

VILLAGE GATE

PRELIMINARY DEVELOPMENT PLAN

SECTION 35, TOWN 4, E. RANGE 1

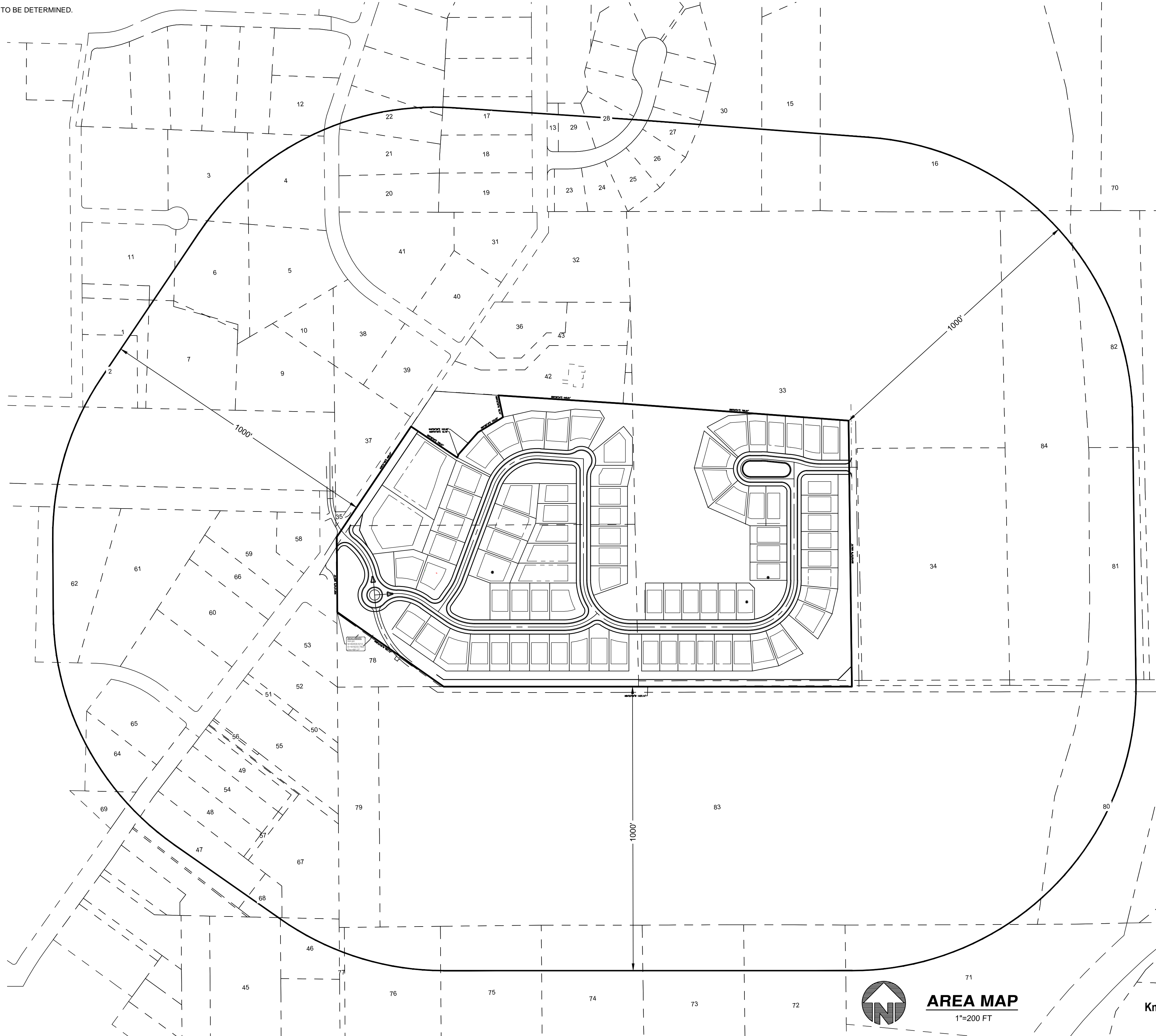
VILLAGE OF GLENDALE

HAMILTON COUNTY, OHIO

GENERAL NOTES

- LOTS SHALL BE SINGLE FAMILY DETACHED HOMES.
- SANITARY SEWER AND WATER WILL BE SUPPLIED BY THE VILLAGE OF GLENDALE.
- 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.
- TOPOGRAPHY BASED ON FIELD SURVEY COMPLETED IN JANUARY OF 2015.
- ELEVATIONS BASED ON NAVD88 BY GPS OBSERVATIONS.
- OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- SIGNAGE TO BE LOCATED AT THE ENTRY INTO THE SUBDIVISION AT THE OAK ROAD / STREET A INTERSECTION.
- AN EMERGENCY ACCESS GATE WILL BE INSTALLED AT THE EAST END OF STREET C NEAR THE INTERSECTION WITH THE CEMETERY ACCESS DRIVE.
- PROPOSED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE YET TO BE DETERMINED.

| 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 | MEERS 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 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 HOMIOWNERS 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 | MAVFIELD KEVIN B & JANET S |
| 23 | 596-0012-0065-00 | OBRIEN LINDSEY HERB |
| 24 | 596-0012-0066-00 | WHITE O SANDRA |
| 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 B & 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 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 | RARE 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 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 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 |



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: REGIONAL 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 = 8.25 AC.
GREENSPACE % = 23.0%

LOTS = 80 UNITS
DENSITY = 3.78 UNITS/AC.
DENSITY MAX: UNITS/AC.

SCHEDULE OF PROJECT

| Phase | Year | Lot Count |
|---------------------------|---------------|-----------|
| PHASE 1: 2016 | 2 - 200' LOTS | 5 |
| | 5 - 85' LOTS | 12 |
| | 12 - 70' LOTS | 14 |
| | 14 - 64' LOTS | 14 |
| PHASE 2: TO BE DETERMINED | 13 - 85' LOTS | 12 |
| | 12 - 70' LOTS | 12 |
| | 12 - 70' LOTS | 12 |
| | 22 - 64' LOTS | 12 |

AREA MAP
1"=200 FT



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| Item | Revision Description | Date | Drawn | Chk |
|------|---|------|-------|-----|
| 1 | REVISION #1 - LOT LAYOUT CHANGED BASED ON P.C. COMMENTS | | | |

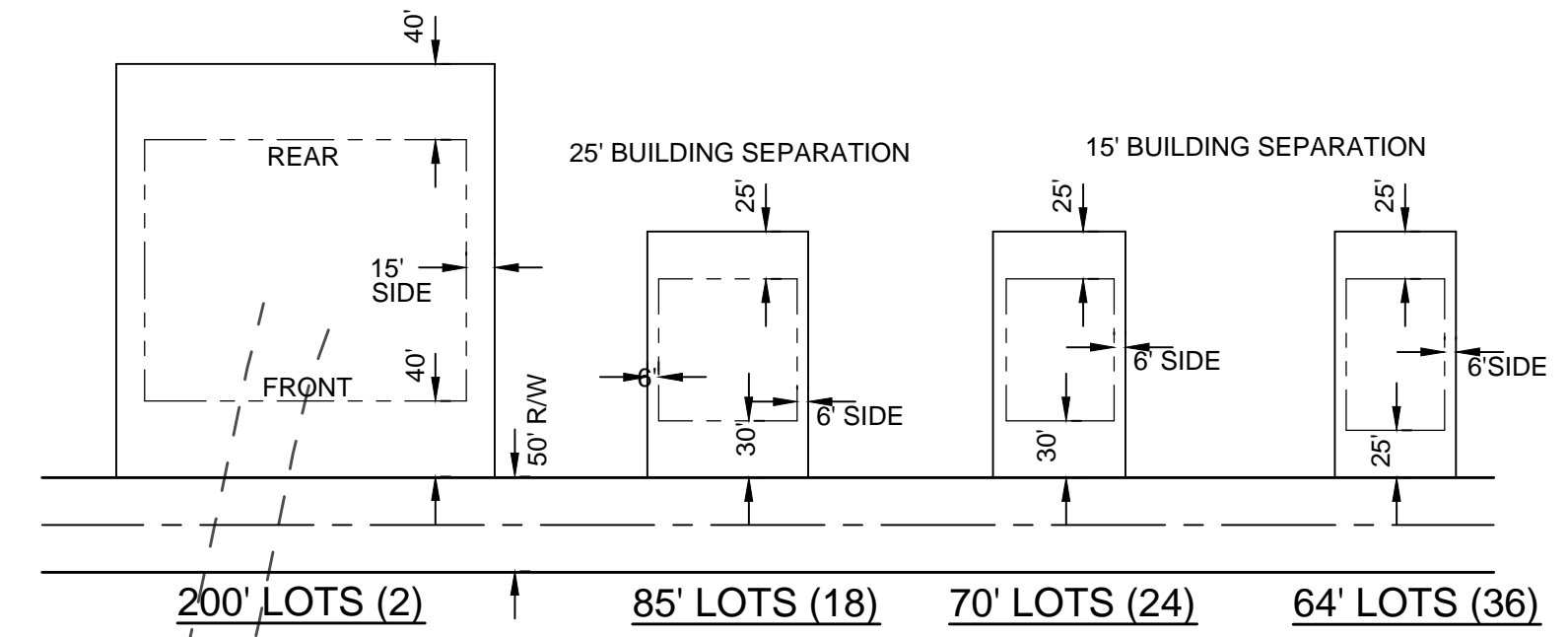
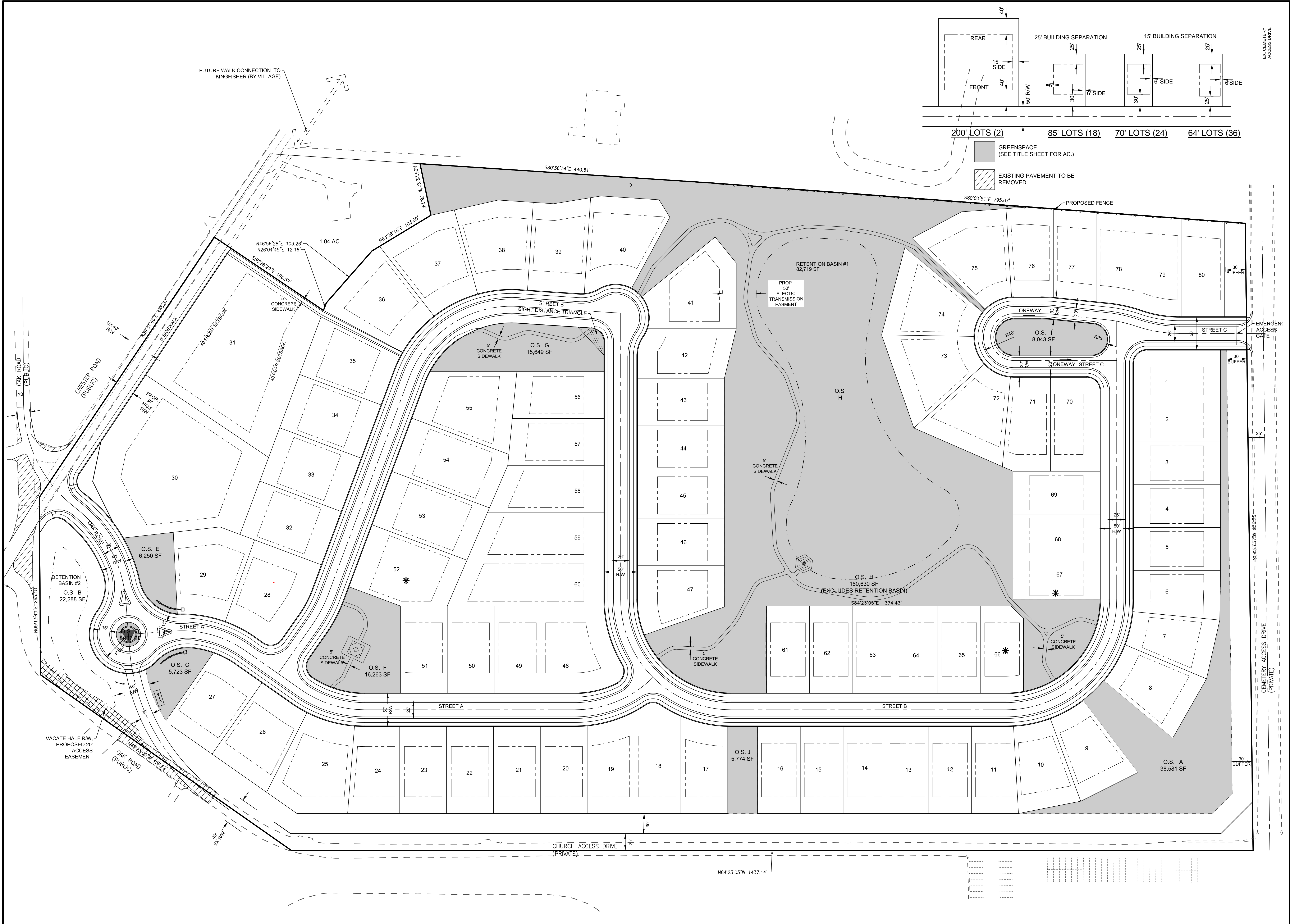
VILLAGE GATE
PRELIMINARY DEVELOPMENT PLAN
SECTION 35, TOWN 4, E. RANGE 1
VILLAGE OF GLENDALE
HAMILTON COUNTY, OHIO

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

Drawing: VILLAGE GATE - DREES 2015-08-21
Drawn by: AJW
Checked by: JSD
Issue Date: 08-24-15
Sheet: C1.0

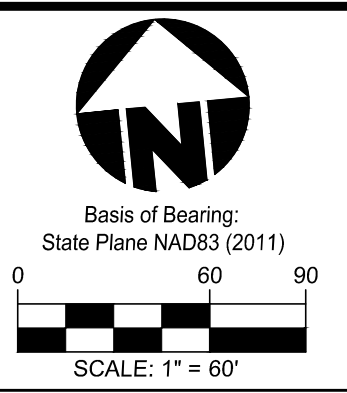
Plot time: Aug 26, 2015 - 11:27am

Drawing name: G:\LandDevelopment\Project - Village Gate\Village Gate - Drees 2015-08-21.dwg - Layout Tab: 3 Layout



GREENSPACE (SEE TITLE SHEET FOR AC.)

EXISTING PAVEMENT TO BE REMOVED



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Revision Description

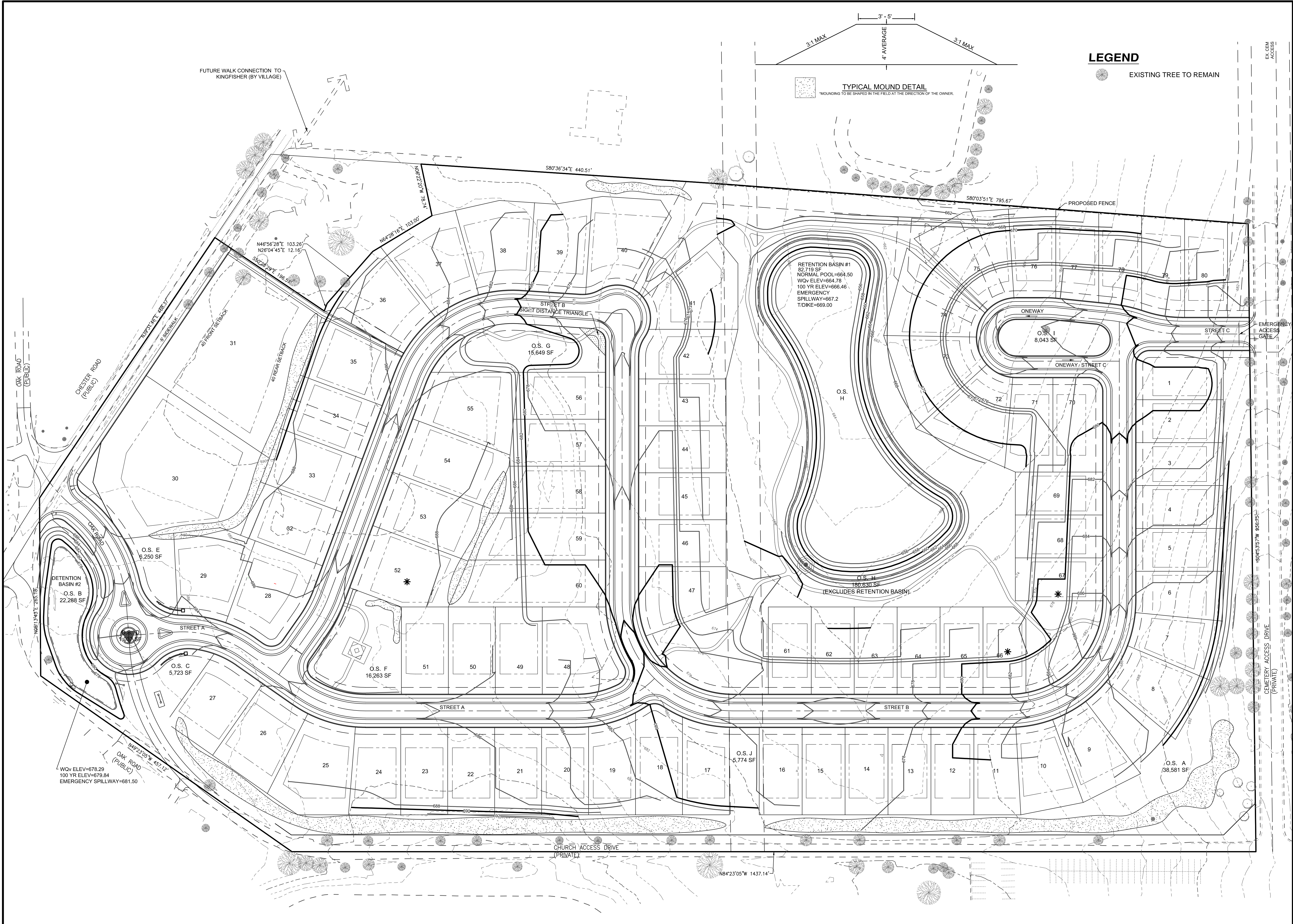
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| 1 | REVISION #1 - LOT LAYOUT CHANGED BASED ON P.C. COMMENTS | 08/24/15 | | |

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



Drawing: VILLAGE_GATE - DREES 2015-08-21
 Drawn by: AJW
 Checked by: JSD
 Issue Date: 08-24-15
 Sheet: **C3.0**



LEGEND

EXISTING TREE TO REMAIN

TYPICAL MOUND DETAIL
 *MOUNDING TO BE SHAPED IN THE FIELD AT THE DIRECTION OF THE OWNER.

North Arrow
 Basis of Bearing:
 State Plane NAD83 (2011)
 Scale: 1" = 60'

| Item | Revision Description | Date | Drawn | Checked |
|------|---|----------|-------|---------|
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 6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

| | |
|-------------|---------------------------------|
| Drawing: | VILLAGE GATE - DREES 2015-08-21 |
| Drawn by: | AJW |
| Checked by: | JSD |
| Issue Date: | 08-24-15 |

Sheet: **C7.0**

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