

2616 Central Parkway  
Cincinnati, OH 45214  
513-988-4166



ARCADIS  
23 Triangle Park Drive  
Cincinnati OH 45246  
Tel 513 942 3141  
Fax 513 981 2263  
Contact: Jeff Koehn  
arcadis.com

**SITE LEGEND:**

- BOUNDARY LINE
- - - - SETBACK LIMITS
- - - - RIGHT-OF-WAY
- ⑥ PARKING COUNT

**SITE DATA:**

ADDRESS: 1048 CONSIDINE AVENUE  
TAX DISTRICT/PARCEL: 017300040165  
SITE AREA: 3.71 AC.  
ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)  
IMPERVIOUS AREA: EXISTING = 0.12 AC.  
                          PROPOSED = 1.71 AC.  
TOTAL BUILDING AREA: 24,062 S.F.  
SETBACKS: REAR - 20'  
              FRONT - 5'  
              SIDE - 5'

PARKING: OFFICE  
REQUIRED PARKING SPACES:  
1 FOR EVERY 400 S.F. = 61 SPACES  
TOTAL PROPOSED STANDARD PARKING SPACES = 65  
TOTAL PROPOSED ADA PARKING SPACES = 6  
TOTAL PARKING SPACES = 71

**CODED NOTES:**

1. PROPOSED PAVEMENT STRIPING
2. PROPOSED ADA PARKING STALL, STRIPING, AND SIGN. SEE DETAILS ON SHEET C400
3. PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD. SEE DETAIL SHEET C400
4. PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
5. PROPOSED 6" CURB. SEE DETAIL SHEET C400
6. PROPOSED SIDEWALK. SEE DETAIL SHEET C400
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED PLANTER BED. SEE DETAILS ON LANDSCAPING PLAN
9. PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS. SEE DETAIL SHEET C302
10. PROP. SIGN (SEE ARCH. FOR DETAILS)

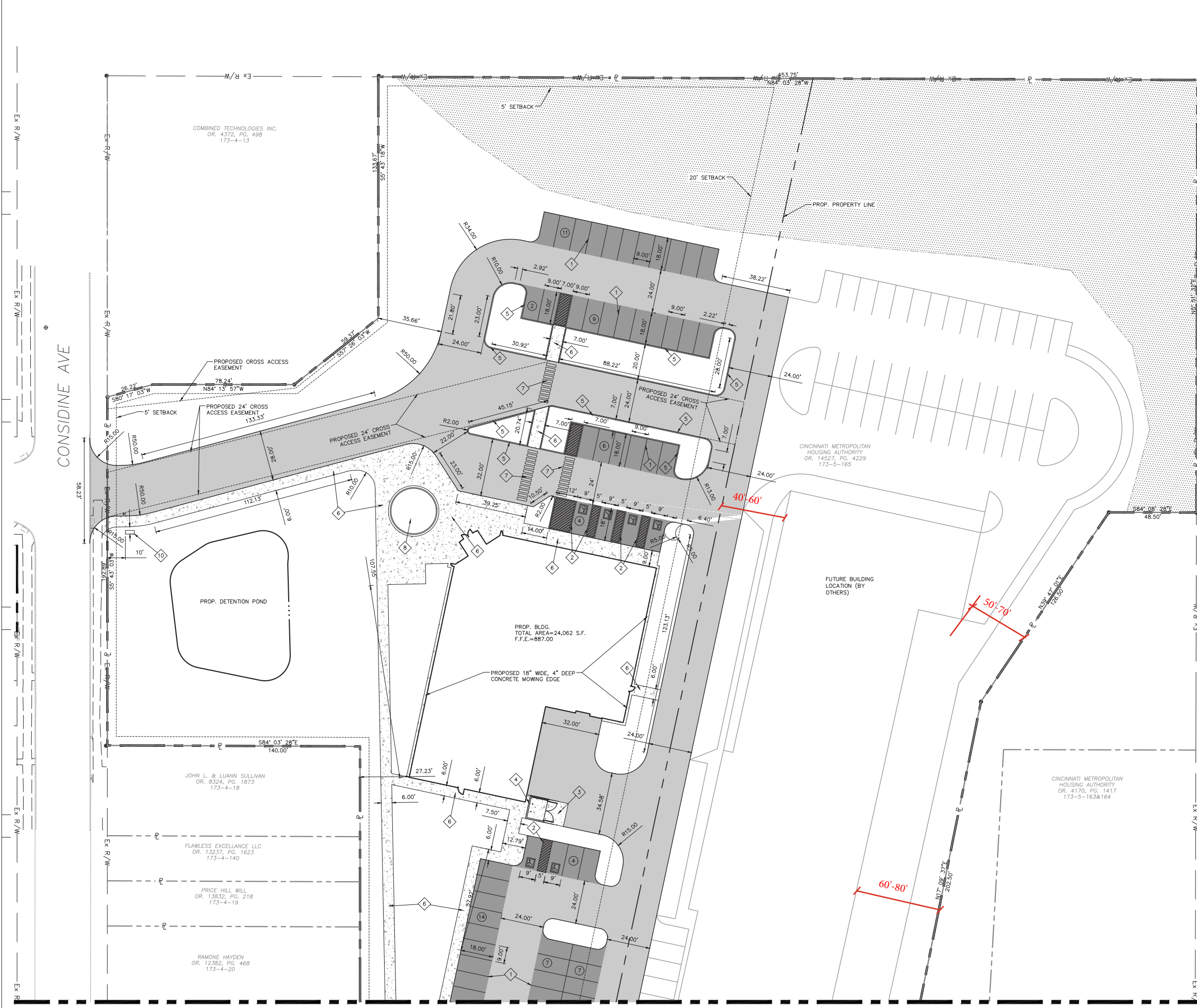
**HATCH LEGEND:**

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

**SITE WORK GENERAL NOTES AND SPECIFICATIONS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
6. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

NOTE:  
ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS



MATCHLINE SEE SHEET C101

SANTA MARIA DEVELOPMENT  
1048 CONSIDINE AVENUE  
CINCINNATI, OH 45205

**REVISIONS**

No.	Date	Description

SEAL:

PROJECT NO.     ISSUED BY: DJC  
DRAWN BY: PBS     REVIEWED BY: JBC  
ISSUE DATE:     October, 2024  
SHEET TITLE:

SITE PLAN

C100

MATCHLINE SEE SHEET C100



GRAPHIC SCALE  
20 10 0 20  
(IN FEET)  
1 inch = 20 ft.



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DRAWN BY: PBS REVIEWED BY: JBK

ISSUE DATE: October, 2024

SHEET TITLE:

SITE PLAN

C101

CONSIDINE AVE

WARSAW AVE

