

**Union Township, Butler County
Planning and Zoning Department**

REC'D JUN 14 1999

June 10, 1999

Request for Comments

GREGG DIXON, has submitted an application to the Union Township Planning and Zoning Department requesting Final Development Plan approval. The subject case has been assigned case number **WCP RFDP CHESTERWOOD VILLAGE PHASE II 6/99**(according to the Union Township Zoning Department's filing system). The subject case is scheduled to be heard by Union Township's Zoning Commission on **JUNE 28, 1999**. Please submit any comments relevant to the case that may be included in the zoning department staff report. Your comments can be faxed or mailed to:

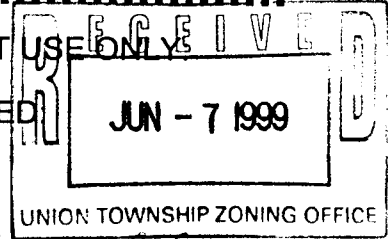
Judi Carter
Union Township Planning & Zoning
9113 Cincinnati-Dayton Road
West Chester, OH 45069
Fax: (513) 779-9369

Thank you for your input.

- Tony Goller, Union Township Fire Department
- Dave Brand, Butler County Engineer's Office
- Edsel Harrison, Butler County Soil/Water Conservation
- Alan Labnow, Butler County Environmental Services
- Mike Brune, Butler County Health Department

**APPLICATION FOR FINAL DEVELOPMENT PLAN
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-RFDP CHESTERWOOD VILLAGE
PHASE II 6/99

DATE RECEIVED

JUN - 7 1999

FEE RECEIPT # 6/7/99 6619 #200.00

RECEIVED BY:

CLG

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

NAME OF APPLICANT Gregg Dixon

ADDRESS 4195 Hamilton-Mason Road PHONE NO. (513) 868-2266

CITY/STATE/ZIP Hamilton, Ohio 45011

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD WITHIN THE PROPERTY WHICH IS REQUESTED FOR FINAL DEVELOPMENT PLAN APPROVAL:

1. Same
2. _____
3. _____
4. _____

PUD ZONE DISTRICT APPROVED (DATE) _____ BY _____

LOCATION OF PROPERTY: SECTION 11 TOWN 3 RANGE 2

PARCEL(S) _____

PROPERTY ADDRESS 8073 Tylerville Road, West Chester, Ohio 45069

(MY) ~~(OUR)~~ INTEREST IN THE PROPERTY:

OWNER AGENT _____ LESSEE _____ OPTIONEE _____

APPLICANT *Gregg Dixon* 4195 Hamilton-Mason Rd 868-2266
Signature Address Phone #

OWNER(S) Gregg Dixon 4195 Hamilton-Mason Rd.
Gregg Dixon 4195 Hamilton Mason Rd. 868-2266
Signature Address Phone Number

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

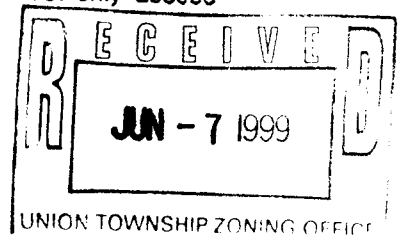
WHEREAS, on August 22, 1994, Kohl's Department Store was approved for a Final Development plan for the construction of a retail store; and

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:

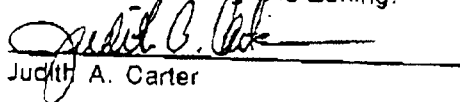
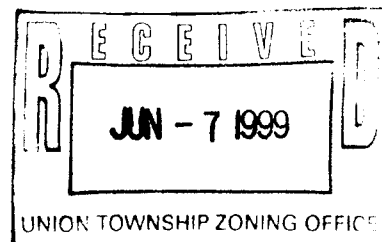
Union Township, Butler County
July 15, 1996

Chairman:



D. Michael Kramer

Director of Planning and Zoning:


Judith A. Carter

CHESTERWOOD VILLAGE

BUILDING ADDITION AND RENOVATIONS

FOR:

Mr. Greg Dixon

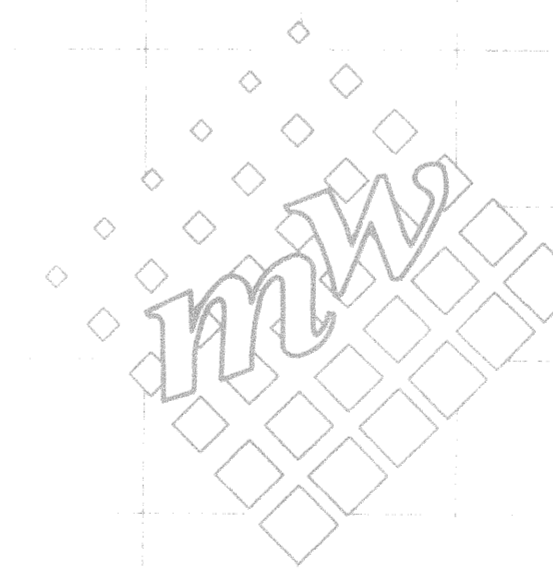
4070 HAMILTON-MASON ROAD
HAMILTON, OHIO 45011

CHESTERWOOD
VILLAGE

LOCATION MAP

DRAWING INDEX

	COVER SHEET
SP1	PROPOSED MASTER PLAN SURVEY
SU1	SITE UTILITY PLAN
LS1	LANDSCAPING PLAN AND DETAILS
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS

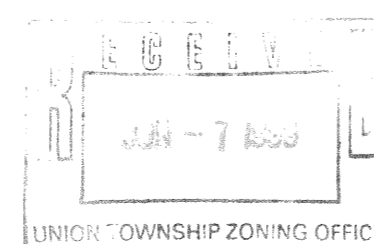


McKAY WILLIAMS
ARCHITECTS
LTD

1200 CHAMBERS ROAD
COLUMBUS OHIO 43212

6/07/99

MW9902

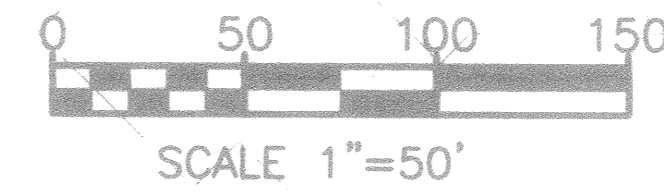


ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

CHESTERWOOD RETIREMENT COMMUNITY MORTGAGE SURVEY

SECTION 11, TOWN 3, RANGE 2,
UNION TOWNSHIP BUTLER COUNTY, OHIO

FEBRUARY 3, 1999



The undersigned hereby certifies to Chesterwood Village Realty LTD., and Chesterwood Village LTD., ("Owners"), Fifth Third Bank ("Lender"), that the undersigned has caused the property described herein (the "Property") to be surveyed in connection with and for the purposes of a mortgage loan to be extended by lender to Owner. The undersigned further certifies that the survey reflects all visible buildings and encroachments, including roads as shown that unless otherwise reflected on the drawing, the said buildings and improvements are within the boundaries of the Property and do not encroach on any adjoining property, nor do said buildings and improvements on any adjoining property encroach upon the Property, and that all means of access to public streets and roads are reflected on said survey, that the Property has access to a public street, and that there is no moving or standing water on the Property, except as shown.

Dated this _____ day of _____ 19

Todd K. Turner, Registered Surveyor #7684 in Ohio

N05°27'32"E 480.00'

VICINITY MAP

14.533 Acres
(633,077.86 sq. ft.)

N83°56'21"W 1016.13'

20' Ex. Sanitary Esm't

S83°56'21"E 496.13'

R=29.00'
L=45.47'
CH=N39°27'26"W
40.95'

N05°27'45"E 809.69'

N05°27'45"E 323.47'

CHESTERWOOD BOULEVARD

N09°17'05"E 173.74'

N05°27'45"E 22.53'

R=99.00'
L=6.60'
CH=N07°22'25"E
6.60'

R=103.00'
L=6.87'
CH=N07°22'25"E
6.87'

R=40.00'
L=18.80'
CH=N18°55'37"
18.63'

6.355 Acres
(276,819.19 sq. ft.)

20' Ex. Sanitary Esm't
P.P. 2737 Pg. A-B

15' Waterline Esm't
P.P. 2737 Pg. A-B

15' Waterline Esm't
P.P. 2737 Pg. A-B

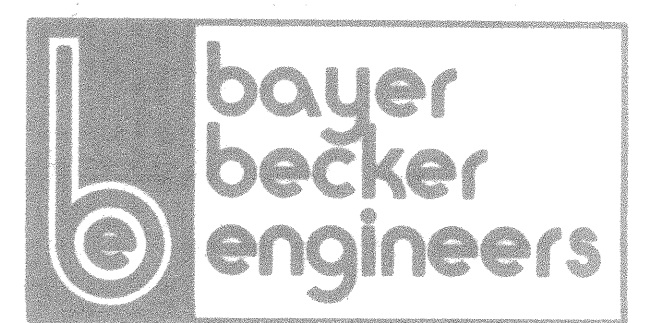
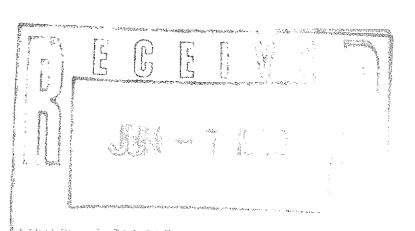
S05°27'45"W 715.07'

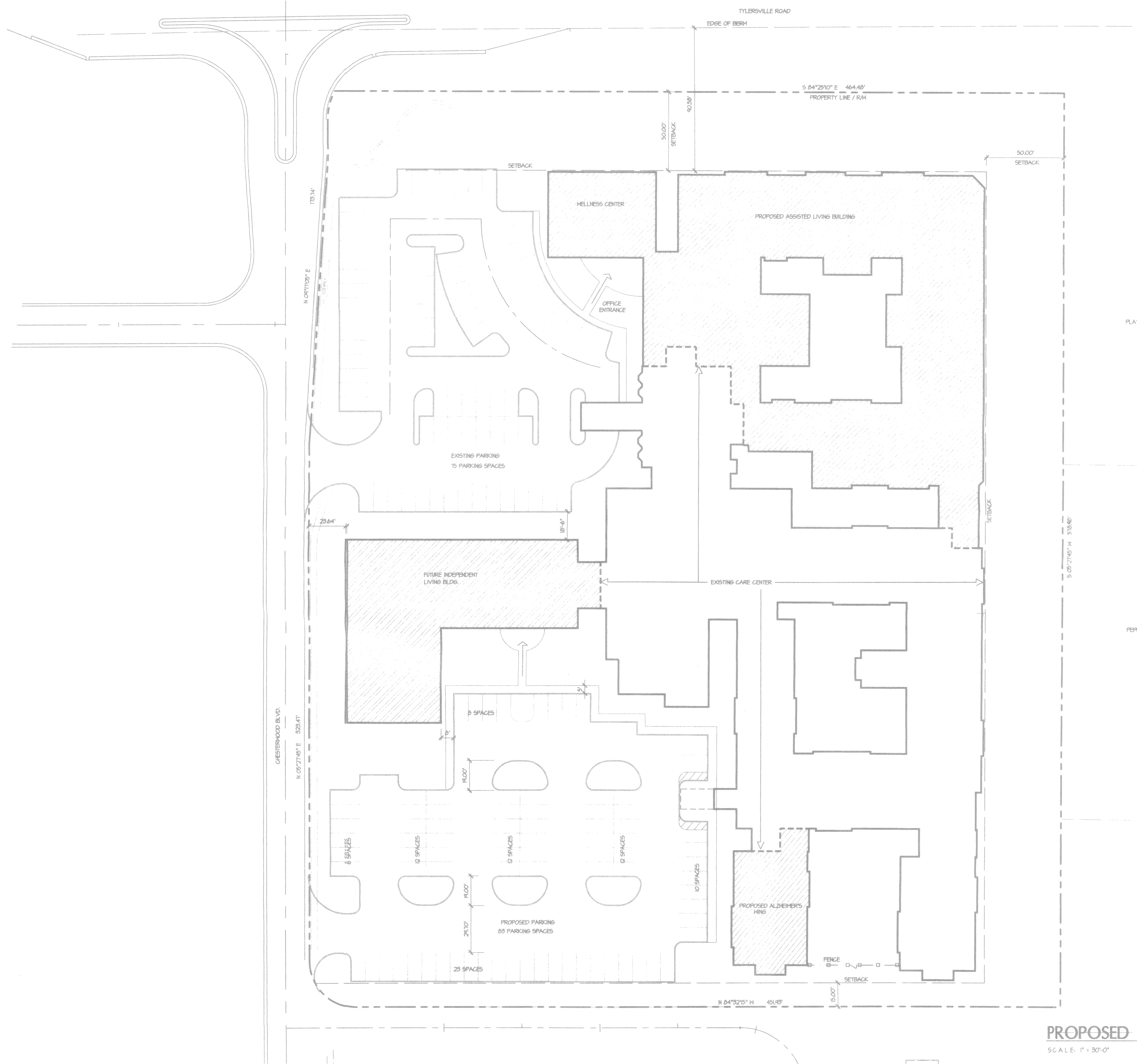
S05°27'45"W 578.98'

TYLERSVILLE ROAD

S84°25'10"E 464.48'

243.60'

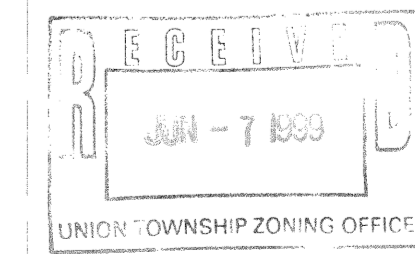




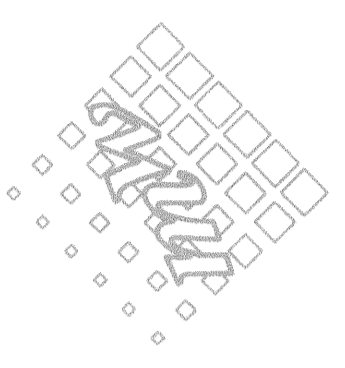
FLAT BOOK 31, PAGE 13

PEPPER PIKE SUBDIVISION
BLOCK "A"

PROPOSED MASTER PLAN
SCALE: 1" = 30'-0"



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COLUMBUS OHIO 43212



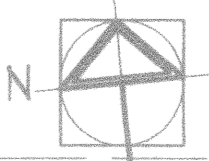
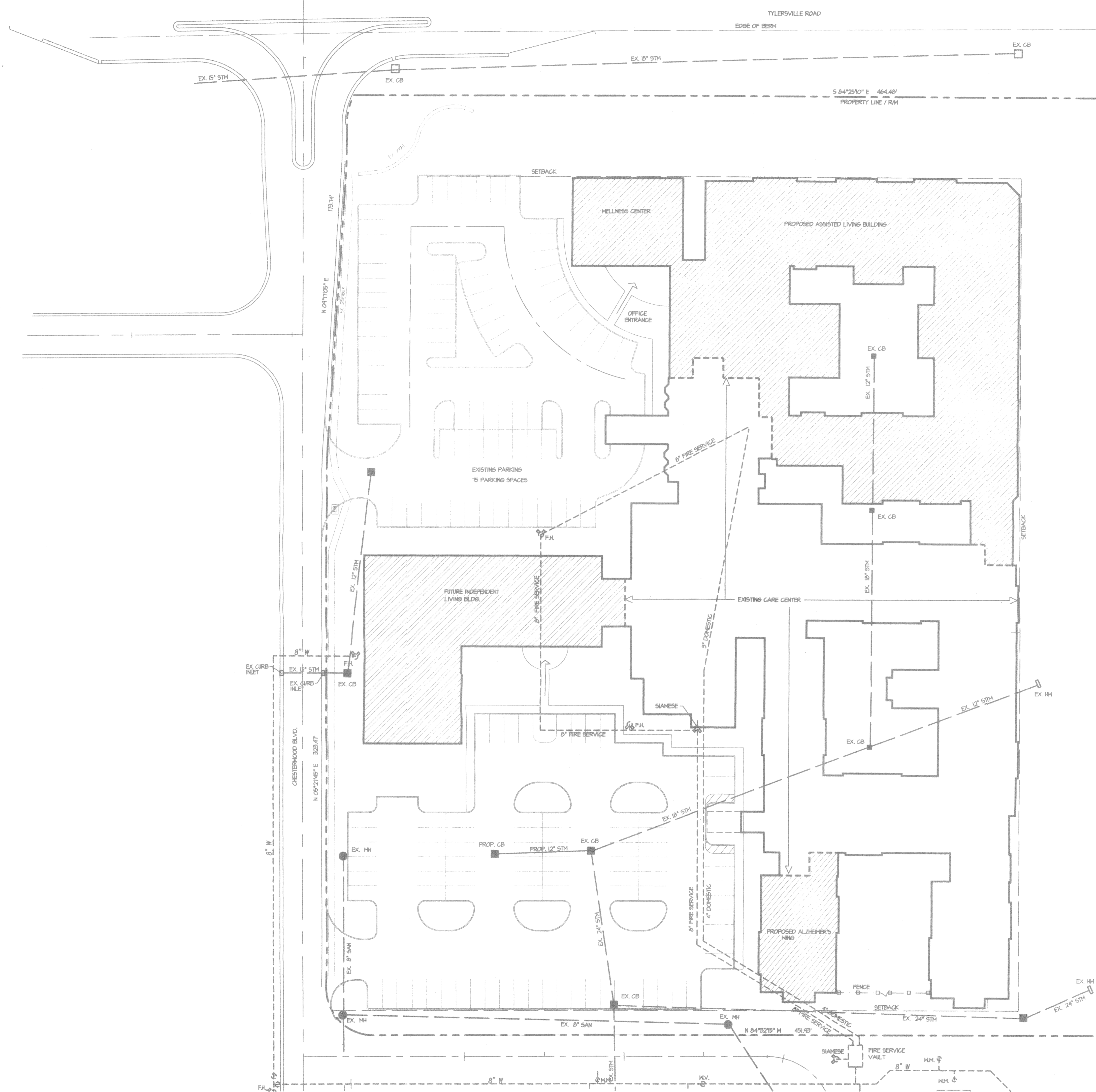
CHESTERWOOD VILLAGE
HEALTH CARE FACILITY
WEST CHESTER, OHIO

JOB NO: 9902
DATE: 07 JUNE 1999
REVISIONS:

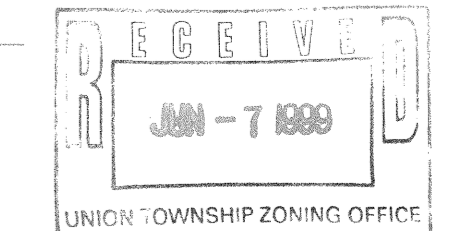
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PROPOSED MASTER PLAN

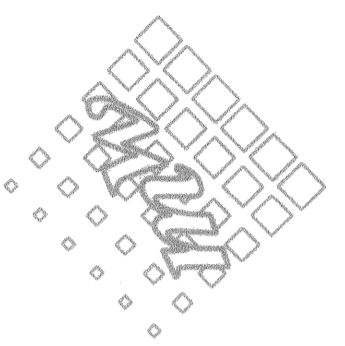
SP1



SITE UTILITY PLAN
SCALE: 1" = 30'-0"



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ARCHITECTS, L.T.D.
1200 CHAMBERS ROAD
COLUMBUS OHIO 43212



CHESTERWOOD VILLAGE
HEALTH CARE FACILITY
WEST CHESTER, OHIO

JOB NO: 9902
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REVISIONS:
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SITE UTILITY PLAN

SU1

FLAT BOOK 31, PAGE 13

PEPPER PIKE SUBDIVISION
BLOCK "A"

TYLERSVILLE ROAD
EDGE OF BERM

5 84°23'10" E 464.40'
PROPERTY LINE / R/W

EX. 15' 5" STM

EX. 15' 5" STM

N 0°11'05" E
173.14'

N 02°21'49" E 323.41'
CHESTERWOOD BLVD.
8" W

5 05°27'45" N 570.80'

N 84°52'15" N 451.43'

EX. CURB INLET

EX. 15' 5" STM

EX. CURB INLET

EX. CB

EX. 12' 5" STM

EX. CB

EX. 15' 5" STM

EX. CB

EX. 12' 5" STM

EX. CB

EX. 15' 5" STM

EX. CB

EX. 12' 5" STM

EX. CB

EX. 15' 5" STM

EX. CB

EX. 12' 5" STM

EX. CB

EX. 15' 5" STM

EX. CB

EX. 12' 5" STM

EX. CB

8" W

EX. 5" STM

EX. 5" STM

EX. 5" STM

EX. 5" STM

EX. 5" STM

EX. 5" STM

EX. 5" STM

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EX. 5" STM

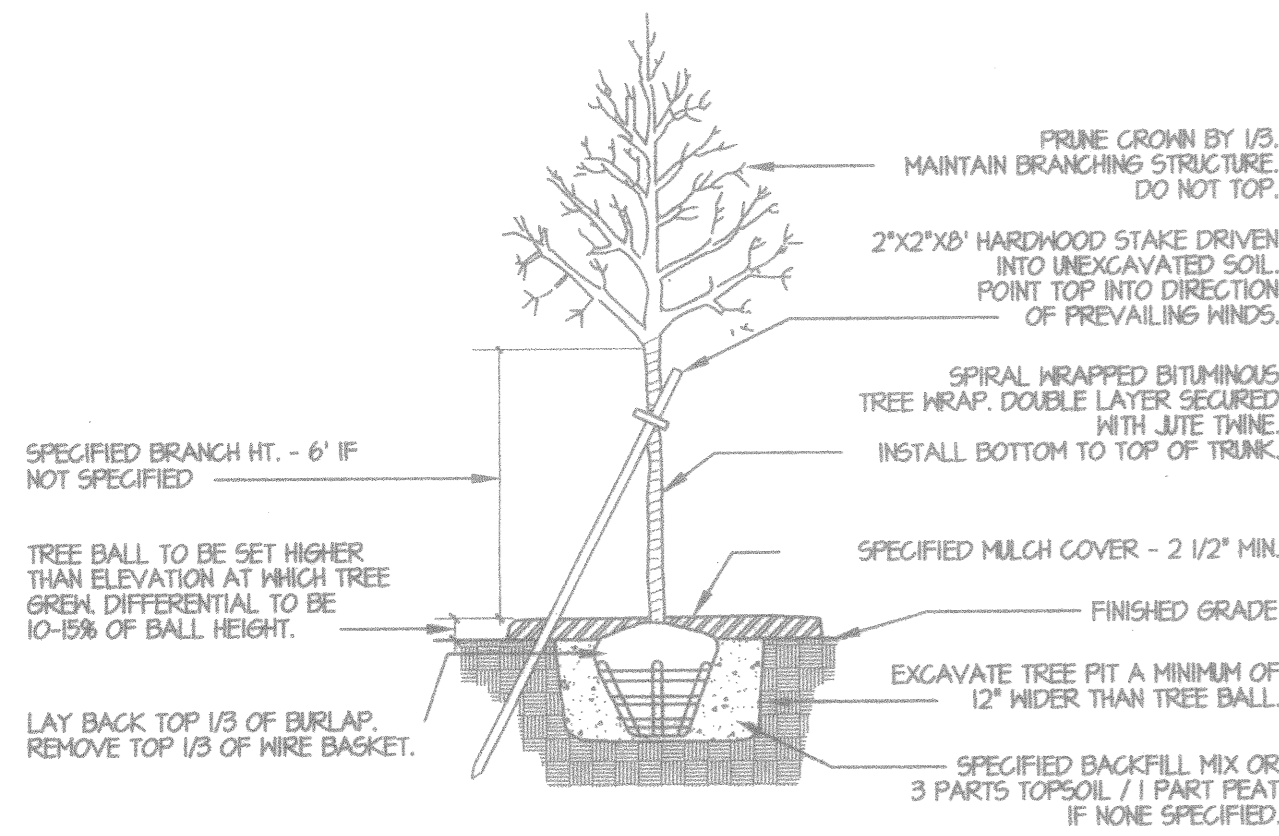
EX. 5" STM

EX. 5" STM

EX. 5" STM

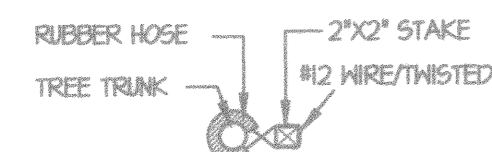
EX. 5" STM

EX. 5" STM



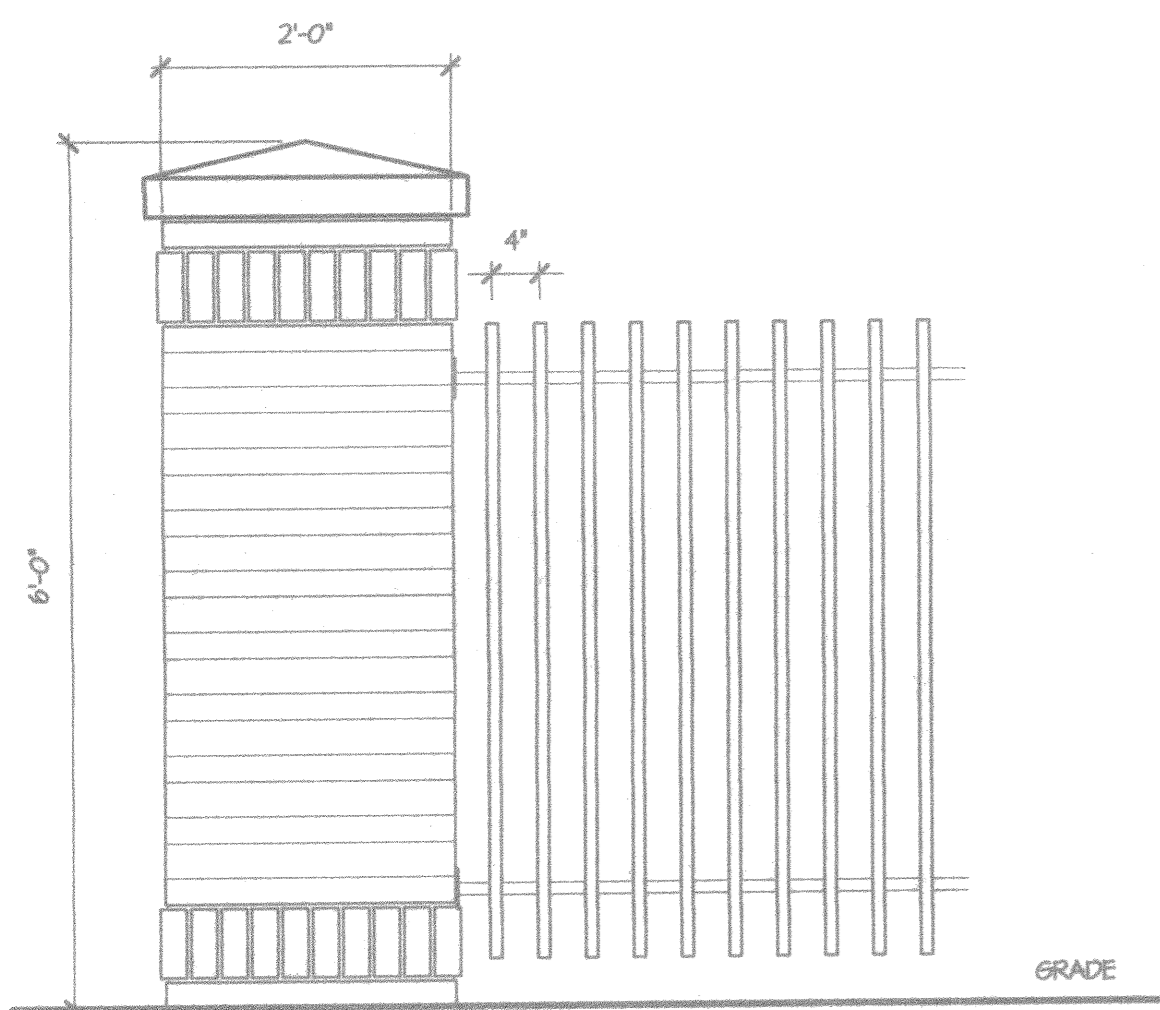
1 TREE PLANTING DETAIL

LS1 TREES UP TO 3\"/>



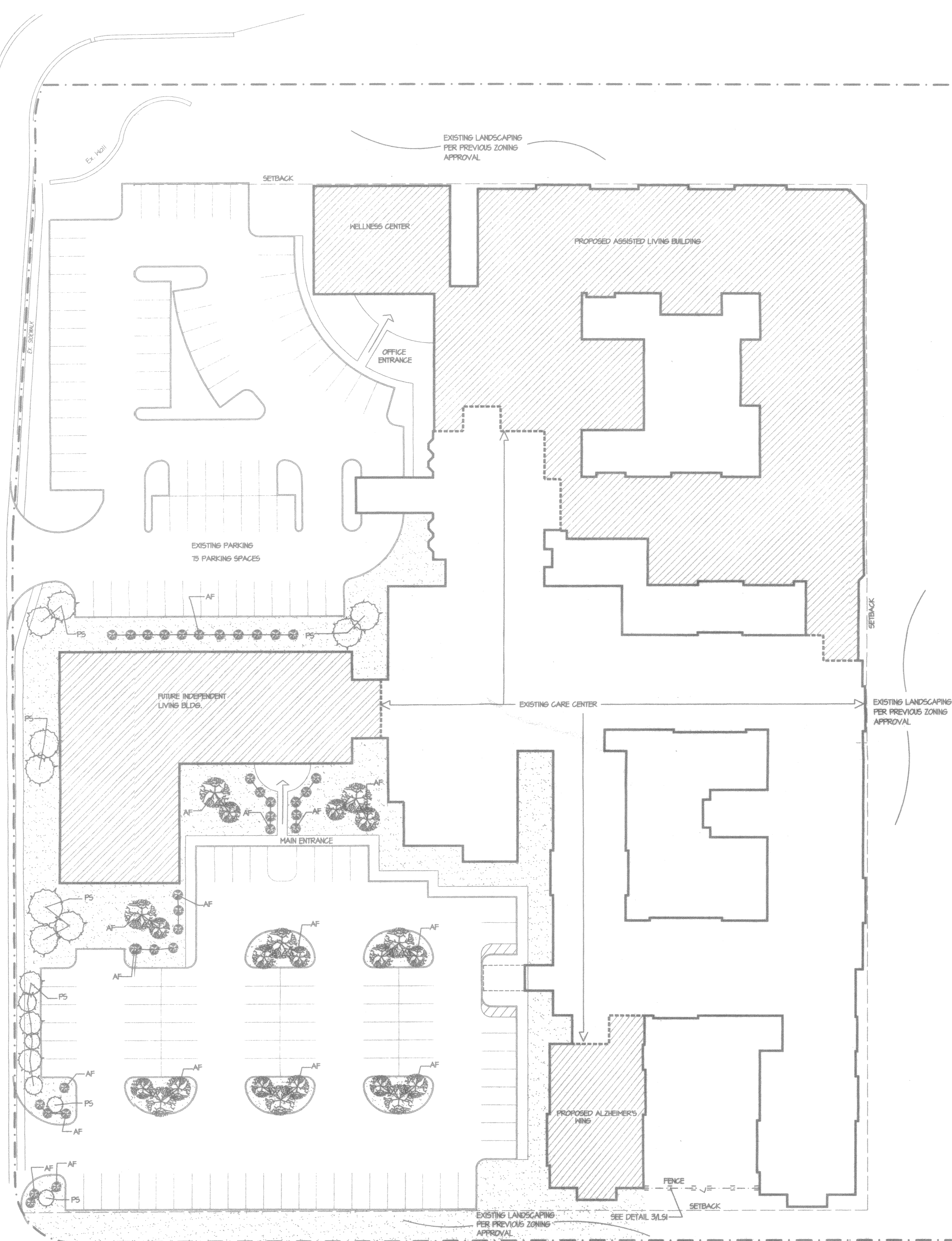
2 STAKE ATTACHMENT DETAIL

LS1



3 FENCE DETAIL

SCALE: 3/4\"/>



SITE LANDSCAPE PLAN

SCALE: 1\"/>

GENERAL NOTES

1. THE SPECIFICATIONS AND DETAILS ARE PART OF THIS LANDSCAPE PLAN. THE CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE CONTENTS OF EACH ORDER TO FULFILL NECESSARY REQUIREMENTS.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL SITE UTILITIES AND TAKE ADEQUATE PROTECTIVE MEASURES.
3. FINAL GRADE SHALL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS AND RECEIVE APPROVAL FROM PROJECT SUPERVISOR BEFORE EXCAVATION OF PLANT PITS.
4. PLANTS SHALL BE TAGGED PRIOR TO DELIVERY AND SHALL REMAIN TAGGED THROUGH PROJECT COMPLETION AND INSPECTION.
5. ZONING REQUIREMENTS/RESTRICTIONS MAY AFFECT THE END RESULT OF SITE ELEMENTS/FEATURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH SAID REQUIREMENTS AND COMPLY/SECURE ALL NECESSARY PERMITS, VARIANCES, ETC. TO PERFORM REQUIRED WORK.
6. TOPOGRAPHICAL BOUNDARY INFORMATION AND STRUCTURAL LOCATION ARE APPROXIMATE INFORMATION PROVIDED BY "DEVELOPMENT PLAN".
7. ALL PLANTING BEDS TO BE MULCHED WITH 3\"/>

PLANTING TREES AND SHRUBS

1. EXCAVATE ALL HOLES FOR TREES AND SHRUBS AT LEAST 30% WIDER THAN BALL OR CONTAINER SIZE OF PLANT.
2. PLANT ALL STOCK IMMEDIATELY UPON DELIVERY. IF THIS IS NOT FEASIBLE, HEAL-IN ALL BARE ROOT AND BALLED MATERIAL WITH DAMP SOIL TO PROTECT FROM SUN AND WIND AND REGULARLY WATER AND PLACE THEM IN A COOL AREA PROTECTED FROM THE SUN AND WIND.
3. FILL IN HOLES WITH BACK FILLED MOISTURE CONSISTING OF THREE PARTS SOIL TAKEN FROM THE HOLE AND ONE PART SPECIFIED SOIL AMENDMENT BY VOLUME.
4. FILL TO PROPER HEIGHT TO RECEIVE PLANT AND THOROUGHLY TAMM BEFORE SETTING PLANT - SEE DETAIL.
5. SET PLANT IN THE CENTER OF HOLE AND BACKFILL AND COMPACT AROUND BALL UNTIL HOLE IS 2/3 FULL.
6. THOROUGHLY WATER AT THIS TIME, THEN FINISH BACKFILLING TO FINISH GRADE LEVEL WITH SURROUNDING GRADE.
7. BUILD UP A WATERING BASIN AROUND THE BASE OF EACH PLANT.

EROSION CONTROL

THE CONTRACTOR SHALL DURING CONSTRUCTION MAKE PROVISIONS FOR CONTROL OF SOILS EROSION. SUCH PROVISIONS MAY CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

1. IMPLEMENTATION OF THE PROPOSED SITE STORM SYSTEM INCLUDING ALL STORM STRUCTURES, STORM PIPES AND PAVEMENT AS EARLY AS POSSIBLE WITHIN THE SCHEDULED CONSTRUCTION PERIOD.
2. SEEDING AND/OR LAYING OF SOD AREAS SCHEDULED TO RECEIVE SUCH GROUND COVERS AS SPECIFIED BY LANDSCAPE PLAN AS EARLY AS POSSIBLE WITHIN THE SCHEDULED CONSTRUCTION PERIOD, BUT ONLY IN AREAS WHICH WILL NOT BE SUBJECT TO FURTHER CONSTRUCTION TRAFFIC OR OTHERWISE BE DAMAGED BY SUBSEQUENT CONSTRUCTION.
3. SET BALES OF STRAW IN DRAINAGE SHALES AT PERIODIC POINTS AND IN LINE ALONG SLOPES PERPENDICULAR TO THE FALL LINE TO SLOW WATER RUNOFF AND CATCH PROPELLED SOILS.
4. TRENCH TEMPORARY DRAINAGE DITCHES DIRECTING STORM WATER TO EXISTING DRAINAGE HAYS OR STORM STRUCTURES.
5. ESTABLISH SET CONSTRUCTION EQUIPMENT TRAFFIC ROUTES FOR SUBCONTRACTORS TO ADHERE TO SO AS TO MINIMIZE DISTURBANCE OF EXISTING SOIL CONDITIONS AND IMPACT ON THE FOREGOING DESCRIBED EROSION CONTROL MEASURES.

SOD/SEED NOTES

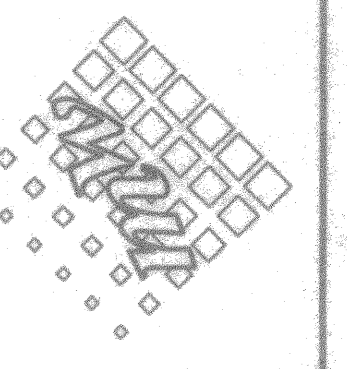
1. EXTENT OF SOD AND SEEDING IS SHOWN ON THE DRAWINGS.
2. THE CONTRACTOR OF THIS DIVISION OF WORK IS RESPONSIBLE TO NOTE AND REPORT IMMEDIATELY TO THE ARCHITECT ANY SPECIAL SITE CONDITIONS (THRU SITE VISITS OR ENGINEERING DRAWING) WHICH COULD REQUIRE AN AREA TO BE SODDED OR GROUND COVERED.
3. SEE PROJECT SPECIFICATIONS FOR GRASS SEED MIXTURE AND SOD REQUIREMENTS.
4. FERTILIZE ALL SEED AND SOD WITH APPROVED STARTER FERTILIZER IN QUANT OF PROPORTIONS RECOMMEND BY THE MANUFACTURER.

LANDSCAPE PLANT SCHEDULE

KEY #	BOTANICAL NAME	PLANT LIST COMMON NAME	SIZE & COL.	COVERAGE AREA @ INSTALLATION (S.F.)	MATURITY (S.F.)
PS	PINUS STROBUS	EASTERN WHITE PINE	5' HGT. (P HGT. @ PARKING)	4.5' @ 20'	40' @ 1000'
AF	ACER RUBRUM AUTUMN FLAME	AUTUMN FLAME RED MAPLE	2\"/>		



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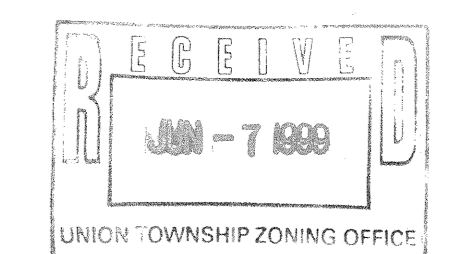
CHESTERWOOD VILLAGE
HEALTH CARE FACILITY
WEST CHESTER, OHIO

JOB NO: 9902
DATE: 07 JUNE 1999
REVISIONS:

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SITE LANDSCAPE PLAN

LS1

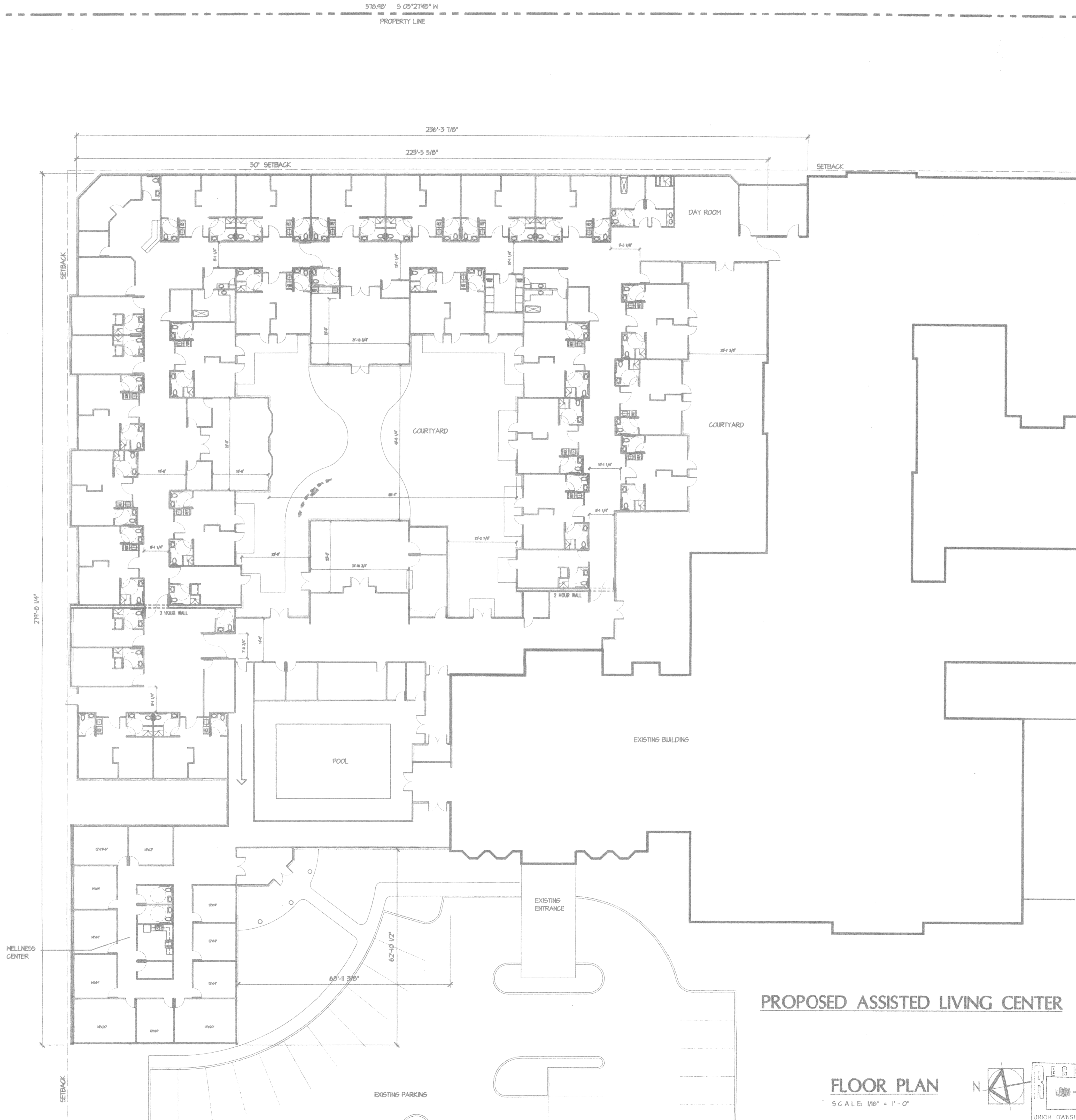


TYLERSVILLE ROAD

EDGE OF BERRY

5 84°25'10" E 464.48'
PROPERTY LINE

570.48' 5 05°21'45" W
PROPERTY LINE



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CHESTERWOOD VILLAGE
HEALTH CARE FACILITY
WEST CHESTER, OHIO

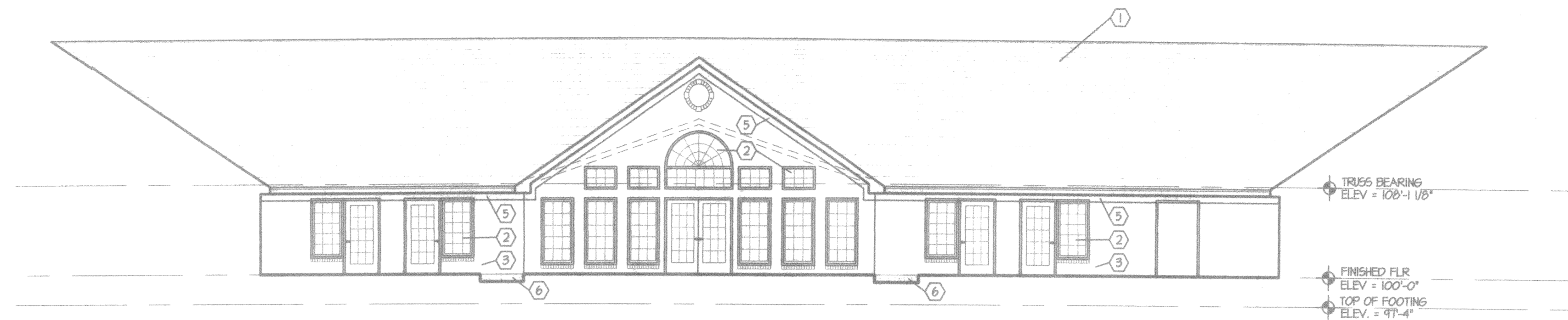
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FLOOR PLAN

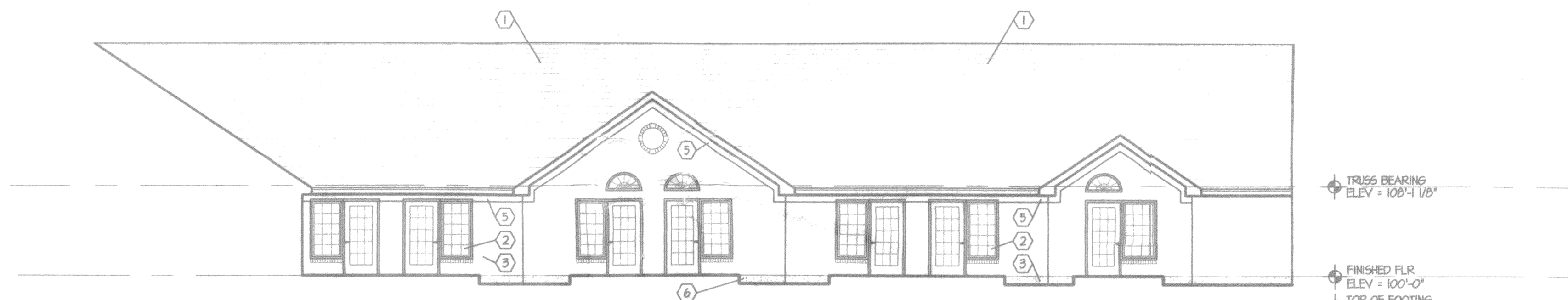
A1

**FINISH SCHEDULE
CODED NOTES**

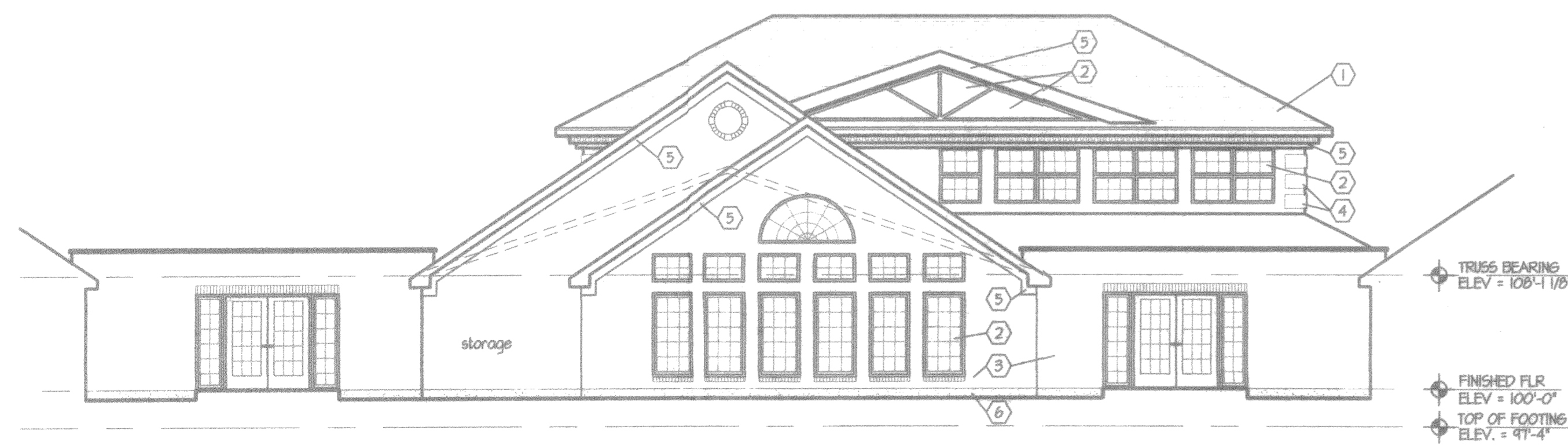
- ① ASPHALT SHINGLES - COLOR TO BE SELECTED
- ② INSULATED GLASS
- ③ 4" FACE BRICK - COLOR TO BE SELECTED
- ④ LIMESTONE - COLOR TO BE SELECTED
- ⑤ TRIM - COLOR TO BE SELECTED
- ⑥ SPLIT FACE BLOCK - COLOR TO BE SELECTED



1 EAST COURTYARD ELEVATION
SCALE 1/8" = 1'-0"



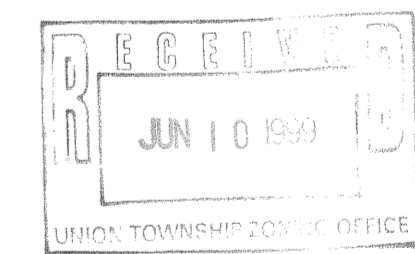
2 SOUTH COURTYARD ELEVATION
SCALE 1/8" = 1'-0"



3 WEST COURTYARD ELEVATION
SCALE 1/8" = 1'-0"

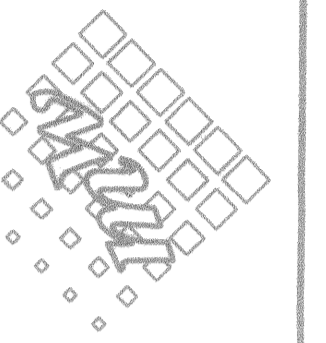


4 NORTH COURTYARD ELEVATION
SCALE 1/8" = 1'-0"



REVISED

**MCKAY WILLIAMS
ARCHITECTS, LTD.**
1200 CHAMBERS ROAD
COLUMBUS OHIO 43212



**CHESTERWOOD
VILLAGE**
HEALTH CARE FACILITY
WEST CHESTER, OHIO

JOB NO: 9902
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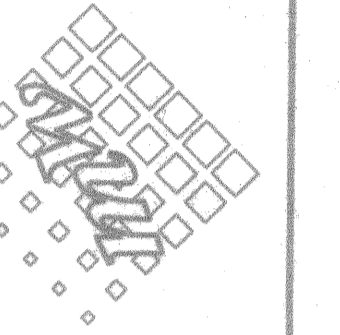
**EXTERIOR
ELEVATIONS**

A2

**FINISH SCHEDULE
CODED NOTES**

- ① ASPHALT SHINGLES - COLOR TO BE SELECTED
- ② INSULATED GLASS
- ③ 4" FACE BRICK - COLOR TO BE SELECTED
- ④ LIMESTONE - COLOR TO BE SELECTED
- ⑤ TRIM - COLOR TO BE SELECTED
- ⑥ SPLIT FACE BLOCK - COLOR TO BE SELECTED

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1200 CHAMBERS ROAD
COLUMBUS OHIO 43212



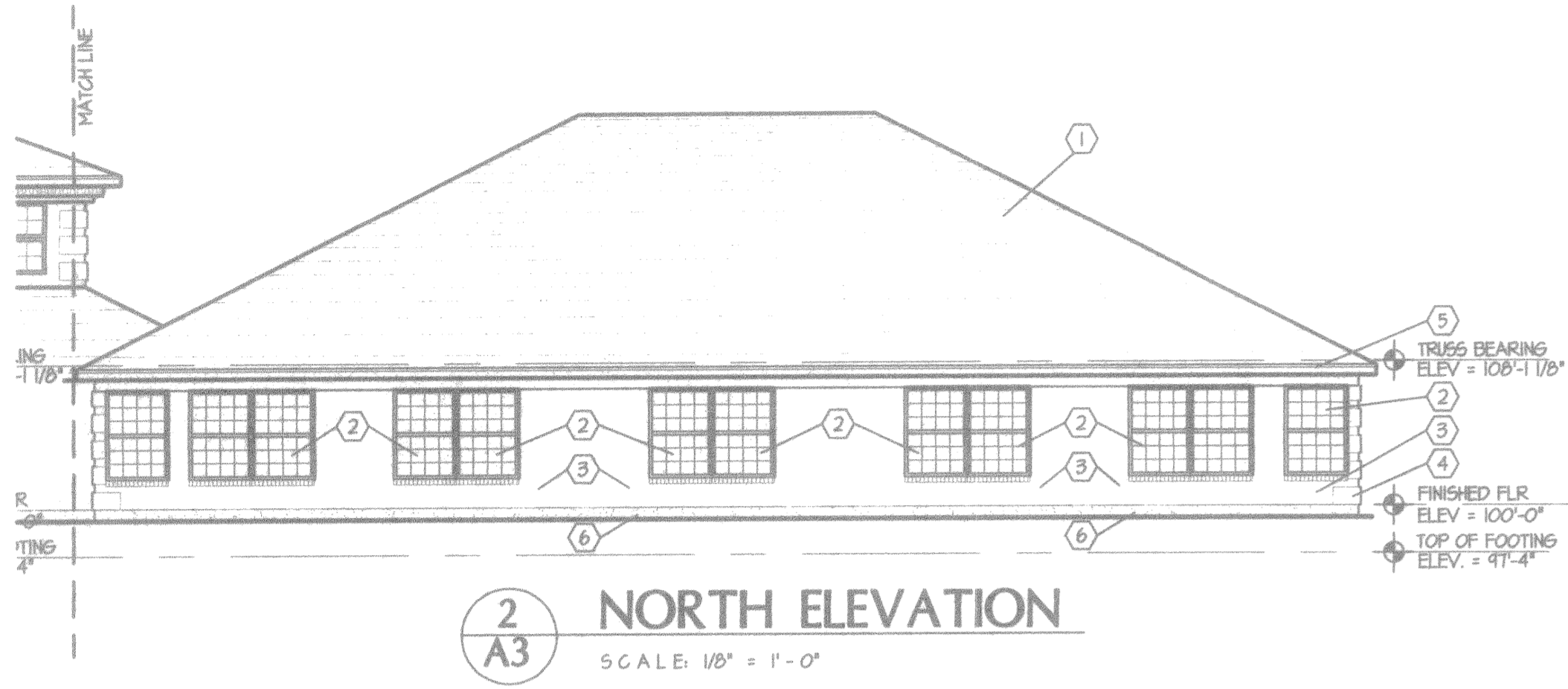
CHESTERWOOD VILLAGE
HEALTH CARE FACILITY
WEST CHESTER, OHIO

JOB NO: 9902
DATE: 07 JUNE 1999
REVISIONS:

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EXTERIOR ELEVATIONS

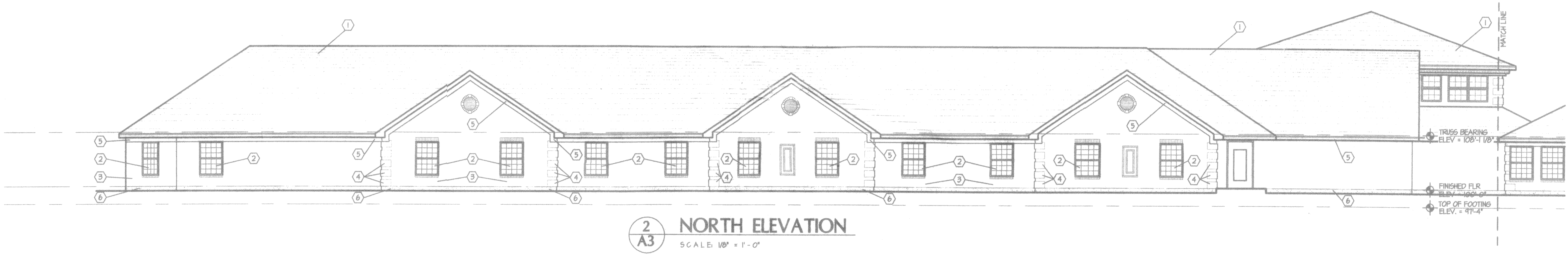
A3



2 A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

