

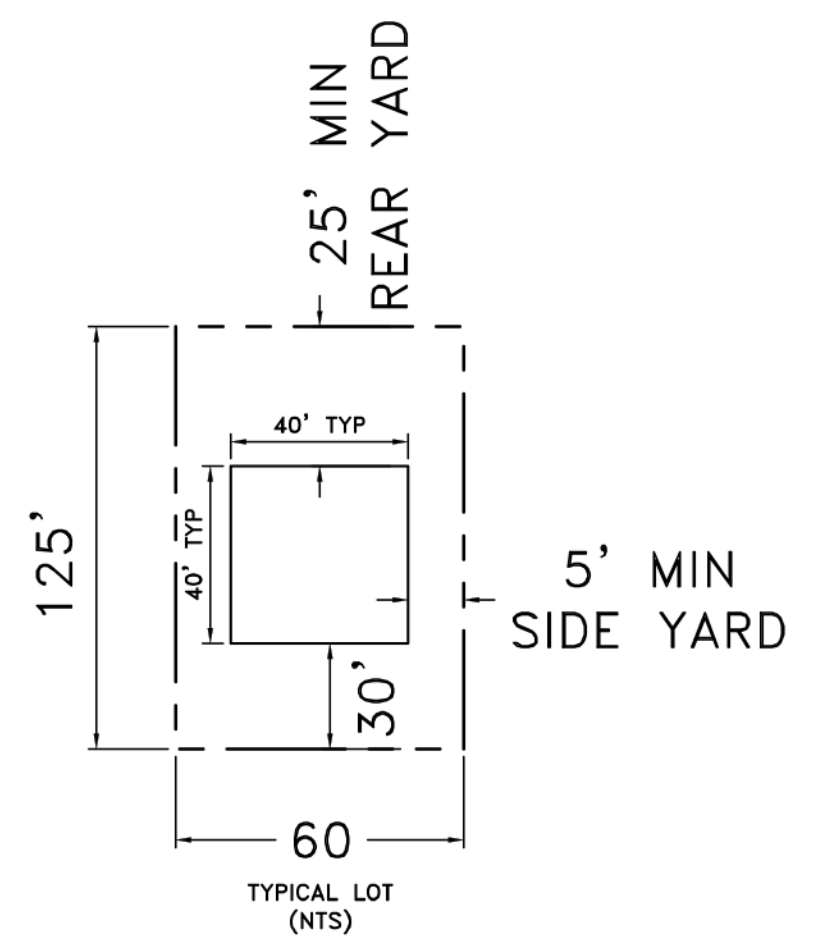


EXISTING LEGEND

	PROPERTY LINE (Parcel)
	PROPERTY LINE (ROW)
	PROPERTY LINE (BUILDING LINE)
	UTILITY LINE (Sanitary Sewer) W/ MANHOLES
	UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
	EXISTING WETLAND

PROPOSED LEGEND

	PROPERTY LINE (PARCEL)
	PROPERTY LINE (R.O.W.)
	PROPERTY LINE (SETBACK) CENTERLINE
	PROPOSED CURB



SITE DATA

JURISDICTION: CAMPBELL COUNTY
 CURRENT ZONING: R-1A, R-RE(P)
 PROPOSED ZONING: R-1C - RESIDENTIAL CLUSTER OVERLAY

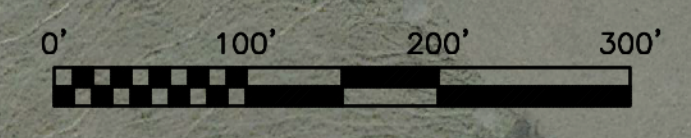
TOTAL AREA: 46.51 ACRES
 TOTAL ROW: 5.11 ACRES
 TOTAL LOTS: 18.05 ACRES
 TOTAL OPEN SPACE: 23.35 ACRES
 TOTAL OPEN SPACE: 50.2%

MIN. BUILDING HEIGHT: 35'

PROPOSED LOTS: 98 SINGLE FAMILY
 PROPOSED GROSS DENSITY: 2.1 DU/ACRE

PROPOSED INFRASTRUCTURE:
 - SIDEWALK ALONG ROUTE 27
 - INTERNAL STREETS, 50' ROW WITH SIDEWALKS
 - DESIGNATED PLAYGROUNDS
 - GREEN SPACE WALKING PATHS

- NOTES:**
1. LOCATION AND ALIGNMENT OF ROADS, ACCESS POINTS, PLAYGROUNDS, WALKING PATHS, AND STORMWATER MANAGEMENT AREAS, SMALL CELL TOWERS ARE CONCEPTUAL AND FINAL LAYOUT WILL BE DETERMINED PENDING FINAL GEOTECHNICAL INVESTIGATION ANALYSIS AND ENGINEERING RECOMMENDATIONS
 2. WETLAND RESOURCE PROTECTION AND CROSSINGS WILL BE IN COMPLIANCE WITH NPDES STANDARDS AND REQUIREMENTS.
 3. SANITARY CAPACITY RESERVATION APPLICATION HAS BEEN SUBMITTED.



No.	Date	Description	By	No.	Date	Description	By
1	04/04/22	Per Campbell Co Planning Com. 03/08/22	JS				

LSSE
 Civil Engineers and Surveyors
 5980 Wilcox Place, Suite J
 Dublin, Ohio 43016
 Phone: 412-264-4400
 Fax: 412-264-1200
 Email: info@lsse.com

Filename: 308-337 CP17.dwg
 Date:

Maronda Homes LLC
 5900 Wilcox Place
 Dublin, Ohio 43016

Alexandria - Reiley School
 Residential Development
 10743 S. LICKING PIKE
 Situate in
 Campbell County, Kentucky

Sheet Title	PRELIMINARY DEVELOPMENT PLAN	
Drawing No.	308-337-01	Sheet No. 1 of 1

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