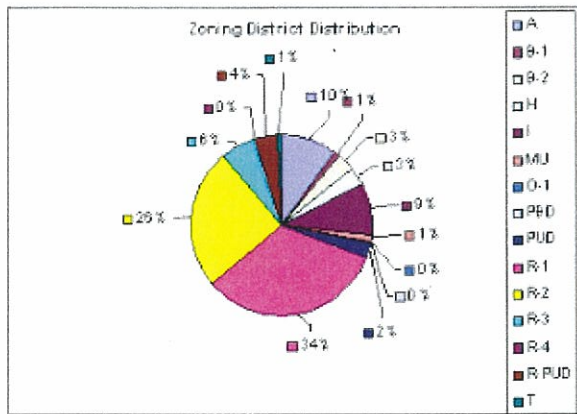


Existing Zoning Distribution		
Designation	Zoning Type	Percentage
A	Agriculture	9.9%
B-1	Neighborhood Business	1.1%
B-2	General Business	3.1%
H	Resort	3.2%
I	Planned Industrial	9.3%
MU	Mixed Use Institutional	1.4%
O-1	Professional Office	0.1%
PBD	Planned Business Overlay	0.2%
PUD	Planned Unit Development	2.3%
R-1	Single Family Residence	33.3%
R-2	Single Family Residence	24.9%
R-3	Multi Family Residence	6.4%
R-4	Planned Multi Family	0.1%
R-PUD	Residential Planned Unit Development	3.9%
T	Mobile Home Park	0.8%
<b>Total</b>		<b>100.0%</b>

Chart 1



**Existing Zoning (Figure 3)**

Slope analysis is a method for analyzing and depicting the relative slope of the terrain in a specific location by calculating the amount of horizontal distance covered between changes in elevation. Extreme changes in elevation affect various aspects related to development, including the types of construction possible and factors that will impact the construction of infrastructure, particularly water, sewer, and road systems.

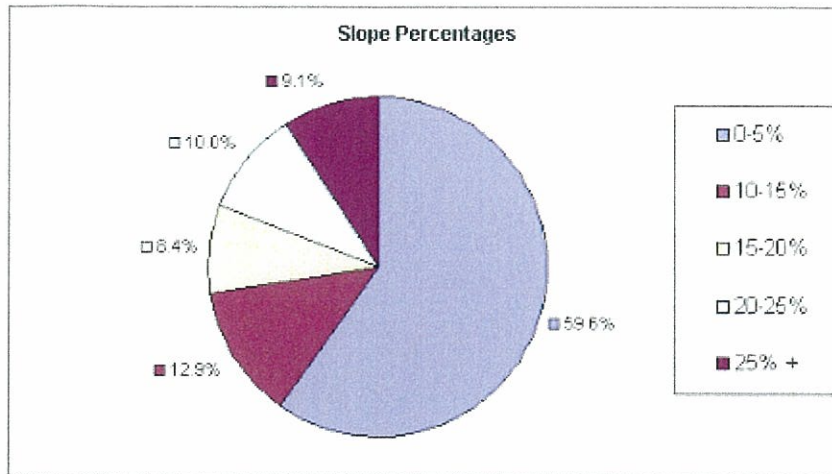
Figure 4 illustrates the relative slope of the Township's land. Darker colors indicated steeper slopes, while the lightest colors indicate relatively flat terrain. The percentages indicated refer strictly to the degree of angle and do not indicate whether the topography is rising or falling in a specific location.

Table 3 summarizes the percentage of land within Miami Township that falls within various slope categories. The majority of the Township (approximately 60%) has 0-5% slope. The second and third largest categories are 10-15% and 20-25% slope (12.92% and 10.02%) respectively. Approximately 9% of the Township land surface has 25% or greater slopes. Chart 2 presents the same information graphically.

Table 3

Slope Category Distribution	
Slope	Percentage
0-5%	59.6%
10-15%	12.9%
15-20%	8.4%
20-25%	10.0%
25% +	9.1%
<b>Total</b>	<b>100.0%</b>

Chart 2



#### Slope Analysis (Figure 4)

Public water infrastructure is in place in the majority of the Township, although not every existing property may be tied into the system at this time. Areas that do not have existing water lines are generally those that have steeper slopes, which make water line construction more challenging. Lines indicated are main lines and do not generally include lateral lines that serve specific properties.

#### Existing Water Lines (Figure 5)

Sanitary sewer infrastructure is in place in the majority of the Township. Areas that do not have existing sewer lines are generally those that have steeper slopes, which make sewer line construction more challenging, or are in areas where existing wastewater treatment systems do not have adequate capacity to address more distant areas. Current initiatives to upgrade several wastewater treatment facilities in the area, including the facility at Miamiville, will make it likely that sanitary sewer capacity will be available to the entire Township within the time frame of this Plan. Lines indicated are main lines and do not generally include lateral lines that serve specific properties.

#### Existing Sanitary Sewer Lines (Figure 6)

Figure 7 indicates areas that may be subject to flooding pressures, as well as the watersheds that intersect the Township.

Figure 7 identifies Floodway and 100-Year Flood Plain areas, as established by the Federal Emergency Management Agency (FEMA). A floodway is the area directly surrounding a river, lake or ocean that is likely to flood during heavy precipitation events. A flood plain is the area adjacent to an open waterway that is subject to flooding when there is a significant rain. Statistically, a 100-Year Flood Plain has a 1% chance of flooding in any given year. Actual experience over time, however, seldom exactly reflects this expectation, and development upstream from a given site may raise its likelihood of flooding by changing water flow patterns. Flood Plain designations, however, do provide the official basis for FEMA's determination of a property owners' eligibility for flood insurance. The largest area of FEMA-defined Floodway and 100-Year Flood Plain in Miami Township is located along the Little Miami River.

Figure 7 also identifies Miami Township's watersheds. A watershed is defined by the Environmental Protection Agency (EPA) as the area that drains to a common waterway, such as a stream, lake, estuary, or wetland. Miami Township has nine watersheds, all of which drain to tributaries of the Little Miami River.

#### Existing Hydrology (Figure 7)

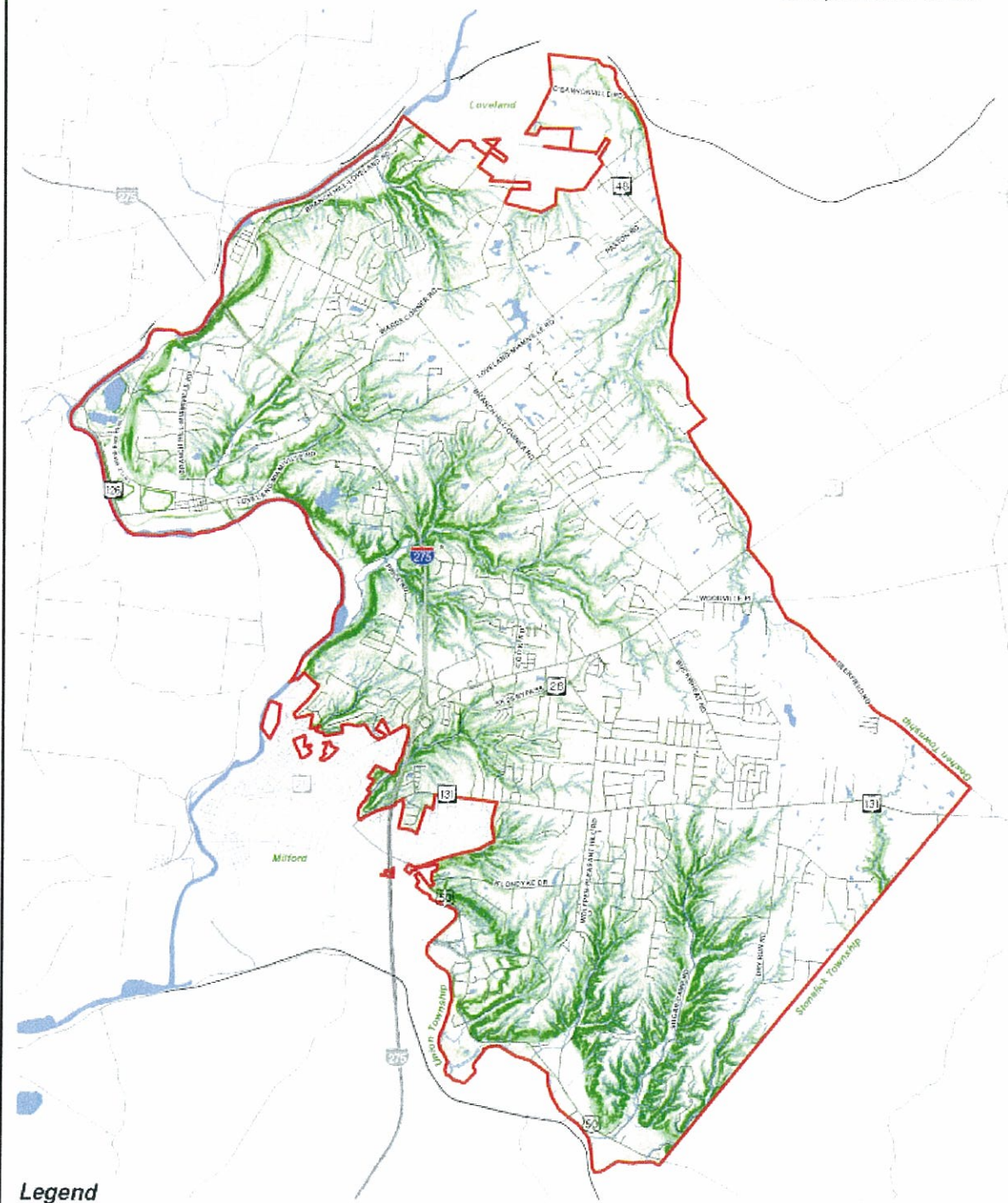
Figure 8 identifies locations where existing soil conditions will play a significant role in determining the feasibility and characteristics of future development. Wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration that supports specific types of vegetation and is adapted for various types of wildlife. Wetlands exist in scattered areas in Miami Township, primarily near existing open water.

Hydric soil is a category name for a wide variety of soils types that drain poorly and may be prone to flooding and/or ponding. Although hydric soils can generally tolerate some level of construction, they often require additional site and/or



# Imagine Miami VISION2025

Miami Township, Clermont County, Ohio  
Comprehensive Plan



- Legend**
- Miami Township
  - Percent Slope**
  - 0 - 5%
  - 5 - 10%
  - 10 - 20%
  - 20 - 30%
  - 30% +

Source: Clermont County / Miami Township

**Figure 4**  
**Slope Analysis**

September 9, 2005

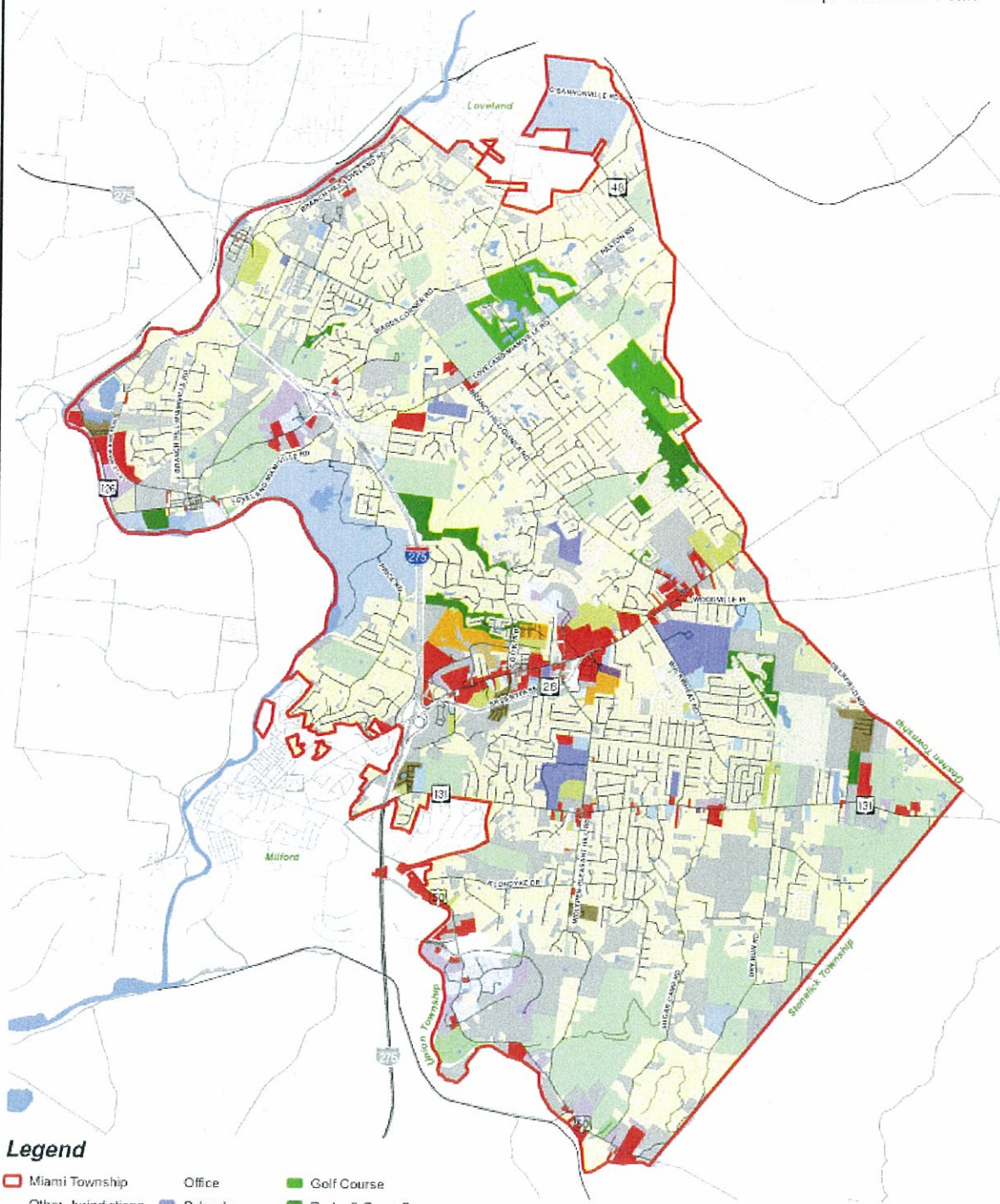




# Imagine Miami

## VISION 2025

Miami Township, Clermont County, Ohio  
Comprehensive Plan



**Legend**

- |                          |                |                      |
|--------------------------|----------------|----------------------|
| Miami Township           | Office         | Golf Course          |
| Other Jurisdictions      | Schools        | Parks & Open Space   |
| <b>Existing Land Use</b> | Hotel          | Transportation/Roads |
| Single Family            | Nursing Homes  | Township Land        |
| Multi-Family Apts        | Lodges         | County Owned Land    |
| Condominium              | Public Utility | Cemetary             |
| Mobile Home Park         | Non-Profit     | Vacant               |
| Industrial               | Churches       |                      |
| Retail / Commercial      | Agriculture    |                      |

Source: Clermont County / Miami Township

**Figure 2**  
**Existing Land Use**

October 14, 2005

