FINAL DEVELOPMENT PLAN PHASE III
FINAL DEVELOPMENT PLAN AMENDMENT PHASE ONE
CHESTERWOOD VILLAGE

OWNER: CHESSTERWOOD, INC.
4995 HAMILTON-MASON ROAD
HAMILTON, OHIO 45011
(GREG DIXON FAMILY, ET. AL.)

RETIREMENT COMMUNITY DENSITY

208 INDEPENDENT LIVING UNITS
100 ASSISTED LIVING UNITS
48 APT. UNITS

356

ZONE AREA 21.5 ACRES / 936,540 SQ. FT.

PHASE ONE WORK — RIGHT IN/RIGHT OUT RETIREMENT ENTRY ROAD TO PHASE II

PHASE TWO WORK — PHASE TWO BLDG. CONST. @ FRONT OF SITE

PHASE THREE WORK — CONST. OF PHASE THREE BLDGS. & INFRASTRUCTURE

PHASE FOUR WORK — PHASE FOUR BLDGS. & INFRASTRUCTURE

OPEN SPACE REQUIREMENT

TOTAL LAND AREA = 21.5 ACRES
21.5 ACRES = 936,540 SQ/FT.
936,540 × .20 = 187,308 SQ/FT. REQUIRED OPEN SPACE (4.3 ACRES)

25.00' BLDG. SET BACK LINE

N. 15° 19' 14" E 480.00'

PROPOSED CHURCH OFFICE BLDG.

FUTURE DEVELOPMENT

EXISTING WESTCHESTER CHURCH OF THE NAZARENE

PHASE FOUR

50.00' BLDG. SETBACK LINE

50.00'

S 89° 59' 11" E. 440.13'

N. 89° 59' - 11" W. 1010.13'

N. 05° 19' 04" E 880.08'

RIGHT IN/ RIGHT OUT ONLY

ENTRANCE & ACCESS TO RETIREMENT COMMUNITY

BLUE SPRUCE
PIN OAK
EASTERN WHITE PINE
SNOWDRIFT CRAB
RED JEWEL CRAB
SNOWDRIFT CRAB
RED JEWEL CRAB
GREEN ASH
AUSTRIAN PINE
BLUE SPRUCE
NORWAY MAPLE
SNOWDRIFT CRAB
RED JEWEL CRAB
SNOWDRIFT CRAB

PARKING @ THIS AREA WILL BE HELD BACK 75.00'

SOUTH LANDSCAPE & SCREEN MOUND SIMILAR TO EAST PROPERTY LINE INSTALLATION.

PHASE ONE

PHASE TWO

60 APT. UNITS

80 HEALTH UNITS

60 ASSISTED LIVING UNITS

PHASE THREE

50.00 BLDG. SETBACK LINE

PIN OAK
WHITE PINE
AUSTRIAN PINE

FENCE

EXIST'G TREES

S. 05° 19' 04" W. 880.12'

FOR SPECIES & SIZE OF TYPICAL PLANTING BEHIND BLDG. SEE PLANTING DETAIL-SHEET 2

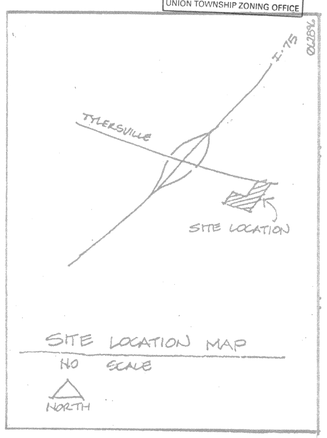
CHESTNUT HILL LANE

CASTLE ROCK LANE

LONG MEADOW DRIVE

NORTH

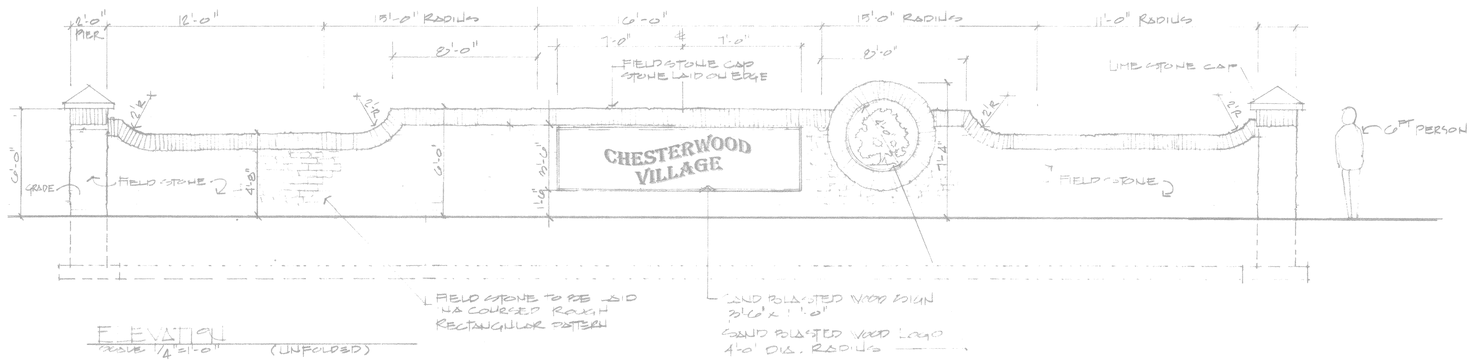
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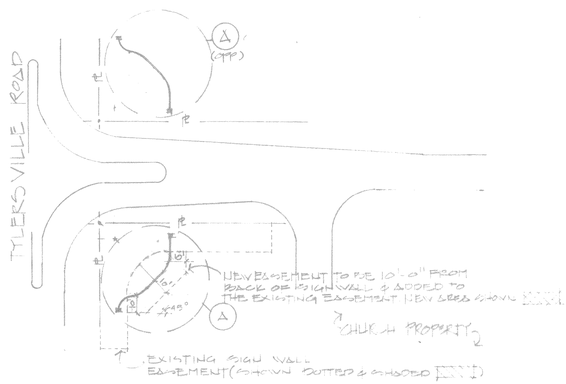
SITE LOCATION MAP
NO SCALE
NORTH

GEORGE J. KONTOGIANNIS & ASSOCIATES — ARCHITECTS/PLANNERS
400 SOUTH FIFTH STREET SUITE 400 — COLUMBUS, OHIO 43215-5492

Plan 2-7-97

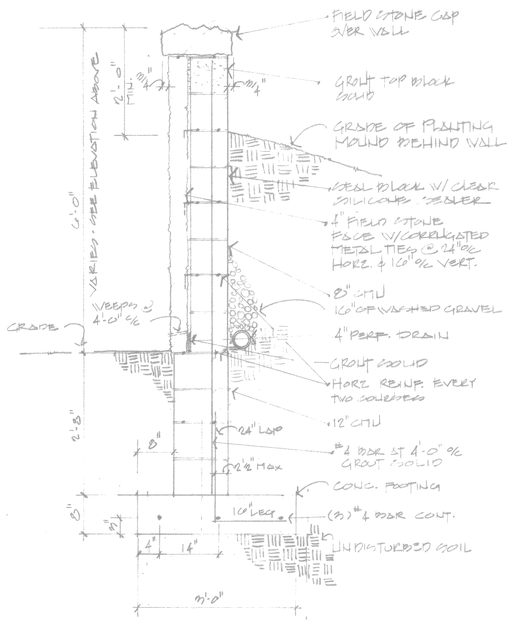


ELEVATION
SCALE: 1/4"=1'-0" (UNFOLDED)

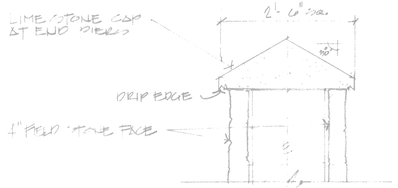


SITE PLAN
SCALE: 1"=80'-0"

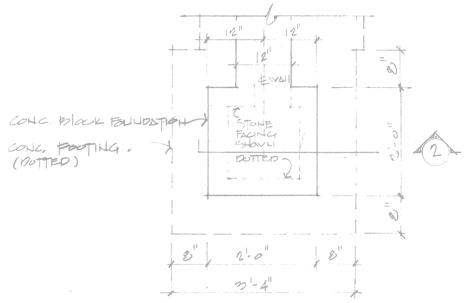
NORTH



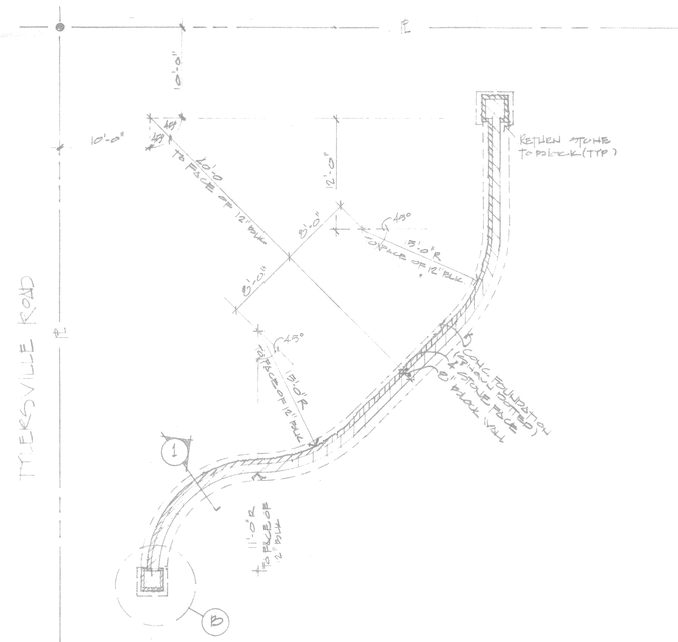
1 TYPICAL WALL SECTION
SCALE 3/4"=1'-0"



2 PIER SECTION
SCALE 1"=1'-0"



B PIER FOUNDATION DETAIL
SCALE 3/4"=1'-0"



A ENTRY WALL PLAN DETAIL
SCALE 1/8"=1'-0"

NORTH

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UNION TOWNSHIP ZONING OFFICE

02/3/97

DATE: 1-23-97

REVISED

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STATE OF OHIO * GEORGE J. KONTOGIANNIS 3784 * REGISTERED ARCHITECT

GEORGE J. KONTOGIANNIS & ASSOCIATES
ARCHITECTS & PLANNERS
400 S. FIFTH ST. COLUMBUS, OHIO

PROJECT: CHESTERWOOD VILLAGE
BUTLER COUNTY, UNION TWP. OHIO

TITLE: ENTRY WALL

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