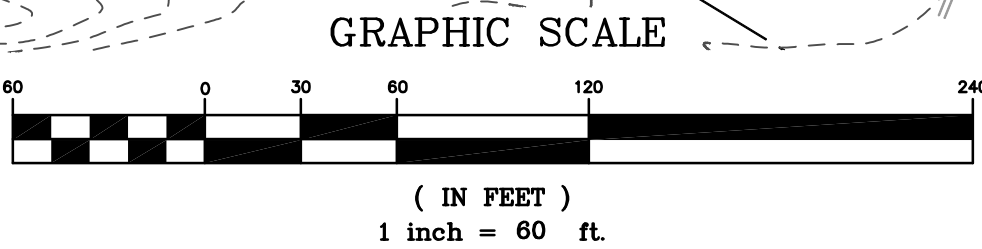
Flood Plain Summary:
Subject Property Is Located In Flood Zone "X" & "AE"
As Determined By A Review Of Flood Map No.
39061C0179E Dated Feb. 17, 2010 & Flood Map No.
39061C0185E Dated Feb. 17, 2010 Of The National Flood Insurance Program.

Fuel Station Note:
The Fuel Station will conform to all State of Ohio and local Building Codes and guidelines.

Open Space Note:
Detention Ponds Can Be In Open Space Areas.

OWNER/DEVELOPER:
FOREVERGREEN LANDSCAPE CORPORATION
STEPHEN LOEB
2902 BAILEY AVENUE
CINCINNATI, OHIO 45248
513-451-8003

Delta=52°35'20"
R=1113.28'
L=1021.82'
Chd.=986.33' @
S 41°08'48" E



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Date 9-7-10

Drawn By SPH

Checked By SPH

Scale 1"=60'

REVISIONS
11-12-10: Buffer and Notes.

FINAL DEVELOPMENT PLAN

FOREVERGREEN LANDSCAPE COMPANY
SECTION-1, TOWN-1, E. RANGE-1
MIAMI PURCHASE - COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title

Project Title

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Job No. 99-0118A

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