Said described property is located within an area having a Zone Designation AE (BFE 501) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39061C0356E, with a date of identification of February 17, 2010, for Community Number 0356E, in Hamilton County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

STATE OF OHIO
JAMES D. FAGO
7902
REGISTERED
PROFESSIONAL SURVEYOR

James Fago

James D. Fago
Ohio Reg. No. 7902
3625 Jill Marie Dr.
Cincinnati, Ohio 45251
513-328-9524
jimfago@gmail.com

Site Survey
Beechmont Circle Apartments
2.129 Acres Total
City of Cincinnati, Hamilton County, Ohio
Date: September 23, 2020

LEGEND

800(P) – PROPOSED ELEVATION
799(E) – EXISTING ELEVATION
×629.41 – EXISTING SPOT ELEVATION
PROP. – PROPOSED
—S— EXISTING SEWER OR PROPOSED SANITARY SEWER
—ST— PROPOSED STORM SEWER
APPROXIMATE LOCATION PROPOSED RETAINING WALLS
20 – NUMBER OF PARKING STALLS

EXISTING SITE AND PROPOSED DEMOLITION KEYNOTES

1	EXISTING STRUCTURES TO BE REMOVED
2	EXISTING PARKING AND ACCESS DRIVES TO BE REMOVED
3	EXISTING SIGNS TO REMAIN (3) LOCATIONS
4	EXISTING ROADWAY MEDIAN TO BE REMOVED
5	END OF REMOVAL OF EXISTING ROADWAY MEDIAN

12/16/20

STANLEY T. MESSERLY

STATE OF OHIO
STANLEY T. MESSERLY
E-55475
REGISTERED
PROFESSIONAL ENGINEER

EXISTING SITE TOPOGRAPHY & PROPOSED DEMOLITION PLAN

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

(0718PLAN36 Demo 12-16-20)

DATE	REVISION

MessCo Engineering
2766 WASSON ROAD
CINCINNATI, OHIO 45209
513-731-2500

PROPOSED
CHANGE TO ZONE 'PD'
BLOOR AVE.
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DATE: 12/16/20
SCALE: AS SHOWN
DRAWN BY: STM
PAGE: C-2
JOB #: 0618

2 WORKING DAYS
BEFORE YOU DIG
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OHIO UTILITIES PROTECTION SERVICE

0 15 30 60
Graphic Scale
1" = 30'

EXISTING BOUNDARY AND TOPOGRAPHY PER JIM FAGO, PS AND C.A.G.I.S.

PROPOSED SITE KEYNOTES

30	PROPOSED PARKING LOT LANDSCAPE AREAS
31	PROPOSED ACCESS DRIVE (1) LOCATION
32	PROPOSED GROUND MOUNTED SIGN FOR DEVELOPMENT, (1) LOCATION
33	PROPOSED WALL MOUNTED SIGN FOR DEVELOPMENT, (1) LOCATION
34	EXISTING ROADWAY MEDIAN TO REMAIN
35	PROPOSED A.D.A. ACCESS ROUTE TO PUBLIC RIGHT OF WAY
36	PROPOSED PEDESTRIAN ISLAND (1) LOCATION

1) TOTAL PROPOSED PARKING:
MINIMUM NUMBER OF PROVIDED TO BE ONE (1) PER UNIT

2) WHEEL STOPS SHALL NOT TO BE PROVIDED IN PARKING LOTS.

3) IMPERVIOUS SURFACE AREA:
TOTAL SITE = 92,728~ SF (2.129 Ac.)
BLOOR ST. R/W TO BE DEDICATED = 2,475~ SF
NET SITE AREA = 90,253~ SF

PROPOSED IMPERVIOUS SURFACE RATIO 75%-80%~

4) ALL EXISTING PARCELS ARE TO BE CONSOLIDATED

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PROPOSED BUILDING & PARKING LAYOUT PLAN

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PROPOSED SANITARY SEWER KEYNOTES

10	EXISTING SEWER LATERAL TO BE USED FOR PROPOSED BUILDING, (2) LOCATIONS
11	PROPOSED SANITARY TAP AND LATERAL FOR AMENITY BUILDING
12	PROPOSED SANITARY LATERAL FOR PROPOSED BUILDING #2

PROPOSED WATER KEYNOTES

40	PROPOSED DOMESTIC AND FIRE SUPPRESSION WATER TAP
41	PROPOSED WATER METER PIT
42	PROPOSED FIRE DEPARTMENT CONNECTION, (2) LOCATIONS
43	PROPOSED DOMESTIC AND FIRE WATER SERVICE BRANCHES
44	PROPOSED FIRE HYDRANT (1) LOCATION

EXISTING FHYD. #1

Benchmark El.=499.34 NAVD 88

EX. 6" C.I. WATER MAIN MF-4482 (1906)

KENILWORTH PL.

BEECHMONT CIR.

N53°12'34"W 226.86'

N34°51'02"E 338.83'

#4776 #4778 #4774 #4764 #3748 #3752 #4740

BLOOR ST. (40' R/W)

BEECHMONT CT.

EX. 18" VCP

EX. 8" DI WATER MAIN

EX. 78" BRICK

FF-502.0

BLDG 1

497 BLDG 2

498 FF-502.0

496

FDC

EX. MH #5 D-12.00' INV-484.14

EX. 15" CONC. 122.0'~ @ 0.57%

495.2

494.5

WOOSTER RD.

EX. 6" C.I. WATER MAIN MF-4361 (1954)

EX. MH #1 D-10.00' INV-483.45

TRASH

EX. SIGNS

N17°48'37"E 191.64'

WINTER ST.

EX. 12" CONC. 167.28'~ @ 1.69%

FF-502.0 AMENITY

ELEV-502.0~ POOL

EQUIPMENT

EX. SIGN

EXISTING FHYD. #2

BLIND JUNCTION INV-478.82

N54°36'04"W 127.04'

N65°18'46"W 94.79'

EX. MH #2 D-8.00' INV-480.62

WILMER CT.

BEECHMONT AVE.

EX. 12" CONC

BEECHMONT AVE. RAMPS

EX. 12" C.I. WATER MAIN MF-12295 (1984)

EX. MH #3 D-25.00' INV-477.37

EXISTING FHYD. #3

(0718PLAN36 Utility 12-16-20)

12/16/20

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STATE OF OHIO STANLEY T. MESSERLY E-55475 REGISTERED PROFESSIONAL ENGINEER

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OHIO UTILITIES PROTECTION SERVICE

PROPOSED UTILITY LAYOUT PLAN

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PROPOSED STORM SEWER KEYNOTES

20	PROPOSED SUB–SURFACE STORM WATER STORAGE FACILITY
21	PROPOSED STORM PIPE TO TIE INTO EXISTING PUBLIC SEWER
22	PROPOSED STORM STORAGE FACILITY CONTROL STRUCTURE
23	PROPOSED OVERFLOW PIPE FOR STORM STORAGE FACILITY

BASE FLOOD ELEVATION = 501.0

12/16/20

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OHIO UTILITIES PROTECTION SERVICE

(0718PLAN36 Site 12–16–20)

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