Basis of Bearing: State Plane NAD83 (2011)

0 60 90

SCALE: 1" = 60'

40' REAR / 15' SIDE / FRONT 40' / 50' R/W / 25' / 30' / 7' SIDE / 25' / 6' SIDE

200' LOTS (2) | 70' LOTS (45) | 55' LOTS (42)

GREENSPACE (SEE TITLE SHEET FOR AC.)

EXISTING PAVEMENT TO BE REMOVED

EX. CEME ACCESS

PROPOSED FENCE

EMERGENC ACCESS GATE

30' BUFFER

RETENTION BASIN #1

PROP. 60' ELECTIC TRANSMISSION EASMENT

5' CONCRETE SIDEWALK

STREET B SIGHT DISTANCE TRIANGLE

ONEWAY STREET C

STREET A

STREET B

STREET C

OAK ROAD (PUBLIC)

CHESTER ROAD (PUBLIC)

EX. 40' R/W

PROP. 40' HALF R/W

40' FRONT SETBACK

40' REAR SETBACK

1.04 AC

DETENTION BASIN #2

VACATE HALF R/W, PROPOSED 20' ACCESS EASEMENT

CHURCH ACCESS DRIVE (PRIVATE)

CEMETERY ACCESS DRIVE (PRIVATE)

A 106122 s.f.

B 21377 s.f.

C 12202 s.f.

D 2098 s.f.

E 8448 s.f.

F 16264 s.f.

G 15691 s.f.

H 258778 s.f.

8044 s.f.

8759 s.f.

1 0.228 Ac. 9924 s.f.
2 0.164 Ac. 7150 s.f.
3 0.164 Ac. 7150 s.f.
4 0.164 Ac. 7150 s.f.
5 0.164 Ac. 7150 s.f.
6 0.164 Ac. 7150 s.f.
7 0.183 Ac. 7975 s.f.
8 0.196 Ac. 8552 s.f.
9 0.196 Ac. 8552 s.f.
10 0.196 Ac. 8552 s.f.
11 0.196 Ac. 8552 s.f.
12 0.196 Ac. 8557 s.f.
13 0.192 Ac. 8374 s.f.
14 0.176 Ac. 7670 s.f.
15 0.164 Ac. 7150 s.f.
16 0.164 Ac. 7150 s.f.
17 0.164 Ac. 7150 s.f.
18 0.164 Ac. 7150 s.f.
19 0.164 Ac. 7150 s.f.
20 0.218 Ac. 9479 s.f.
21 0.253 Ac. 11029 s.f.
22 0.223 Ac. 9721 s.f.
23 0.209 Ac. 9105 s.f.
24 0.209 Ac. 9100 s.f.
25 0.209 Ac. 9100 s.f.
26 0.209 Ac. 9100 s.f.
27 0.217 Ac. 9466 s.f.
28 0.261 Ac. 11379 s.f.
29 0.235 Ac. 10244 s.f.
30 0.209 Ac. 9100 s.f.
31 0.209 Ac. 9100 s.f.
32 0.209 Ac. 9100 s.f.
33 0.209 Ac. 9100 s.f.
34 0.317 Ac. 13812 s.f.
35 0.352 Ac. 15326 s.f.
36 0.303 Ac. 13216 s.f.
37 0.255 Ac. 11107 s.f.
38 0.225 Ac. 9814 s.f.
39 0.214 Ac. 9338 s.f.
40 0.265 Ac. 11535 s.f.
41 0.252 Ac. 10958 s.f.
42 0.249 Ac. 10867 s.f.
43 0.244 Ac. 10625 s.f.
44 0.233 Ac. 10145 s.f.
45 0.309 Ac. 13477 s.f.
46 0.241 Ac. 10511 s.f.
47 43367 s.f.
48 44180 s.f.
49 0.209 Ac. 9100 s.f.
50 0.209 Ac. 9100 s.f.
51 0.209 Ac. 9100 s.f.
52 0.209 Ac. 9100 s.f.
53 0.230 Ac. 10022 s.f.
54 0.248 Ac. 10783 s.f.
55 0.246 Ac. 10702 s.f.
56 0.246 Ac. 10702 s.f.
57 0.226 Ac. 9829 s.f.
58 0.223 Ac. 9730 s.f.
59 0.253 Ac. 11016 s.f.
60 0.308 Ac. 13437 s.f.
61 0.231 Ac. 10048 s.f.
62 0.209 Ac. 9100 s.f.
63 0.209 Ac. 9100 s.f.
64 0.209 Ac. 9100 s.f.
65 0.209 Ac. 9100 s.f.
66 0.247 Ac. 10760 s.f.
67 0.164 Ac. 7150 s.f.
68 0.176 Ac. 7670 s.f.
69 0.176 Ac. 7670 s.f.
70 0.164 Ac. 7150 s.f.
71 0.164 Ac. 7150 s.f.
72 0.164 Ac. 7150 s.f.
73 0.160 Ac. 6959 s.f.
74 0.159 Ac. 6948 s.f.
75 0.164 Ac. 7150 s.f.
76 0.164 Ac. 7150 s.f.
77 0.164 Ac. 7150 s.f.
78 0.219 Ac. 9534 s.f.
79 0.167 Ac. 7280 s.f.
80 0.265 Ac. 11528 s.f.
81 0.261 Ac. 11381 s.f.
82 0.260 Ac. 11334 s.f.
83 0.280 Ac. 12205 s.f.
84 0.229 Ac. 9958 s.f.
85 0.168 Ac. 7314 s.f.
86 0.169 Ac. 7355 s.f.
87 0.173 Ac. 7522 s.f.
88 0.184 Ac. 8017 s.f.
89 0.183 Ac. 7983 s.f.

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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

LOT LAYOUT

bayer becker
www.bayerbecker.com
8920 Tyler Boulevard, Suite A
Mason, OH 45040 · 513.336.6600

Drawing: 14M095-000 PDP
Drawn by: AJW
Checked By: JSD
Issue Date: 05-26-15
Sheet: C3.0

Plot time: May 27, 2015 - 10:44am
Drawing name: J:\2014\14M095-000\ICV\DWG\14M095-000 PDP.dwg - Layout Tab: 3 Layout