

VILLAGE GATE

PRELIMINARY DEVELOPMENT PLAN

SECTION 35, TOWN 4, E. RANGE 1

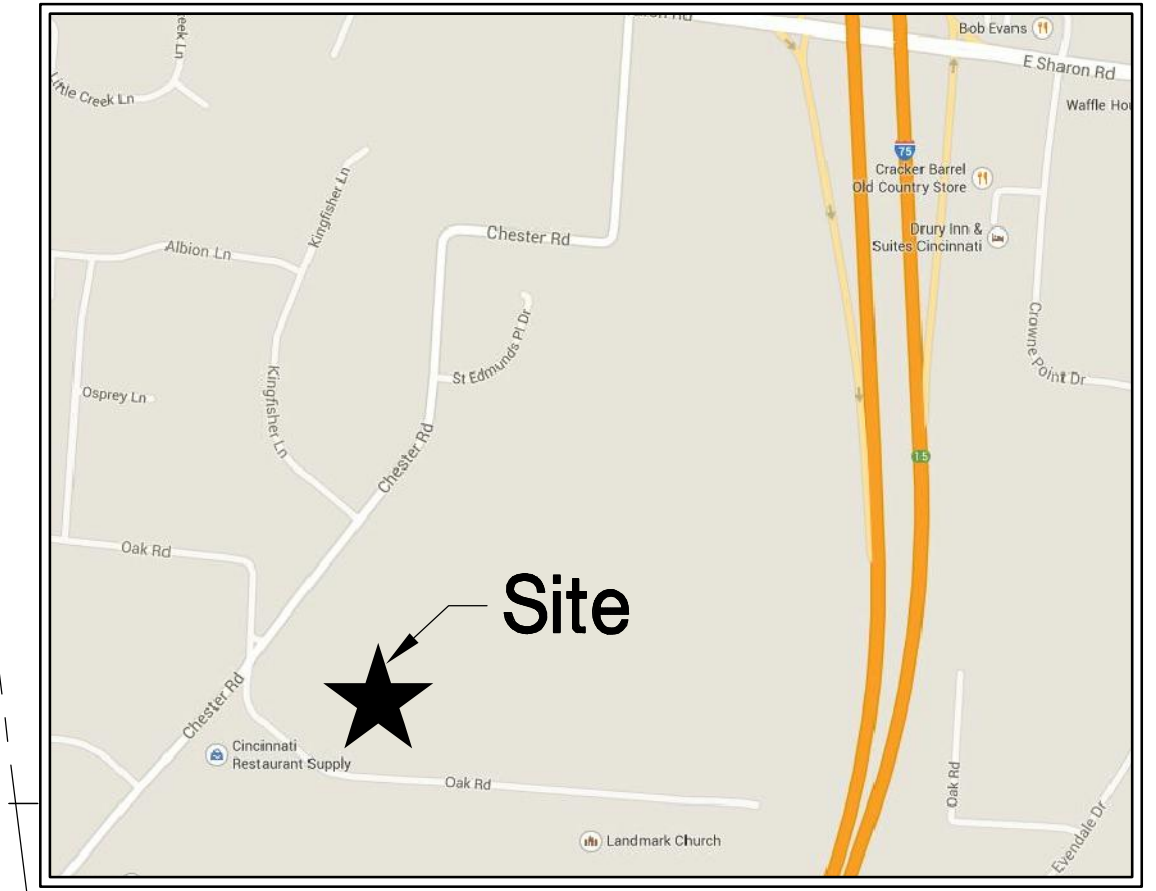
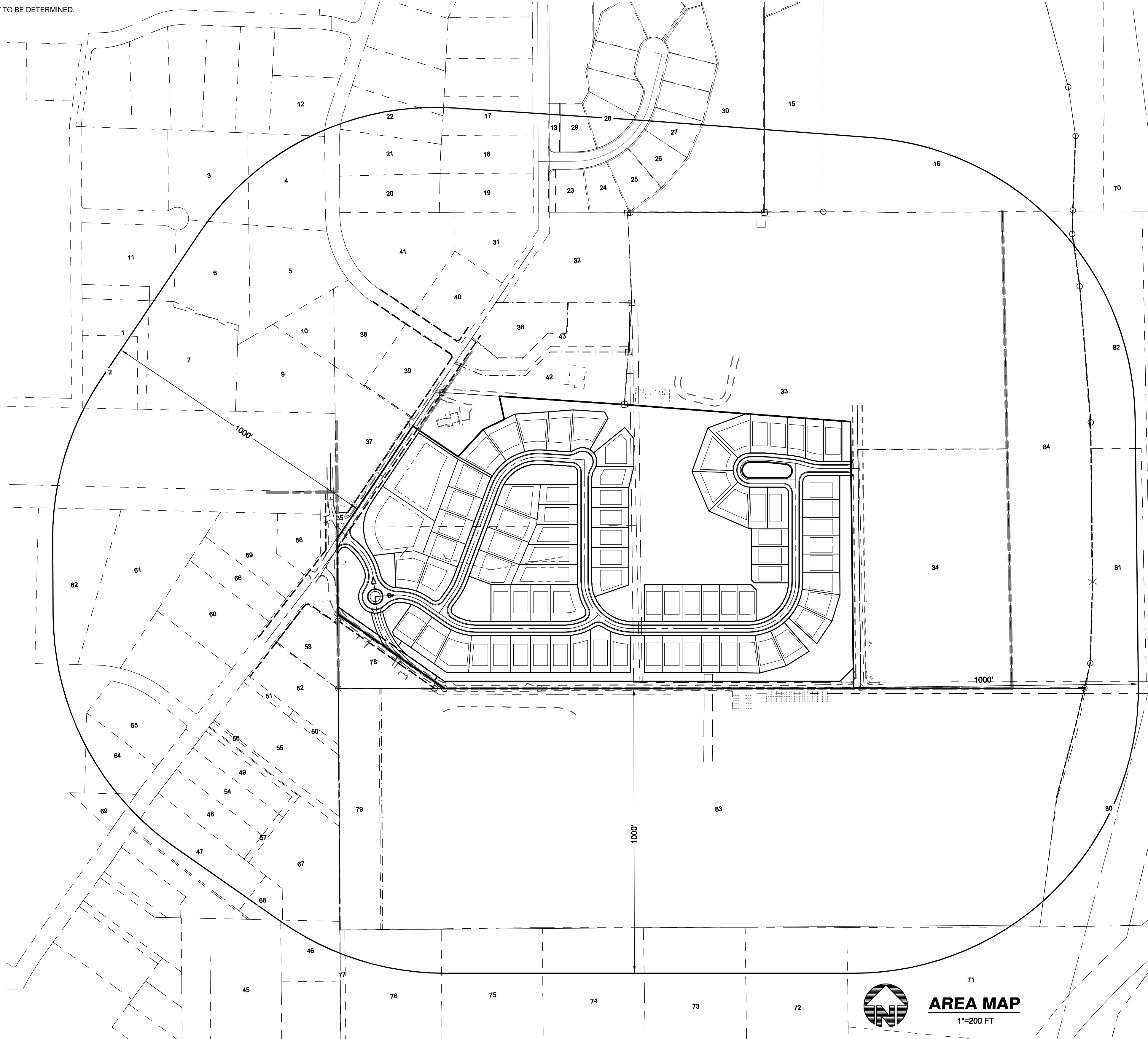
VILLAGE OF GLENDALE

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.
10. NO PARKING PERMITTED ON FIRE HYDRANT SIDE OF ALL STREETS.

Number	PID	Owner
1	596-0010-0017-00	JELLISSON JAMES R & NANCY H
2	596-0010-0096-00	JELLISSON JAMES R & NANCY H
3	596-0010-0102-00	MEIKS ERNESTINE J
4	596-0010-0103-00	KARBOVSKY 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 S CHAIN
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 HOMECOMENES ASSOCIATION INC
14	596-0012-0011-90	MATTHEWS WM F TR
15	596-0012-0012-90	LANDMARK BAPTIST TEMPLE
16	596-0012-0036-00	LOCKLAND BAPTIST CHURCH
17	596-0012-0047-00	ROBY JEREMY & TRISTEN
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	MATFIELD KEVIN B & JANET S
23	596-0012-0065-00	OBRIEN LINDSEY HERB
24	596-0012-0066-00	WHITE O SADRINA
25	596-0012-0067-00	MOR JOHN & JENNIFER
26	596-0012-0068-00	MANIS HOWARD R & HOWARD MANIS R
27	596-0012-0069-00	GARRIGAN NEIL R & LINDA
28	596-0012-0077-00	DEGRAFFENREID STACEY & ION 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 MADELINE 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 TR
38	596-0013-0013-00	WORACHEK JAMES A & SUSAN H
39	596-0013-0014-00	CARESS ROBERT A & CAROLYN TACART CARESS
40	596-0013-0015-00	SALEM RASHEED N
41	596-0013-0016-00	KAUTZ AGNES A
42	596-0013-0018-00	SINFELD EDDIE J & ALFREDA WILLIAMS SINFELD
43	596-0013-0019-00	SCHOCH REBECCA S TR & HAROLD TR
44	598-0090-0001-90	GLENDALE VILLAGE OF THE CORELOGIC
45	598-0090-0034-00	SIT PROPERTIES LLC
46	598-0090-0052-00	WARBRO REALTY 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	DIRBRY 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 GLENDALE 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 F TR
81	611-0040-0024-00	MATTHEWS WM F TR
82	611-0040-0025-00	MATTHEWS WM F TR
83	611-0040-0042-90	LANDMARK BAPTIST TEMPLE
84	611-0040-0049-90	LOCKLAND BAPTIST CHURCH



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 = 37.29 AC.
CHESTER RD. R/W = 0.34 AC.
OAK RD. R/W = 1.06 AC.
NET ACREAGE = 35.89 AC.

GREENSPACE 20% MIN.
GREENSPACE = 8.11 AC.
GREENSPACE % = 22.6%

LOTS = 80 UNITS
DENSITY = 3.88 UNITS/AC.
DENSITY MAX: 6 UNITS/AC.

SCHEDULE OF PROJECT

PHASE 1: 2016
2 - 200' LOTS
13 - 85' LOTS
12 - 70' LOTS
14 - 64' LOTS

PHASE 2a: Estimated 2019
5 - 85' LOTS
12 - 70' LOTS

PHASE 2b: Estimated 2019
22 - 64' LOTS

AREA MAP
1"=200 FT



Item	1	REVISIONS PER VILLAGE OF GLENDALE COMMENTS	Date	08-14-15	Drawn	JSD	Checked	JSD
		REVISIONS PER VILLAGE OF GLENDALE COMMENTS	Date	08-18-15	Drawn	AJW	Checked	JSD

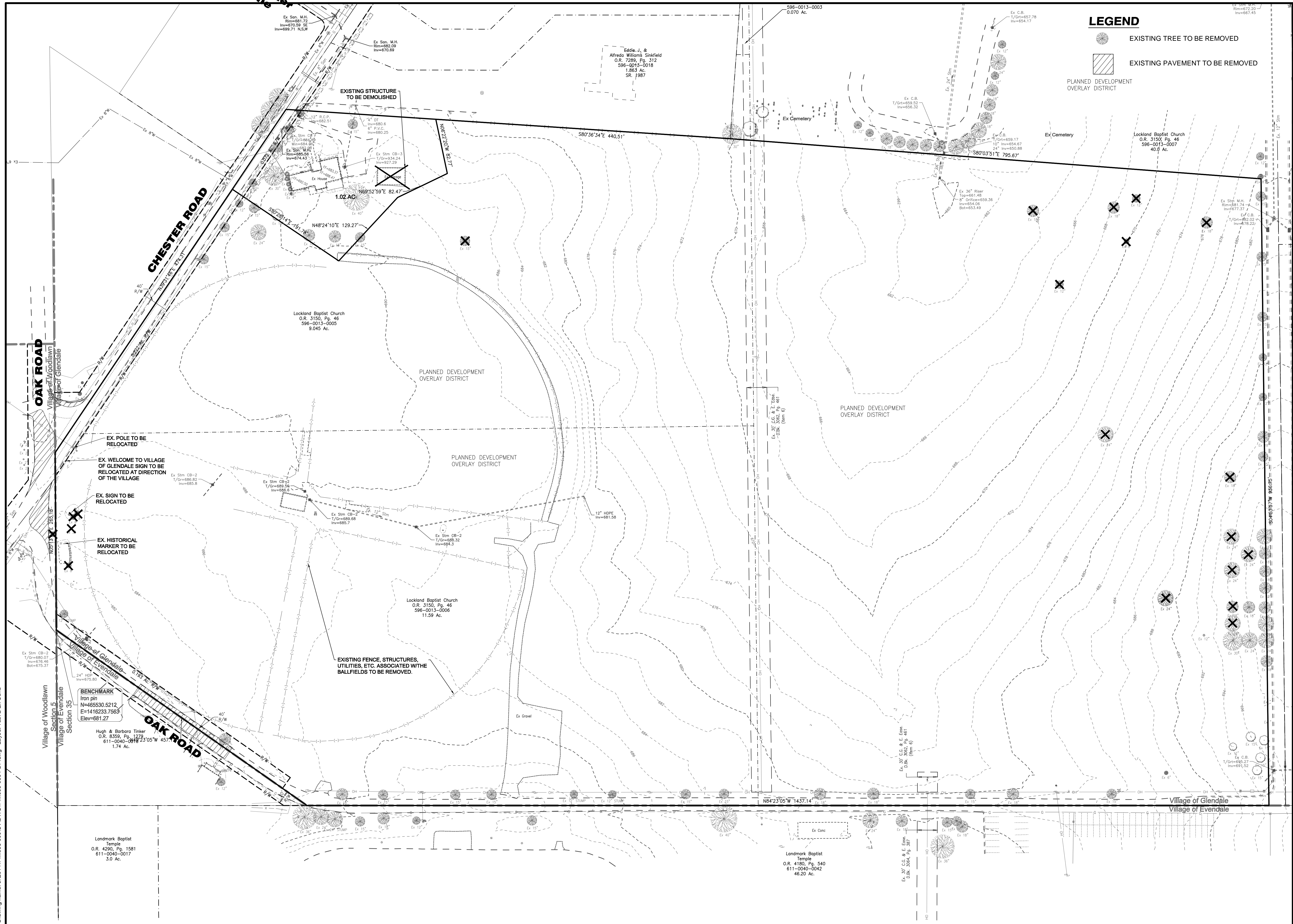
VILLAGE GATE
PRELIMINARY DEVELOPMENT PLAN
SECTION 35, TOWN 4, E. RANGE 1
VILLAGE OF GLENDALE
HAMILTON COUNTY, OHIO

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: Sep 14, 2015 - 2:07pm
Drawing name: J:\2014\14M095-000\CVDWVG\14M095-000 PDP.dwg - Layout Tab: 2 Ex Cond



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- PLANNED DEVELOPMENT OVERLAY DISTRICT

North Arrow
Basis of Bearing:
State Plane NAD83 (2011)
0 30 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Chk:
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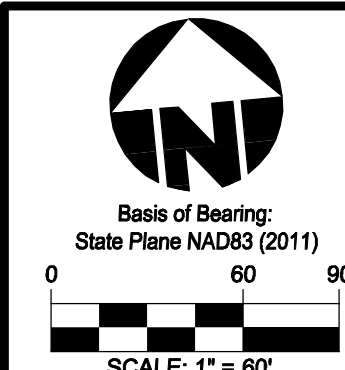
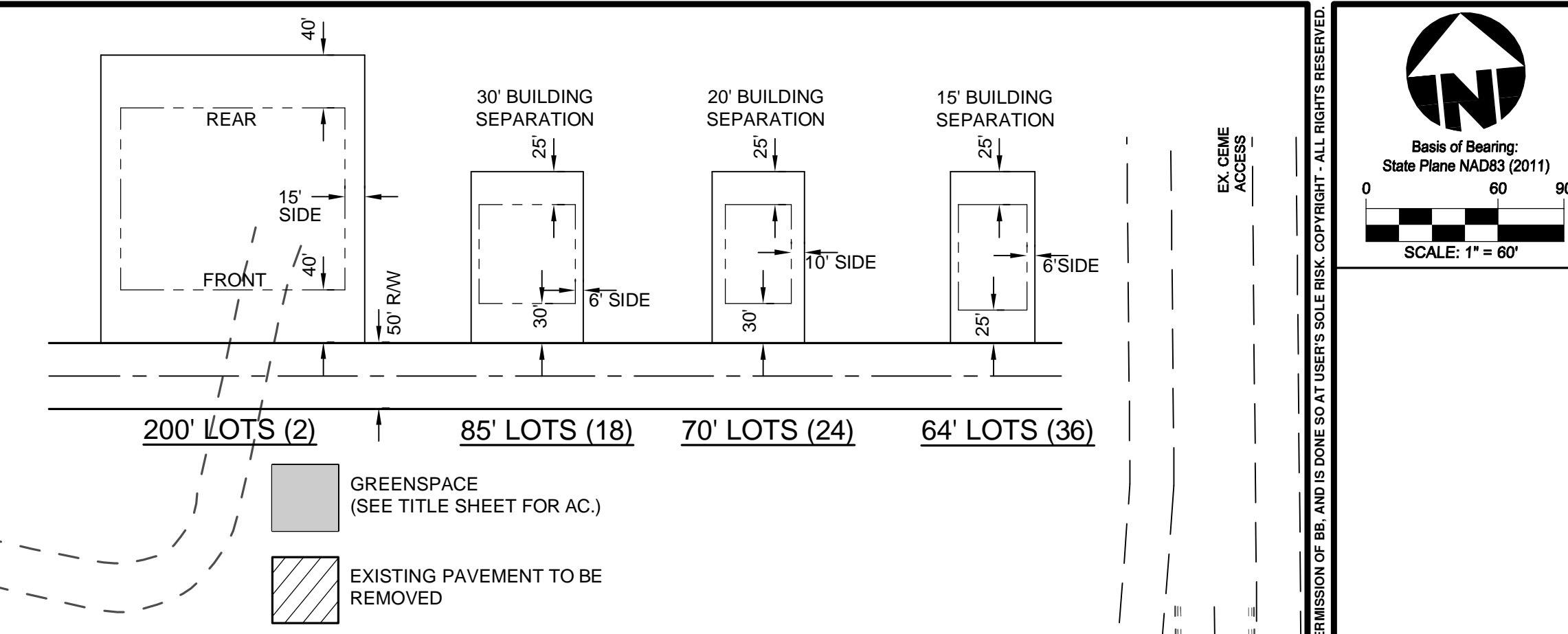
**VILLAGE GATE
PRELIMINARY DEVELOPMENT PLAN**
SECTION 35, TOWN 4, E. RANGE 1
VILLAGE OF GLENDALE
HAMILTON COUNTY, OHIO

EXISTING CONDITIONS

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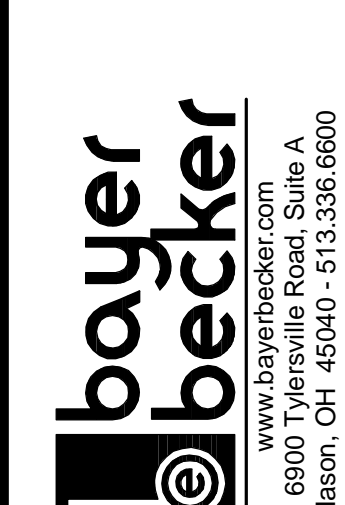
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Sheet: **C2.0**



Item	Revision Description	Date	Chk
1	REVISIONS PER VILLAGE OF GLENDALE COMMENTS	08-14-15	AJW JSD

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



Drawing:	14M095-000 PDP
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Checked by:	JSD
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Basis of Bearing:
State Plane NAD83 (2011)

0 60 90

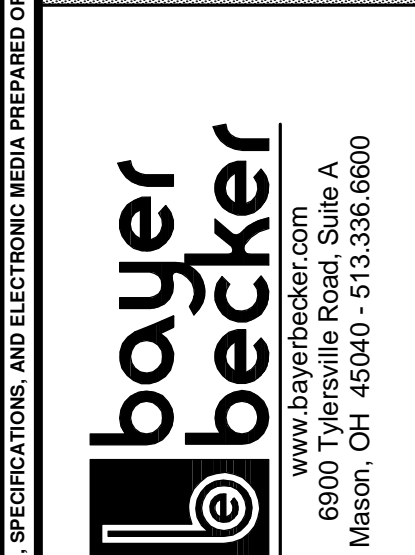
SCALE: 1" = 60'

SEE SHEET 6 FOR CONTINUATION
OF SANITARY & WATER



Item	Revision Description	Date	Drawn:	Checked:
1	REVISIONS PER VILLAGE OF GLENDALE COMMENTS	08-14-15	AJW	JSD

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



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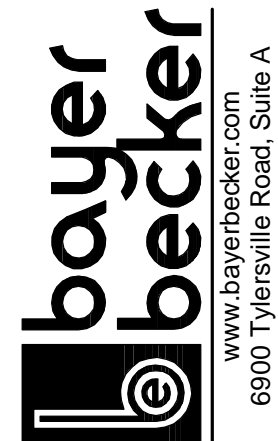


SEE SHEET 5 FOR CONTINUATION OF SANITARY


 Basis of Bearing:
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 0 100 150
 SCALE: 1" = 100'

Item	Revision Description	Date	Drawn	Chk
1	REVISIONS PER VILLAGE OF GLENDALE COMMENTS	08-14-15	AJW	JSD

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

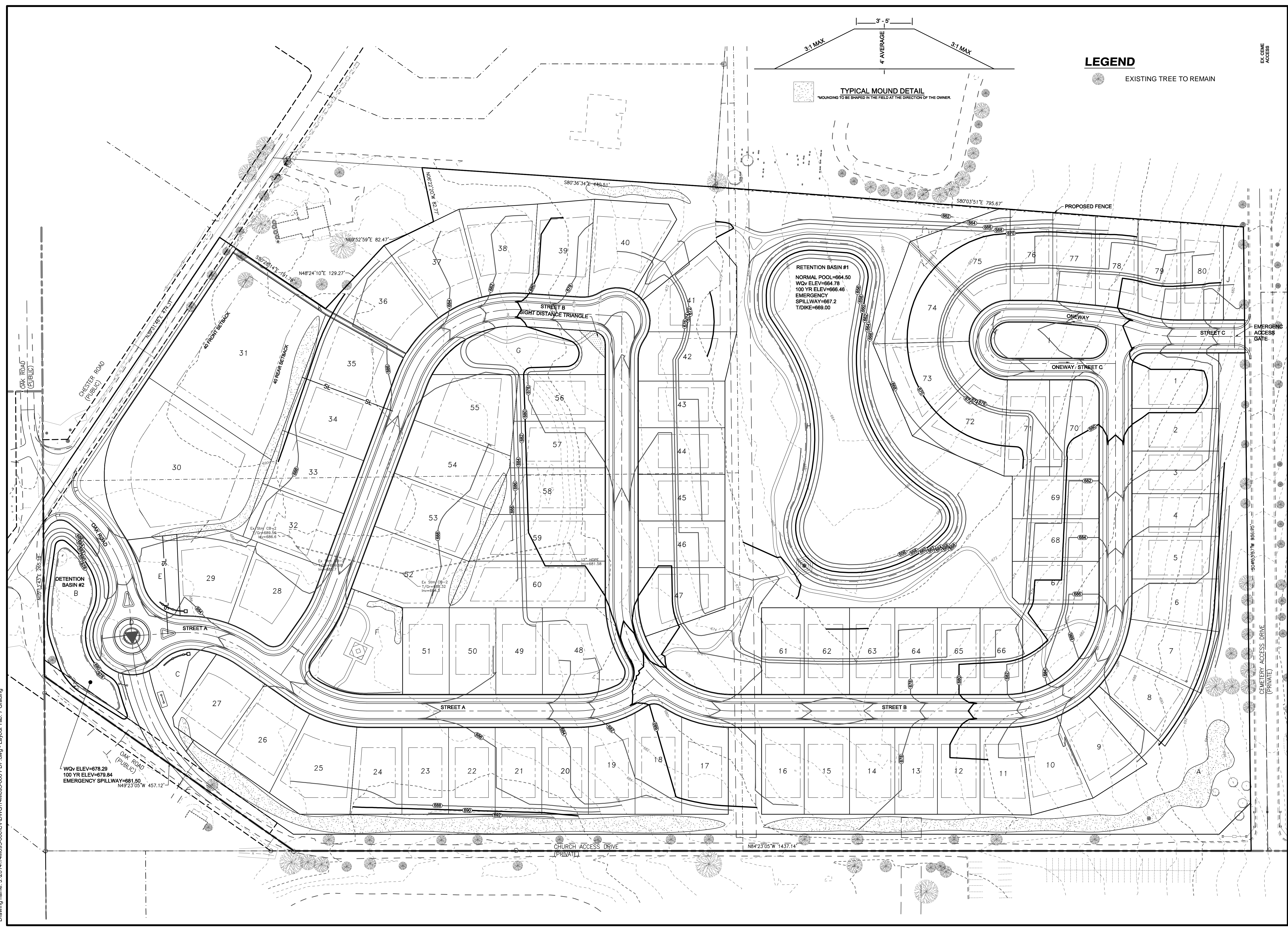

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Issue Date:	05-26-15

Sheet: **C6.0**

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Plot time: Sep 14, 2015 - 2:26pm
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Basis of Bearing:
 State Plane NAD83 (2011)

0 60 90

SCALE: 1" = 60'

Date	Chk:
09-14-15	AJW JSD

Item	Revision Description
1	REVISIONS PER VILLAGE OF GLENDALE COMMENTS

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

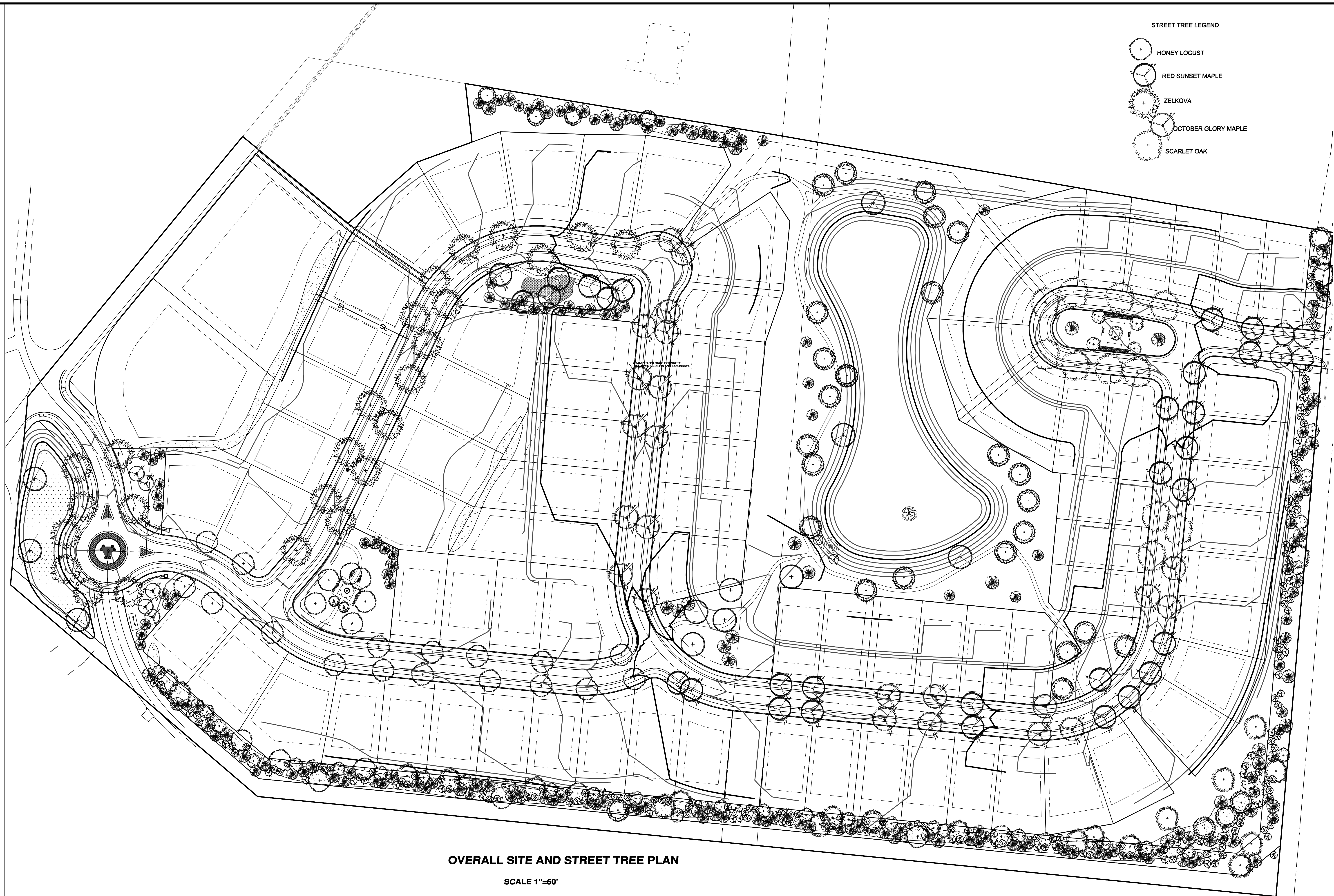
GRADING PLAN






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Drawing:	14M095-000 PDP
Drawn by:	AJW
Checked by:	JSD
Issue Date:	05-26-15

Sheet:
C7.0

Plot time: Sep 14, 2015 - 3:12pm
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- STREET TREE LEGEND**
-  HONEY LOCUST
 -  RED SUNSET MAPLE
 -  ZELKOVA
 -  OCTOBER GLORY MAPLE
 -  SCARLET OAK

OVERALL SITE AND STREET TREE PLAN

SCALE 1"=60'

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**VILLAGE GATE
 PRELIMINARY DEVELOPMENT PLAN**

SECTION 35, TOWN 4, E. RANGE 1
 VILLAGE OF GLENDALE
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

OVER ALL SITE PLANTING PLAN

Item	Revision Description	Date	Drawn	Chk.
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Drawing: 14M095-000 L1.0

Drawn by: MAB

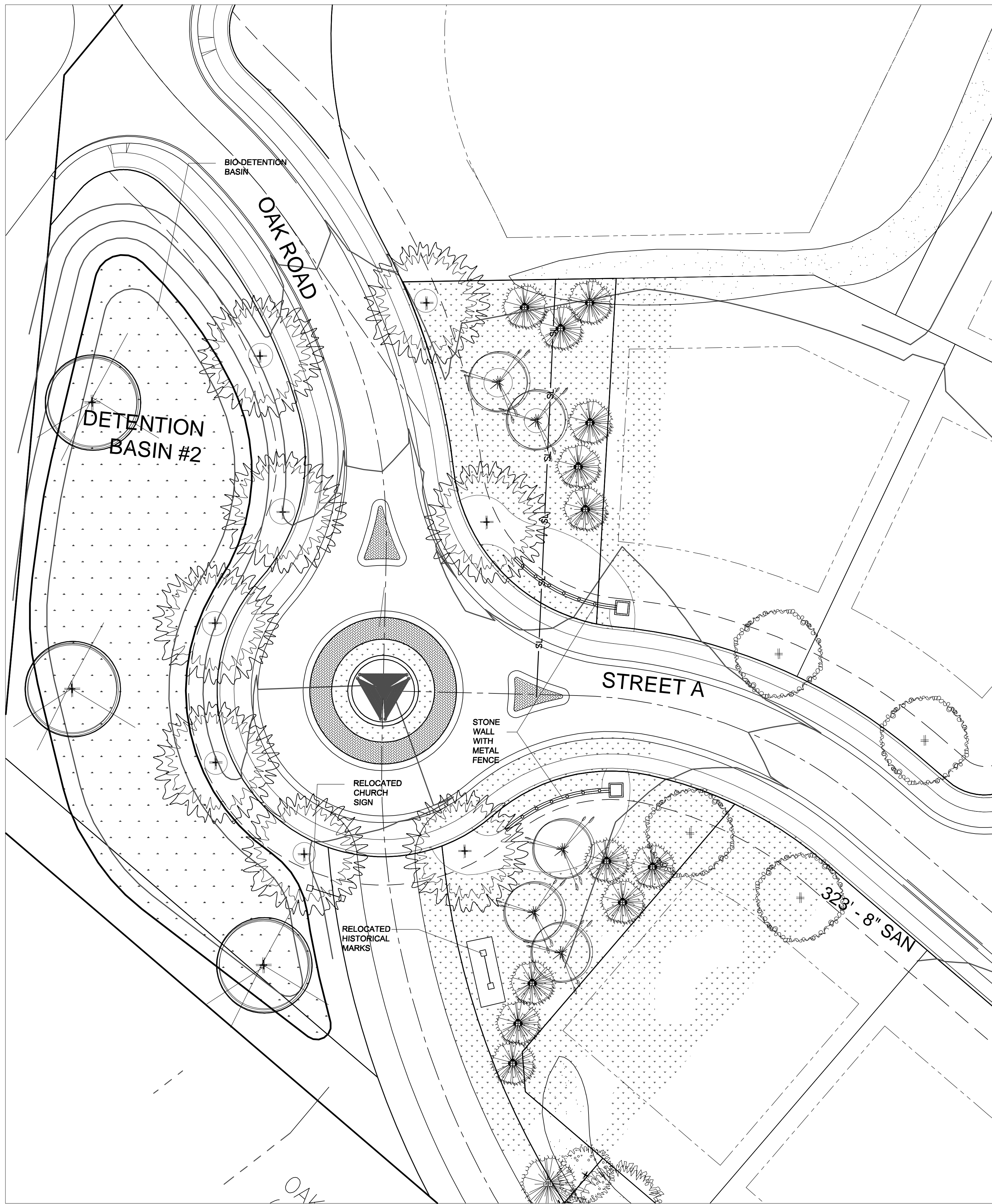
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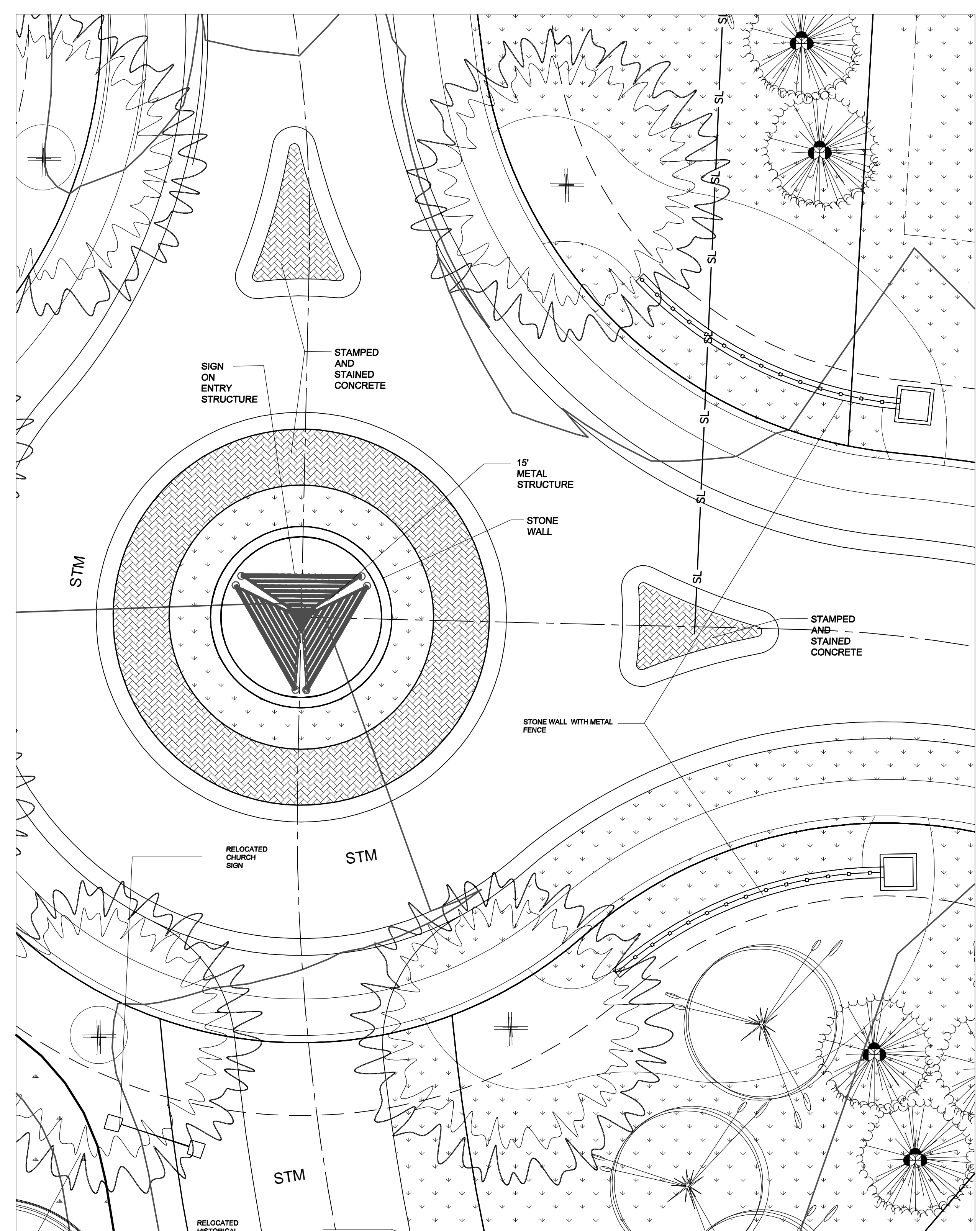
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ENTRY CIRCLE PLANTING PLAN

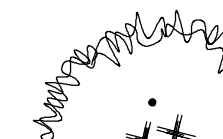
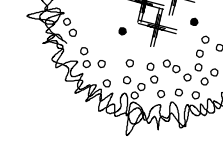





SCALE 1"=20'



ENTRY WALL PLANTING PLAN

SCALE 1"=10'

Entry Area Planting Plan

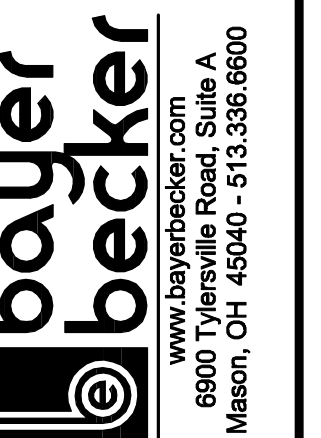
-  Serviceberry Autumn brilliance
-  Juniper Nick's compact
-  Karl foster feather reed grass
-  Daylily - pardon me
-  Gold flame spirea
-  Juniper Gold Coast
-  Vargliated Liriope



Base of Bearing:
 State Plane NAD83 (2011)
 0 20 30
 SCALE: 1" = 20'

Item: _____ Date: _____ Dwn: _____ Chk: _____

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



Drawing: 14M095-000.L1.0

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L3.0

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