

NORTH

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PROPERTY AREA AND UNIT COUNT BREAKDOWN

GROSS PROPERTY AREA FOR TREPLUS DEVELOPMENT = 30.00 ACRES
 RIGHT OF WAY TO BE DEDICATED = 1.72 ACRES

NET PROPERTY AREA FOR TREPLUS DEVELOPMENT = 28.28 ACRES

TREPLUS DEVELOPMENT UNIT COUNT

PROPOSED 2-UNIT BUILDINGS = 7
 PROPOSED 3-UNIT BUILDINGS = 10
 PROPOSED 4-UNIT BUILDINGS = 12
 PROPOSED 5-UNIT BUILDINGS = 12

TOTAL PROPOSED UNITS = 152
 UNITS/ACRE = 152/28.28 = 5.38

MINIMUM OFF-STREET PARKING REQUIREMENTS

2.0 PARKING SPACES PER DWELLING UNIT
 TOTAL PROPOSED UNITS = 152
 152 UNITS X 2.0 SPACES = 304 SPACES REQUIRED

BUILDING TYPE	1 CAR GARAGE	2 CAR GARAGE	DRIVEWAY PARKING	SPACES
2-UNIT	1	1	3	5
3-UNIT	1	2	5	8
4-UNIT	2	2	6	10
5-UNIT	2	3	8	13

BUILDING TYPE	SPACES PER BUILDING	NUMBER OF BUILDINGS	TOTAL PER BUILDING
2-UNIT	5	7	35
3-UNIT	8	10	80
4-UNIT	10	12	120
5-UNIT	13	12	156
VISITOR PARKING SPACES			29
CLUBHOUSE SPACES			16
TOTAL SPACES			436

MINIMUM OPEN SPACE REQUIREMENTS

20% OF LOT REQUIRED TO BE OPEN SPACE
 10.0 ACRES OF OPEN SPACE/28.28 TOTAL ACRES = 35%

REVISION RECORD

NO.	DATE	DESCRIPTION
1	3/19/2024	TREPLUS COMMENTS

10300 Alliance Road
 Suite 300
 Cincinnati, OH 45242
 Ph: 513.985.0226
 www.cecinc.com

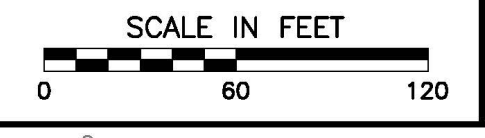
CEC
 Civil & Environmental
 Consultants, Inc.

TREPLUS COMMUNITIES, LLC.
MULTI-FAMILY
RESIDENTIAL DEVELOPEMENT
1212 US 22 & 3
HAMILTON TOWNSHIP, OHIO 45152

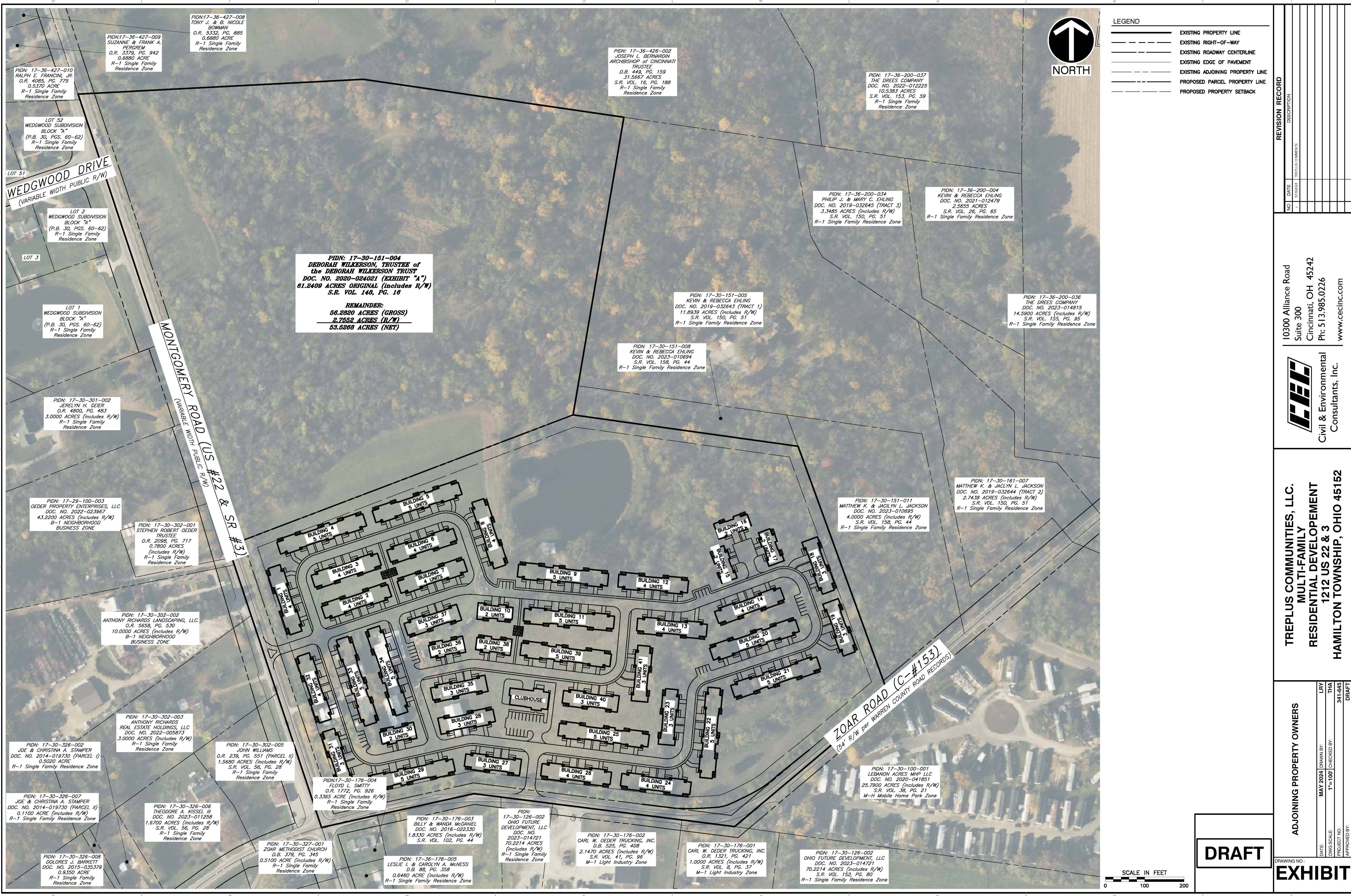
CONCEPT PLAN

DATE: MAY 2024
 DWG SCALE: 1"=60'
 DRAWN BY: LRY
 CHECKED BY: THA
 PROJECT NO: 341-845
 APPROVED BY: DRAFT

DRAFT



EXHIBIT



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING ROADWAY CENTERLINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING ADJOINING PROPERTY LINE
---	PROPOSED PARCEL PROPERTY LINE
---	PROPOSED PROPERTY SETBACK

REVISION RECORD

NO.	DATE	DESCRIPTION
1	5/24/2024	TREPLUS COMMENTS

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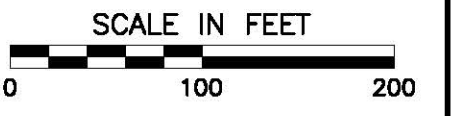
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ADJOINING PROPERTY OWNERS

DATE	MAY 2024	DRAWN BY	LRY
DWG SCALE	1"=100'	CHECKED BY	THA
PROJECT NO.	341-645	APPROVED BY	DRAFT

DRAFT



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