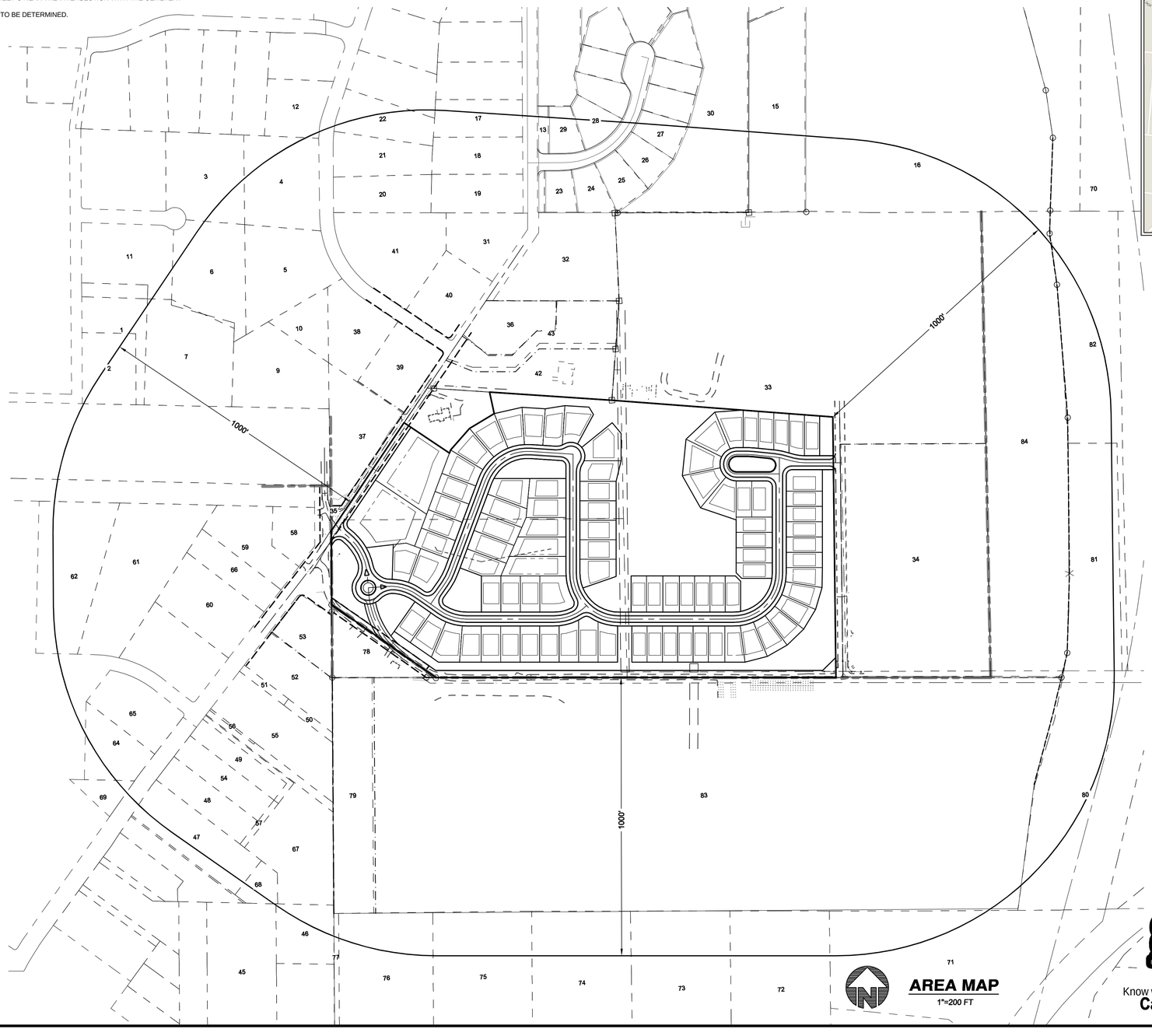
VILLAGE GATE
PRELIMINARY DEVELOPMENT PLAN
SECTION 35, TOWN 4, E. RANGE 1
VILLAGE OF GLENDALE
HAMILTON COUNTY, OHIO

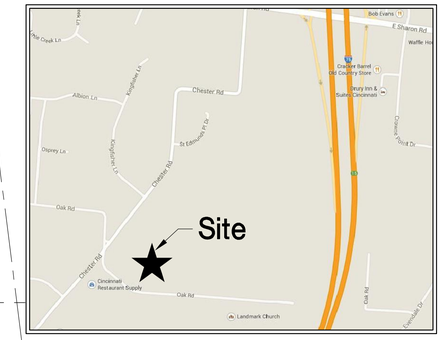
GENERAL NOTES

1. LOTS SHALL BE SINGLE FAMILY DETACHED HOMES.
2. SANITARY SEWER AND WATER WILL BE SUPPLIED BY THE VILLAGE OF GLENDALE .
3. STORM WATER MANAGEMENT SYSTEMS SHALL BE DESIGNED PER THE HAMILTON COUNTY STORM WATER DISTRICT, HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE OHIO EPA REGULATIONS.
4. TOPOGRAPHY BASED ON FIELD SURVEY COMPLETED IN JANUARY OF 2015.
5. ELEVATIONS BASED ON NAVD88 BY GPS OBSERVATIONS.
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. SIGNAGE TO BE LOCATED AT THE ENTRY INTO THE SUBDIVISION AT THE OAK ROAD / STREET A INTERSECTION.
8. AN EMERGENCY ACCESS GATE WILL BE INSTALLED AT THE EAST END OF STREET C NEAR THE INTERSECTION WITH THE CEMETERY ACCESS DRIVE.
9. PROPOSED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE YET TO BE DETERMINED.

Number	PID	Owner
1	596-0010-0017-00	JELLISON JAMES R & NANCY H
2	596-0010-0096-00	JELLISON JAMES R & NANCY H
3	596-0010-0102-00	MEEKS ERNESTINE J
4	596-0010-0103-00	KARBOWSKY THAD W JR
5	596-0010-0104-00	SCHEIBEL JEFFREY J & ANDREA M
6	596-0010-0105-00	BROWN RONALD D & LINDA A
7	596-0010-0106-00	TERREBLANCHE BERNARDUS B ANITA
9	596-0010-0107-00	MIDKIFF ELIZABETH SCHAIN
10	596-0010-0108-00	WORACHEK JAMES A & SUSAN H
11	596-0010-0109-00	DCHNEIDER STEPHEN C & DEANA S
12	596-0010-0130-00	JORDAN KATHERINE C
13	596-0012-0009-00	ST EDMUNDS PLACE HOMEOWNERS ASSOCIATION INC
14	596-0012-0011-90	MATTHEWS WM P TR
15	596-0012-0012-90	LANDMARK BAPTIST TEMPLE
16	596-0012-0036-00	LOCKLAND BAPTIST CHURCH
17	596-0012-0047-00	RABY JEREMY & KRISTEN
18	596-0012-0048-00	MUELLER DONALD J
19	596-0012-0049-00	SHAHANI KATHRYN W
20	596-0012-0050-00	BLACKBURN MICHAEL F TR
21	596-0012-0051-00	VEVERKA SHERRY ANN
22	596-0012-0052-00	MAYFIELD KEIVN B & JANET S
23	596-0012-0065-00	OBRIEN LINDSEY HERB
24	596-0012-0066-00	WHITE O SAUNDRA
25	596-0012-0067-00	MOR JOHN & JENNIFER
26	596-0012-0068-00	MANIS HOWARD R & HOWARD MANIS JR
27	596-0012-0069-00	GARRIGAN NEIL R & LINDA
28	596-0012-0077-00	DEGRAFFENREID STACEY & JON M SIMONS
29	596-0012-0078-00	REPASS REX L & THERESA J
30	596-0012-0081-00	VILLAGE OF GLENDALE
31	596-0013-0001-00	KILGORE TIMOTHY S & JENNY A
32	596-0013-0002-00	BURMESTER MADELEINE TR
33	596-0013-0007-00	LOCKLAND BAPTIST CHURCH
34	596-0013-0008-00	LOCKLAND BAPTIST CHURCH
35	596-0013-0009-00	VILLAGE OF GLENDALE
36	596-0013-0010-00	RIEDER KENNETH J & CHRISTY
37	596-0013-0012-00	BLADOS WALTER R TR
38	596-0013-0013-00	WORACHEK JAMES A & SUSAN H
39	596-0013-0014-00	CARESS ROBERT A & CAROLYN TAGGART CARESS
40	596-0013-0015-00	SALEM RASHEED N
41	596-0013-0016-00	KAUTZ AGNES A
42	596-0013-0018-00	SINKFIELD EDDIE J&ALFREDA WILLIAMS SINKFIELD
43	596-0013-0019-00	SCHOCH REBECCA S TR & HAROLD TR
44	598-0090-0001-90	GLENDALE VILLAGE OF THE
45	598-0090-0034-00	CORELOGIC
46	598-0090-0052-00	SJT PROPERTIES LLC
47	598-0090-0062-00	WARBRO REALTY LLC
48	598-0090-0072-00	CHESTER ROAD INVESTORS LTD
49	598-0090-0073-00	CHESTER ROAD INVESTORS LTD
50	598-0090-0075-00	WARBRO REALTY LLC
51	598-0090-0076-00	WARBRO REALTY LLC
52	598-0090-0077-00	WARBRO REALTY LLC
53	598-0090-0078-00	WARBRO REALTY LLC
54	598-0090-0079-00	CHESTER ROAD INVESTORS LTD
55	598-0090-0090-00	LO KRIEG LLC
56	598-0090-0091-00	CHESTER ROAD INVESTORS LTD
57	598-0090-0106-00	CHESTER ROAD INVESTORS LTD
58	598-0090-0107-00	EDDIE SINKFIELD
59	598-0090-0108-00	EDDIE SINKFIELD
60	598-0090-0109-00	BILL & BOOTS LLC @ 2
61	598-0090-0111-00	PHOTO LAB INC
62	598-0090-0112-00	RAHE PROPERTIES LLC
63	598-0090-0120-00	ECKMIL PROPERTIES LLC
64	598-0090-0122-00	HEATON ROBERT W TR & JUDITH C TR
65	598-0090-0123-00	LIBERTY FIBERGLASS LLC
66	598-0090-0126-00	BILL & BOOTS LLC @ 2
67	598-0090-0130-00	CHESTER ROAD INVESTORS LTD
68	598-0090-0134-00	CHESTER ROAD INVESTORS LTD
69	598-0090-0140-00	HEATON ROBERT W TR& JUDITH C TR
70	608-0016-0001-00	DRURY INNS INC
71	611-0040-0002-00	ARCHBISHOP OF CINCINNATI
72	611-0040-0003-00	ARCHBISHOP OF CINCINNATI
73	611-0040-0004-90	ARCHBISHOP OF CINCINNATI
74	611-0040-0005-90	ARCHBISHOP OF CINCINNATI
75	611-0040-0006-00	VILLAGE OF EVENDALE OHIO
76	611-0040-0007-00	FELITTO INC
77	611-0040-0008-00	FELITTO INC
78	611-0040-0016-00	TINKER HUGH & BARBARA
79	611-0040-0017-00	LANDMARK BAPTIST TEMPLE
80	611-0040-0018-00	MATTHEWS WM P TR
81	611-0040-0024-00	MATTHEWS WM P TR
82	611-0040-0025-00	MATTHEWS WM P TR
83	611-0040-0042-90	LANDMARK BAPTIST TEMPLE
84	611-0040-0049-90	LOCKLAND BAPTIST CHURCH



AREA MAP
1"=200 FT



VICINITY MAP
NO SCALE

BENCHMARK
IRON PIN LOCATED IN OAK ROAD 3' FROM EDGE OF PAVEMENT, 21 FEET NORTHWEST OF EXISTING POWERPOLE
ELEVATION=681.27

INDEX OF SHEETS

C1.0 TITLE SHEET
C2.0 EXISTING CONDITIONS
C3.0 LAYOUT PLAN
C4.0 OAK ROAD REALIGNMENT & TYPICAL SECTIONS
C5.0 UTILITY PLAN
C6.0 OFF SITE SANITARY PLAN
C7.0 GRADING PLAN
L1.0 OVERALL SITE PLANTING PLAN
L2.0 LOT LAYOUT
L3.0 PLANTING PLAN
L4.0 PLANTING PLAN
L5.0 OVERALL OPEN SPACE 'H' PLAN
L6.0 BUFFER PLAN

DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017
(859) 578-4200

ENGINEER
BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
513-336-6600

PROJECT INFORMATION
ZONING: PLANNED DEVELOPMENT OVERLAY DISTRICT

TOTAL ACREAGE = 37.26 AC.
CHESTER RD. R/W = 0.34 AC.
OAK RD. R/W = 1.06 AC.
NET ACREAGE = 35.86 AC.

GREENSPACE 20% MIN.
GREENSPACE = 8.27 AC.
GREENSPACE % = 23.1%

LOTS = 89 UNITS
DENSITY= 4.20 UNITS/AC.
DENSITY MAX: 6 UNITS/AC.

SCHEDULE OF PROJECT
PHASE 1: 2016
2 - 200' LOTS
27 - 70' LOTS
18 - 55' LOTS

PHASE 2: TO BE DETERMINED
18 - 70' LOTS
24 - 55' LOTS

811 Know what's **below.** **Call** before you dig.

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Item	Revision Description	Date	Drwn:	Chk:

VILLAGE GATE
PRELIMINARY DEVELOPMENT PLAN
SECTION 35, TOWN 4, E. RANGE 1
VILLAGE OF GLENDALE
HAMILTON COUNTY, OHIO
TITLE

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 14M095-000 PDP
Drawn by: AJW
Checked By: JSD
Issue Date: 05-26-15
Sheet: C1.0

Plot time: May 26, 2015 - 2:43pm
Drawing name: J:\2014\14M095-000\CV\DWG\14M095-000 PDP.dwg - Layout Tab: 1 Title