

Butler County Engineer

FAX Transmission

To:	Judi Carter	Date:	12/12/97
Company:	Union Planning & Zoning Dept.	Time:	
From:	Greg Wilkens	FAX #:	779-9369
No. Pages	1 (including this page)		

Message:

RE: CHESTERWOOD VILLAGE
SECTION 2

Upon reviewing the above mentioned site, this office is submitting the following comments:

1. Provide a grading plan along the east side of the development showing how this area is to drain.
2. We do not recommend having the storm sewer run under the proposed building site.

Middletown: (513) 424-9144

Hamilton: (513) 867-5744

FAX: (513) 867-5849

1921 Fairgrove Ave., Hamilton, OH 45011

CHESTERWOOD VILLAGE

PHASE TWO

COMMENTS:

1. WHAT IS TO BE DONE WITH THE EXISTING STORM SEWER ON THE EAST SIDE OF THE HEALTH CARE BLDG? STORM IS UNDER PROPOSED BLDG.
- X ALIGNMENT OF NORTH PARKING LOT NEEDS TO ALIGN WITH EXISTING CHURCH DRIVE.
3. IF STORM IS REMOVED, HOW WILL IT AFFECT DRAINAGE.
4. PROVIDE GRADING PLAN FOR DEVELOPMENT. MAINLY ALONG EAST R @ WOUNDING. HOW WILL IT DRAIN.

Faxed to Jude Carter Friday @ 3:00

FINAL DEVELOPMENT PLAN - PHASE TWO
CHESTERWOOD RETIREMENT COMMUNITY
 SCALE: 1" = 50'-0"

OWNER: CHESTERWOOD, INC.
 4115 HAMILTON - MASON ROAD
 HAMILTON, OHIO 45011
 (GREG DIXON FAMILY, ET AL.)

RETIREMENT COMMUNITY DENSITY
 228 INDEPENDENT LIVING UNITS
 100 ASSISTED LIVING UNITS
 48 APT. UNITS

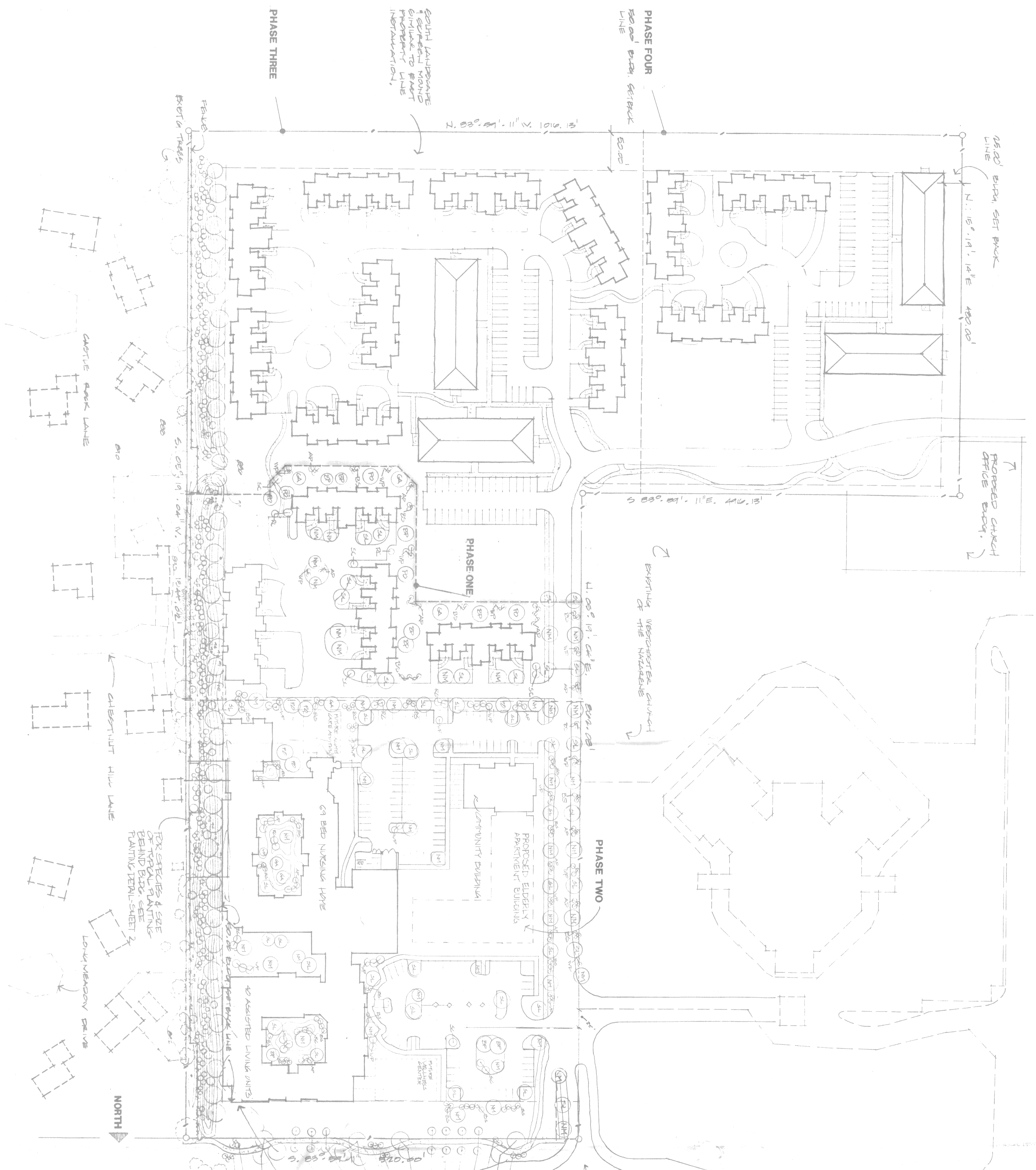
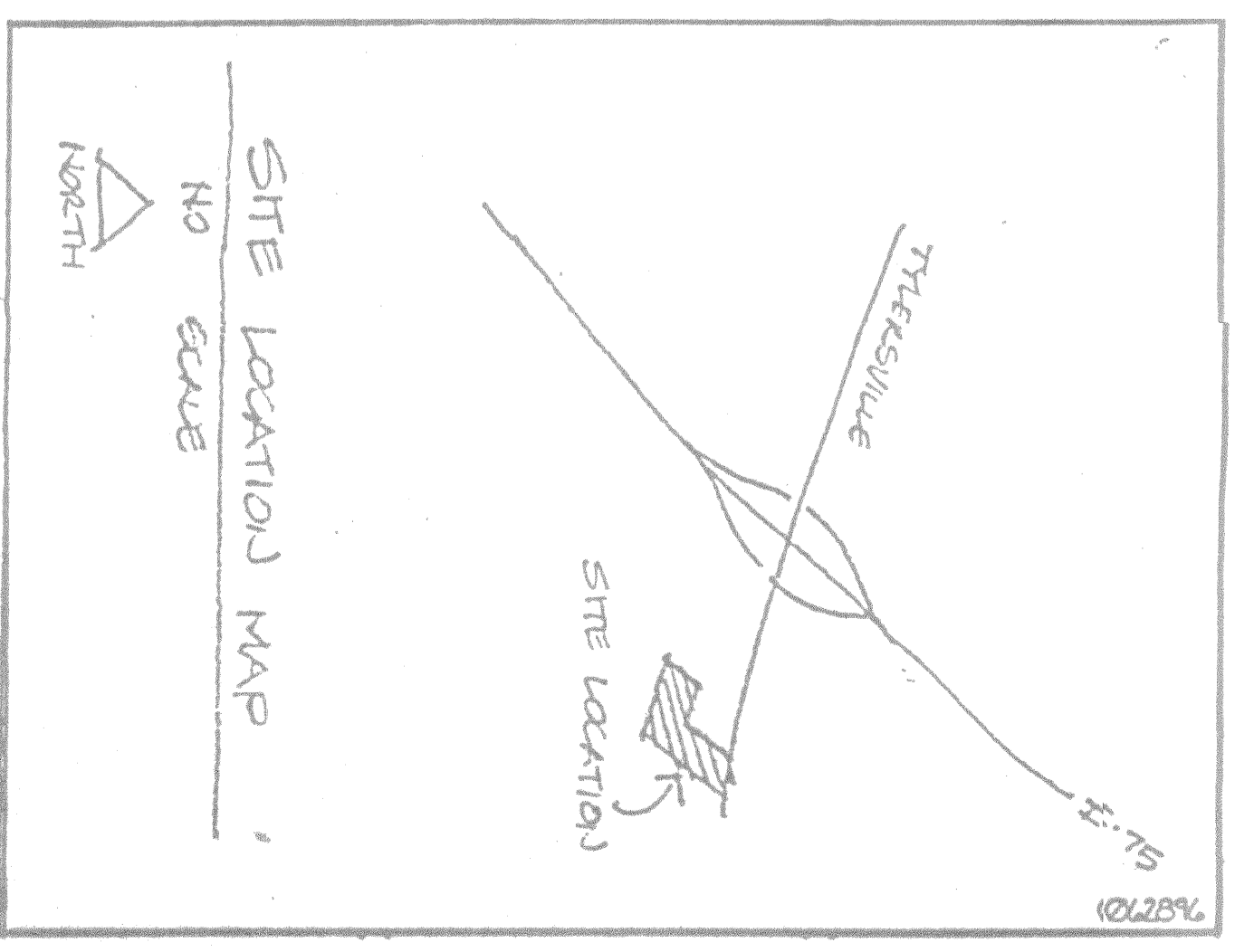
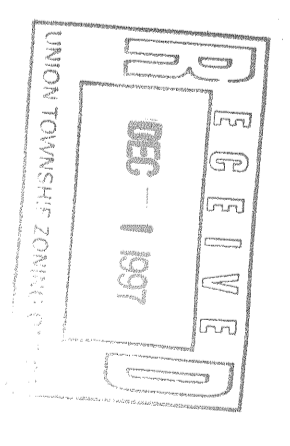
35%
 ZONE AREA 21.5 ACRES / 924,540 SQ. FT.

- PHASE ONE WORK**
RIGHT IN/RIGHT OUT RETIREMENT ENTRY ROAD TO PHASE I
- PHASE TWO WORK**
PHASE TWO BLDGS. CONST. @ FRONT OF SITE PER ZONING REQUIREMENT
- 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 = 924,540 SQ. FT.
 187,308 SQ. FT. REQUIRED
 924,540 x .20 = 184,908
 OPEN SPACE (4.3 ACRES)

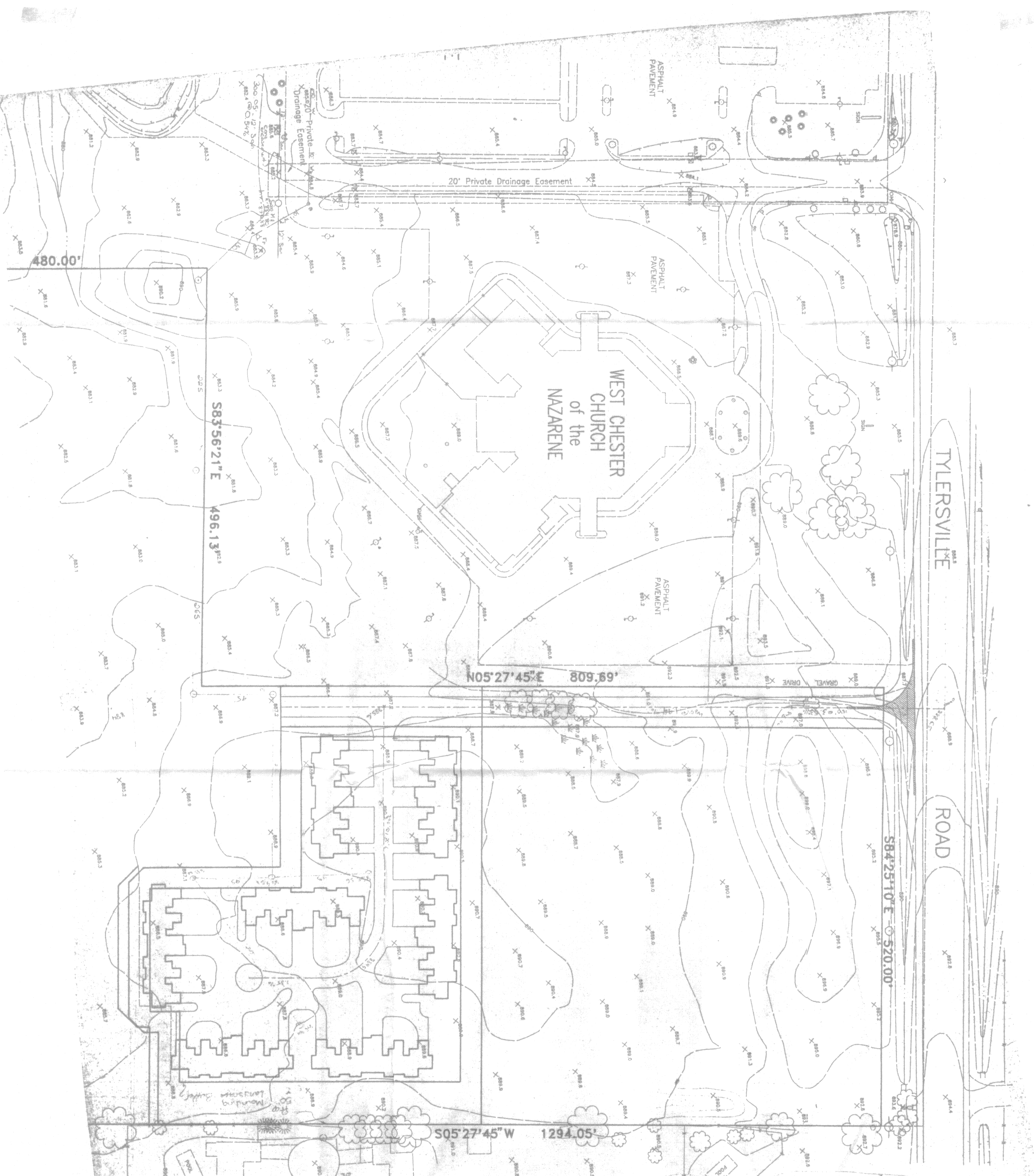
- RIGHT IN/RIGHT OUT ONLY
- ENTRANCE & ACCESS TO RETIREMENT COMMUNITY
- BLUE SPRUCE
- PIN OAK
- EASTERN WHITE PINE
- RED JEWEL GRAB
- SNOWDRIFT GRAB
- RED JEWEL GRAB
- GREEN ASH
- AUSTRIAN PINE
- BLUE SPRUCE
- NORWAY SPRUCE
- SNOWDRIFT GRAB
- RED JEWEL GRAB
- SNOWDRIFT GRAB
- THIRDS
- PHASES @ THIS AREA WILL BE HELD BACK 75.00'

- PIN OAK
- WHITE PINE
- ALTAIR PINE



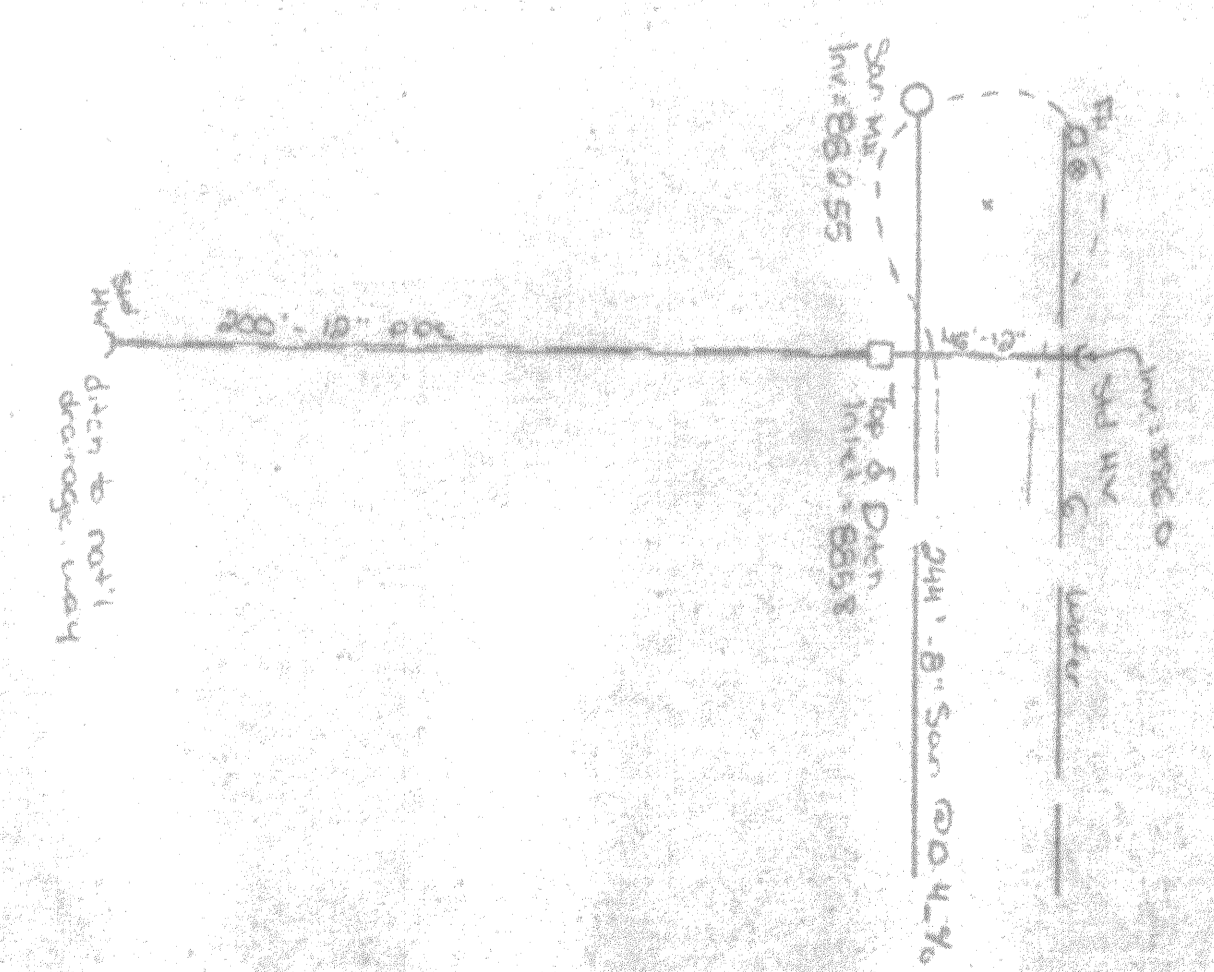
SOIL LANDSCAPE & GRASSING WOULD CONTINUE TO MEET PROPOSED LINE INSTALLATION.

FOR SPECIES & SIZE OF TOTAL PLANTING BEHIND BLDG. SEE PLANTING DETAIL SHEET



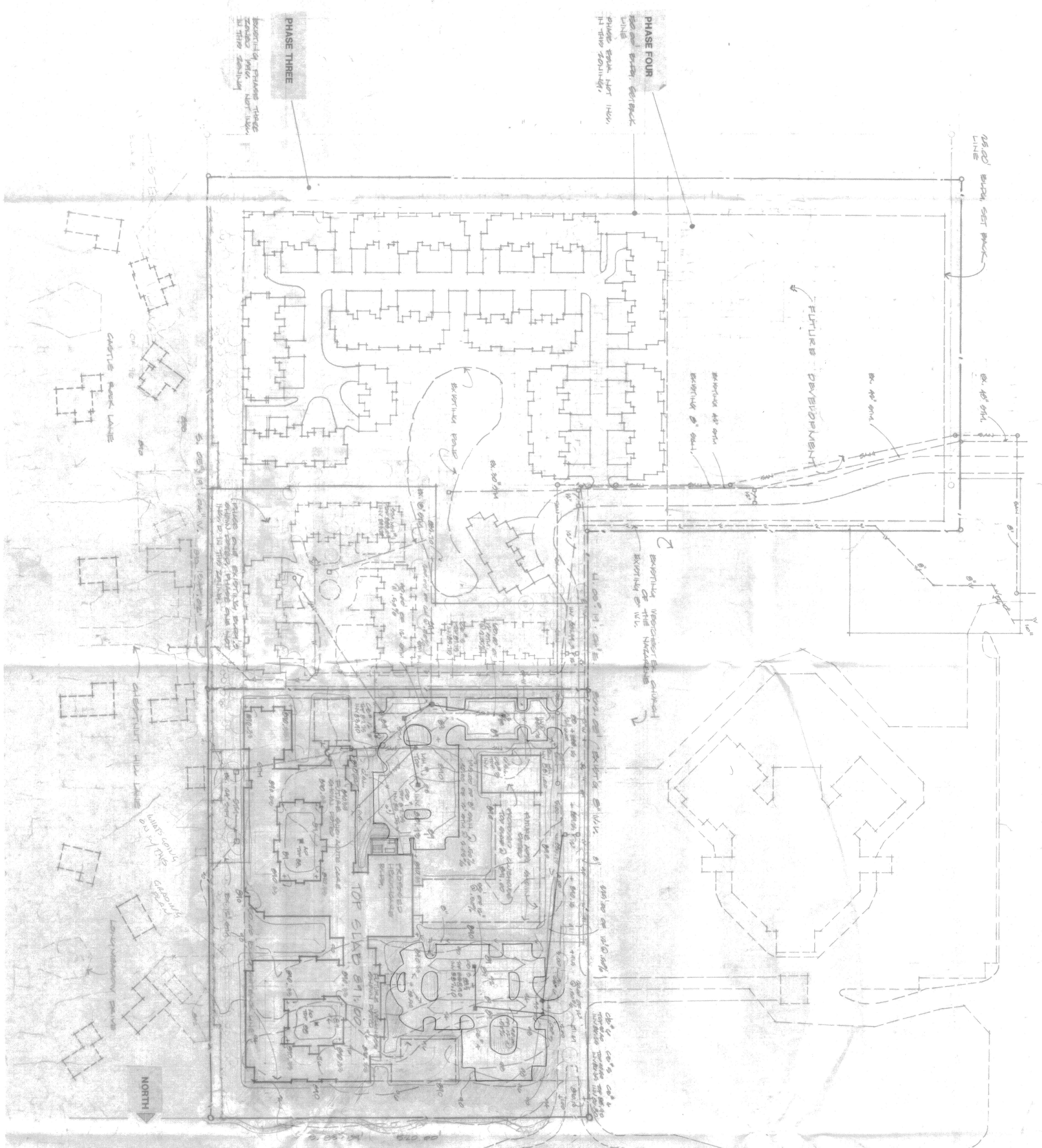
CHESTERWOOD VILLAGE - PHASE TWO
SITE SURVEY
 SCALE: 1" = 50'-0"
 DATE: 12-01-97

$520 = 60X$
 $.87 = X$
 $.17$



San. M.M. 1
 I.V. = 872.99

San. M.M. 1
 I.V. = 572.50



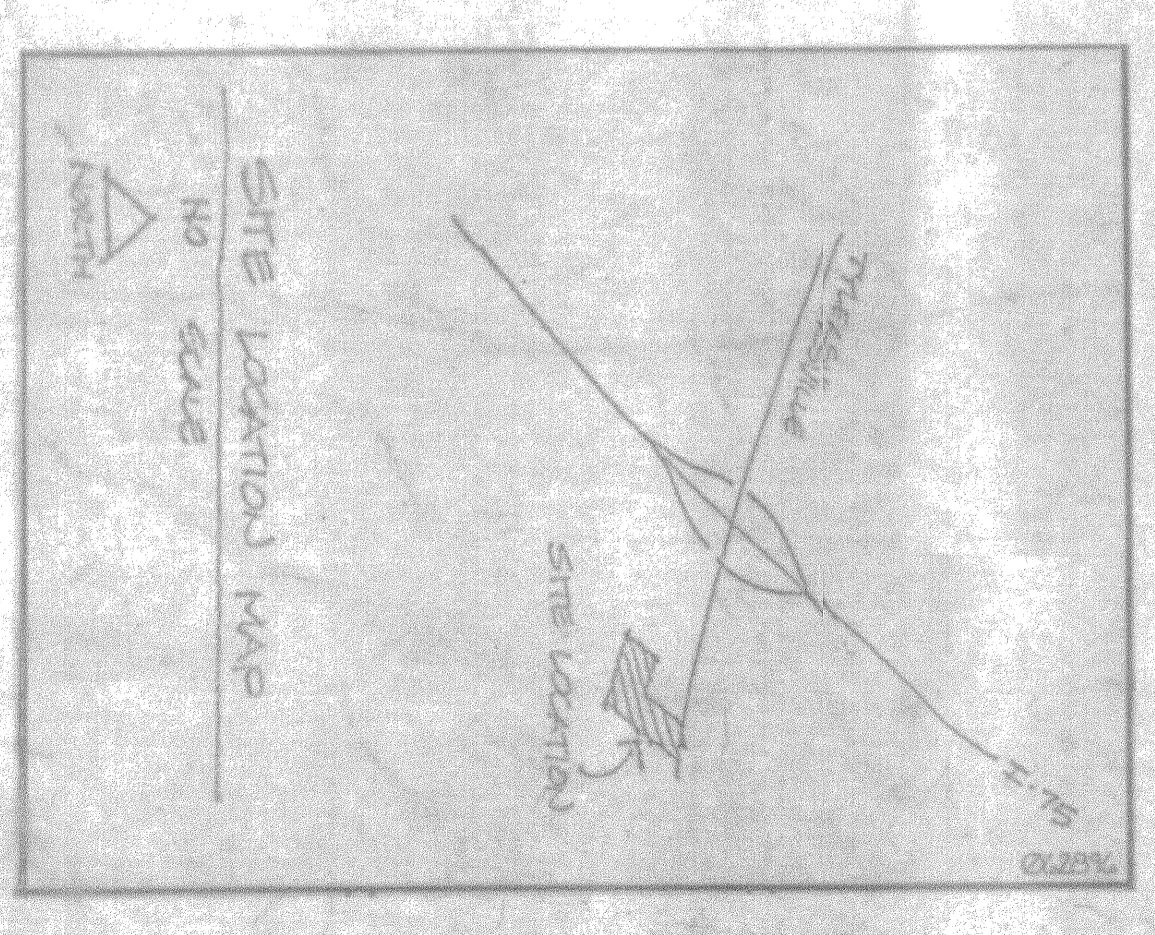
PHASE THREE
 EXISTING OF PHASE THREE
 EXISTING OF THE NORTH SIDE
 IN THIS SECTION

PHASE FOUR
 EXISTING OF THE BACK
 SIDE OF THE NORTH SIDE
 IN THIS SECTION

**CHESTERWOOD VILLAGE
 PHASE TWO SITE PLAN**

SCALE: 1" = 60.00'

- 085 E/P
 - 5000



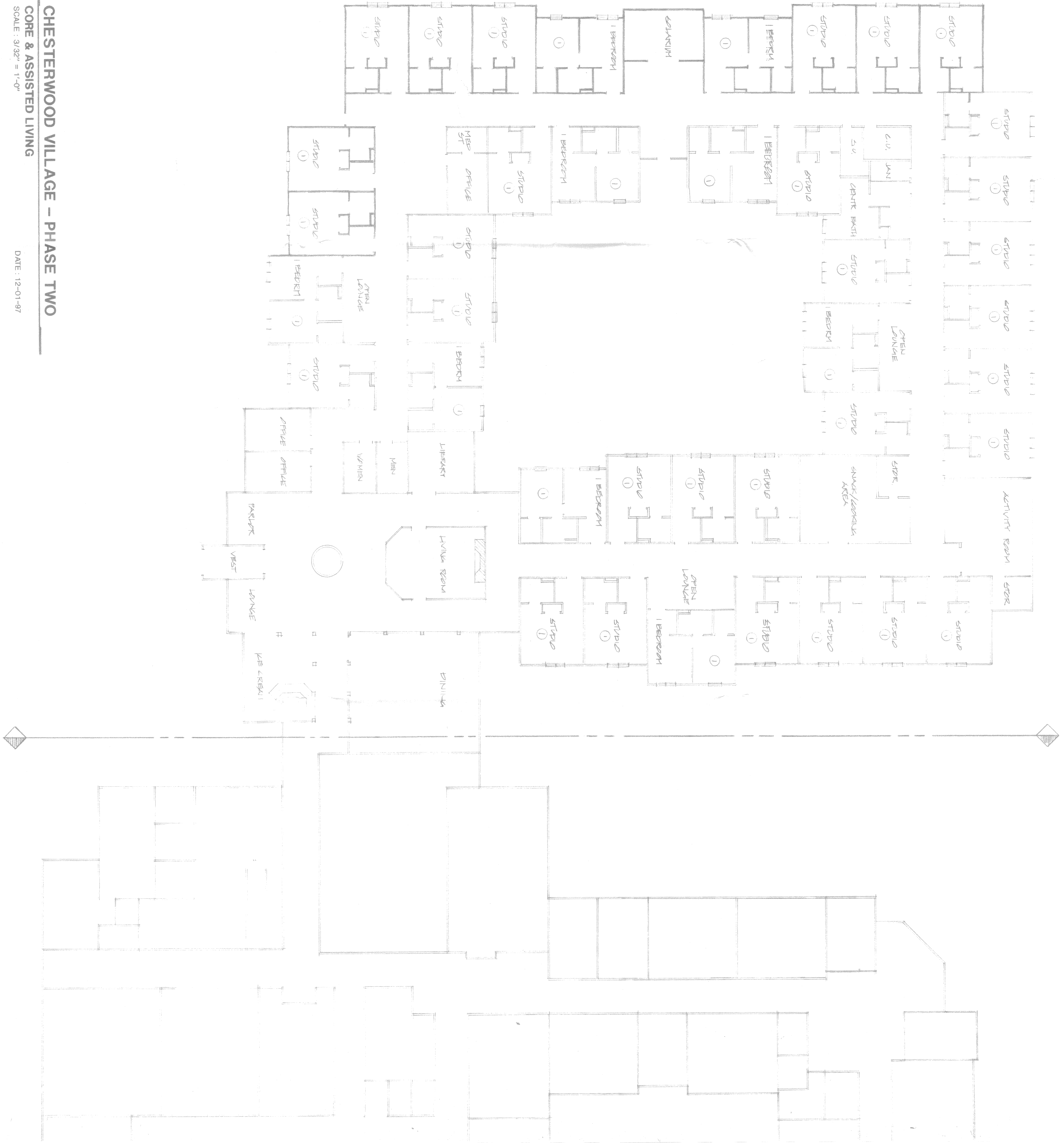
GENERAL CONTRACTOR & ARCHITECT
 100 SOUTH PERRY STREET, SUITE 400
 CHESTER, OHIO 43001-1000
 (614) 763-1000
 ARCHITECT: [Signature]

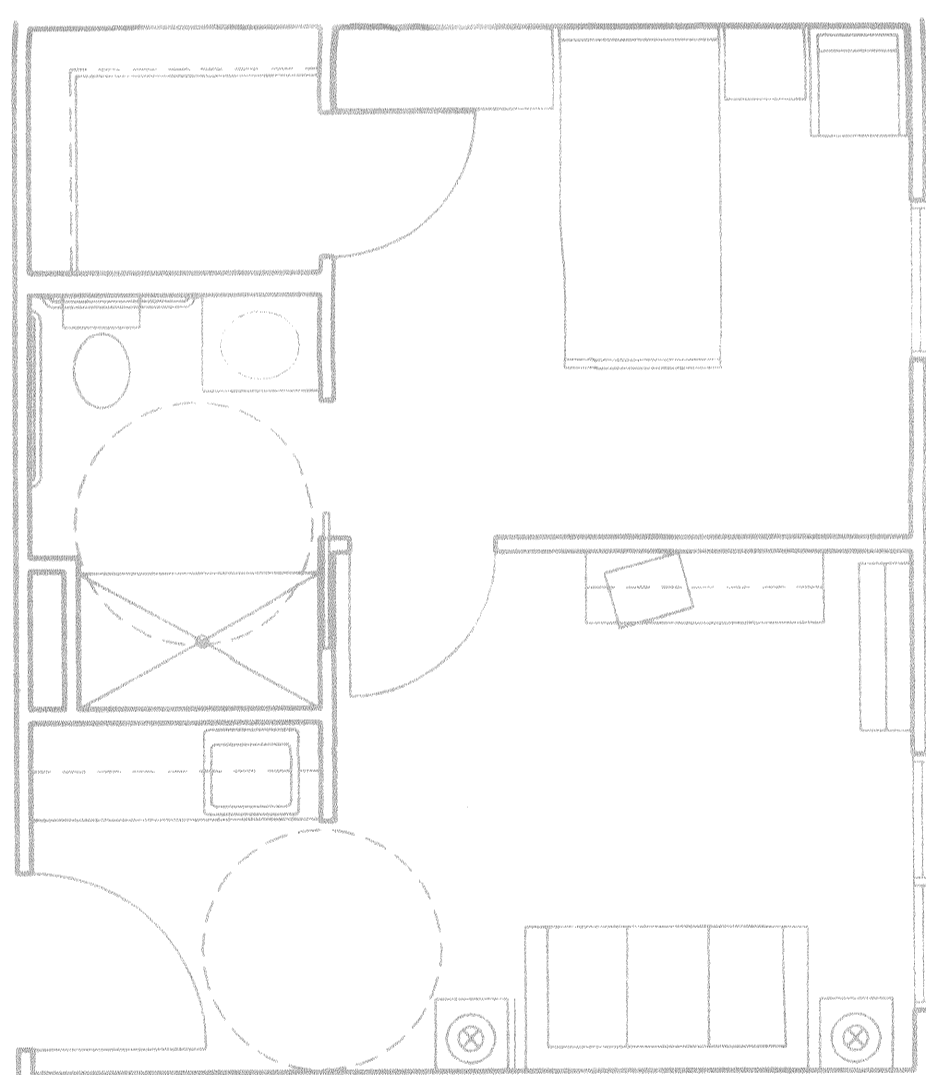
CHESTERWOOD VILLAGE - PHASE TWO

CORE & ASSISTED LIVING

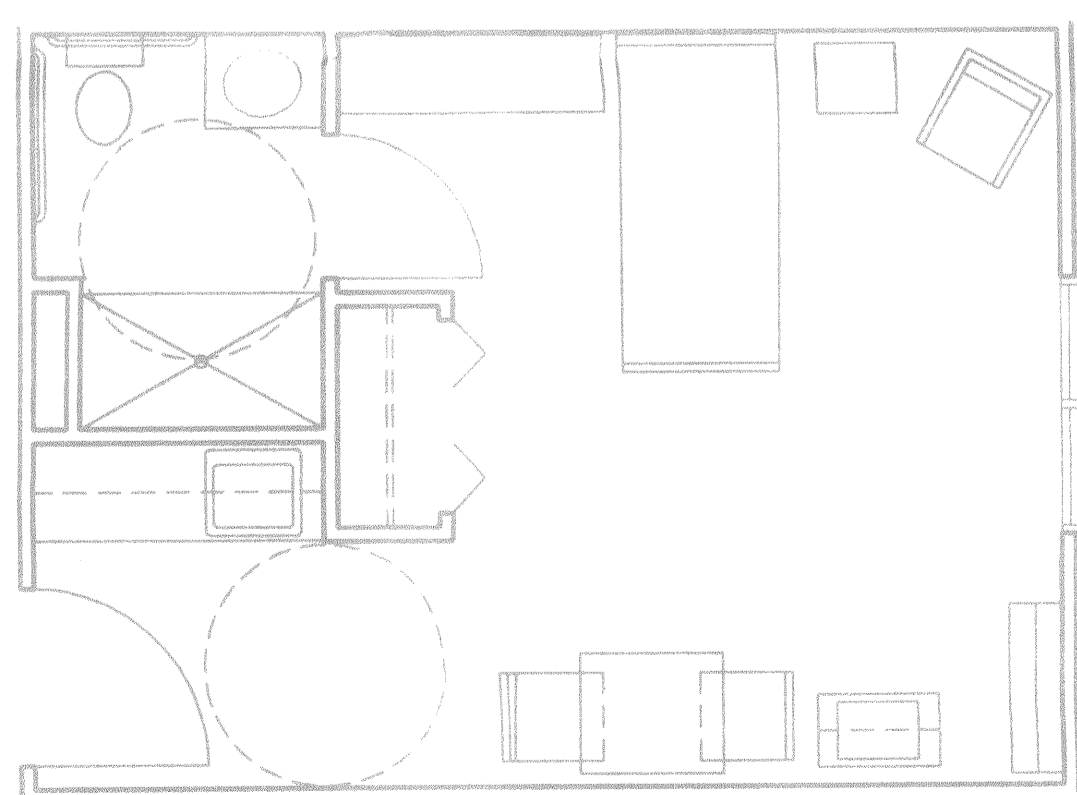
DATE: 12-01-97

SCALE: 3/32" = 1'-0"

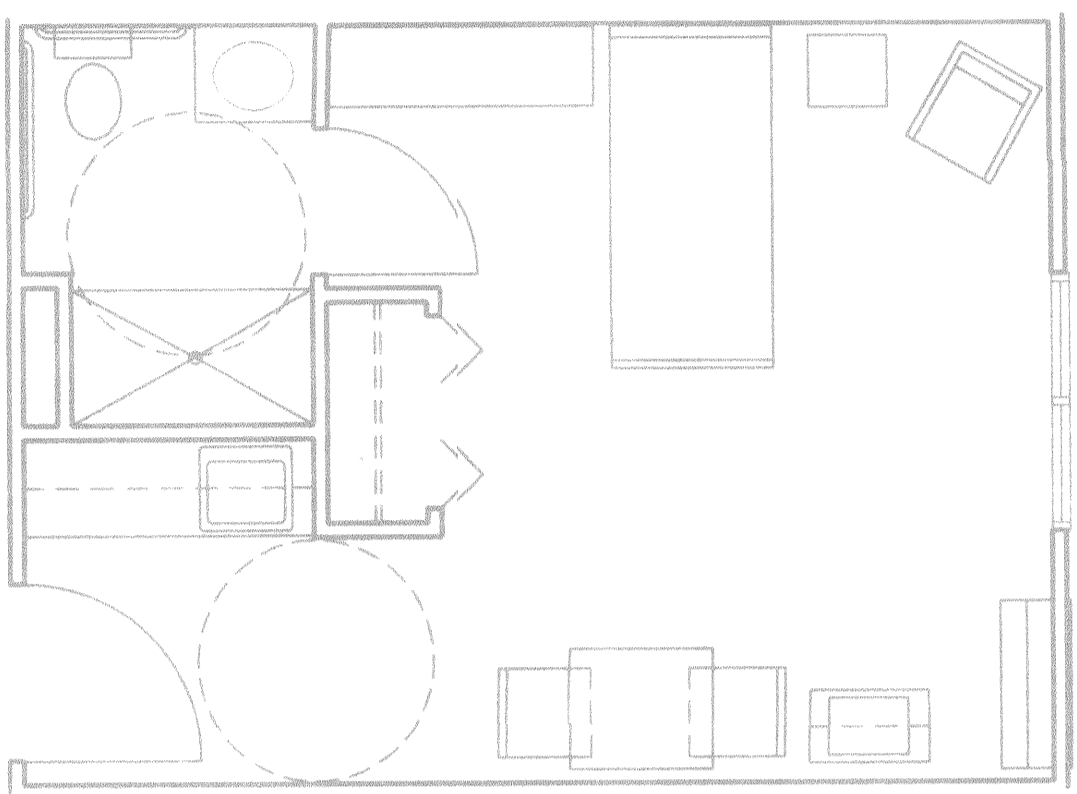




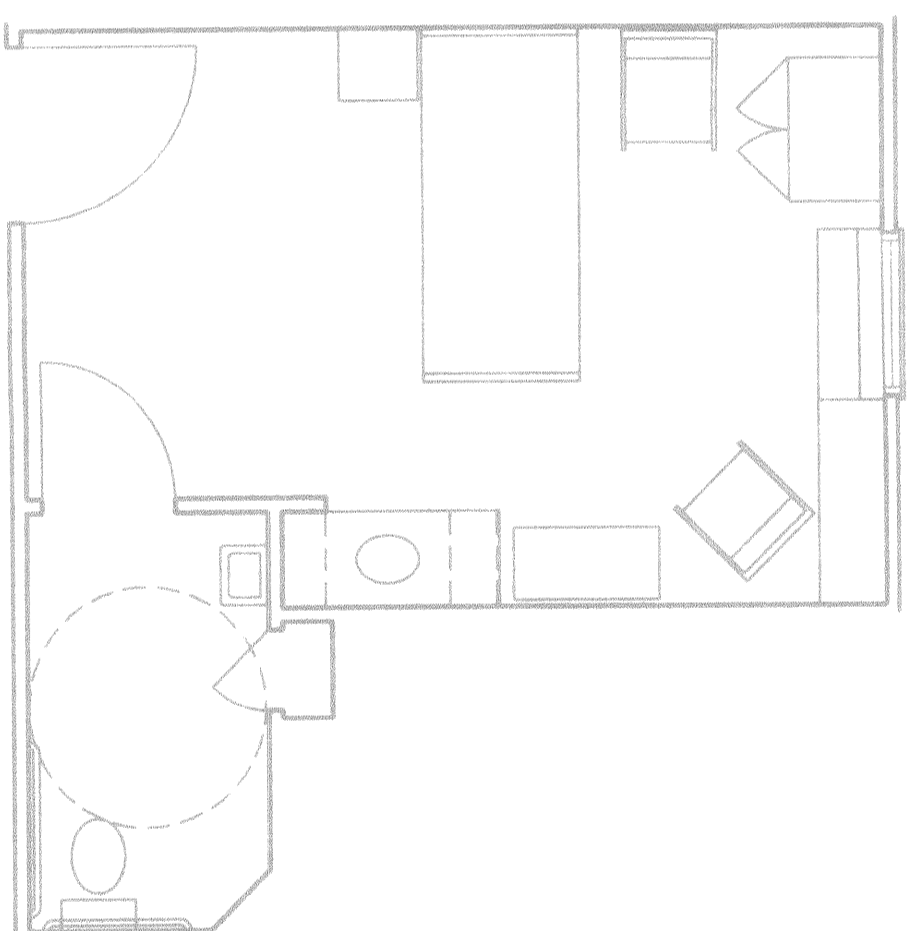
ASST. LIV. 1 BEDRM. TYPE E
SCALE 1/4" = 1'-0"



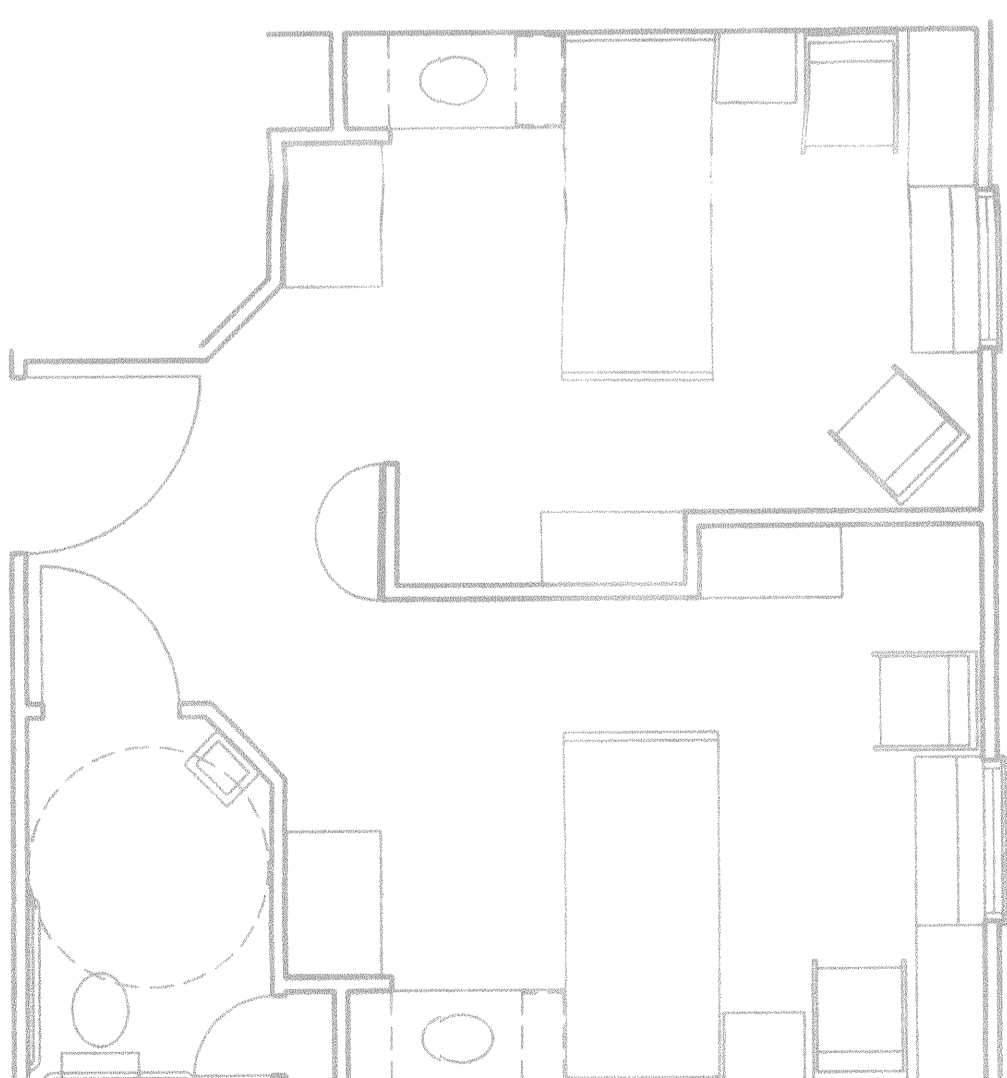
ASST. LIV. STUDIO TYPE D
SCALE 1/4" = 1'-0"



NURSING PVT. TYPE C
SCALE 1/4" = 1'-0"



NURSING PVT. TYPE B
SCALE 1/4" = 1'-0"



NURSING SEMI-PVT. TYPE A
SCALE 1/4" = 1'-0"

PROJECT: CHESTERWOOD
LOCATION STATE
TITLE: UNIT PLANS

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

DATE:
REVISED:
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