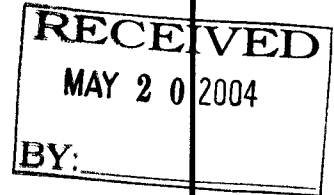


CHESTERWOOD VILLAGE

EX SITE PLAN  
WCTWP SEC 11, 32

West Chester Township, Butler County  
Planning and Zoning Department



May 20, 2004

**Request for Comments**

Hillandale Communities has submitted an application to the West Chester Township Planning and Zoning Department requesting an approval for a revision to a Final Development Plan. This has been assigned case number WCP- RFDP Chesterwood 06-04-A (according to the West Chester Township Zoning Department's filing System). The subject case is scheduled to be heard by West Chester Township's Zoning Commission on June 21, 2004.

Please submit any comments relevant to the case that may be included in the Zoning Department staffs report. Your comments can be faxed or mailed to:

Bryan Behrmann, Township Planner  
West Chester Township Planning & Zoning  
9577 Beckett Road, Suite 100  
West Chester, OH 45069  
Fax: (513) 874-6804

Thank you for your input.

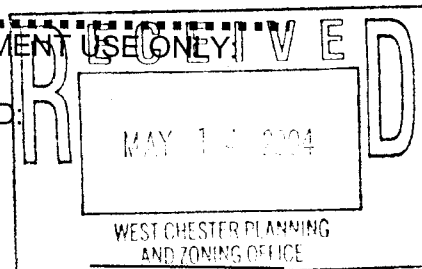
- ☐ Tony Goller, West Chester Township Fire Department
- ☒ Eric Pottenger, Butler County Engineer's Office
- ☐ Jennifer Deaton, Butler County Soil/Water Conservation
- ☐ Constance Kepner, Butler County Environmental Services
- ☐ Jeff Agnew, Butler County Health Department
- ☐ Christine Hilbert, ODOT
- ☐ Mark Fitzgerald, West Chester Township Services Director
- ☐ Col. John Bruce, Police Chief

NO COMMENTS

APPLICATION FOR REVISION TO DEVELOPMENT PLAN  
WEST CHESTER TOWNSHIP PLANNING & ZONING DEPARTMENT  
9577 Beckett Road, Suite 100, West Chester, Ohio 45069  
Telephone: (513) 777-4214

FOR WEST CHESTER TOWNSHIP PLANNING AND ZONING DEPARTMENT USE ONLY

CASE # WCP-RFDP Chesterwood Cottages DATE RECEIVED: 06-04-A



FEE RECEIPT # 7353

RECEIVED BY: \_\_\_\_\_

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Hillandale Communities

ADDRESS 8073 Tylersville Road

PHONE NO. 513-777-1400 FAX NO. 513-777-4249

CITY/STATE/ZIP West Chester, Ohio 45069

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD  
WITHIN THE PROPERTY WHICH IS REQUESTED TO BE REVISED:

1. Chesterwood Cottages Parcel # M5610-014-000-030  
Real Estate, LTD

2. 8073 Tylersville Road

3. West Chester, Ohio 45069

PUD ZONE DISTRICT APPROVED (DATE) \_\_\_\_\_ BY \_\_\_\_\_

LOCATION OF PROPERTY: SECTION 11 TOWN 3 RANGE 2

PARCEL(S) M 5610-014-000-030

PROPERTY ADDRESS 8073 Tylersville Road, West Chester, Ohio 45069

(MY) (OUR) INTEREST IN THE PROPERTY:

OWNER ☒ AGENT ☐ LESSEE ☐ OPTIONEE ☐

APPLICANT Hillandale Communities, 8073 Tylersville Rd, West Chester, OH 45069

Signature

Address

Phone Number

513-777-1400

OWNER(S) *[Signature]*

8073 Tylersville Rd, West Chester, OH 45069

513-777-1400

Signature

Address

Phone Number

STATE OF OHIO  
COUNTY OF BUTLER

Signature

513-777-1400

---

Phone

Trivally George on the  
Notary Public

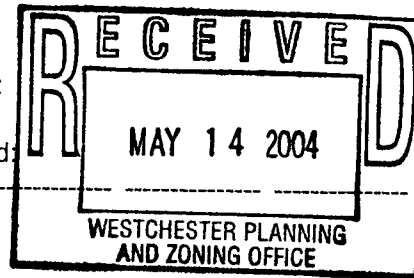
9

ADJACENT PROPERTY OWNERS  
UNION TOWNSHIP PLANNING & ZONING DEPARTMENT  
9113 Cincinnati-Dayton Road  
West Chester, Ohio 45069

Telephone: 777-4214

For Union Township Planning And Zoning Department Use Only:

Case # WCP-R.FDP Chesterwood <sup>Cottages</sup> Date Received: 06-04-04



Parcel:	Owner	Address
M5620176000001	Curry, Colleen L.	7969 Pepper Pike, West Chester, Ohio 45069
M5620176000002	Thompson, John	7777 Pepper Pike, West Chester, Ohio 45069
M5620176000003	Abernathy, Charles	7987 Pepper Pike, West Chester, Ohio 45069
M5620169000030	Anthony, Thomas	811 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000042	Dening, Lawrence	8015 Castel Rock Lane, West Chester, Ohio 45069
M5620169000028	White, Ronald	8093 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000029	Smith, Ronald	8101 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000039	Tate, Robert	8000 Castel Rock Lane, West Chester, Ohio 45069
M5620169000038	Sequin, Francis	8006 Castel Rock Lane, West Chester, Ohio 45069
M5620169000040	Schneeman, Michael	8001 Castel Rock Lane, West Chester, Ohio 45069
M5620169000041	Turner, Levi	8007 Castel Rock Lane, West Chester, Ohio 45069
M5620169000001	Reinel, Steven	8108 Long Meadow Drive, West Chester, Ohio 45069
M5620169000002	Shivener, Donald	8118 Long Meadow Drive, West Chester, Ohio 45069
M5620169000022	Gentry, Robert	8111 Long Meadow Drive, West Chester, Ohio 45069
M5620169000021	Rolfert, Phillip	8117 Long Meadow Drive, West Chester, Ohio 45069
M5620169000026	Norton, Peter	8108 Chestnut Hill Lane, West Chester, Ohio 45069
M5620169000027	Steigerwald, Christopher	8096 Chestnut Hill Lane, West Chester, Ohio 45069
M5610015000008	President & Trustees	Tylersville Road, West Chester, Ohio 45069
M5610014000030	Chesterwood Village Ltd	8073 Tylersville Road, West Chester, Ohio 45069
M5610014000031	Maddox, Christine	8010 Cox Road, West Chester, Ohio 45069
M5610014000001	Church Of Nazarene	7943 Tylersville Road, West Chester, Ohio 45069
M5610019000032	Retail Land Ltd Prt.	7880 Tylersville Road, West Chester, Ohio 45069

# Butler County Real Estate Tax Bill

**Carole B. Mosketi**  
Butler County Treasurer



**First Half, 2003**

Jurisdiction Code: 4527

[www.butlercountyohio.org/treasurer](http://www.butlercountyohio.org/treasurer)

<b>Parcel No.</b> M5610-014-000-030      Com.	
<b>Taxing District</b> WST CHESTR LAKOTA LSD	
<b>Parcel Location</b> 8015 TYLERSVILLE RD	
<b>Owner Name</b> CHESTERWOOD VILLAGE LTD	
<b>Legal Description</b> 2 3 11 NE COR NW 1/4	
<b>100% Appraised Value</b> Land 603,230 Bldg/Improv 2,537,920 Total 3,141,150	
<b>35% Taxable Value</b> Land 211,130 Bldg/Improv 888,270 Total 1,099,400	
<b>Special Assessments</b> 11900 ACRES PRES 0.00 16001 STORM WATER 0.00 Delq. 0.00 Current Yr. 498.64	
<b>Homestead Reduction Value</b> <b>CAUV Value</b>	
Avoid Penalty Pay On Or Before <b>2/13/2004</b>	

Gross Tax Rate Reduction Factor <b>Effective Tax Rate</b> Gross real estate tax	83.8	Acres	14.535
		Class	Com.
	58.365835	Code	402
<b>Yearly Tax Distribution</b> County General Fund 2030.57 Mental Retardation 2176.14 Miami Conservancy 21.26 Mental Health 259.38 Children Services 2118.80 Senior Services 1183.94 School 35926.75 Joint Voc. School 1909.64 Township 12114.18 Municipal 0.00 Assessments 499.90 Total 58250.56			
Add: Special assessment 499.90 Past due assessment 0.00 Assessment penalty 0.00 Past due real estate 0.00 Real estate penalty 0.00 Omitted taxes 0.00 Cauv recoup 0.00			
Delq and Full Year 58250.56 Payments 0.00 Half Year Amount Due 29125.28			

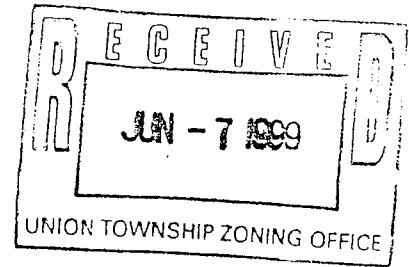
TRANSFERRED  
8-4-97  
D. # \_\_\_\_\_  
CONVEYANCE # \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
EXEMPT \_\_\_\_\_

0. 3134 PAGE 2136

CORPORATION DEED

Kay Rogers, Butler Co. Auditor

This conveyance has been examined and the grantor  
has complied with section 319.202 of the revised code.



**KNOW ALL MEN BY THESE PRESENTS:**

**THAT** CHESTERWOOD VILLAGE, INC., AN OHIO CORPORATION, the Grantor,  
a corporation organized and existing under the laws of the State of Ohio,

in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to it paid by CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO.

whose address is: 4195 Hamilton-Mason Road, Hamilton, OH 45011

the receipt whereof is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, AND CONVEY** to the said CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO.

the following described **Real Estate**:

Located in Section 11, Township 3, Range 2 of Union Township, Butler County, Ohio, and  
being more and precisely described as follows:

Starting at the Northwest corner of the Northwest Quarter of Section 11, Township 3, Range 2, thence with the North line of Section 11, South 84 degrees 08' 21" East, 724.76 feet;  
Thence leaving the North line of Section 11, South 5 degrees 59' 22" West, 58.24 feet to a point on the south right-of-way of Tylersville Road; thence with said right-of-way South 84 degrees 25' 10" East 1219.43 feet to a point on the east side of Chesterwood Boulevard, and said point being the TRUE POINT OF BEGINNING.

thence with the South right-of-way of Tylersville Road South 84 degrees 25' 10" East, 464.48 feet to a point; thence leaving said right-of-way South 5 degrees 27' 45" West, 578.98 feet to a point; thence North 84 degrees 32' 15" West, 451.93 feet to a point on the north side of Chester Court, said point being at the start of a curve to the right; thence with said curve, a radius of 29.00 feet, arc length of 45.47 feet and a chord bearing of North 39 degrees 27' 26" West, 40.95 feet to a point on the east side of Chesterwood Boulevard; thence parallel with Chesterwood Boulevard (1 foot east of the back of curb) North 05 degrees 27' 45" East, 323.47 feet to a point at the start of a curve to the right; thence with the curve to the right, a radius of 99.00 feet, arc length of 6.60 feet and a chord bearing of North 07 degrees 22' 25" East, 6.60 feet to a point; thence North 09 degrees 17' 05" East 173.74 feet to a point at the start of a curve to the left; thence with said curve, a radius of

9700042  
Filed  
BUTLER  
JOYCE B  
ON 08-0  
DEED  
Vol. 61

And the said CHESTERWOOD VILLAGE, INC., grantor, for itself, its successors, hereby **Covenants** with the said CHESTERWOOD VILLAGE REALTY, LIMITED, A LIMITED LIABILITY CO., its successor and assigns, that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; And further, That it **does Warrant and will Defend** the same against all claims of all persons whomsoever:

**IN WITNESS WHEREOF**, the said CHESTERWOOD VILLAGE, INC., Grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by

JAMES E. DIXON

its President

thereunto duly authorized by resolution of its Board of Directors, this 31<sup>st</sup> day of JULY, 1997.

Signed and acknowledged in presence of us:

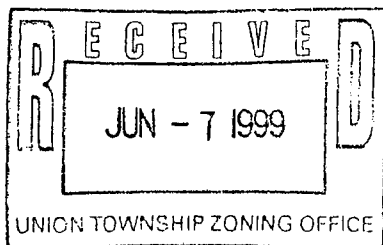
CHESTERWOOD VILLAGE, INC.  
AN OHIO CORPORATION

Tim O'Neil  
TIM O'NEIL  
Maxwell N. Wear  
MAXWELL N. WEAR

By James E. Dixon  
JAMES E. DIXON, President

STATE OF OHIO, COUNTY OF BUTLER, SS.

**BE IT REMEMBERED**, that on this 31<sup>st</sup> day of JULY, 1997 before me, the subscriber, a Notary Public in and for said County and State, personally appeared JAMES E. DIXON, President of CHESTERWOOD VILLAGE, INC., the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument by authority of the Board of Directors, and on behalf, of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officer respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

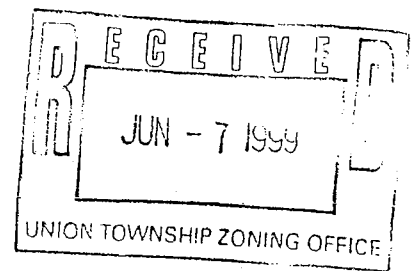


**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.

Maxwell N. Wear  
Notary Public

This instrument was prepared by Maxwell N. Wear, Attorney at Law, 780 Nilles Road, Fairfield, Ohio, 45014.

O.R. 6134 PAGE 2137



Prior Deed Reference: Deed Record 6006, Page 1775.

and all the **Estate, Title and Interest** of the said, CHESTERWOOD VILLAGE, INC., Grantor, either in Law or Equity, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging; **To Have and to hold** the same to the only proper use of the said CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO., its successors and assigns forever,

**and the said** CHESTERWOOD VILLAGE, INC., grantor, for itself and its successors, hereby **Covenants** with the said CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO., its successor and assigns, that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered**; **And further**, That it **does Warrant and will Defend** the same against all claims of all persons whomsoever:

**IN WITNESS WHEREOF**, the said CHESTERWOOD VILLAGE, INC., Grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by

JAMES E. DIXON

its President

thereunto duly authorized by resolution of its Board of Directors, this 31<sup>st</sup> day of JULY, 1997.

Signed and acknowledged in presence of us:

CHESTERWOOD VILLAGE, INC.  
AN OHIO CORPORATION

TIM ONTKO  
MAXWELL N. WEAR

By JAMES E. DIXON  
JAMES E. DIXON, President

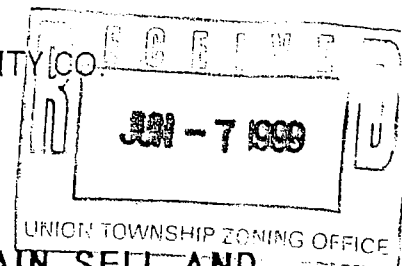
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to it paid by CHESTERWOOD VILLAGE REALTY LIMITED, A LIMITED LIABILITY CO.

whose address is: 4195 Hamilton-Mason Road, Hamilton, OH 45011



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( CONVEYANCE CONTINUED ON PAGE 3)

Containing 6.355 acres of land, more or less, and being subject to the rights-of-way of Tylersville Road and any easements or restrictions of record.

APPROVED BY 08-11-97  
BUTLER COUNTY PLANNING COMMISSION  
FOR THE PURPOSES OF CONVEYANCE OF  
TITLE, DOES NOT CONSTITUTE A ZONING  
CERTIFICATE OR BUILDING PERMIT.  
NO PLAT REQUIRED

VOLUME 33 PAGE 15  
BUTLER COUNTY ENGINEER  
RECORD OF LAND SURVEYS

9700042889  
Filed for Record in  
BUTLER COUNTY, OHIO  
JOYCE B THALL  
On 08-04-1997 At 03:08 pm.  
DEED 22.00  
Vol. 6134 Pg. 2136 - 2139

**UNION TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 99-11  
(WCP-RFDP: CHESTERWOOD VILLAGE PHASE 2: 6-99)  
(West Chester Plaza)**

**WHEREAS,** a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

**WHEREAS,** the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

**WHEREAS,** a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

**WHEREAS,** the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and

**WHEREAS,** on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

**WHEREAS,** on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

**WHEREAS,** on July 15, 1996, Chesterwood Village, Inc. received revised Preliminary Development Plan approval with conditions (Zoning Commission Resolution 96-23) for the retirement center portion of West Chester Plaza; and

**WHEREAS,** on December 1, 1997, Chesterwood Village, Inc. received Final Development Plan approval with conditions (Zoning Commission Resolution 97-33) for a Final Development Plan for Phase II.

**WHEREAS,** on June 7, 1999 Gregg Dixon submitted an application, requesting Revised Final Development Plan approval for Phase II to construct an Assisted Living Building, an Independent Living Building, and an Alzheimer's Wing as illustrated on the RFDP.

**NOW THEREFORE BE IT RESOLVED,** that the Union Township Zoning Commission does hereby approve of said Revised Final Development Plan with the following conditions:

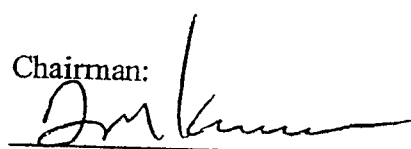
- 1) Elevations and architectural treatment for the future independent living wing shall be consistent with the existing care center and the proposed additions.

- 2) No Zoning Certificate shall be issued until a revised plan is submitted illustrating elimination of two (2) parking spaces at the north office entrance and illustrating emergency access grass pavers at the north and south side of project pursuant to approval of the Union Township Fire Department.
- 3) Building setbacks along the east property lines shall be 50 feet.
- 4) The proposed assisted living building along the east property line shall maintain a one-story roofline.
- 5) No Zoning Certificate shall be issued until the landscaped earthen berm located on the east side of the property conforms to the previously approved landscape plan.

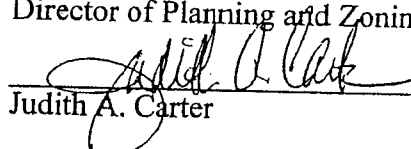
**BE IT FURTHER RESOLVED,** that all plats, plans, applications, and other data approved are hereby made part of this resolution:

Union Township, Butler County  
June 28, 1999

Chairman:

  
D. Michael Kramer

Director of Planning and Zoning:

  
Judith A. Carter

UNION TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 96-23  
(WCP: RPDP-CHESTERWOOD VILLAGE 7-96)  
(West Chester Plaza) Phase 1

WHEREAS, a R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio; and

WHEREAS, the purpose of the aforementioned approval was for the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

WHEREAS, a major change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

WHEREAS, the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and

WHEREAS, on May 17, 1993, Champion East, optionee and developer of a portion of said planned unit development submitted an application for approval of a Revised Preliminary Development Plan for the retail portion of the plan approved as part of the major change; and

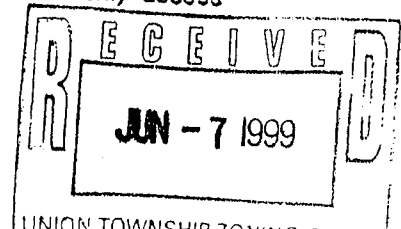
WHEREAS, on August 22, 1994, Kohl's Department Store and the West Chester Church of the Nazarene were approved for a revised Preliminary Development Plan, modifying the access points from Tylersville Road, the internal circulation system, and the retention basins for the West Chester Plaza Development; and

WHEREAS, on August 22, 1994, Kohl's Department Store was approved for a Final Development plan for the construction of a retail store; and

WHEREAS, on July 1, 1996, Chesterwood Village, Inc. submitted application to revise the Preliminary Development Plan for the retirement center portion of West Chester Plaza. The applicant proposed a different layout; and

NOW THEREFORE BE IT RESOLVED, that the Union Township Zoning Commission does hereby approve of said revised Preliminary Development Plan with the following conditions:

- 1) No Final Development Plan approval shall be given until the Union Township Fire Department has approved the internal access design and the fire hydrant location. All private drives shall be a minimum of twenty-four (24) feet in width.
- 2) No Final Development Plan approval shall be given until the Union Township Department of Planning and Zoning receives a letter from the Butler County Engineer's Office indicating approval of the construction drawings for the proposed right in/right out only access



into the retirement center. The proposed right in/right out only access into the retirement center shall be paid for by the applicant. With the construction of the right in/right out only access into the retirement center, the remainder of the church's relocated entrance shall be extended east. (The access easement has already been recorded).

3 ) No Final Development Plan shall be issued until all open space areas have been dedicated to an association charged with maintenance of the areas.

4 ) The building setbacks along the east and south property lines shall be 50 feet.

5 ) Within the 50 ft. setback, a landscaped buffer along the south and east property lines of the proposed retirement center shall be considered at Final Development Plan approval. Appropriate landscaping would provide a buffer from the proposed retirement center and existing R-1A Districts.

6 ) A pedestrian walkway system, linking the retirement center to adjacent uses, shall be considered at Final Development Plan approval. The pedestrian walkway system shall be designed to access all sections of the retirement center and all adjoining uses. No Final Development approval shall be given until the Department of Planning and Zoning approves an appropriate pedestrian system.


7 ) Proposed buildings along the east and south property lines shall be maintained to one-story. Two-story buildings shall be located away from the property line.

8 ) Along the east property line, the total care facility shall maintain a one-story roof line. The proposed building shall buffer any required parking from the adjoining properties.


**BE IT FURTHER RESOLVED,** that all plats, plans, applications, and other data approved are hereby made part of this resolution:

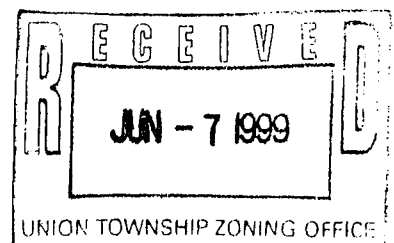
Union Township, Butler County  
July 15, 1996

Chairman:

  
D. Michael Kramer

Director of Planning and Zoning:

  
Judith A. Carter



**UNION TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING – JUNE 28, 1999**

MEMBERS PRESENT: Michael Kramer, Chairman; Joseph S. Meyer, Vice-Chairman David S. Pickard; Teri J. Slick

MEMBERS ABSENT: John R. Topits

STAFF PRESENT: Judith A. Carter, Director of Planning & Zoning  
Derek Hunter, Township Planner

LOCATION: Township Hall

CALL TO ORDER: 6:33 p.m.

ADJOURNMENT: 7:41 p.m.

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**Case Number: WCP-FDP CHESTERWOOD VILLAGE PHASE II 6/99**

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**Staff Report:** Ms. Carter stated that the site is located on Tylersville Road, east of West Chester Church of the Nazarene, and across from the Voice of America site directly adjacent to the Kohl's development on Tylersville Road. The applicant received final development plan approval in December 1997 for construction of a 69-bed nursing home and 40 assisted living units. All the conditions of that approval have been met except for an emergency access grass paver and completion of approved landscaping berm located on the east side of the development. These items are listed as minimum conditions of approval and a draft resolution was prepared for review. The applicant wished to revise the final development plan to construct an additional assisted living building, independent living building and an Alzheimer's wing. All these components were approved at the initial final development plan stage. Ms. Slick asked where the fire/emergency access would be. Ms. Carter responded to Ms. Slick's concerns about fire/emergency access.

**Applicant:** John McKay, McKay Williams, Architects representing Mr. Dixon  
1200 Chambers Rd., Columbus, OH 43212

Mr. McKay described the building materials and elevation. He responded to questions regarding the composition of the grass paver stating that it is made from reconstituted plastic bottles. He described the process and said it has been recognized by fire departments, and acceptable.

**Public Comment:** Steve Reinell  
8108 Longmeadow Drive, West Chester, Oh 45069

Mr. Reinel expressed concern over the south entrance and where the road was going. He expressed concern about how the berm elevation would affect the view from his property. Mr. Reinel has a 6' privacy fence and he can see windows above his fence. Mr. Reinel had questions regarding the front berm.

### **Board Deliberation**

In response to Mr. Kramer, Mr. McKay clarified the emergency ingress/egress plan.

Applicant: Mr. Dixon  
3583 Hamilton-Mason Road, Fairfield Township.

Mr. Dixon stated that the issue of the south side of the property to allow the fire department has been discussed and the information on the plastic sheeting for the access has been used by a number of fire departments. He said there are two standby systems that provide fire protection for the existing structure, and upon completion of the building there will be four systems in place to protect the structure from fire. Mr. Dixon stated that presently the building has state of the art system.

Mr. Kramer moved to approve 99-11 Chesterwood Village Phase II 6/99 revision of final development plan as drafted by staff. Mr. Meyer seconded the motion.

Aye: Pickard, Meyer, Kramer, Slick  
Nay: 0  
Absent: Topits

Mr. Kramer expressed concern over the question posed by Mr. Reinel about changing the grade after approval of a plan. Ms. Carter stated that at the time of the plan being submitted the preliminary grade plan needs to be submitted also, so the approval of the plan is also knowing what the grade is going to be. Mr. Kramer stated that more care needs to be given in the grade change.

The board voted unanimously to adjourn at 7:41 p.m.

**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.**

Chairman:

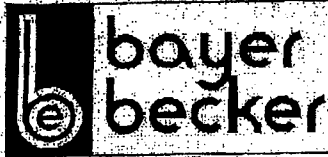
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D. Michael Kramer

Secretary:

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Judith A. Carter,  
Director of Planning & Zoning



engineers  
planners  
architects  
surveyors

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700 Nilles Road  
Fairfield, OH 45014  
P. 513.829.2149  
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March 17, 2003

Mr. Brian Behrmann  
West Chester Township  
9577 Beckett Road  
West Chester, Ohio 45069

RE: **Chesterwood Village – Assisted Living Addition**

Dear Mr. Behrmann,

The proposed Assisted Living Addition at Chesterwood Village was taken into account in the original detention calculations for the development. Said expansion will not require additional detention.

If you have any questions, or need any additional information please contact me.

Sincerely,

Etta M. Reed, P.E.

Cc: Don Dixon  
Rick Fields

1941





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planners  
architects  
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fairfield@bayerbecker.com

April 26, 2004

## DESCRIPTION

5.996 Acre Tract

## LOCATION

Chesterwood Village  
West Chester, Ohio

Situated in Section 11, Town 3, Range 2, West Chester Township, Butler County, Ohio and being a 5.996 acre tract of land in part of the lands of Chesterwood Village LTD as recorded in Official Records 6320, Page 0378 of the Butler County Ohio records and being further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Section 11, said point being in the centerline of Tylersville Road, along the Northerly line of said section and along said centerline, South  $84^{\circ}08'21''$  East, 724.76 feet; thence leaving said section line and said centerline, South  $05^{\circ}59'22''$  West, 58.24 feet to a point in the Southerly right-of-way line of Tylersville Road; thence along said Southerly right-of-way line, South  $84^{\circ}25'10''$  East, 1683.91 feet to a point in the Westerly line of Pepper Pike Subdivision as recorded in Plat Book 32, Page 18 of the Butler County Ohio records; thence leaving said Southerly right-of-way line, along said Westerly line, South  $05^{\circ}27'45''$  West, 578.98 feet to the true point of beginning;

thence from the point of beginning thus found, continuing along said Westerly line, South  $05^{\circ}27'45''$  West, 401.08 feet;  
thence leaving said Westerly line, North  $84^{\circ}32'15''$  West, 141.95 feet to a point in the extended centerline of Watermark Court (a private drive);  
thence along said centerline, South  $05^{\circ}27'45''$  West, 115.11 feet;  
thence along a curve to the right having a radius of 50.00 feet, an arc length of 79.06 feet, a chord bearing of South  $50^{\circ}45'42''$  West, a chord distance of 71.08 feet;  
thence North  $83^{\circ}56'21''$  West, 285.27 feet;  
thence along a curve to the right having a radius of 50.00 feet, an arc length of 78.02 feet, a chord bearing of North  $39^{\circ}14'18''$  West, a chord distance of 70.34 feet;  
thence North  $05^{\circ}27'45''$  East, 243.14 feet to a point in the centerline of Chesterwood Boulevard (a private drive);  
thence leaving the centerline of said Watermark Court, along the centerline of said Chesterwood Boulevard, South  $83^{\circ}56'21''$  East, 23.45 feet;  
thence along a curve to the left having a radius of 50.00 feet, an arc length of 105.24 feet a chord bearing of North  $35^{\circ}45'42''$  East, a chord distance of 86.86 feet;

(Continued on Page 2)

J:\2004\04F058\5.996 ACRE TRACT

700 Nilles Road  
Fairfield, OH 45014

14 East Eighth Street  
Covington, KY 41011

6900 Tylersville Road  
Mason, OH 45040

777 Eads Pkwy, Suite C  
Lawrenceburg, IN 47025

Page 2 Continued:     April 26, 2004  
                             5.996 Acre Tract  
                             Chesterwood Village  
                             West Chester, Ohio

thence North 24°32'15" West, 51.73 feet;  
thence along a curve to the right having a radius of 75.00 feet, an arc length of 39.27 feet, a  
chord bearing of North 09°32'15" West, a chord distance of 38.82 feet;  
thence North 05°27'39" East, 113.02 feet to a point in the extended Northerly line of Chester  
Court (a private drive);  
thence leaving the centerline of said Chesterwood Boulevard, along said extended Northerly  
line, South 84°32'15" East, 495.85 feet to the point of beginning containing 261,185.07  
square feet or 5.996 acres of land and being subject to all easements and right-of-ways of  
record.

The above description was prepared from a survey dated April 26, 2004, made by Todd K. Turner,  
Registered Surveyor #7684 in the State of Ohio.

The plat of which is recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Butler County Engineer's Records.

Prior Instrument Reference: Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

J:\2004\04F058\5.996 ACRE TRACT

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