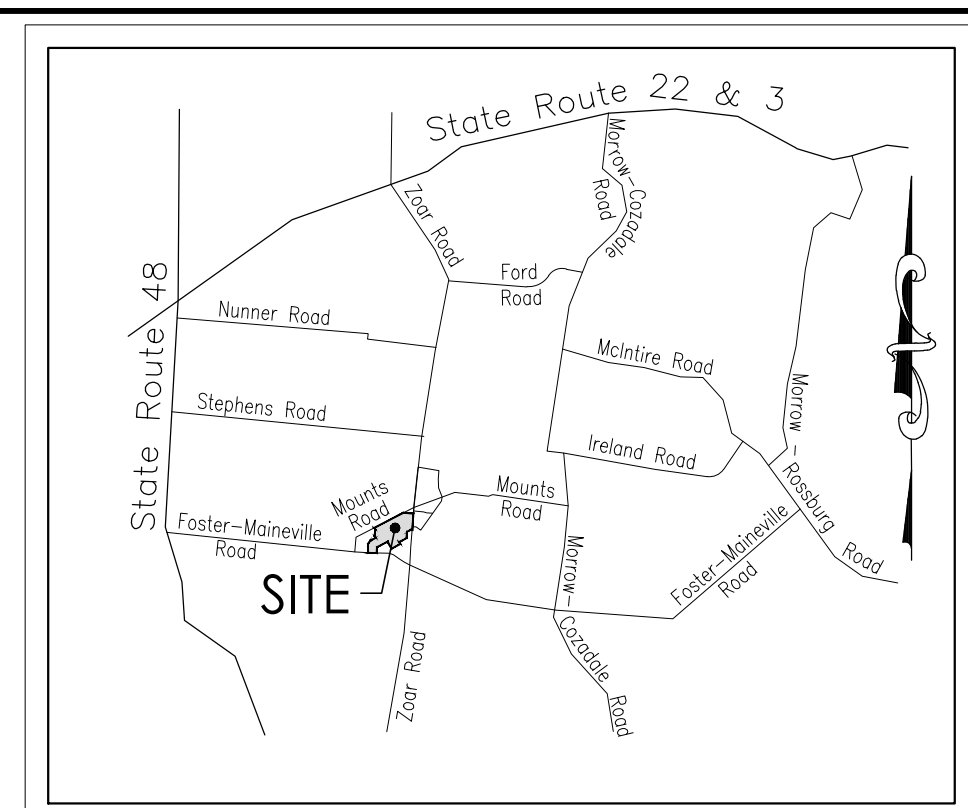




03/19/25



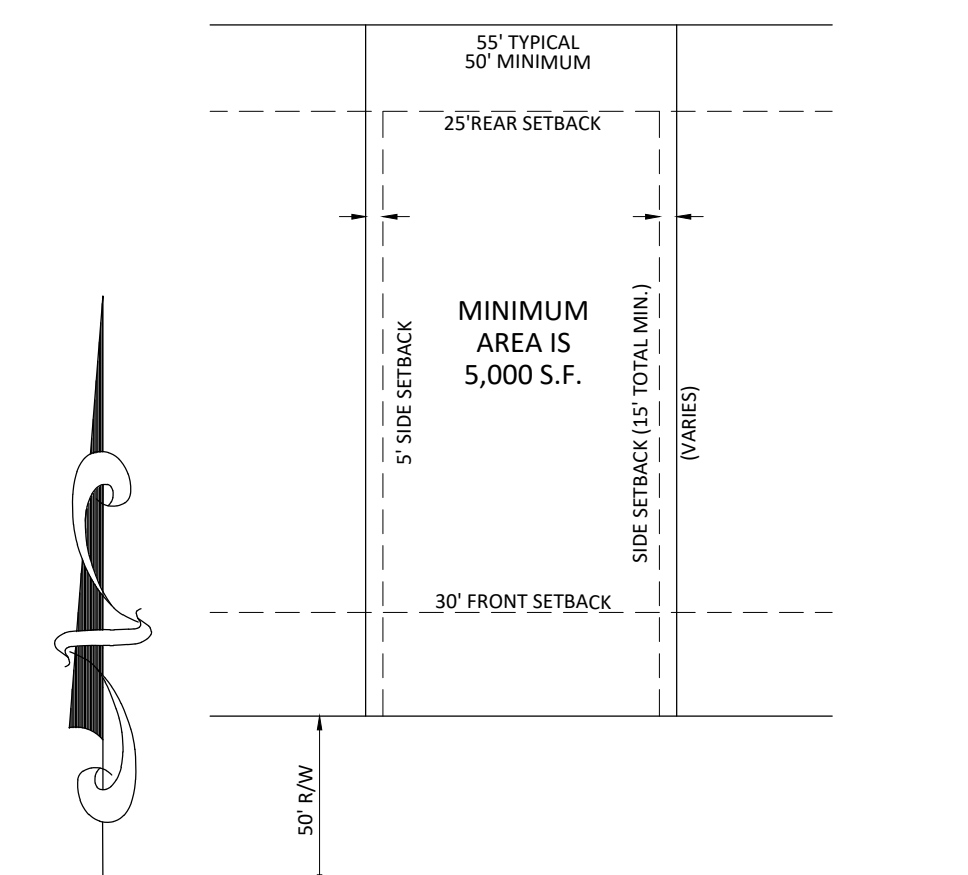
VICINITY MAP
N.T.S.

OWNER
CORNERSTONE MONROE FARM, LLC.
10042 MT. NEBO ROAD
NORTH BEND, OHIO 45052
(513) 477-8848

APPLICANT
M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BOULEVARD
SUITE 115
CINCINNATI, OHIO 45249
(513) 248-5400

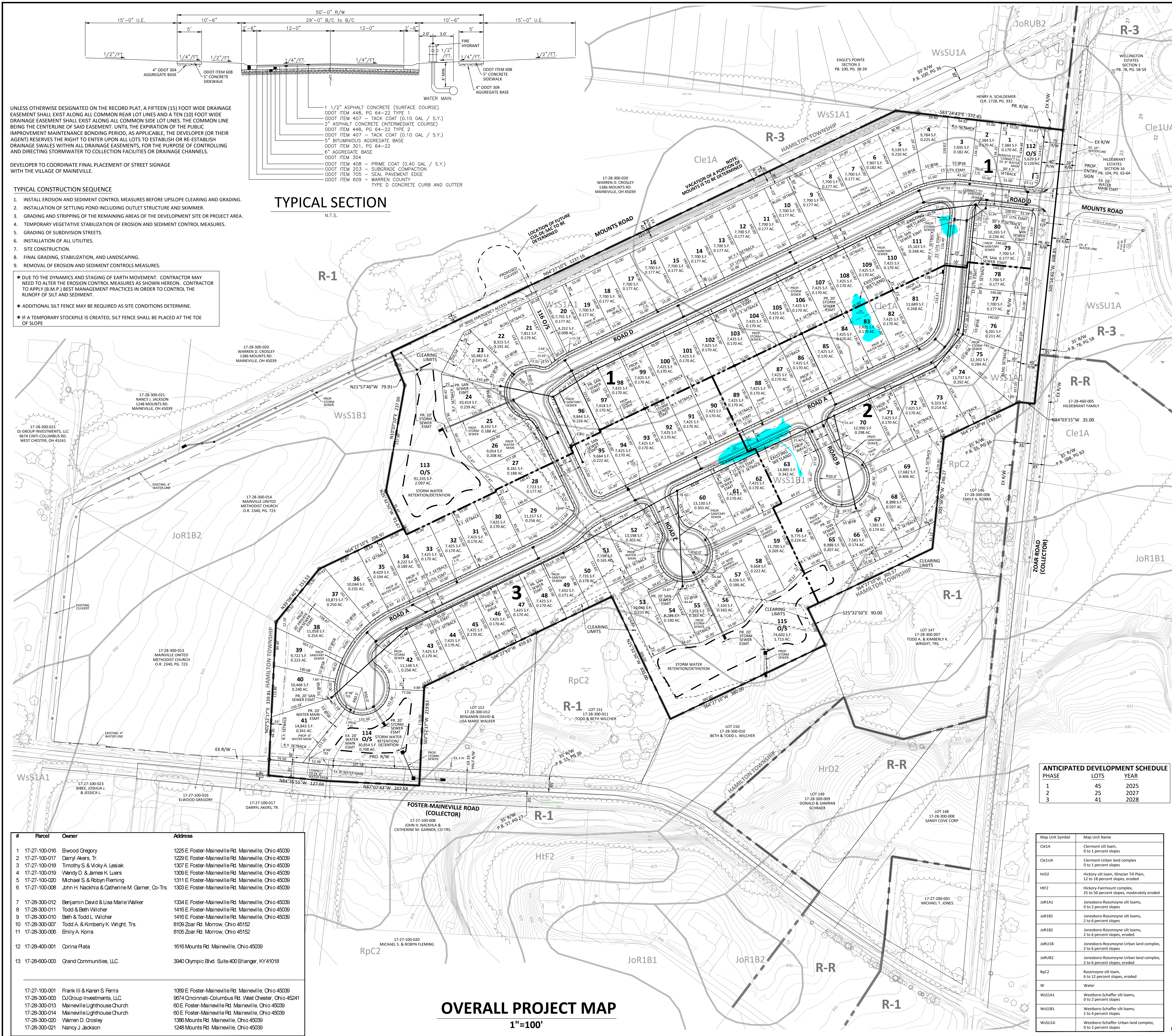
GENERAL NOTES

- PARCEL No. 1728300018
- TOTAL AREA: 32.5562 ACRES
- THE EXISTING AND PROPOSED ZONE OF THE ENTIRE PROPERTY IS R-3 RESIDENTIAL SINGLE FAMILY DISTRICT.
- THE PROPOSED USE ARE 111 SINGLE FAMILY DWELLINGS AND 4.75 ACRES OF OPEN SPACE.
- COVENANTS AND RESTRICTIONS TO BE ESTABLISHED AND ARE GOVERNED BY THE HOME OWNERS ASSOCIATION.
- THE OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SANITARY SEWERS TO BE PUBLIC AND DEDICATED TO WARREN COUNTY WATER AND SEWER.
- WATER MAINS TO BE PUBLIC AND DEDICATED TO WESTERN WATER COMPANY.
- STREETS TO BE PUBLIC LOCAL I.
- SIDEWALKS ARE PROPOSED ON BOTH SIDES OF THE PROPOSED LOCAL ROADS.
- STORMWATER MANAGEMENT DESIGN AND CONSTRUCTION WILL CONFORM WITH WARREN COUNTY ENGINEER'S OFFICE REQUIREMENTS.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON WARREN COUNTY G.I.S. MAPPING AND DOES NOT REPRESENT AN ACTUAL TOPOGRAPHIC SURVEY.
- THE BOUNDARY INFORMATION SHOWN HEREON IS A RESULT OF A SURVEY BY MSP DESIGN JANUARY 2025.
- PURSUANT TO FEMTA FIRM MAP PANEL No. 39165C0229E EFFECTIVE 12/17/2010 THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE ZONE AE FLOOD ZONE.
- DIRECT ACCESS FROM ZOAR ROAD TO LOTS 1 & 75-80 IS PROHIBITED.
- DIRECT ACCESS FROM FOSTER-MAINEVILLE ROAD TO LOT 42 IS PROHIBITED.
- DIRECT ACCESS FROM MOUNTS ROAD TO LOTS 4-23 IS PROHIBITED.



TYPICAL LOT
SCALE: N.T.S.

OHIO811.org
Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



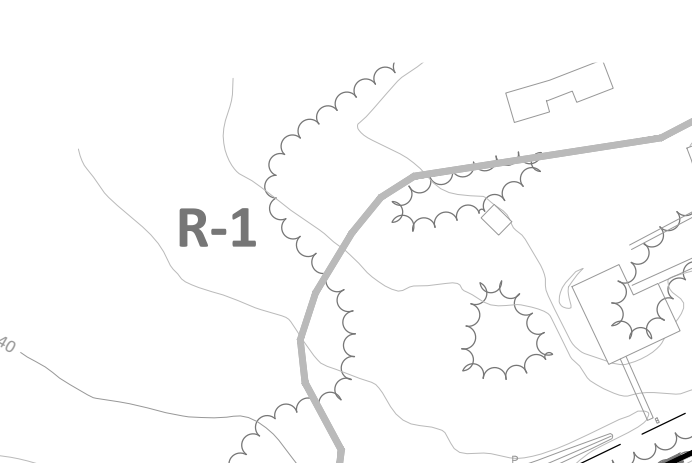
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAN, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON NEAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES. THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT. UNTIL THE EXPIRATION OF THE PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, AS APPLICABLE, THE DEVELOPER (OR THEIR AGENT) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS, FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

DEVELOPER TO COORDINATE FINAL PLACEMENT OF STREET SIGNAGE WITH THE VILLAGE OF MAINEVILLE.

TYPICAL CONSTRUCTION SEQUENCE

- INSTALL EROSION AND SEDIMENT CONTROL MEASURES BEFORE UPSLOPE CLEARING AND GRADING.
 - INSTALLATION OF SETTLING POND INCLUDING OUTLET STRUCTURE AND SKIMMER.
 - GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
 - TEMPORARY VEGETATION STABILIZATION OF EROSION AND SEDIMENT CONTROL MEASURES.
 - GRADING OF SUBDIVISION STREETS.
 - INSTALLATION OF ALL UTILITIES.
 - SITE CONSTRUCTION.
 - FINAL GRADING, STABILIZATION, AND LANDSCAPING.
 - REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.
- * DUE TO THE DYNAMICS AND STAGING OF EARTH MOVEMENT, CONTRACTOR MAY NEED TO ALTER THE EROSION CONTROL MEASURES AS SHOWN HEREON. CONTRACTOR TO APPLY (B.M.P.) BEST MANAGEMENT PRACTICES IN ORDER TO CONTROL THE RUNOFF OF SILT AND SEDIMENT.
- * ADDITIONAL SILT FENCE MAY BE REQUIRED AS SITE CONDITIONS DETERMINE.
- * IF A TEMPORARY STOCKPILE IS CREATED, SILT FENCE SHALL BE PLACED AT THE TOE OF SLOPE

TYPICAL SECTION
N.T.S.



#	Parcel	Owner	Address
1	17-27-100-016	Elwood Gregory	1225 E Foster-Maineville Rd, Maineville, Ohio 45039
2	17-27-100-017	Daryl Akers, Tr.	1229 E Foster-Maineville Rd, Maineville, Ohio 45039
3	17-27-100-018	Timothy S & Vicki A Lesiak	1307 E Foster-Maineville Rd, Maineville, Ohio 45039
4	17-27-100-019	Wandy D. & James K Luers	1309 E Foster-Maineville Rd, Maineville, Ohio 45039
5	17-27-100-020	Michael S. & Robyn Fleming	1311 E Foster-Maineville Rd, Maineville, Ohio 45039
6	17-27-100-008	John H. Nacktha & Catherine M. Garner, Co-Trs.	1303 E Foster-Maineville Rd, Maineville, Ohio 45039
7	17-28-300-012	Benjamin David & Lisa Marie Walker	1334 E Foster-Maineville Rd, Maineville, Ohio 45039
8	17-28-300-011	Todd & Beth Wilcher	1416 E Foster-Maineville Rd, Maineville, Ohio 45039
9	17-28-300-010	Beth & Todd L. Wilcher	1416 E Foster-Maineville Rd, Maineville, Ohio 45039
10	17-28-300-007	Todd A. & Kimberly K. Wright, Trs.	8108 Zbar Rd, Morrow, Ohio 45152
11	17-28-300-003	Emily A. Korra	8105 Zbar Rd, Morrow, Ohio 45152
12	17-28-400-001	Corina Plata	1616 Mounts Rd, Maineville, Ohio 45039
13	17-28-600-003	Grand Communities, LLC	3940 Olympic Blvd, Suite 400 Erlanger, KY 41018
14	17-27-100-001	Frank III & Karen S Ferris	1059 E Foster-Maineville Rd, Maineville, Ohio 45039
15	17-28-300-003	DJ Group Investments, LLC	9674 Cincinnati-Columbus Rd, West Chester, Ohio 45381
16	17-28-300-013	Maineville Lighthouse Church	60 E Foster-Maineville Rd, Maineville, Ohio 45039
17	17-28-300-014	Maineville Lighthouse Church	60 E Foster-Maineville Rd, Maineville, Ohio 45039
18	17-28-300-020	Warren D. Crossley	1386 Mounts Rd, Maineville, Ohio 45039
19	17-28-300-021	Nancy J. Jackson	1248 Mounts Rd, Maineville, Ohio 45039

OVERALL PROJECT MAP
1"=100'

MORNINGSIDE
MILITARY SURVEY NUMBER 3334
VILLAGE OF MAINEVILLE
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO