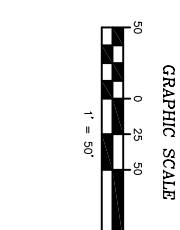
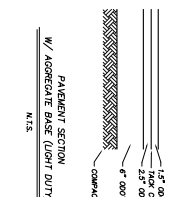
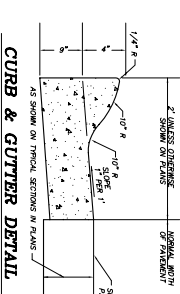


**GENERAL NOTES**

1. SEE SEPARATE LANDSCAPE PLANS (BY OTHERS) FOR DETAILS OF LANDSCAPED AREAS.
2. SEE SEPARATE LIGHTING PLAN (BY OTHERS) FOR DETAILS OF LIGHT POLES AND LIGHT FIXTURES.
3. ALL BUILDING DOWNSPOUTS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM AND ROUTED TO THE STORMWATER DETENTION BASIN.

SITE AREA = 19.27 ACRES (GROSS) - 18.84 ACRES (NET)  
 BUILDING S.F. FOR INITIAL PHASE = 60,000 S.F.  
 BUILDING EXPANSION AREA = 24,000 S.F.  
 IMPROVED SURFACE RATIO = .23

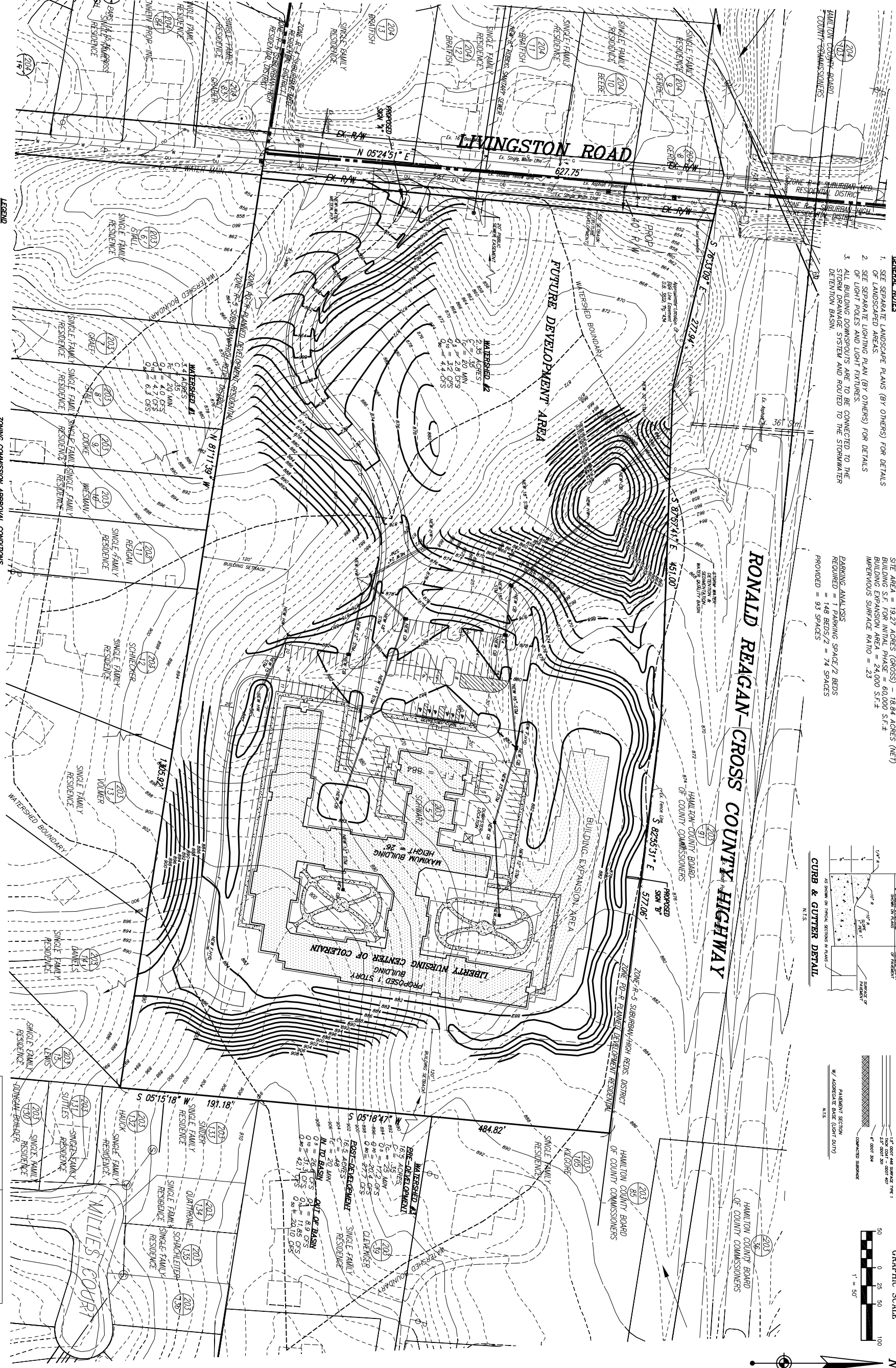
PARKING ANALYSIS  
 REQUIRED = 1 PARKING SPACE/2 BEDS  
 = 148 BEDS/2 = 74 SPACES  
 PROVIDED = 93 SPACES



**THOMAS GRAHAM ASSOCIATES, INC.**  
 • Engineers  
 • Surveyors

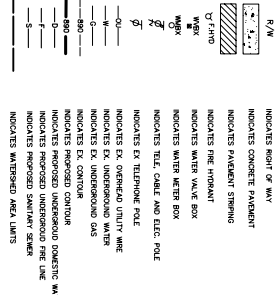
803 Campton Road  
 Cincinnati, Ohio 45231  
 513-521-4760  
 Fax # 521-2439

**RONALD REAGAN - CROSS COUNTY HIGHWAY**



**UNDERGROUND UTILITIES**

BEFORE YOU DIG  
 PHONE: 1-800-962-2764  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST BE CALLED DIRECTLY



- ZONING COMMISSION APPROVAL CONDITIONS**
1. THAT THE NUMBER OF BEDS PERMITTED IN THIS PHASE OF DEVELOPMENT SHALL NOT EXCEED 148 BEDS.
  2. THAT EXISTING TREE COVER ALONG LIVINGSTON ROAD SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE, ESPECIALLY ALONG THE AREA ADJACENT TO THE FUTURE DEVELOPMENT AREA.
  3. THAT THE FRONT SETBACK FOR THE FUTURE DEVELOPMENT AREA SHALL BE 50' MINIMUM.
  4. THAT THE BUILDING SETBACK TO THE SOUTH (SIDE) AND EAST (REAR) PROPERTY LINES SHALL BE NO LESS THAN 120'.
  5. THAT LANDSCAPING AROUND THE BUILDING SHALL BE IRRIGATED.
  6. THAT LANDSCAPING ALONG THE FIRE ACCESS DRIVE SHALL EXTEND TO THE SOUTHEAST CORNER OF THE PROPERTY.
  7. ZONING RESOLUTION.

**DEED OF ACCEPTANCE**

The owner of the premises shown herein 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 heirs, assigns, and assigns of the owner, his heirs, assigns, and assigns, and shall be for the benefit of said tract of land.

The tract of land shown herein is being developed under a development plan as defined in Section 4.3 and in accordance with the provisions of Section 9.3 of the Colerain Township Zoning Resolution effective August 19, 2006.

State of Ohio, S.S.  
 County of Hamilton

Before me a notary public in and for said county personally appeared \_\_\_\_\_ 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 2011 \_\_\_\_\_ day of \_\_\_\_\_

My commission expires \_\_\_\_\_

**APPLICANT**  
 LIBERTY HEALTH CARE CORPORATION  
 7445 LIBERTY WOODS LANE  
 DAYTON, OH 45459-3911

**FINAL DEVELOPMENT PLAN**  
 COLERAIN TOWNSHIP  
 HAMILTON COUNTY, OHIO

Date: AUGUST 4, 2011  
 Scale: 1" = 50'  
 Job No.: 7711  
 Revisions:

Drawn By: R.L. TREWKAMP  
 Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Job No: 7711-10

