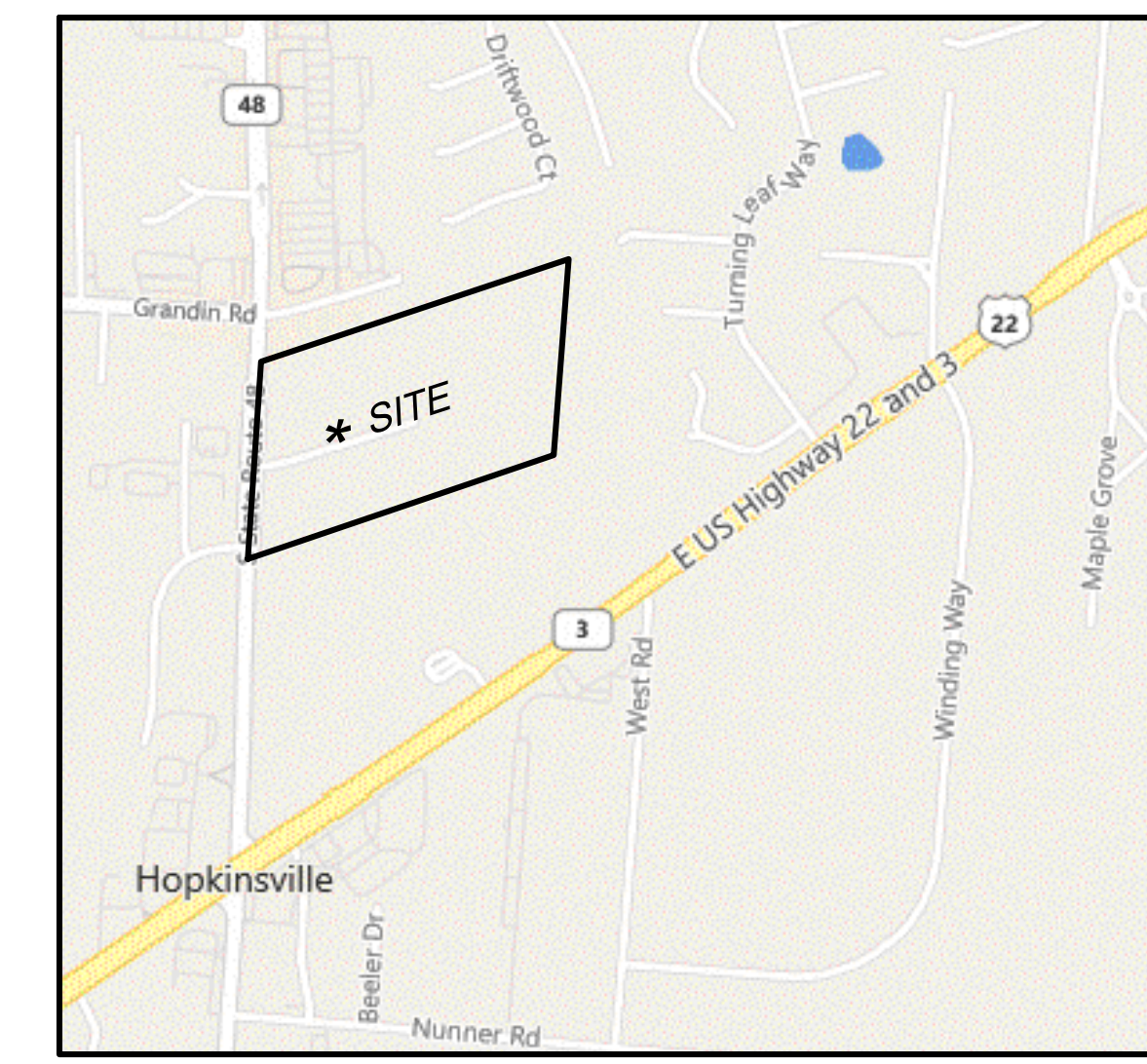


PRELIMINARY PLAN
HAMILTON TOWNSHIP MARKETPLACE
 MILITARY SURVEY NUMBER 2956
 HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
 TOTAL AREA = 28.9072 ACRES



VICINITY MAP
N.T.S.

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE
1 OF 5	TITLE SHEET
2 OF 5	EXISTING CONDITIONS
3 OF 5	PRELIMINARY PLAN
4 OF 5	DRAINAGE MAP
5 OF 5	GREEN SPACE EXHIBIT

ENGINEER/SURVEYOR
 THOMAS GRAHAM ASSOCIATES, INC.
 803 COMPTON ROAD
 CINCINNATI, OHIO 45231
 PH: (513) 521-4760

DEVELOPER

KROGER LIMITED PARTNERSHIP I
 1014 Vine Street
 Cincinnati, Oh 45202

OWNER

014-00492 LLC

PROPERTY IS BEING TRANSFERRED TO
 KROGER LIMITED PARTNERSHIP I
 1014 Vine Street
 Cincinnati, Oh 45202

SITE DATA

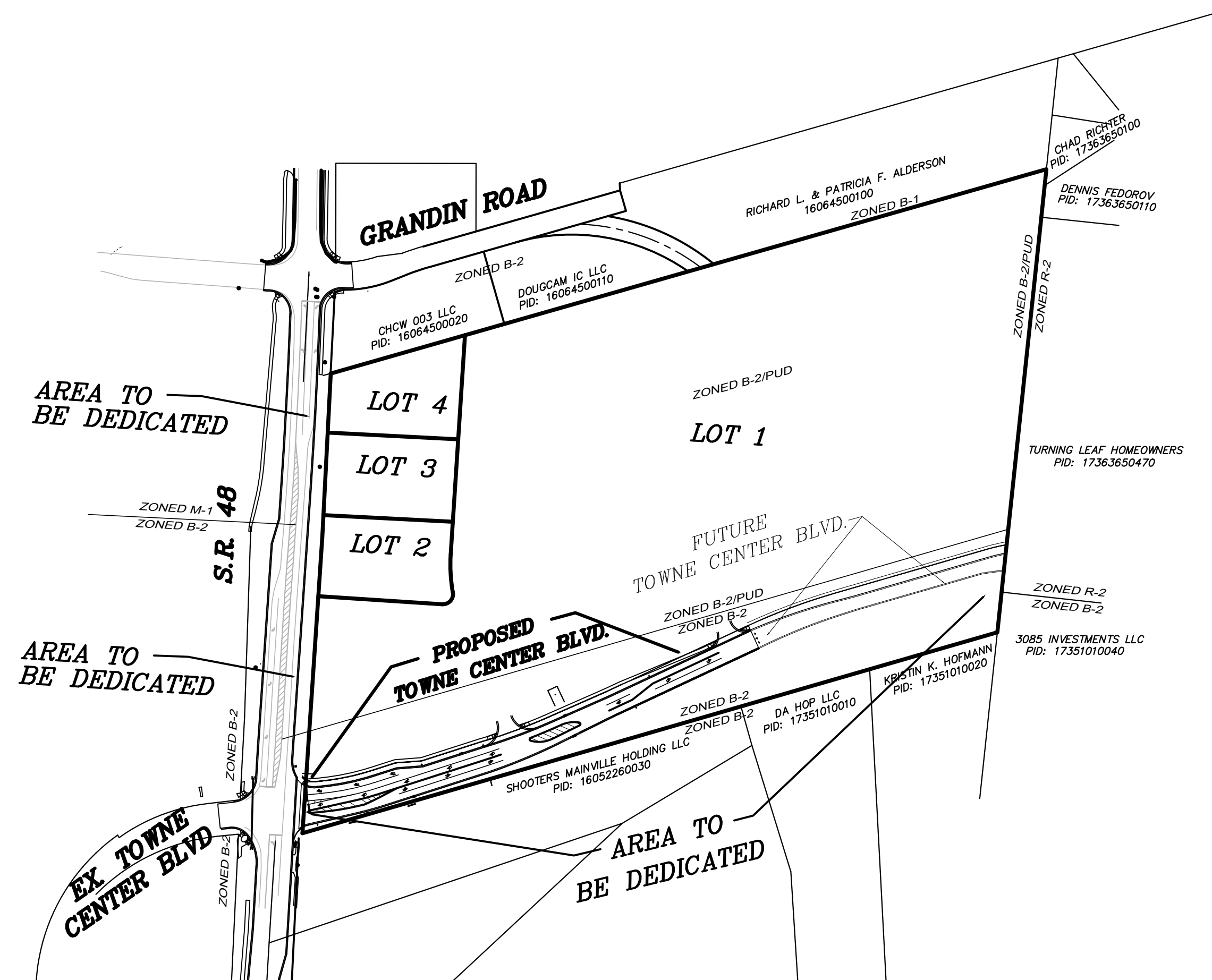
NUMBER OF LOTS	4
GROSS ACREAGE OF PROPERTY	28.9072 ACRES
PUBLIC RIGHT OF WAY	4.78 ACRES +/-
PRIVATE LOTS 1-4	24.12 ACRES +/-

GENERAL NOTES:

- EXISTING ZONING IS B-2 & B-2/PUD, AS SHOWN ON THE LOCATION MAP BELOW
- PROPOSED COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT ARE YET TO BE DETERMINED.
- MINIMUM LOT WIDTH, SETBACKS, AREAS AND USES WERE ALL ESTABLISHED AS PART OF THE PUD ZONING PROCESS AND ALL LOTS SHALL CONFORM TO THE APPROVED PUD PLAN THROUGH HAMILTON TOWNSHIP.
- CONSTRUCTION PHASES ARE YET TO BE DETERMINED.
- EXISTING TOPOGRAPHY AND BOUNDARY FROM A FIELD SURVEY BY THOMAS GRAHAM ASSOCIATES, INC. COMPLETED OCTOBER, 2022.
- SIGNAGE SHALL CONFORM TO THE HAMILTON TOWNSHIP ZONING REQUIREMENT AND THE APPROVED PUD PLAN FOR THE SIGNAGE AREA. THE LOCATION HAS BEEN SHOWN ON SHEET 3
- GAS AND ELECTRIC SERVICES/EXTENSIONS ARE TO BE DESIGNED AND COORDINATED WITH DUKE ENERGY.
- WATER AND SANITARY SEWER FOR THE DEVELOPMENT WILL BE SUPPLIED BY WARREN COUNTY WATER & SEWER.
- STORMWATER MANAGEMENT WILL BE HANDLED ON-SITE WITH SURFACE STORMWATER MANAGEMENT FACILITIES.
- ALL EXISTING STRUCTURES ON SITE WILL BE DEMOLISHED AND REMOVED.

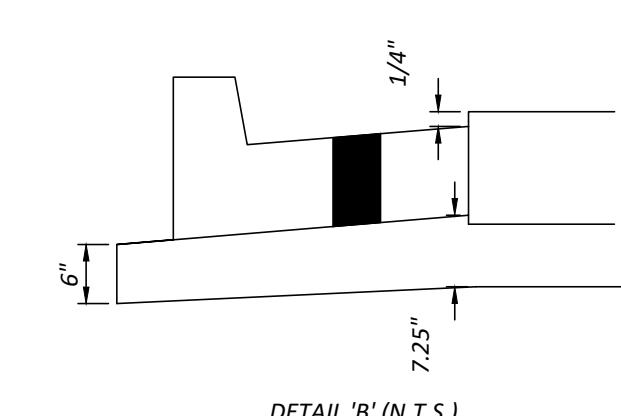
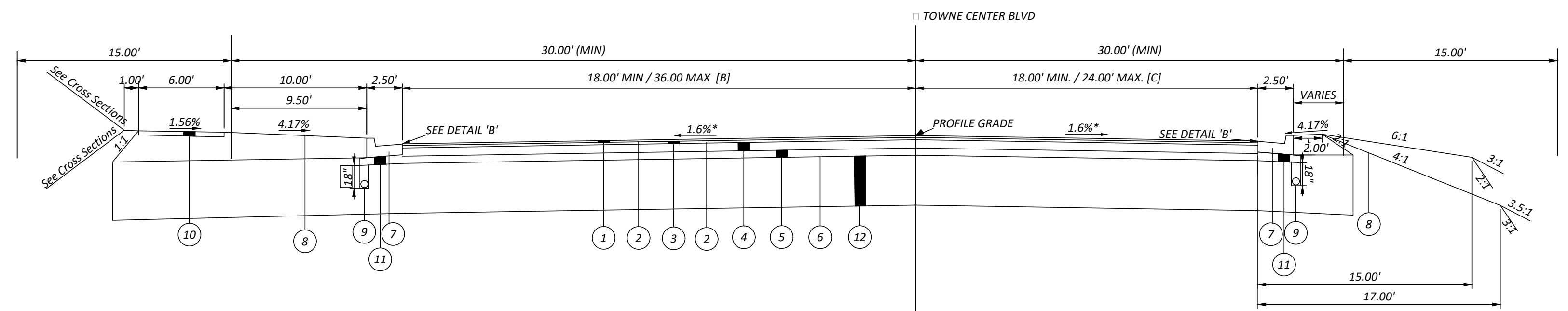
PROPOSED USE OF FACILITIES
 KROGER MARKETPLACE, FUEL CENTER, & OUTLOTS

ACREAGES LISTED ABOVE ARE APPROXIMATE AND MAY ADJUST AS FINAL PLANS AND RECORD PLATS ARE PREPARED.



LOCATION MAP
1" = 200'

TYPICAL STREET SECTIONS



SUPERELEVATION TABLE												
TOWNE CENTER BOULEVARD												
EDGE ELEVATION	TRANSITION RATE	ELEVATION CORRECTION	CROSS SLOPE	WIDTH	STATION	PROFILE GRADE	WIDTH	CROSS SLOPE	ELEVATION CORRECTION	TRANSITION RATE	EDGE ELEVATION	REMARKS
795.220	2.452	5.22%	46.97	40+52.14	792.768	34.03	5.22%	1.776		28% T	790.992	MATCH EX
794.382	1.729	4.77%	36.28	40+75.00	792.653	30.93	4.77%	1.474		28% T	791.179	PC
794.142	1.595	4.43%	36.00	40+91.96	792.647	29.86	4.43%	1.265		28% T	791.262	
794.015	1.537	4.27%	36.00	41+00.00	792.478	27.54	4.27%	1.176		28% T	791.303	
793.561	1.358	3.77%	36.00	41+25.00	792.203	25.18	3.77%	0.950		28% T	791.253	
793.086	1.180	3.28%	36.00	41+50.00	791.806	23.09	3.28%	0.769		28% T	791.117	
792.667	1.001	2.78%	36.00	41+75.00	791.666	24.00	2.78%	0.667		28% T	790.999	
792.303	0.822	2.28%	36.00	42+00.00	791.481	24.00	2.28%	0.548		28% T	790.933	
792.281	0.811	2.25%	36.00	42+01.55	791.47	24.00	2.25%	0.547		28% T	790.929	PT
791.996	0.643	1.79%	36.00	42+25.00	791.353	24.00	1.79%	0.425		28% T	790.804	
791.895	0.576	1.60%	36.00	42+34.43	791.319	24.00	1.60%	0.384		28% T	790.835	RC
791.746	0.465	1.29%	36.00	42+50.00	791.281	24.00				28% T		
791.594	0.329	0.95%	33.15	42+65.00	791.265	24.00				28% T		
791.504	0.238	0.79%	30.00	42+75.00	791.266	24.00				28% T		
791.377	0.071	0.30%	24.00	43+00.00	791.306	24.00				28% T		
791.338	0.000	0.00%	24.00	43+15.00	791.338	24.00				28% T		
791.344	-0.059	-0.25%	24.00	43+25.00	791.403	24.00				28% T		1/2 LEV. 1
791.321	-0.207	-0.86%	24.00	43+50.00	791.528	24.00				28% T		
791.299	-0.354	-1.46%	24.00	43+75.00	791.653	24.00				28% T		
791.294	-0.384	-1.62%	24.00	43+80.00	791.678	24.00				28% T		NC

TABLE [B]

BEGIN STA	WIDTH	END STA	WIDTH
40+44.57	SEE INT. DETAIL	40+79.79	36'
40+79.79	36'	42+50.00	36'
42+50.00	36'	43+00.00	24'
43+00.00	24'	44+23.00	24'
44+23.00	24'	46+93.00	18'
46+93.00	18'	50+00.00	18'

TABLE [C]

BEGIN STA	WIDTH	END STA	WIDTH
40+44.57	SEE INT. DETAIL	40+57.12	32.99'
40+57.12	32.99'	41+58.74	24'
41+58.74	24'	44+23.00	24'
44+23.00	24'	46+93.00	18'
46+93.00	18'	50+00.00	18'

* SEE SUPERELEVATION TABLE FOR CROSS SLOPE TRANSITIONS
 ** EXCAVATION OF SUBGRADE ESTIMATED TO BE REQUIRED 3.5' MEASURED FROM TOP OF EXISTING GRADE. SEE GENERAL NOTES AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

- ALTERNATE GRADING AT EXISTING CATCH BASINS, APPLIES:
 STA 41+35 TO STA 41+50 LT
 STA 42+45 TO STA 42+65 LT
- LEGEND**
- ITEM 441 - 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22, (448)
 - ITEM 407 - NON-TRACKING TACK COAT
 - ITEM 441 - 2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
 - ITEM 302 - 7" ASPHALT CONCRETE BASE, PG64-22 [PLACED IN TWO EQUAL LIFTS]
 - ITEM 304 - 6" AGGREGATE BASE
 - ITEM 204 - SUBGRADE COMPACTION
 - ITEM 609 - COMBINATION CURB AND GUTTER, TYPE 2
 - ITEM 659 - 4" TOPSOIL, SEEDING AND MULCHING
 - ITEM 605 - 4" BASE PIPE UNDERDRAINS WITH GEOTEXTILE FABRIC
 - ITEM 608 - 4" CONCRETE WALK
 - ITEM 304 - VARIABLE DEPTH AGGREGATE BASE (6" TO 7.25")
 - ITEM 204 - EXCAVATION OF SUBGRADE (3.5"), ITEM 204 - EMBANKMENT

tga
 THOMAS GRAHAM ASSOCIATES, INC.
 • Engineers
 • Surveyors

803 Compton Road
 Cincinnati, Ohio 45231
 513-521-4760
 Fax # 521-2439

Date: MARCH 9, 2023
 Scale: AS SHOWN
 Job No: 7846

No.	Date

PRELIMINARY PLAN TITLE SHEET
 6186-6301 STATE ROUTE 48
 MILITARY SURVEY NO. 2956
 HAMILTON TOWNSHIP
 WARREN COUNTY, OHIO



Drawn By: R.J. TRENKAMP

