

approximate RESHAPE HILL OF OLD FILL DIRT INTO BERM
earthwork shall not exceed 8' cumulative height of cut and fill
earthwork shall follow recommendations of a geotechnical engineer
to not create excessive run-off or slope instability

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JOSE GARCIA
DESIGN + CONSTRUCTION

DESIGNER
Jose Garcia Design
644 Clemmer Avenue
Cincinnati, Ohio 45219
(513) 751-1222

PRELIMINARY
Site Plan Based on HEYL Survey
Dated October 24, 2022
File #194

NOT FOR
CONSTRUCTION

Corcoran & Harnist
4924 Winton Road
Cincinnati, Ohio 45232

| DATE | DESCRIPTION |
|------------|--------------|
| 201X-XX-XX | 1 FOR REVIEW |

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SITE PLAN

A-100

4924 WINTON ROAD
AUDITORS NO: 238-0001-0022
SEC. 23, T-3, F.R.-2, MILLCREEK TWP.
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

HEYL SURVEYORS
4200 RYBOLT ROAD
CINCINNATI, OHIO 45248
PH (513) 574-4140
BOUNDARY@CINCLRR.COM

NOTE: The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect the surveyed parcel. A current title examination/report is necessary to determine any additional easements, restrictions, covenants, conditions or encumbrances which may affect the lands herein platted.



BEARINGS BASED ON
PLAT BOOK 325, PAGE 73

*NO EVIDENCE OF OCCUPATION
WAS FOUND ON SITE.

NOTE TO: HARNIST & CORCORAN PROPERTIES, LLC
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my supervision and said plat is accurate to the best of my knowledge. This plat has been prepared in the conformity with the State of Ohio Minimum Standards. This plat has been prepared for the exclusive use of the person, persons or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons or entities without expressed recertification by the surveyor.

SURVEY REFERENCES
SURVEY BY DAVID RAYBURN, DATED 03/03/1996, PLAT BOOK 325, PAGE 73
SURVEY BY JERRY KELLER (MSP) DATED 12/24/2002
DEEDS OF RECORD

| KEY | |
|-----|--------------------|
| | LIGHT POLE |
| | GAS SERVICE |
| | ELECTRIC SERVICE |
| | TELEPHONE SERVICE |
| | TRAFFIC LIGHT POLE |
| | UTILITY POLE |
| | STORM INLET |
| | EXISTING ELEVATION |

**4924 WINTON ROAD
EXISTING BUILDING**

**ADD 5
PARKING
SPOTS**

**NEW, LARGER SIGN
less than or equal to
72 SF per Face,
15' Height, &
10' Width**

NEW FENCE - 6' PRIVACY

**NEW 3-BAY
WAREHOUSE/GARAGE
30' or less in HEIGHT**

**PAVE EXISTING
GRAVEL LOT**

NEW GATE

NEW GATE

NEW FENCE - 6' PRIVACY

**LEAN TO OVER NEW
CONCRETE RAMP**

LOT CLOSURE

| | | |
|---|----------------------|------------------|
| Course: N 86-28-11 E | Distance: 415.35 | |
| Course: S 05-04-01 E | Distance: 249.32 | Delta: -19-16-08 |
| Arc Length: 204.46 | Radius: 607.96 | |
| Course: S 56-12-27 W | Distance: 1.31 | |
| Arc Length: 34.55 | Radius: 22.00 | Delta: 89-59-24 |
| Course: N 33-47-33 W | Distance: 108.07 | |
| Course: N 38-03-58 W | Distance: 201.36 | |
| Course: N 33-47-33 W | Distance: 63.00 | |
| Perimeter: 1277.42 | | |
| Area: 93431.02 | 2.14 acres | |
| Mapcheck Closure - (Uses listed courses & COGO Units) | | |
| Error of Closure: 0.010 | Course: S 27-39-40 W | |
| Precision: 1: 133150.65 | | |