

PRELIMINARY DEVELOPMENT PLAN
ATTACHED SENIOR LIVING RENTALS
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

CURRENT OWNER
RAYMOND & KATHLEEN REYNOLDS
6815 HAMILTON MASON RD
WEST CHESTER, OHIO 45069

DEVELOPER/APPLICANT
TREPLUS COMMUNITIES
CONTACT: STEVEN HICKS
151 LAKE SHORE DRIVE, SUITE 225
COLUMBUS, OHIO 43204
(614) 228-0326

GENERAL NOTES

1. WATER AND SANITARY SANITARY TO BE CONNECTED TO BUTLER COUNTY WATER & SEWER SYSTEM.
2. EACH UNIT HAS A SINGLE OR DOUBLE CAR GARAGE AND ONE OR TWO DRIVEWAY PARKING SPACES DEPENDING ON 1 BR OR 2 BR UNITS.
3. ELECTRIC & STREET LIGHTING TO BE SUPPLIED BY DUKE ENERGY.
4. ALL PRIVATE DRIVES TO BE MAINTAINED BY END OWNER (TREPLUS COMMUNITIES).
5. CONTOURS FURNISHED FROM BUTLER COUNTY GIS (2007 CONTOURS) AND SUPPLEMENTED FIELD SURVEYING.
6. FINAL UTILITIES AND GRADING TO BE PROVIDED WITH THE FINAL PUD PLAN.
7. 5' WIDE CONCRETE WALK TO BE INSTALLED ON ONE SIDE OF PRIVATE STREETS.
8. EXISTING ZONING A-1
9. ALL AREAS OUTSIDE PROPOSED LOTS WILL BE MAINTAINED BY TREPLUS.

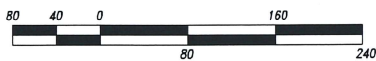
PROJECT SUMMARY

TOTAL ACREAGE	25.10
DISTURBED ACRES	19.30
TOTAL BUILDINGS	35
TOTAL UNITS	122
ONE-BEDROOMS	52 (43%)
TWO-BEDROOMS	70 (57%)
UNITS/ACRE (TOTAL)	4.86
COMMON OPEN SPACE	10.283 (40%)
TOTAL CLUBHOUSE & MISC PARKING	35 STD, 8 ADA

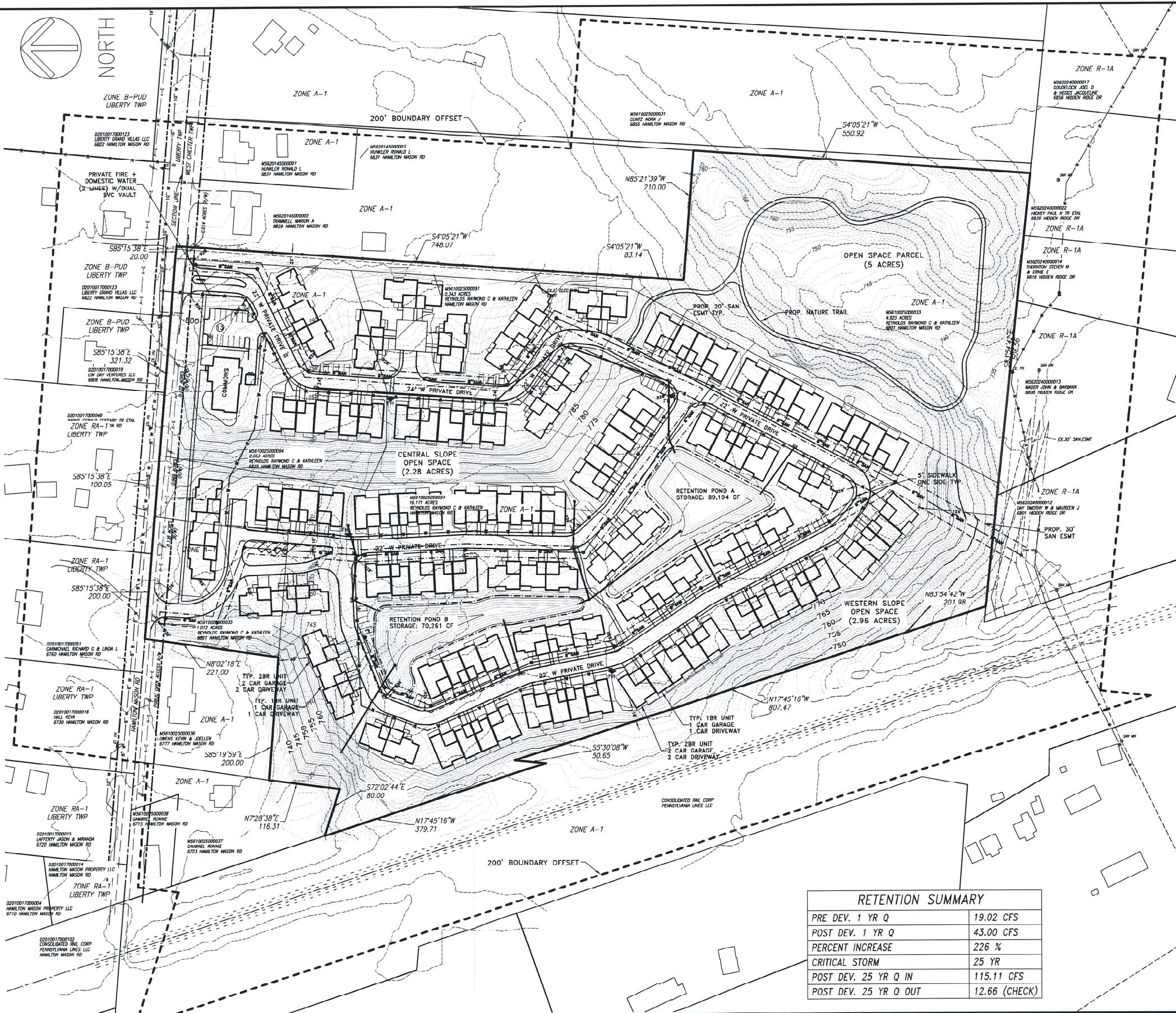
VICINITY MAP
NOT TO SCALE



MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'



GRAPHIC SCALE 1" = 80' (Full Size 22x34)
GRAPHIC SCALE 1" = 160' (Half Size 11x17)



RETENTION SUMMARY

PRE DEV. 1 YR Q	19.02 CFS
POST DEV. 1 YR Q	43.00 CFS
PERCENT INCREASE	226 %
CRITICAL STORM	25 YR
POST DEV. 25 YR Q IN	115.11 CFS
POST DEV. 25 YR Q OUT	12.66 (CHECK)

CINCINNATI OFFICE
10000 W. WILSON RD.
COLUMBUS, OHIO 43240
TEL: 614.228.0326
FAX: 614.228.0327

INFRASTRUCTURE
DEVELOPMENT
ENGINEERING



Designed By: T. FOSTER
Created By: J. MOLONY
Checked By: T. FOSTER
Approved By: T. FOSTER

REVISIONS:

TREPLUS COMMUNITIES
6801 HAMILTON MASON RD
WEST CHESTER TWP
BUTLER CO., OH

PRELIMINARY
DEVELOPMENT
PLAN

Scale: 1" = 80' (22x34)
1" = 160' (11x17)
Date: 02-11-2021

PDP-2

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