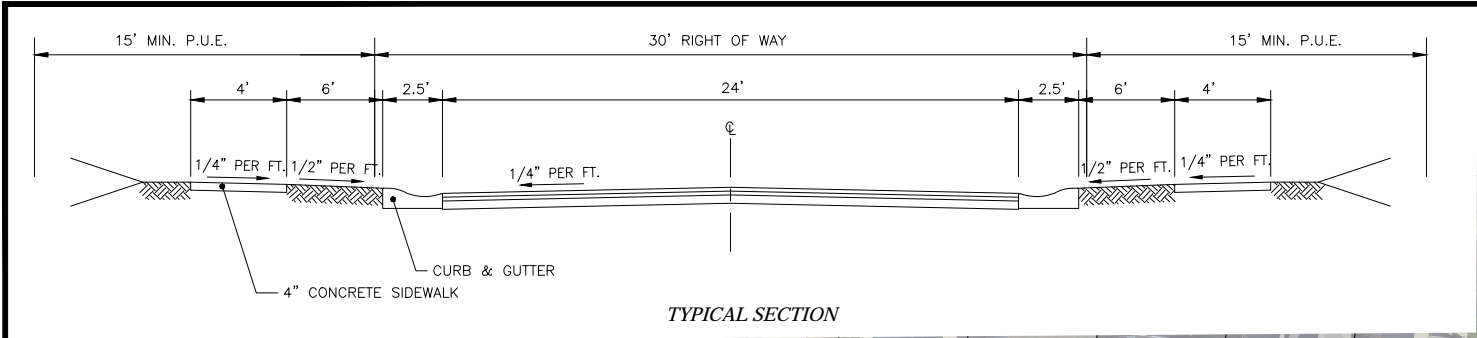
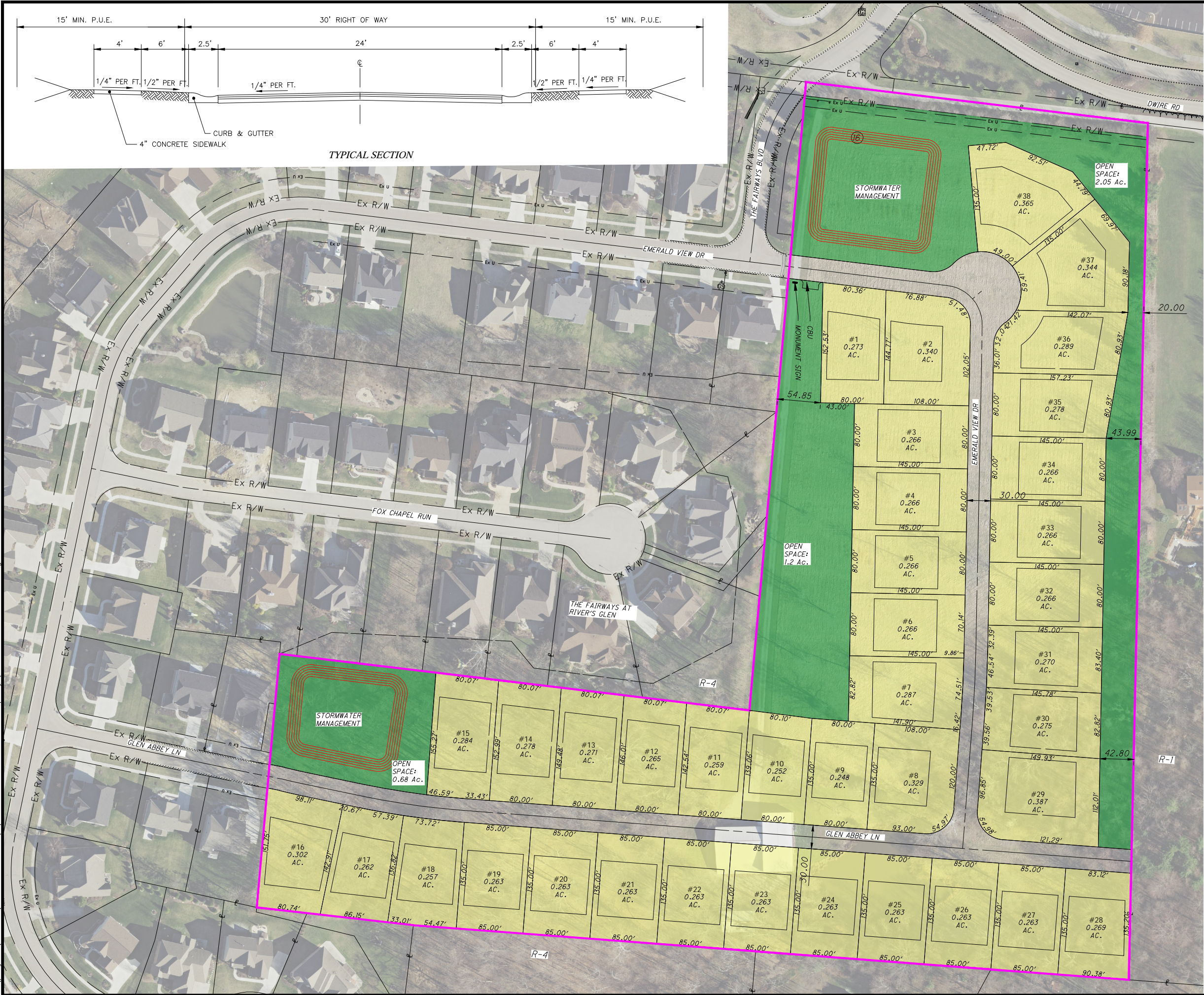


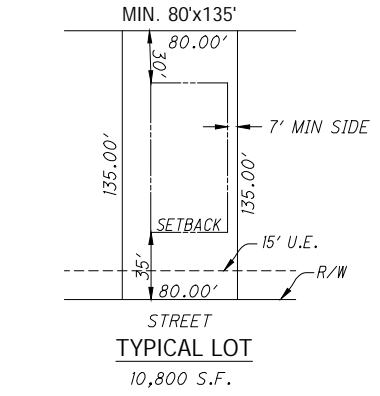
Z:\project\Warren\HamiltonTownship\WAR-HAM-2302\StdertsProperty\WARHAM2302_BP001.dwg 07-Mar-24 9:37 AM



SKETCH PLAN FOR
CYPRESS POINTE SUBDIVISION
LOCATED IN MILITARY SURVEY No. 1547
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO

- NOTES:
1. PROPOSED STREETS WILL BE PUBLIC WITH 30' R/W TO MATCH ADJACENT STREETS.
 2. DEVELOPMENT WILL BE BUILT IN ONE PHASE.
 3. MAXIMUM BUILDING HEIGHT IS 35'

OPEN SPACE



SITE DATA:
16.23 Ac.

OPEN SPACE: 3.93 Ac. / 24.2%

(38) 80'x135' MIN.
2.34 UNITS / ACRE

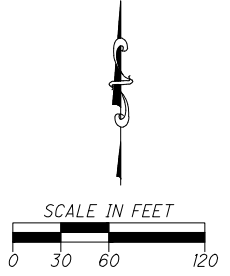
SETBACKS:
FRONT: 35'
REAR: 30'
SIDE: 7' MIN, 14' TOTAL

EXISTING ZONING: R-1

PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT

PROPOSED LAND USE: SINGLE FAMILY

STREET LENGTH: 2,055 LF



Choice One Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

CYPRESS POINTE
HAMILTON TOWNSHIP, WARREN COUNTY
(STAGE 1) SKETCH PLAN

REVISIONS:

FILE NAME	001
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	WARHAM2302
DATE	03-08-2024
SHEET NUMBER	1 OF 1