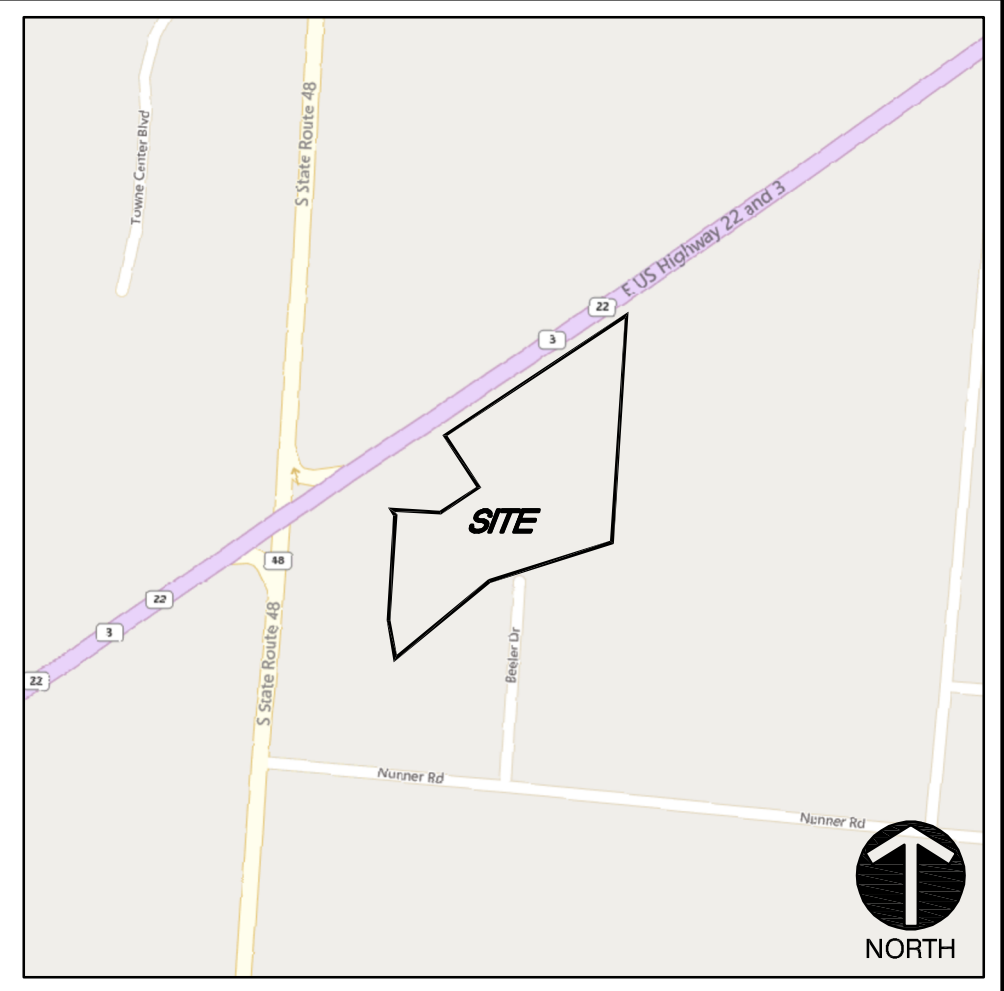
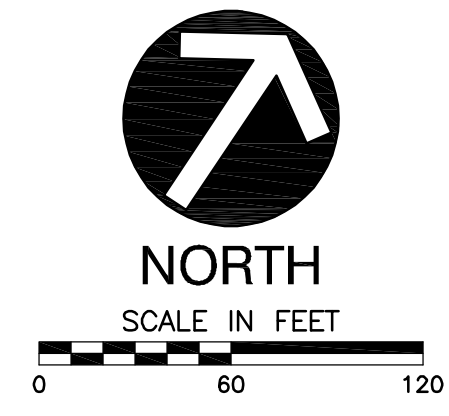
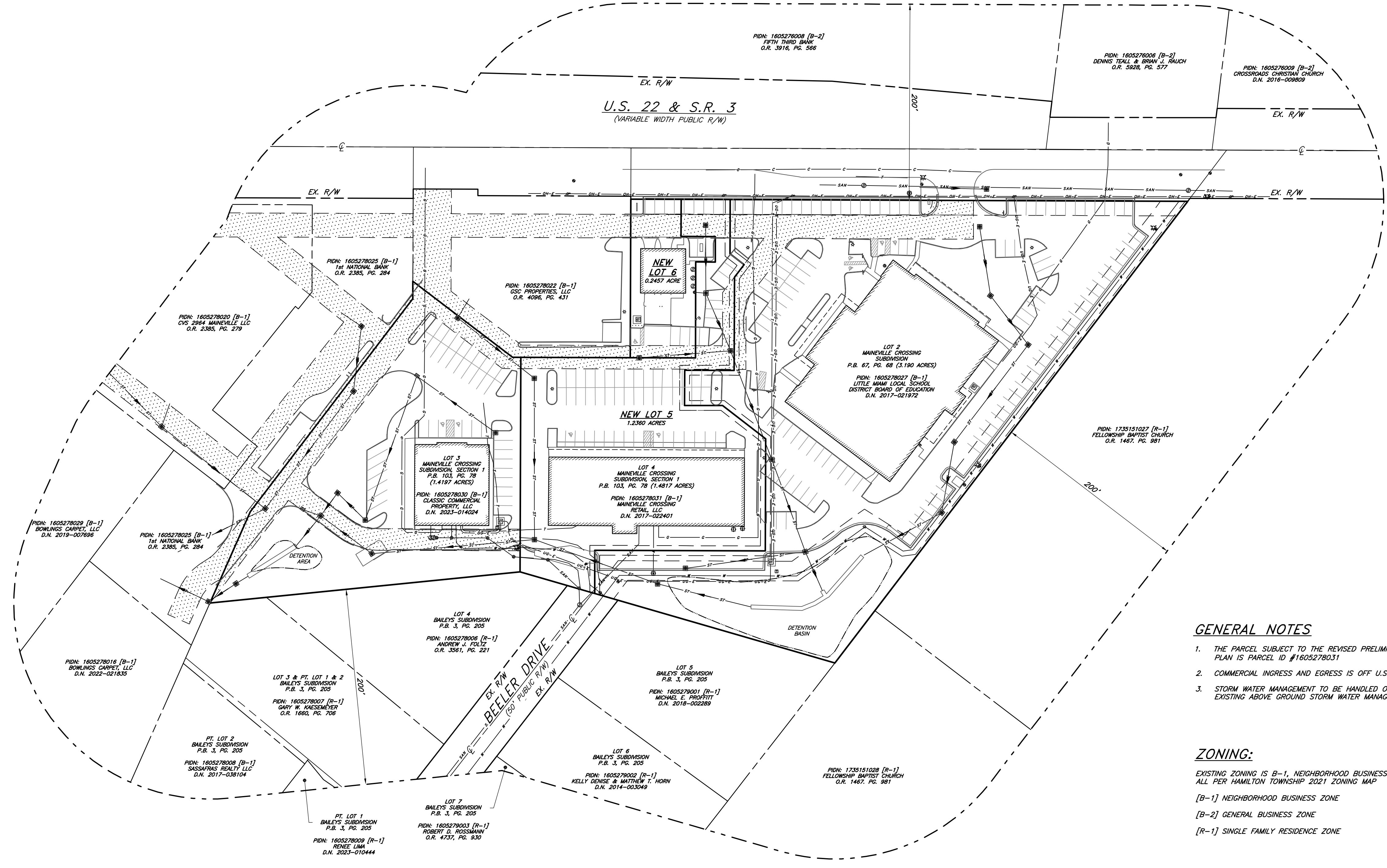


**MAINEVILLE CROSSING SUBDIVISION
REVISED PRELIMINARY PLAN**
U.S. 22 & S.R. 3
VIRGINIA MILITARY SURVEY No. 2956
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO



VICINITY MAP
SCALE: 1" = 500'



OWNER/DEVELOPER

MAINEVILLE CROSSING RETAIL, LLC
DANIEL A. NEYER, MANAGER
2135 DAN AVENUE, SUITE 200
CINCINNATI, OHIO 45207

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
5899 MONTCLAIR BOULEVARD
CINCINNATI, OHIO 45150

UTILITY COMPANIES

- CABLE**
CHARTER COMMUNICATIONS (SPECTRUM/TIME WARNER)
11252 CORNELL PARK DRIVE
CINCINNATI, OHIO 45242
(513) 489-5071
- GAS & ELECTRIC**
DUKE ENERGY
3300 CENTRAL PARKWAY
CINCINNATI, OHIO 45225
(513) 287-1487
- TELEPHONE**
CINCINNATI BELL (ALTA FIBER)
221 EAST 4TH STREET
CINCINNATI, OHIO 45202
(513) 565-2210
- WATER & SANITARY**
WARREN COUNTY WATER AND SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036
(513) 925-1377
- STORM**
WARREN COUNTY ENGINEER
105 MARKEY ROAD
LEBANON, OHIO 45036
(513) 695.3501

GENERAL NOTES

- THE PARCEL SUBJECT TO THE REVISED PRELIMINARY PLAN IS PARCEL ID #1605278031
- COMMERCIAL INGRESS AND EGRESS IS OFF U.S. 22 & S.R. 3
- STORM WATER MANAGEMENT TO BE HANDLED ON-SITE UTILIZING EXISTING ABOVE GROUND STORM WATER MANAGEMENT FACILITIES

ZONING:

EXISTING ZONING IS B-1, NEIGHBORHOOD BUSINESS ZONE, ALL PER HAMILTON TOWNSHIP 2021 ZONING MAP

[B-1] NEIGHBORHOOD BUSINESS ZONE
[B-2] GENERAL BUSINESS ZONE
[R-1] SINGLE FAMILY RESIDENCE ZONE

LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- - - EXISTING EASEMENT
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- T EXISTING TELEPHONE LINE
- UG-E EXISTING UNDERGROUND ELECTRIC LINE
- OH-E EXISTING OVERHEAD ELECTRIC
- C EXISTING CABLE TV LINE
- MB MAILBOX
- FP FLAG POLE
- SIGN SIGN
- LS LIGHT STANDARD
- BOLLARD BOLLARD
- HP HANDICAP PARKING SYMBOL
- CI CURB INLET
- IS INLET SQUARE
- SM SANITARY MANHOLE
- CO CLEAN OUT
- WV WATER VALVE
- FD FIRE HYDRANT
- WM WATER METER
- GV GAS VALVE
- GM GAS METER
- PP POWER POLE
- EM ELECTRIC METER
- TEB TELEPHONE BOX
- TRF TRANSFORMER
- AE ACCESS EASEMENTS

ADJACENT PROPERTY OWNERS

- | | | | | | |
|---|--|--|---|--|---|
| PIDN: 1605276006
DENNIS TEALL & BRIAN J. RAUCH
O.R. 5928, PG. 577 | PIDN: 1605278006
ANDREW J. FOLTZ
O.R. 3561, PG. 221 | PIDN: 1605278009
RENEE LIMA
D.N. 2023-010444 | PIDN: 1605278022
GSC PROPERTIES, LLC
O.R. 4096, PG. 431 | PIDN: 1605279001
MICHAEL E. PROFFITT
D.N. 2018-002289 | PIDN: 1735151027
FELLOWSHIP BAPTIST CHURCH
O.R. 1467, PG. 981 |
| PIDN: 1605276008
FIFTH THIRD BANK
O.R. 3916, PG. 566 | PIDN: 1605278007
GARY W. KAESMEYER
O.R. 1660, PG. 706 | PIDN: 1605278016
BOWLINGS CARPET, LLC
D.N. 2022-021835 | PIDN: 1605278025
1st NATIONAL BANK
O.R. 2385, PG. 284 | PIDN: 1605279002
KELLY DENISE & MATTHEW T. HORN
D.N. 2014-003049 | PIDN: 1735151028
FELLOWSHIP BAPTIST CHURCH
O.R. 1467, PG. 981 |
| PIDN: 1605276009
CROSSROADS CHRISTIAN CHURCH
D.N. 2016-009809 | PIDN: 1605278008
SASSAFRAS REALTY LLC
D.N. 2017-038104 | PIDN: 1605278020
CVS 2964 MAINVILLE LLC
O.R. 2385, PG. 279 | PIDN: 1605278029
BOWLINGS CARPET, LLC
D.N. 2019-007696 | PIDN: 1605279003
ROBERT D. ROSSMAN
O.R. 4737, PG. 930 | |

NO.	DATE	REVISION RECORD DESCRIPTION

Civil & Environmental Consultants, Inc.
5899 Montclair Blvd. - Cincinnati, OH 45150
www.cechinc.com
513-985-0226 - 800-759-5614

**REVISED PRELIMINARY PLAN
NEVER PROPERTIES
MAINEVILLE CROSSING SUBDIVISION
U.S. ROUTE No. 22 & STATE ROUTE No. 3
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO**

**OVERALL PLAN
MAINEVILLE CROSSING SUBDIVISION
VIRGINIA MILITARY SURVEY No. 2956
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO**

DATE: OCTOBER 25, 2023
DRAWN BY: [Signature]
PROJECT NO.: 11-601
CHECKED BY: [Signature]
APPROVED BY: [Signature]