CENTER POINTE DRIVE

RESIDENTIAL BUILDING
4 STORY

CLUBHOUSE

FIREPLACE AND
GRILLING AREA

BOCCE
COURT

POOL AND
HOT TUB

PARKING
GARAGE
3 STORY

RESIDENTIAL BUILDING
4 STORY

LEASING CENTER

RETAIL/
RESIDENTIAL
BUILDING
4 STORY

TOWNE CENTRE DRIVE

OFFICE
BUILDING
4 STORY

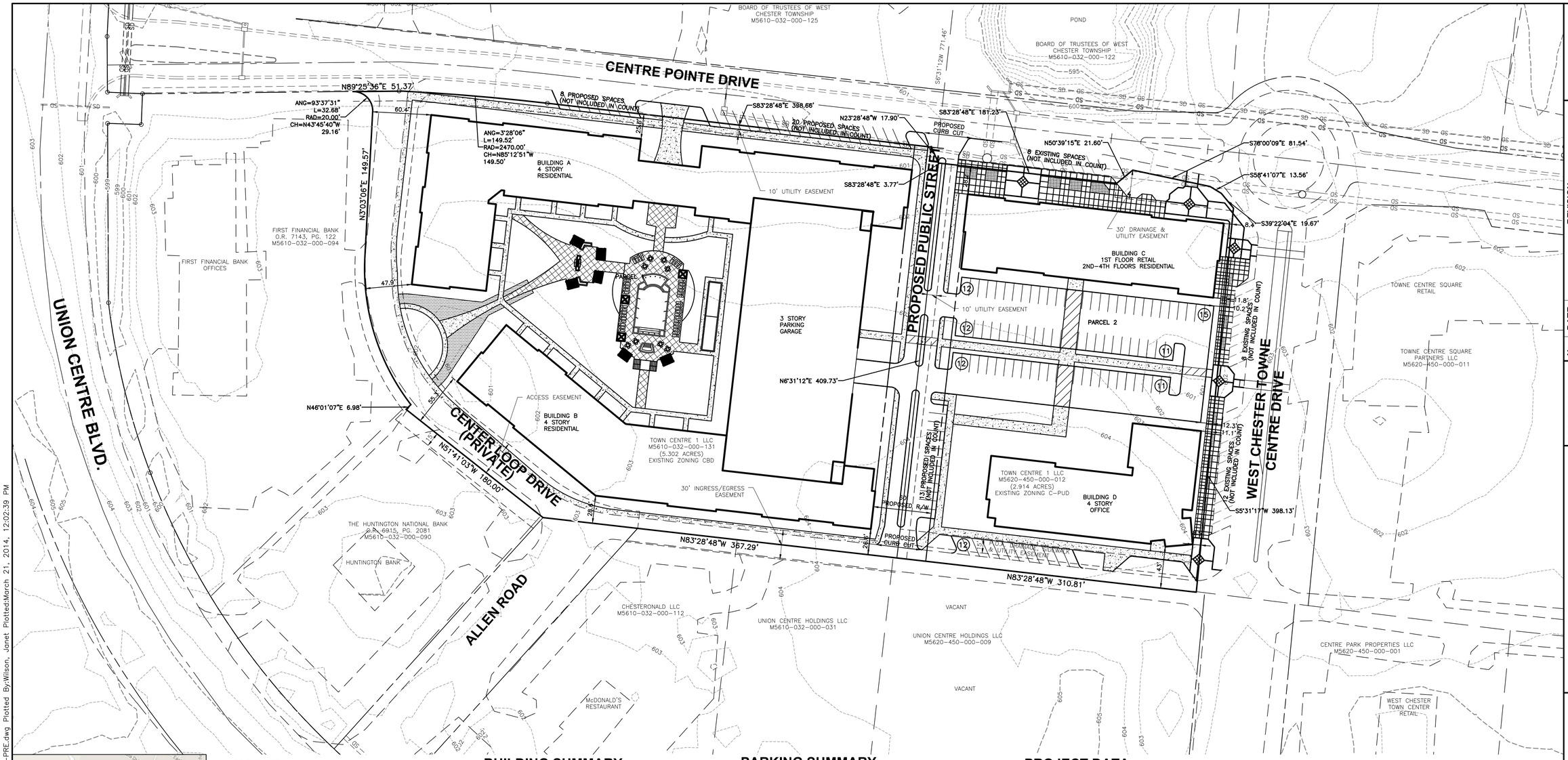
iLoft
at WEST CHESTER

MARCH 2014

AndersonBirkla
INVESTMENT PARTNERS,LLC

LAPP
design group, llc

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VICINITY MAP

NOTES

1. EXISTING CONTOURS AT 1' INTERVALS. TOPOGRAPHY TAKEN FROM SITEOPS DATED 1-14-14.
2. PROJECT SCHEDULE:
   BEGIN CONSTRUCTION 8/15/2014
   COMPLETE CONSTRUCTION 8/15/2015
3. SEWER: CONNECT TO PUBLIC MAINS IN CENTRE POINTE DRIVE
4. WATER: CONNECT TO PUBLIC MAINS IN CENTRE POINTE DRIVE
5. STORM: ONSITE COLLECTION SYSTEM TO DISCHARGE TO EXISTING TO EXISTING STORMWATER BASIN NORTH OF CENTRE POINT DRIVE OWNED BY WEST CHESTER TOWNSHIP
6. THE SITE DOES NOT LIE WITHIN A FLOOD ZONE FLOOD INSURANCE RATE MAP, BUTLER COUNTY, OHIO MAP NUMBER 39017C0333E, EFFECTIVE DATE DECEMBER 17, 2010.

LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED CROSSWALK
- PROPOSED FIRE DEPARTMENT ACCESS PATHWAY

BUILDING SUMMARY

BUILDING A:	
1ST FLOOR RESIDENTIAL AND AMENITY SPACE	38,730 S.F.
2ND FLOOR RESIDENTIAL	36,220 S.F.
3RD & 4TH FLOOR RESIDENTIAL EACH	32,215 S.F.
	139,380 S.F. TOTAL
124 TOTAL RESIDENTIAL UNITS IN BUILDING	
BUILDING B:	
1ST, 2ND,3RD,4TH FLOOR RESIDENTIAL	29,495 S.F. EACH
	117,980 S.F. TOTAL
88 TOTAL RESIDENTIAL UNITS IN BUILDING	
BUILDING C:	
1ST FLOOR GENERAL RETAIL	19,300 S.F.
2ND,3RD,4TH FLOOR RESIDENTIAL EACH	19,300 S.F.
	77,200 S.F. TOTAL
45 TOTAL RESIDENTIAL UNITS IN BUILDING	
BUILDING D:	
1ST,2ND,3RD,4TH FLOOR OFFICE EACH	25,000 S.F.
	100,000 S.F. TOTAL
PARKING GARAGE:	
3 STORY HEIGHT	
406 TOTAL SPACES PROVIDED IN GARAGE	
UNIT SUMMARY	
257 TOTAL RESIDENTIAL UNITS	

PARKING SUMMARY

	REQ. PER CODE	REQ PER OWNER
BUILDING A:		
124 RESIDENTIAL UNITS	248	186*
2 SPACE/UNIT REQ.		
BUILDING B:		
88 RESIDENTIAL UNITS	176	132*
2 SPACE/UNIT REQ		
BUILDING C:		
19,300 S.F. RETAIL	65	65
1 SPACE/300 S.F.		
45 RESIDENTIAL UNITS	90	68*
2 SPACE/UNIT REQ		
BUILDNG D:		
100,000 S.F. OFFICE	250**	250**
1 SPACE/400 S.F.		

*SPACES NEEDED BASED UPON OWNER 1.5 SPACE PER RESIDENTIAL UNIT REQUIREMENT

**PARKING SPACES REQUIRED FOR OFFICE USE ARE SHARED SPACES WITH THOSE OF RESIDENTIAL USE. IT IS ASSUMED THAT THE TIME OF USE FOR THESE SPACES WILL OFFSET. THEREFOR THESE SPACES ARE NOT COUNTED IN REQUIRED OR PROVIDED PARKING COUNTS.

TOTAL PARKING REQUIRED	
REQUIRED PER CODE	579
REQUIRED PER OWNER	451
TOTAL PARKING PROVIDED	
SPACES IN GARAGE	406
SPACES IN PRIVATE LOT	85
	491
PROPOSE AND EXISTING ON STREET PARKING AVAILABEL (NOT INCLUDED IN COUNT ABOVE)	
SPACES ON STREET	69

PROJECT DATA

SITE DATA

PARCEL 1	5.302 ACRES
PARCEL 2	2.911 ACRES
TOTAL GROSS AREA	8.213 ACRES
RIGHT OF WAY	0.572 ACRES
TOTAL NET AREA	7.641 ACRES

ZONING DATA

EXISTING	C-PUD & CPD
PROPOSED	SP-PUD

PRESENT OWNERS

TOWN CENTRE 1, LLC

APPLICANT

ANTHONY W. BIRKLA
301 PENNSYLVANIA PARKWAY
INDIANAPOLIS, IN 46280

N

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
1	3-13-14	INITIAL SUBMITTAL TO TOWNSHIP

PROJECT No: XXXXX
DATE 3-13-14
DES. BAS
DR. JFW
CKD. BAS

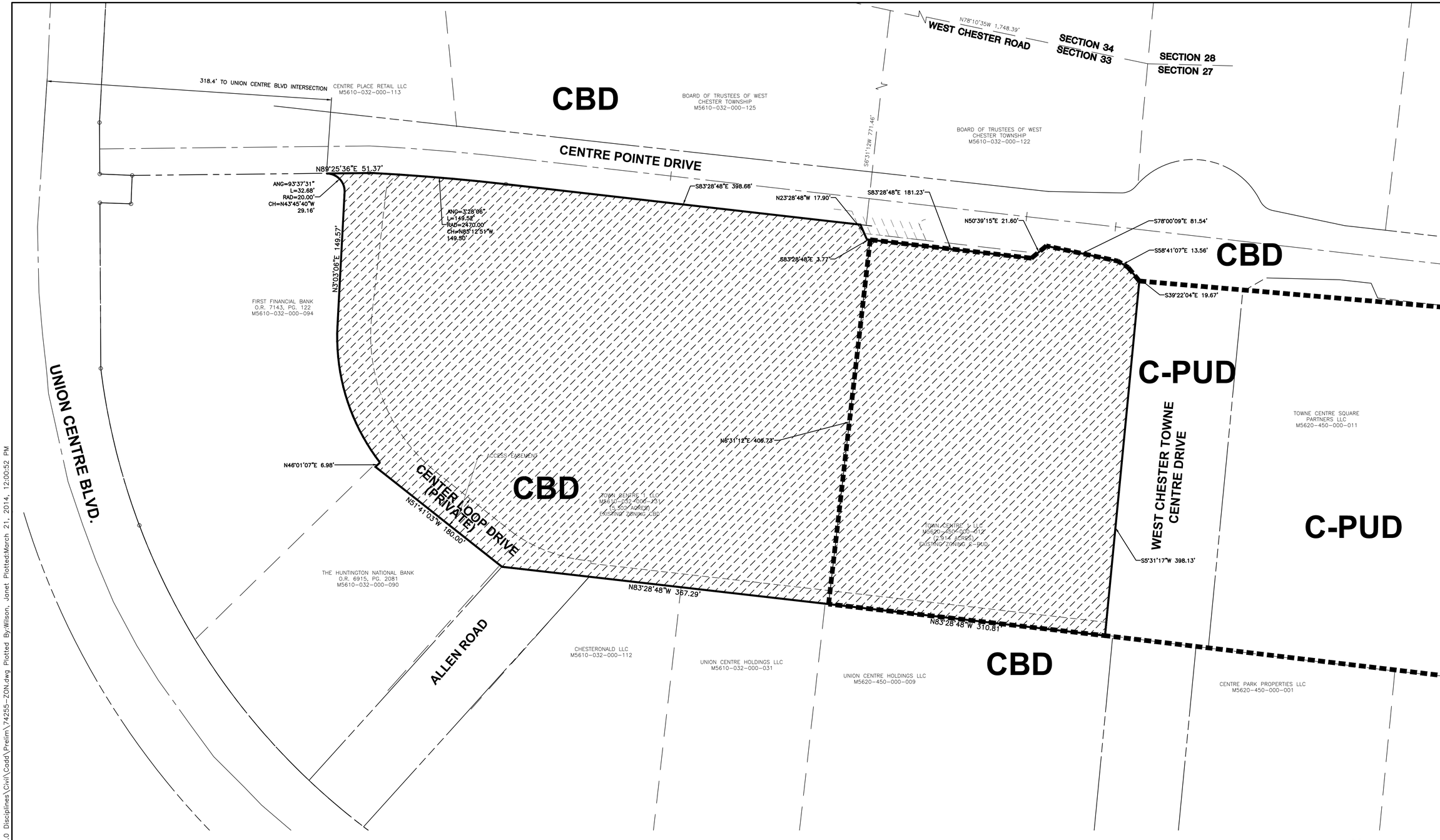
4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743

WOOLPERT
DESIGN | ENVIRONMENTAL | INFRASTRUCTURE

iLOFT AT WEST CHESTER
9120 UNION CENTRE BOULEVARD
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

SHEET NO.
1 OF 1



CBD COMMERCIAL BUSINESS DISTRICT

C-PUD COMMERCIAL PLANNED UNIT DEVELOPMENT

EXISTING ZONING BOUNDARY

AREA PROPOSED TO BE RE-ZONED TO SP-PUD (SPECIAL PURPOSE PLANNED UNIT DEVELOPMENT DISTRICT)

No.	DATE	REVISION
1	3-13-14	INITIAL SUBMITTAL TO TOWNSHIP

SEAL

PROJECT No: XXXXX
DATE 3-13-14
DES. BAS
DR. JFW
CKD. BAS

4454 Idea Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743

WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE

iLOFT AT WEST CHESTER
9120 UNION CENTRE BOULEVARD

WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

ZONING PLAT

SHEET NO.
1 OF 1

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BLDG C, W. RETAIL, FACING NORTH



3 - 19 - 14

AndersonBirkla
INVESTMENT PARTNERS, LLC

iLoft
at WEST CHESTER

WOOLPERTDESIGN

MAIN ENTRY/AMENITY AREA - BLDG A, NORTH FACADE



3 - 19 - 14

AndersonBirkla INVESTMENT PARTNERS, LLC

iLoft at WEST CHESTER

WOOLPERTDESIGN

BLDG A FROM NW CORNER



3 - 19 - 14

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iLoft
at WEST CHESTER

WOOLPERTDESIGN

EAST FACE OF PARKING DECK



3 - 19 - 14

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INVESTMENT PARTNERS, LLC

iLoft
at WEST CHESTER

WOOLPERTDESIGN