

Plan 9-3-96

FINAL DEVELOPMENT PLAN - PHASE ONE
CHESTERWOOD RETIREMENT COMMUNITY
 SCALE: 1" = 60'-0"

OWNER: CHESTERWOOD, INC.
 4115 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 I

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 x .20 = 187,308 SQ. FT. REQUIRED
 OPEN SPACE (4.3 ACRES)

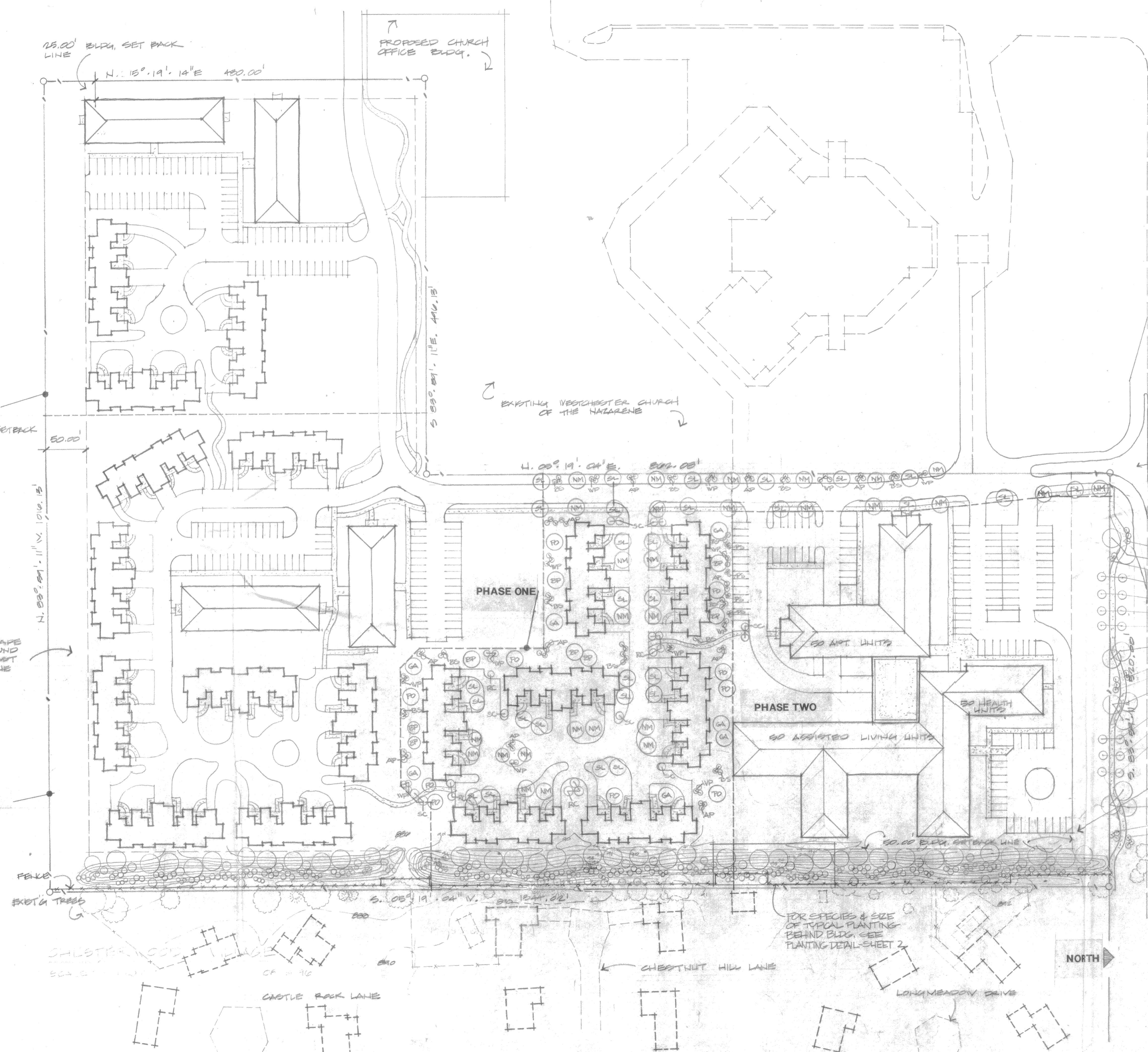
PHASE FOUR

50.00' BLDG. SETBACK
 LINE

50.00'
 N. 89° 51' 11" W. 106.15'

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

PHASE THREE

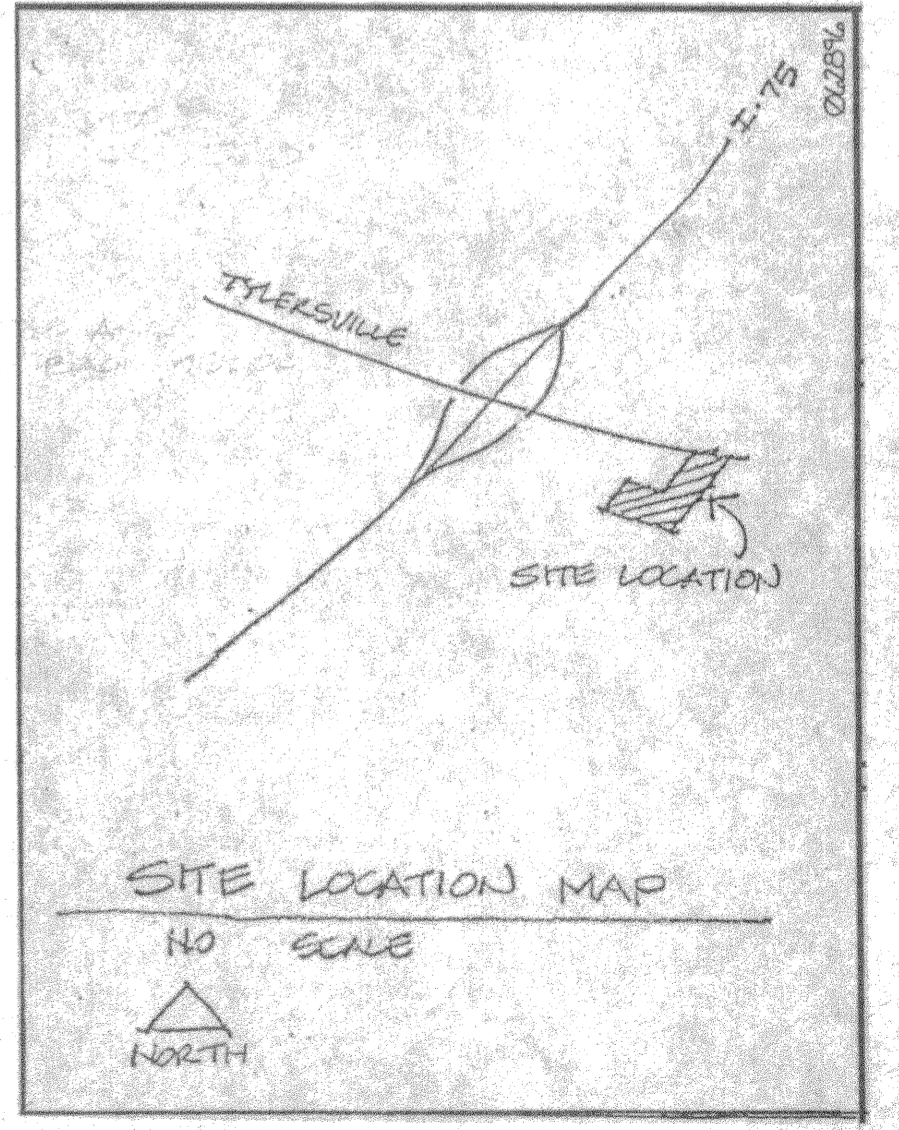
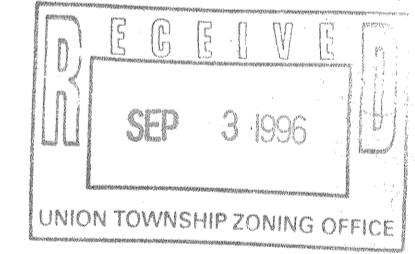


RIGHT IN / RIGHT OUT ONLY
 ENTRANCE & ACCESS TO
 RETIREMENT COMMUNITY.

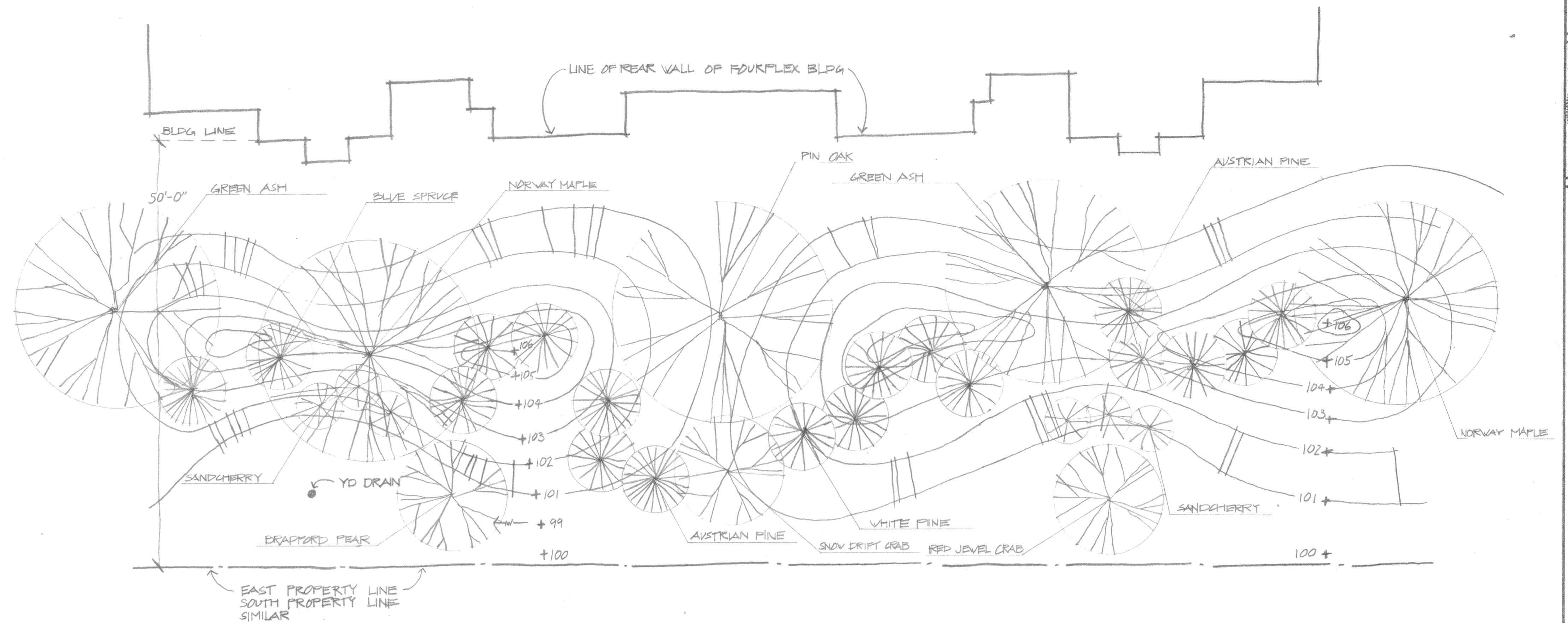
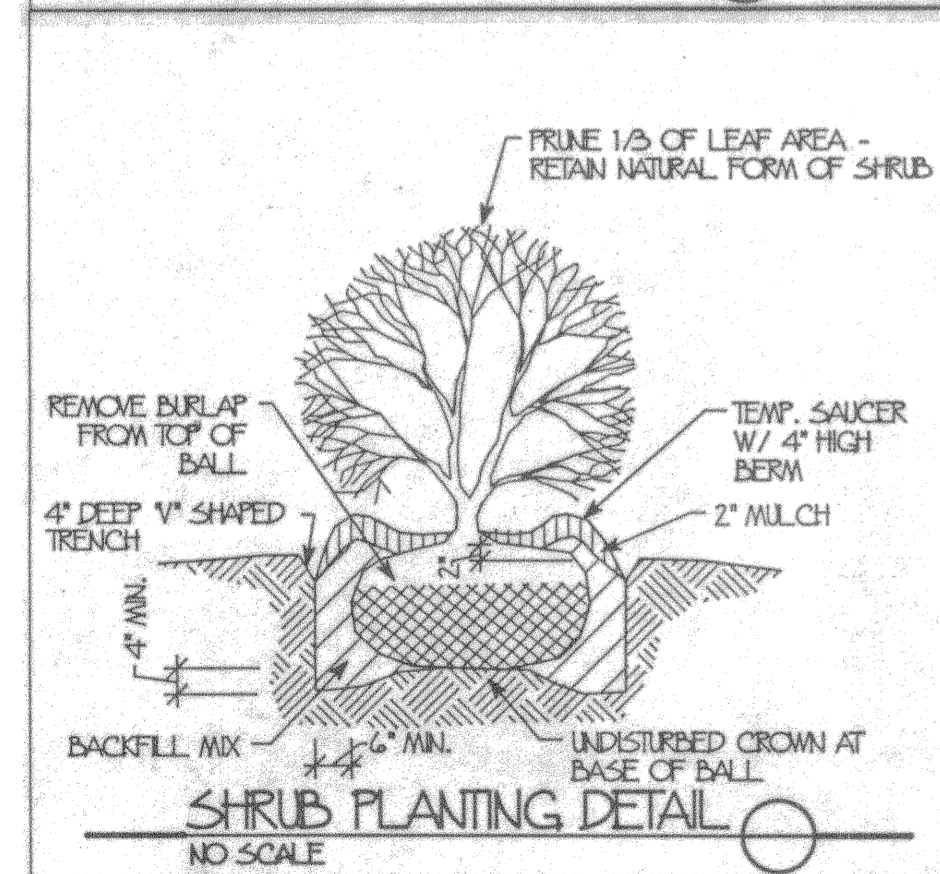
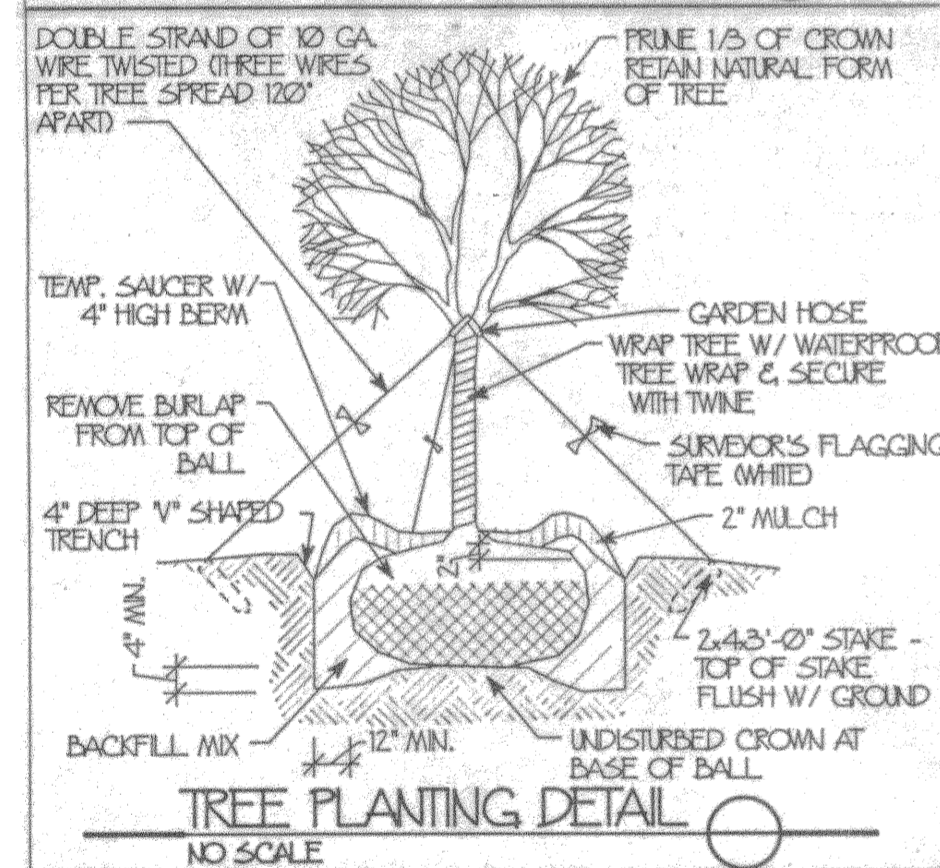
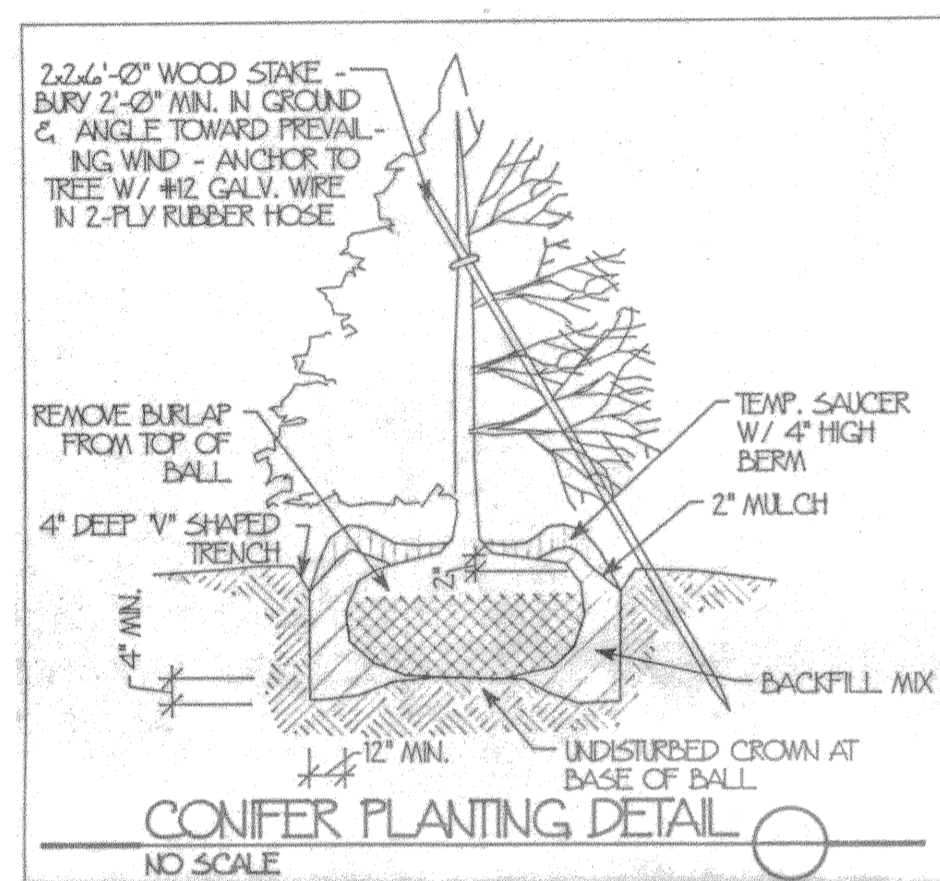
- BLUE SPRUCE
- PIN OAK
- EASTERN WHITE PINE
- SNOWDRIFT CRAB
- RED JEWEL CRAB
- SNOWDRIFT CRAB
- RED JEWEL CRAB
- GREEN ASH
- AUSTRIAN PINE
- BLUE SPRUCE
- NORWAY MAPLE
- SNOWDRIFT CRAB
- RED JEWEL CRAB
- SNOWDRIFT CRAB
- PARKING @ THIS AREA
 WILL BE HELD BACK 75.00'

- PIN OAK
- WHITE PINE
- AUSTRIAN PINE

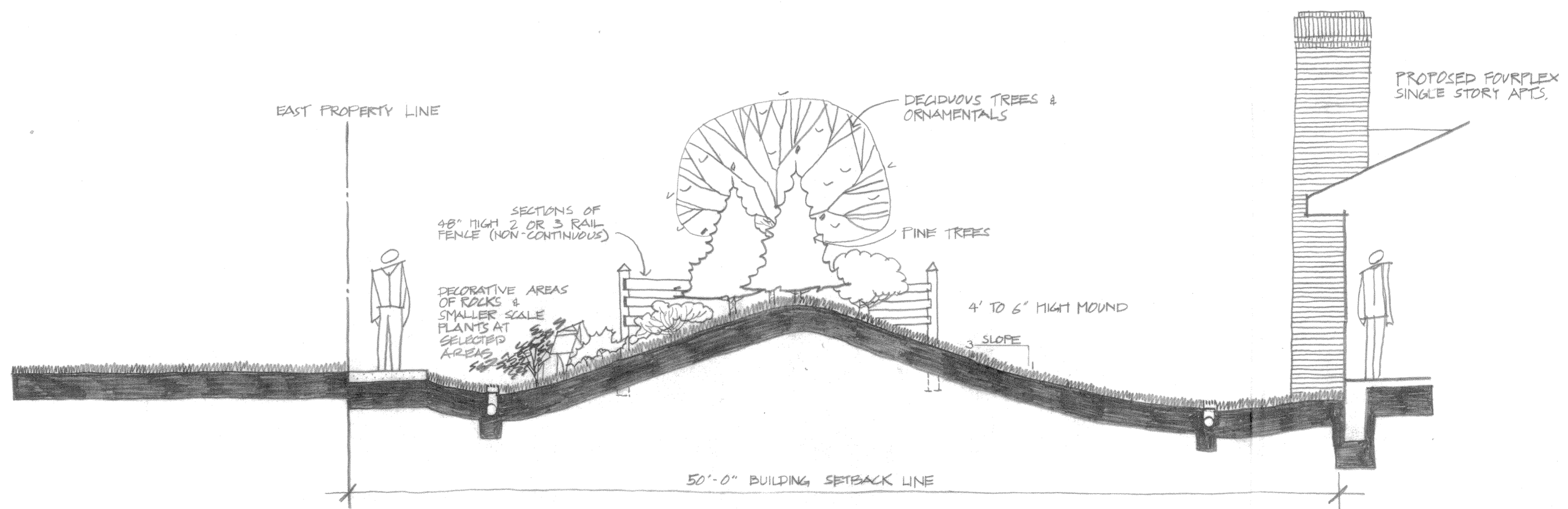
FOR SPECIES & SIZE
 OF TYPICAL PLANTING
 BEHIND BLDG. SEE
 PLANTING DETAIL-SHEET 2



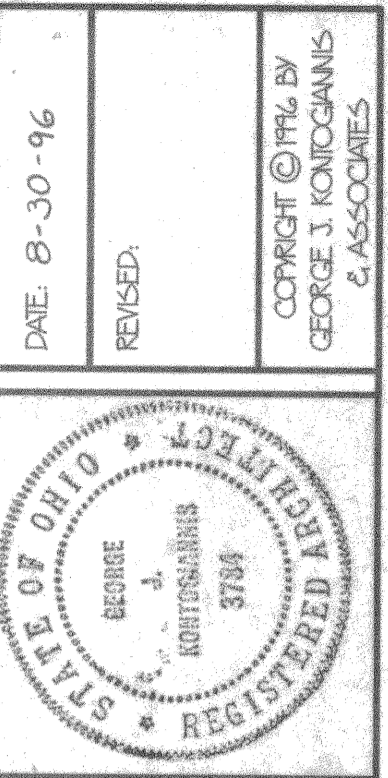
PLANT LIST		
SYMBOL	PLANT NAME	SIZE
BS	BLUE SPRUCE	5'-7'
PS	PURPLE SANDCHERRY	3'-0"
VP	EASTERN WHITE PINE	5'-6"
SG	SNOWDRIFT GRAB	1 1/2" - 2"
RC	RED JEWEL GRAB	1 1/2" - 2"
GA	MARSHALL'S SEEDLESS GREEN ASH	2 - 2 1/2"
NM	NORWAY MAPLE	2 - 2 1/2"
BP	BRADFORD PEAR	2 - 2 1/2"
AP	AUSTRIAN PINE	5' - 7'
PO	PIN OAK	2 - 2 1/2"
SL	SKYLINE LOCUST	2 - 2 1/2"



TYPICAL MOUNDING & PLANTING PLAN ON EAST PROPERTY LINE
SCALE: 1/8" = 1'-0" (TYP PLANTINGS - MAIN TREES PER BLDG)



TYPICAL SCREEN / MOUNDING AREA @ EAST PROPERTY LINE
SCALE: 1/4" = 1'-0"

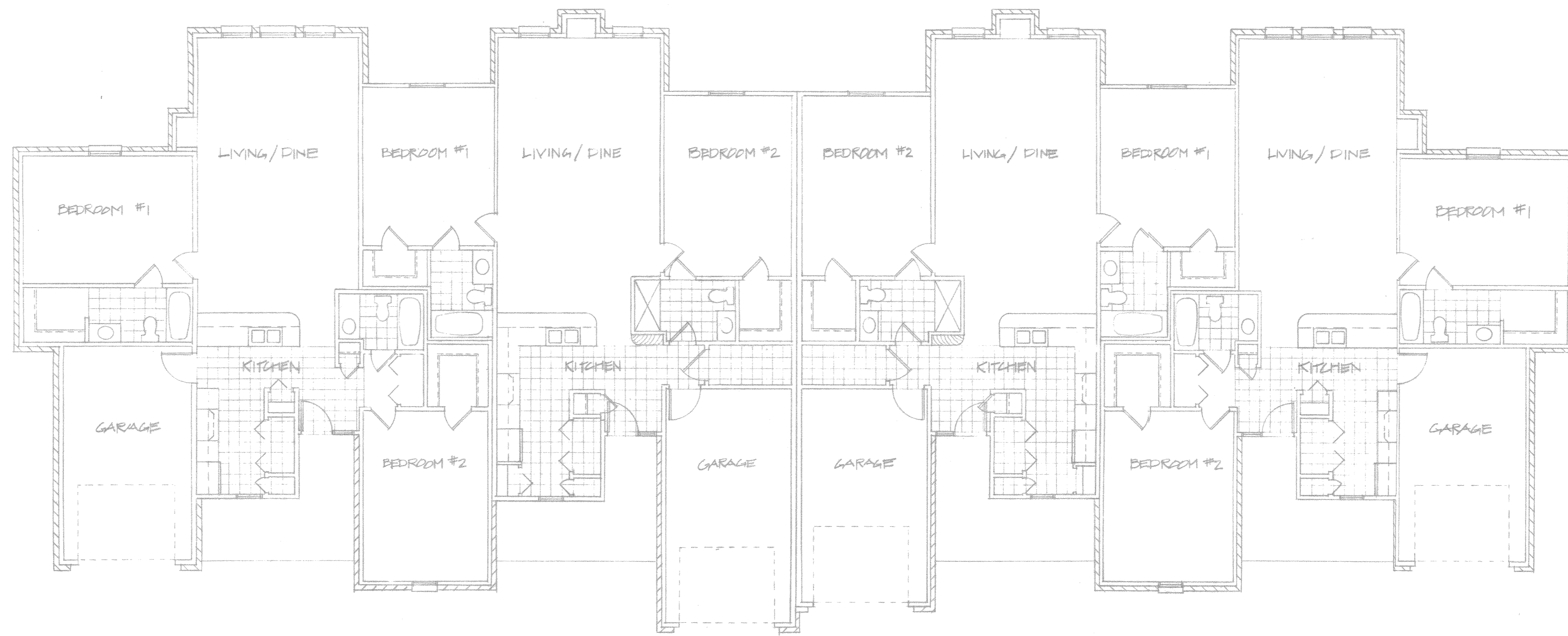


DATE: 8-30-96
REVIEWED:
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COLUMBUS, OHIO

PROJECT: TYLERSVILLE ROAD
BUTLER COUNTY, UNION TWP., OHIO
TITLE: LANDSCAPE PLAN & DETAILS

PROJECT:

2



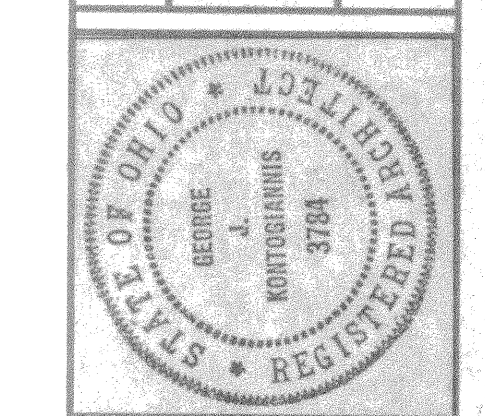
FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DATE: 8.30.96
REVISED:

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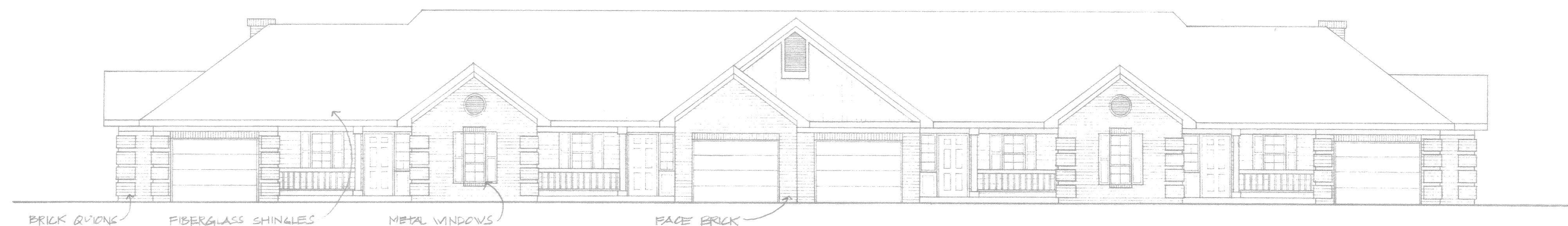


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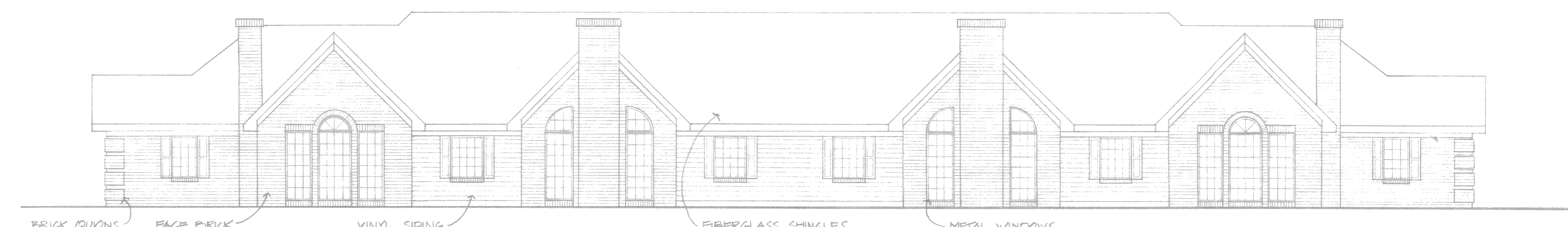
PROJECT: TMLERSVILLE ROAD
BUTLER COUNTY, UNION TWP. OHIO

TITLE: FLOOR PLAN

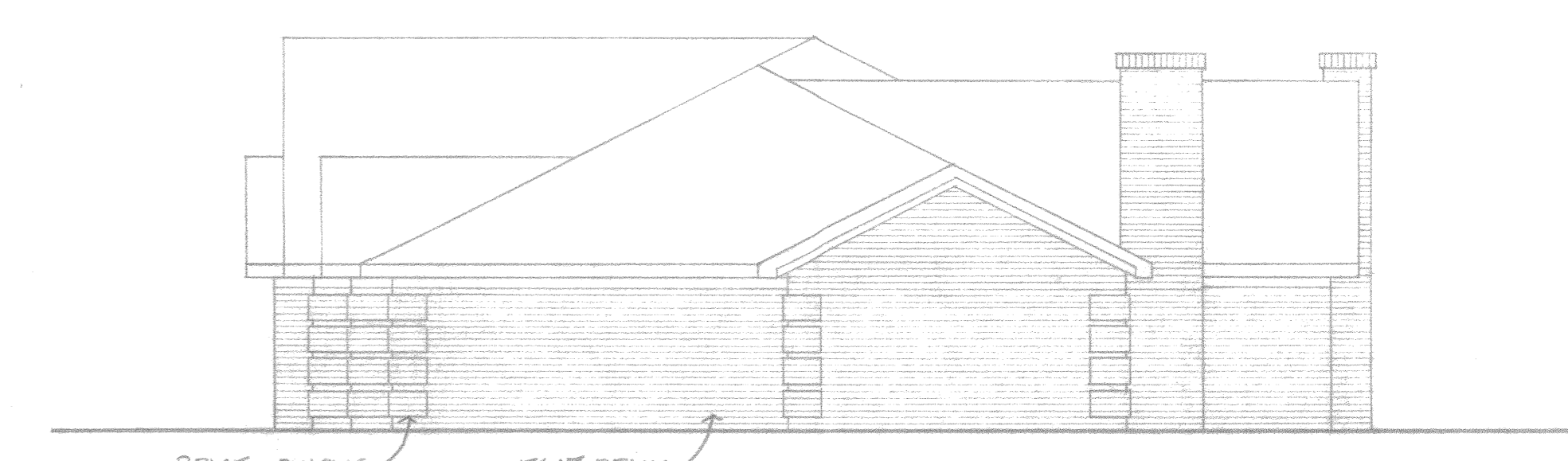
3



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

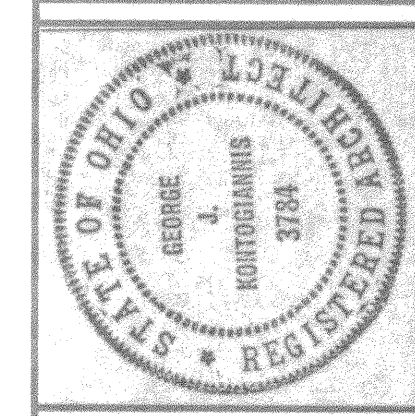


REAR ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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400 S. FIFTH ST.

PROJECT: TYLERSVILLE ROAD
BUTLER COUNTY, UNION TWP., OHIO

TITLE: EXTERIOR ELEVATIONS