

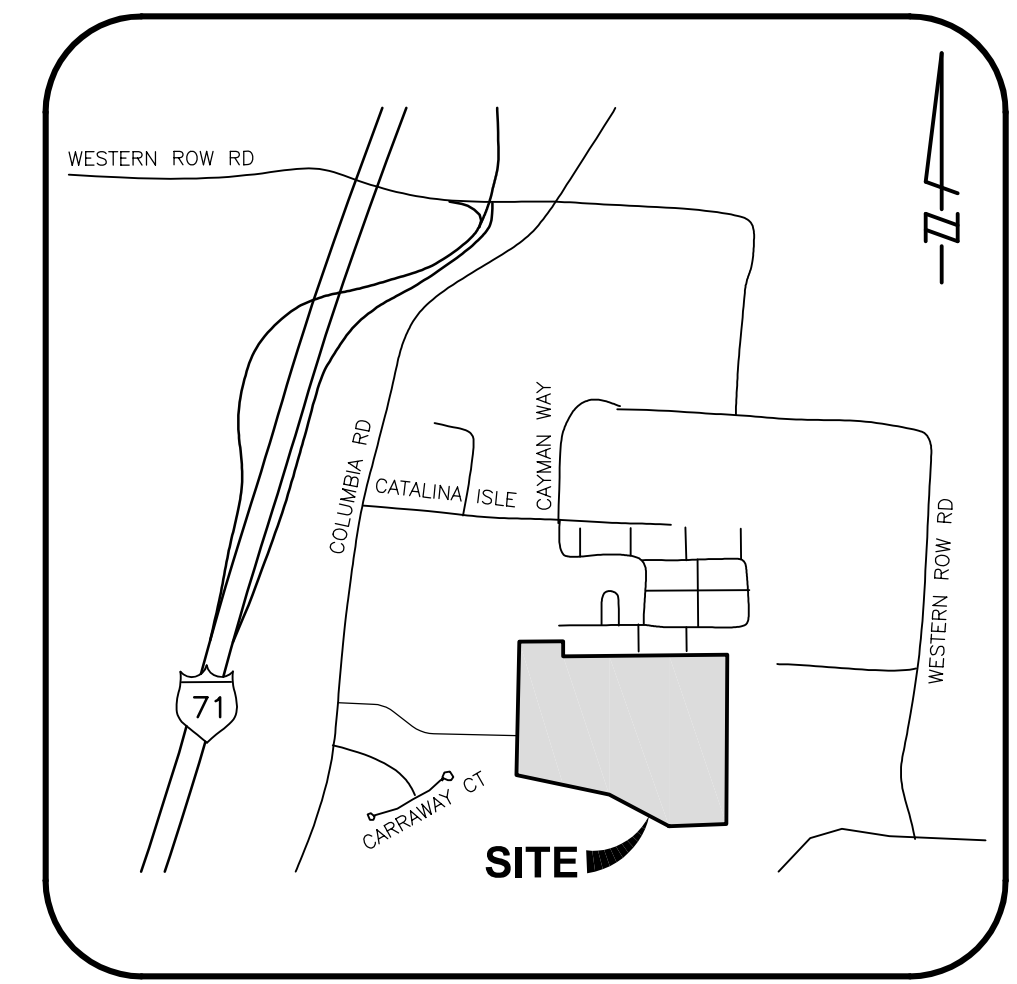
**GENERAL NOTES**

1. CONTOURS FROM WARREN COUNTY G.I.S.
2. EXISTING ZONING – GENERAL BUSINESS (G-B)  
PROPOSED ZONING – RESIDENTIAL SINGLE-FAMILY PLANNED DEVELOPMENT UNIT (R-SF PUD).
3. PROPOSED WATER SUPPLY: WARREN COUNTY
4. PROPOSED WASTEWATER DISPOSAL: WARREN COUNTY PUBLIC SEWER SYSTEM TO A PROPOSED PRIVATE LIFT STATION TO PUMP TO THE PUBLIC SANITARY SEWER LOCATED ALONG THE SOUTH PROPERTY LINE.
5. GAS AND ELECTRIC TO BE UNDERGROUND AND DESIGNED AND COORDINATED WITH DUKE ENERGY.
6. POSTAL COLLECTION AND DELIVERY TO BE IN COMPLIANCE WITH WARREN COUNTY SUBDIVISION REGULATIONS. LOCATIONS AS SHOWN.
7. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON FACILITIES AND AMENITIES, INCLUDING BUT NOT LIMITED TO: WALKING PATHS, COMMON LANDSCAPING, AND STORMWATER MANAGEMENT BASINS.
8. STORMWATER MANAGEMENT TO COMPLY WITH WARREN COUNTY ENGINEER'S STORMWATER MANAGEMENT REGULATIONS.
9. ENTRANCE SIGNAGE SHALL BE PROVIDED AT STAGE 2 FINAL DEVELOPMENT PLAN. SEE SEPERATE DOCUMENT FOR DEVELOPMENT STANDARDS
10. EROSION CONTROL SHALL BE IN COMPLIANCE WITH THE WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL REQUIREMENTS.
11. PROPOSED COVENANTS AND RESTRICTIONS HAVE NOT YET BEEN DETERMINED.
12. ALL PUBLIC UTILITIES SHALL BE LOCATED IN REQUIRED EASEMENTS.
13. CONSTRUCTION PHASES ARE TO BE DETERMINED.
14. ACCESS TO THE SITE TO BE PROVIDED VIA AN EXISTING ROADWAY CONNECTING TO COLUMBIA ROAD, AS SHOWN.

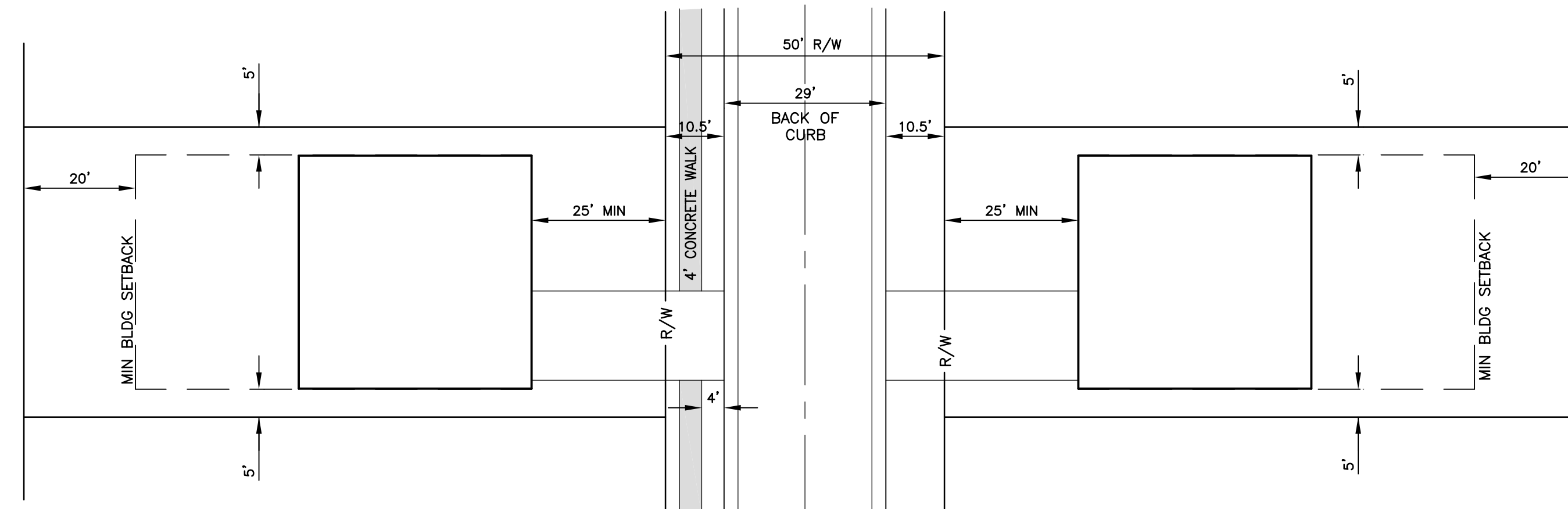
# HAMPSTEAD GREEN

## STAGE 1 - PRELIMINARY PUD PLAN

SITUATED IN  
SECTION 22, TOWN 4, RANGE 2, B.T.M.  
DEERFIELD TOWNSHIP  
WARREN COUNTY, OHIO



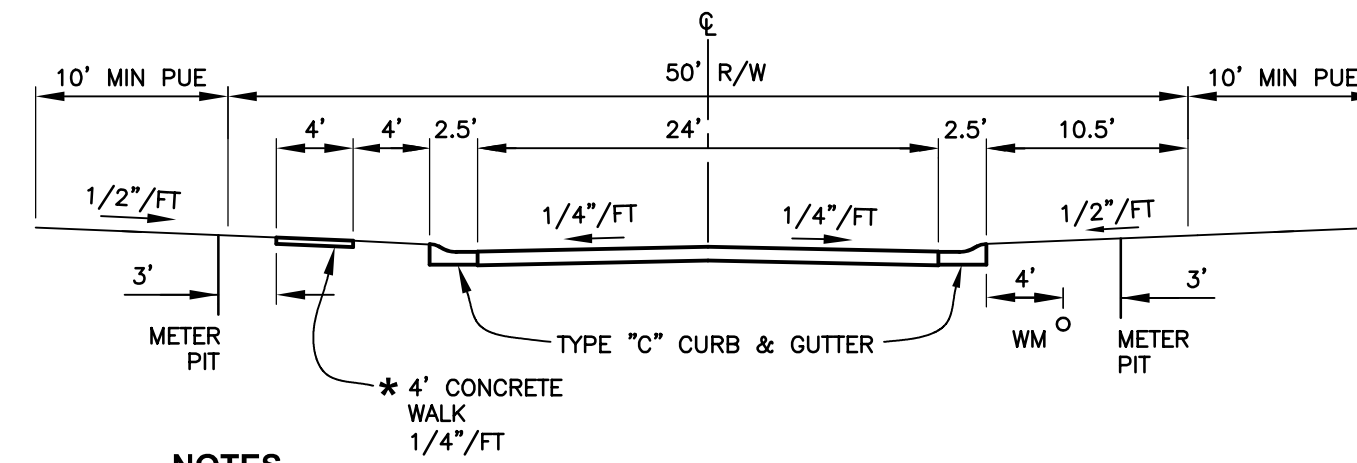
**VICINITY MAP**  
NOT TO SCALE



**PATIO HOME / SINGLE FAMILY**

**TYPICAL LOT DEVELOPMENT REQUIREMENTS**

NOT TO SCALE

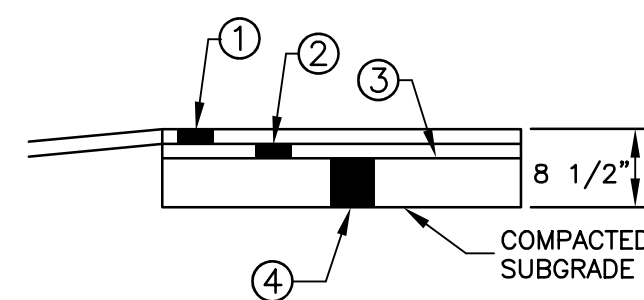


**NOTES**

- TOP OF CURB IS 0.06" ABOVE FINISHED CENTERLINE GRADE FOR LOCAL ONE SECTION. SEE FLEXIBLE PAVEMENT LEGEND THIS SHEET
- \* MODIFIED WALK LOCATION ON ONE SIDE AS SHOWN. SEE PLAN VIEW SHEET 4.

**\* TYPICAL SECTION, LOCAL ONE STREETS (CURB & GUTTER)**

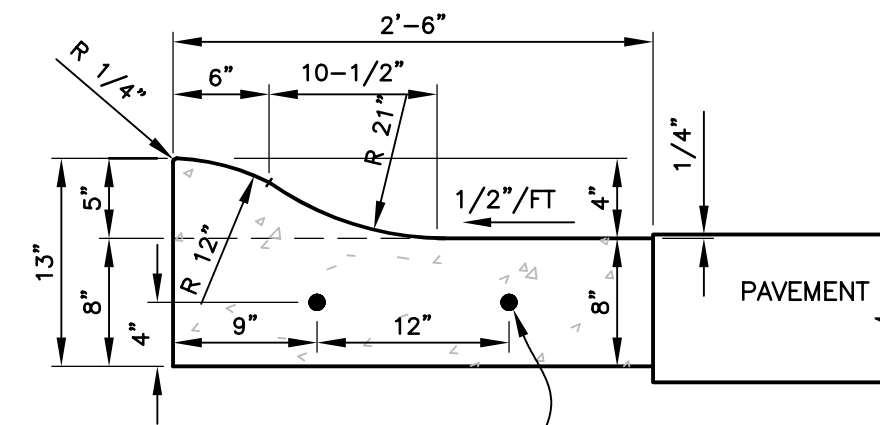
NOT TO SCALE



**FLEXIBLE PAVEMENT LEGEND**

NOT TO SCALE

- 1 1 1/2" THICKNESS OF ITEM 448 – TYPE I. ASPHALT CONCRETE SURFACE COURSE
- 2" THICKNESS OF ITEM 448 – TYPE I (LEVELING COURSE)
- TACK COAT MS-2, RS-1 OR RC-250
- 5" THICKNESS OF ITEM 301, BITUMINOUS BASE COURSE



**TYPE C CONCRETE CURB & GUTTER**

NOT TO SCALE

**SHEET INDEX**

TITLE SHEET .....	1
LOCATION MAP .....	2
EXISTING AERIAL PHOTO & GIS CONTOURS .....	3
HAMPSTEAD GREEN SITE PLAN .....	4
HAMPSTEAD GREEN ACCESS .....	5

**SITE DEVELOPMENT DATA**

**RESIDENTIAL SINGLE-FAMILY PLANNED UNIT DEVELOPMENT (R-SF PUD)**

GROSS PROPERTY AREA	31.99 AC
TOTAL MAXIMUM RESIDENTIAL UNITS	85
GROSS MAXIMUM DENSITY (BASED ON 31.99 AC)	2.66 +/- DU/AC
OPEN SPACE-TOTAL REQUIRED	20% (6.40 AC)
OPEN SPACE-TOTAL PROVIDED	32.7% (10.47 AC)
ACTIVE OPEN SPACE REQUIRED	25% OF 20% (1.60 AC)
ACTIVE OPEN SPACE PROVIDED	AS SHOWN (1.80 AC)

**NOTES:**

ACREAGE MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO FINAL PLAN, SURVEYS AND PLATS FOR RECORDING OF THE SUBDIVISION.

OPEN SPACE AREAS ARE SHOWN ON SHEET 4, SITE PLAN.

SEE SEPERATE DOCUMENT FOR DEVELOPMENT STANDARDS

ANY CONFLICTS BETWEEN THIS PLAN AND THE APPROVED WRITTEN DEVELOPEMENT STANDARDS, THE WRITTEN DEVELOPEMENT STANDARDS SHALL GOVERN

**DEVELOPER**

KENSINGTON DEVELOPMENT COMPANY OF OHIO, LLC  
3940 OLYMPIC BOULEVARD, SUITE 100  
ERLANGER, KENTUCKY 41018  
(895) 250-8285

**OWNER**

CINCINNATI GOLF CENTER, LLC  
7830 COLUMBIA ROAD  
MAINEVILLE, OH 45039  
(513) 459-4653

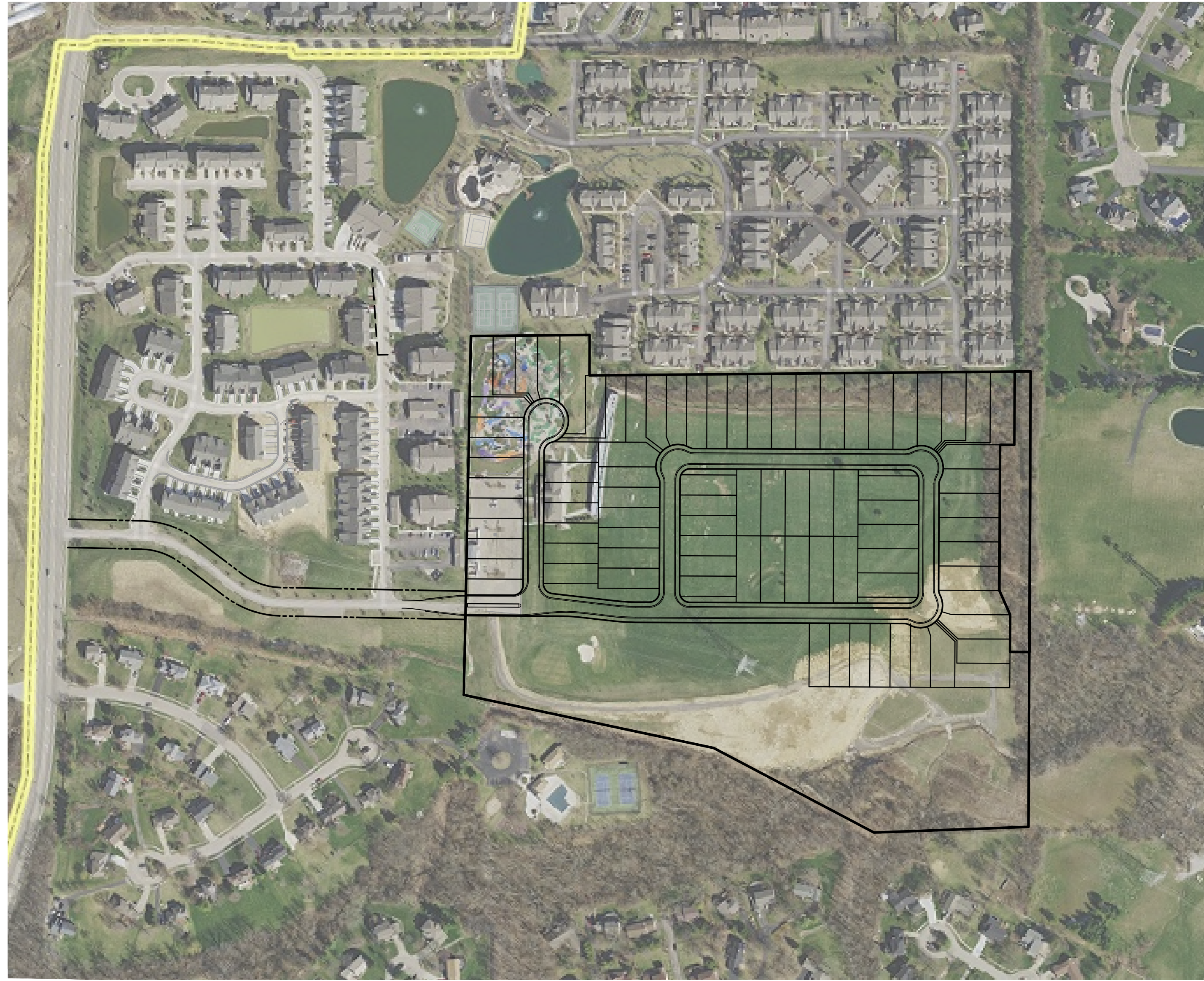
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

2/11/19	MODIFIED TO AN R-SF SINGLE-FAMILY PUD	
12/31/18	OPEN SPACE & CLARIFIED ACCESS SHTS 1 & 4	
12/28/18	IDENTIFIED ACTIVE OPEN SPACE SHTS 1 & 4	
12/11/18	MODIFICATIONS TO MAKE TYPICAL LOT DETAIL CONSISTENT WITH SITE LAYOUT PER D/TZ MEETING	

<b>TITLE SHEET</b>	SCALE: AS SHOWN
<b>PRELIMINARY PUD PLAN-STAGE 1 HAMPSTEAD GREEN</b>	DRAWN BY: TDA
	JOB No: EK001
	DATE: 11/01/2018

SITUATED IN  
SECTION 22, TOWN 4, RANGE 2, B.T.M.  
DEERFIELD TOWNSHIP  
WARREN COUNTY, OHIO

SHEET	1
OF	5



**LOCATION MAP**  
1"=200'



Evans  
**CivilPro**  
 Engineers, LLC  
 Consulting Engineers & Surveyors  
 4700 Duke Drive, Suite 100  
 Mason, Ohio 45040  
 (513) 398-1728

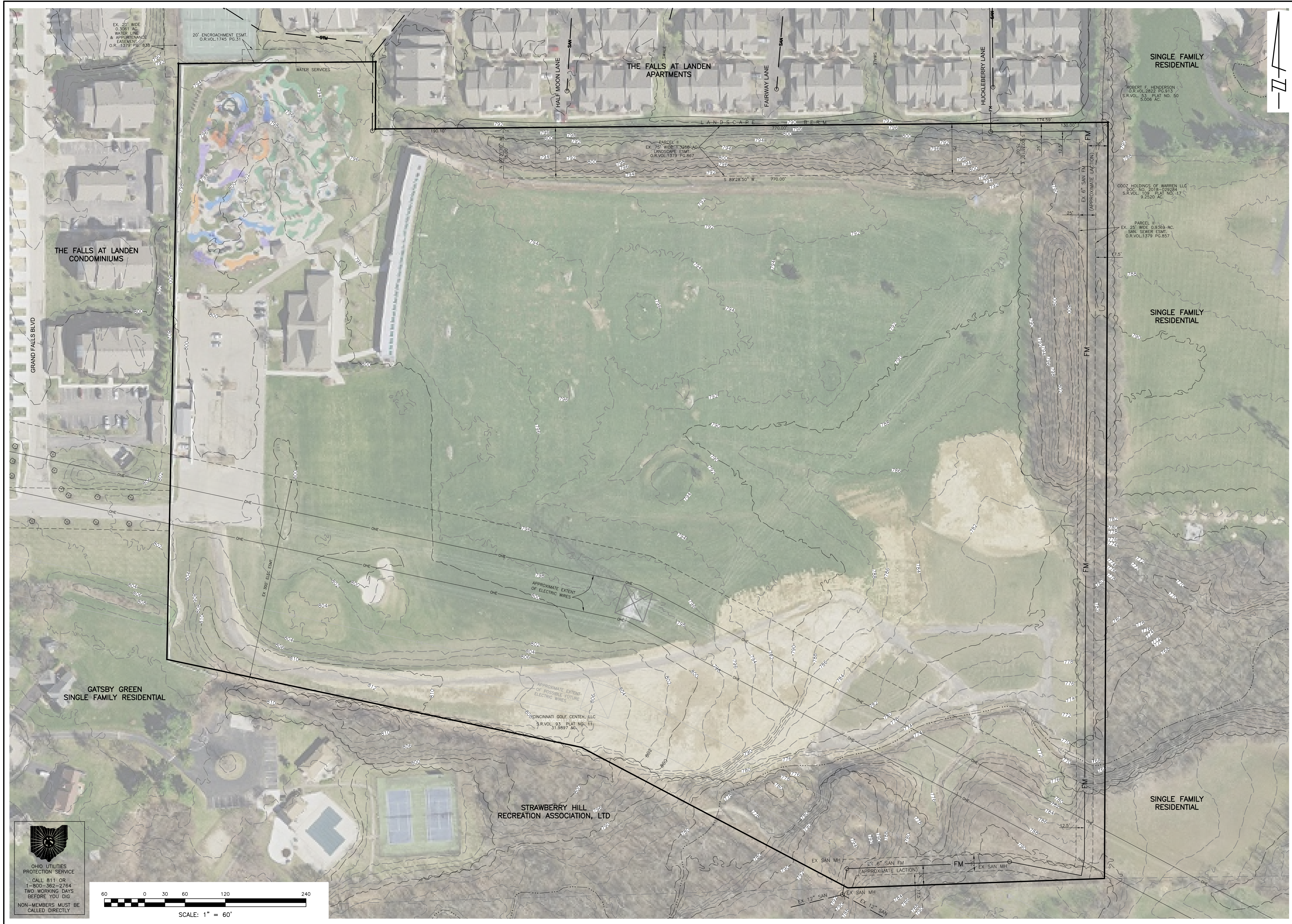
**PRELIMINARY PUD PLAN-STAGE 1**  
**HAMPSTEAD GREEN**  
 SITUATED IN  
 SECTION 22, TOWN 4, RANGE 2, B.T.M.  
 DEERFIELD TOWNSHIP  
 WARREN COUNTY, OHIO

**LOCATION MAP**

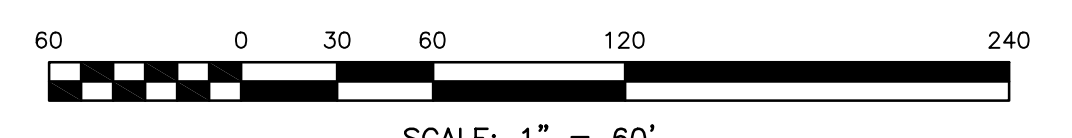
DATE: 11/01/2018  
 JOB No: EKP001  
 DRAWN BY: TDA  
 SCALE: AS SHOWN

NO.	DATE	DESCRIPTION
1	2/11/19	MODIFIED TO AN R-SF SINGLE-FAMILY PUD
2	12/11/18	REMOVE STANDARDS IN LIEU OF SEPERATE DOCUMENT

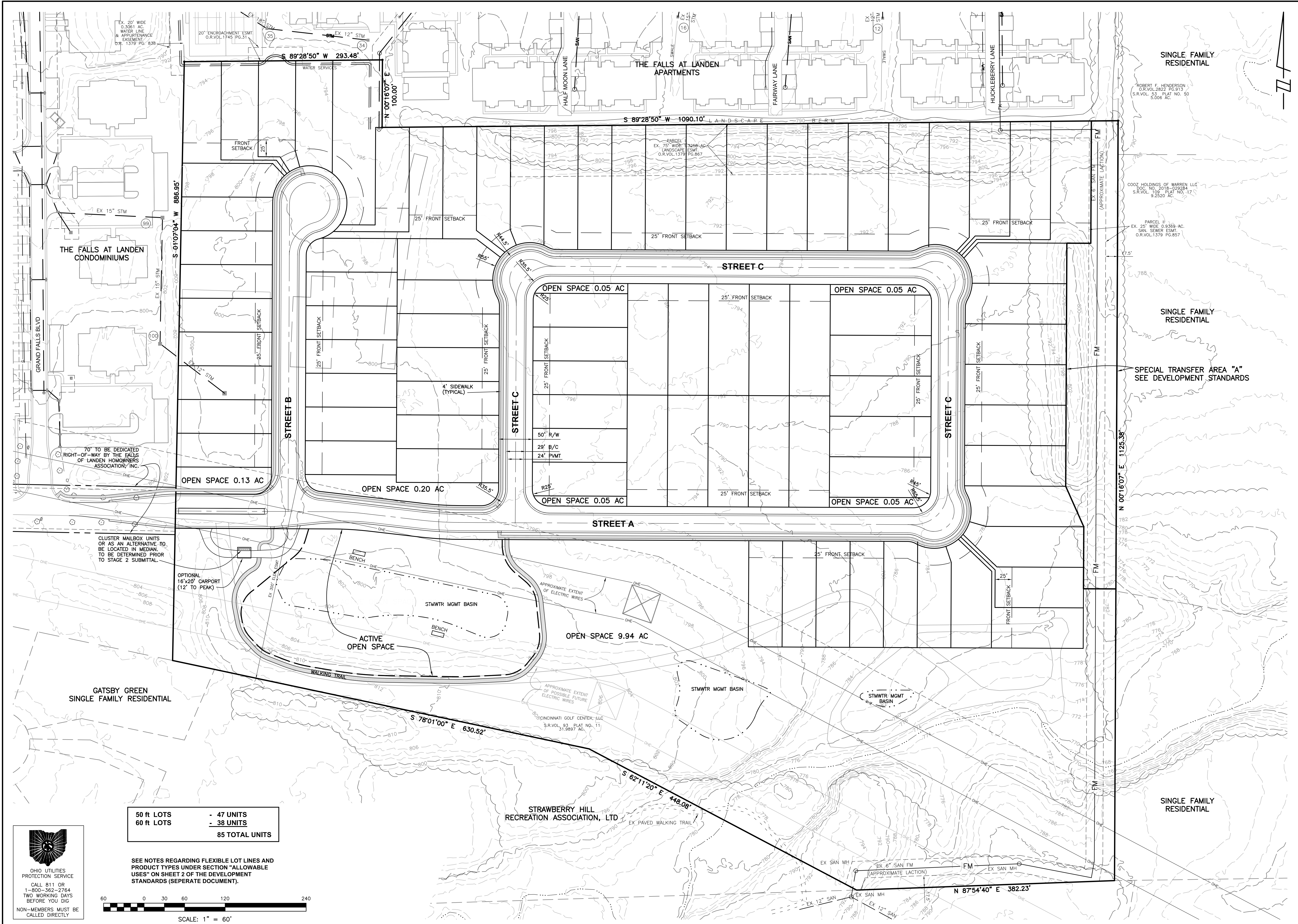
NO.	DATE	DESCRIPTION



OHIO UTILITIES PROTECTION SERVICE  
 CALL 811 OR 1-800-362-2764  
 TWO WORKING DAYS BEFORE YOU DIG  
 NON-MEMBERS MUST BE CALLED DIRECTLY

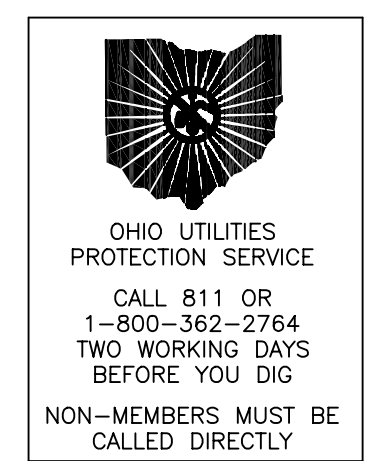
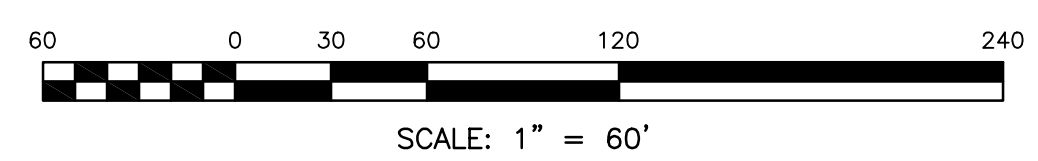


<b>EXISTING AERIAL PHOTO &amp; GIS CONTOURS</b>	
DATE: 11/07/2018	JOB NO: EKP001
SCALE: 1" = 60'	DRAWN BY: TDA
<b>PRELIMINARY PUD PLAN-STAGE 1          HAMPSTEAD GREEN</b>	
SITUATED IN SECTION 22, TOWN 4, RANGE 2, B.T.M. DEERFIELD TOWNSHIP WARREN COUNTY, OHIO	
<b>Evans CivilPro Engineers, LLC</b> Consulting Engineers & Surveyors 4700 Duke Drive, Suite 100 Mason, Ohio 45040 (513) 395-1728	
SHEET <b>3</b> OF <b>5</b>	
NO. DATE DESCRIPTION	NO. DATE DESCRIPTION
211119 NO CHANGES THIS SHEET	
121118 MODIFIED NEW ADJACENT OWNER	
<b>REVISIONS</b>	



50 ft LOTS - 47 UNITS  
 60 ft LOTS - 38 UNITS  
 85 TOTAL UNITS

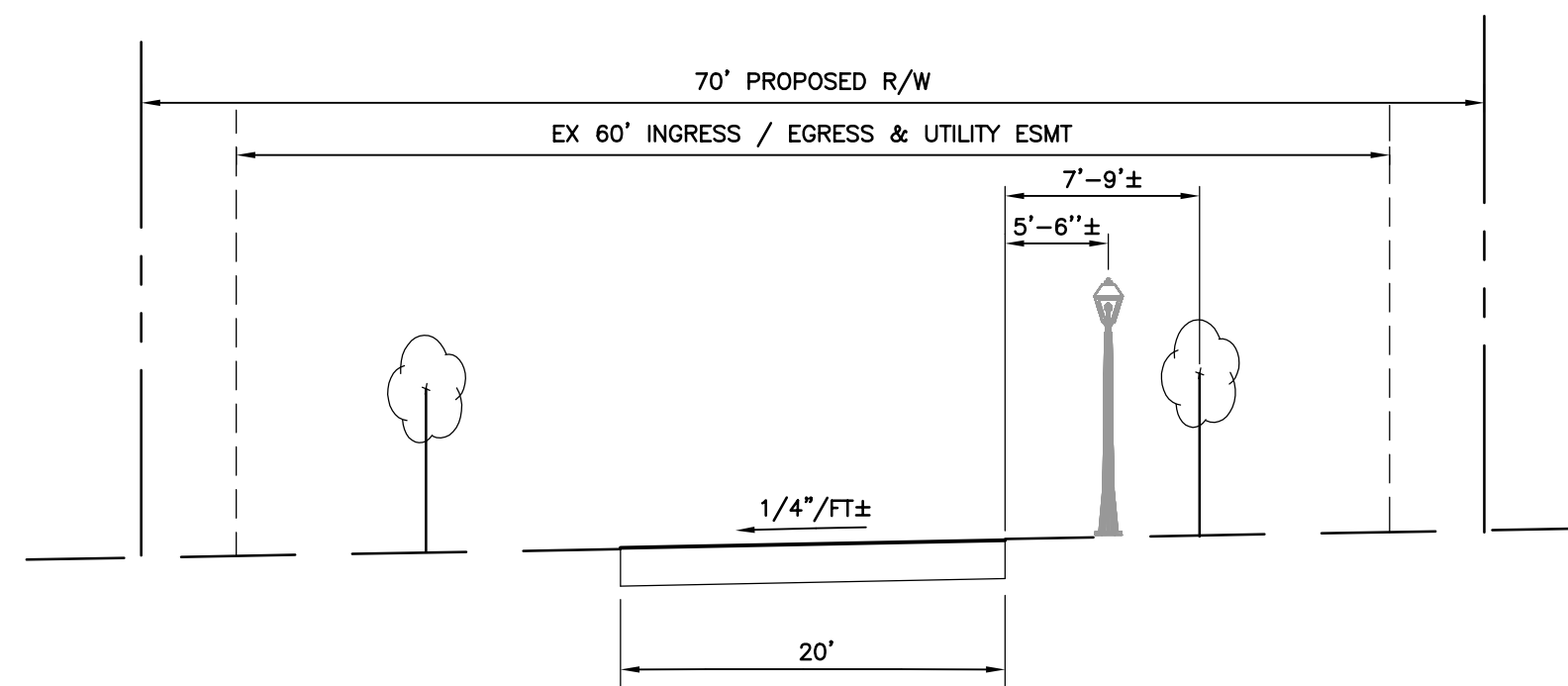
SEE NOTES REGARDING FLEXIBLE LOT LINES AND PRODUCT TYPES UNDER SECTION "ALLOWABLE USES" ON SHEET 2 OF THE DEVELOPMENT STANDARDS (SEPERATE DOCUMENT).



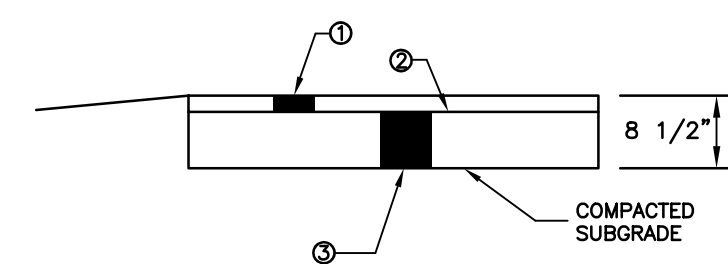
REVISIONS		NO.	DATE	DESCRIPTION
1	21/11/19	MODIFIED TO AN R-SF SINGLE-FAMILY PUD		
2	12/31/18	OPEN SPACE & CLARIFIED ACCESS SHOTS 1 & 4		
3	12/28/18	IDENTIFIED ACTIVE OPEN SPACE SHOTS 1 & 4		
4	12/11/18	MODIFIED NEW ADJACENT OWNER		

<b>HAMPSTEAD GREEN SITE PLAN</b>		DATE: 11/01/2018	JOB No: EKP001	SCALE: 1" = 60'
<b>PRELIMINARY PUD PLAN-STAGE 1</b>		DATE:	JOB No:	SCALE:
<b>HAMPSTEAD GREEN</b>		DATE:	JOB No:	SCALE:
SITUATED IN SECTION 22, TOWN 4, RANGE 2, B.T.M. DEERFIELD TOWNSHIP WARREN COUNTY, OHIO		DATE:	JOB No:	SCALE:
<b>CivilPro Engineers, LLC</b> Consulting Engineers & Surveyors 4700 Duke Drive, Suite 100 Mason, Ohio 45040 (513) 398-1728		DATE:	JOB No:	SCALE:
SHEET 4 OF 5		DATE:	JOB No:	SCALE:



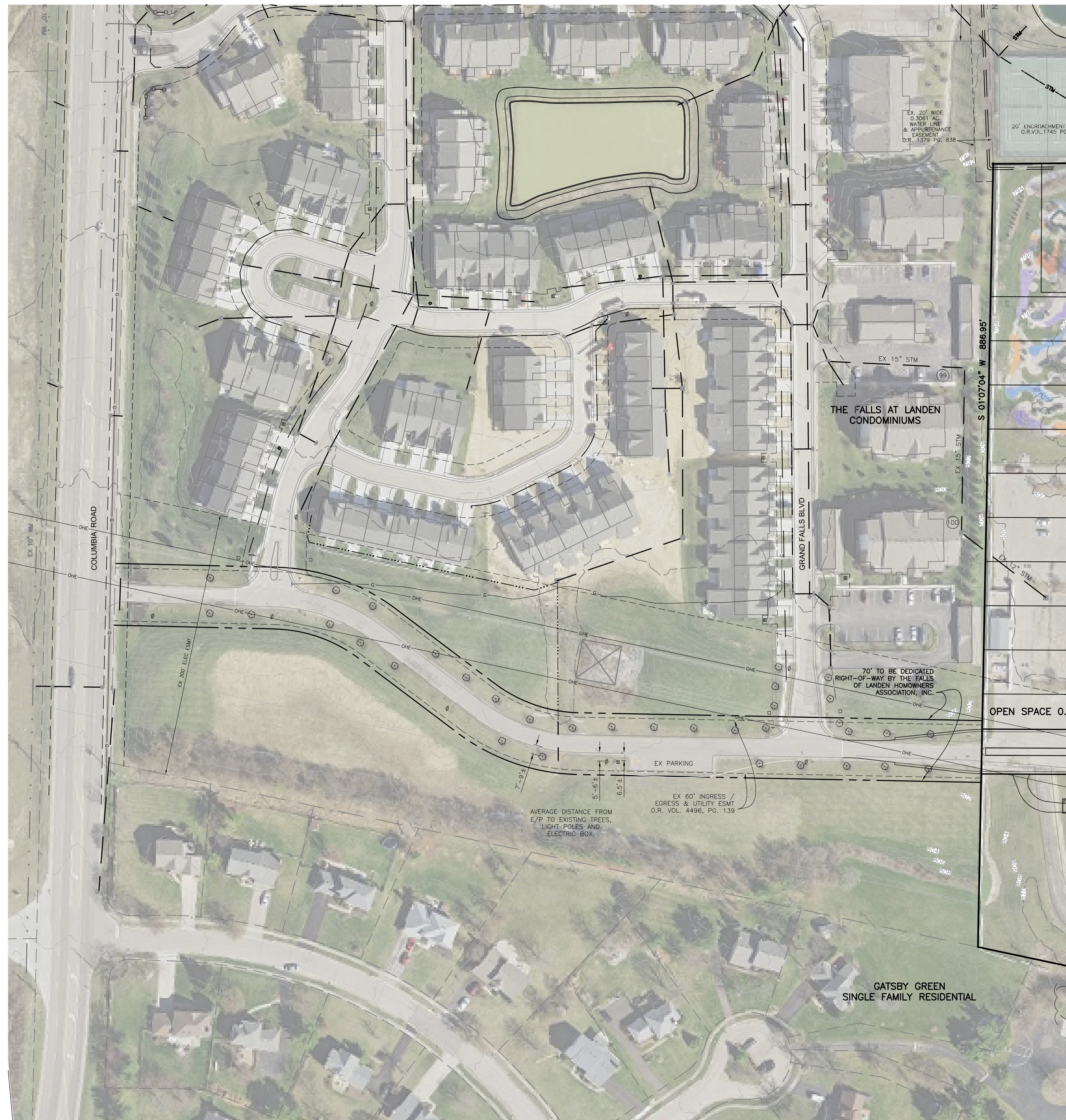
**EXISTING TYPICAL SECTION**  
NOT TO SCALE



**EXISTING FLEXIBLE PAVEMENT LEGEND**  
NOT TO SCALE

- ① 1 1/2" THICKNESS OF ITEM 404, ASPHALT CONCRETE SURFACE COURSE
- ② TACK COAT MS-2, RS-1 OR RC-250
- ③ 7" THICKNESS OF ITEM 301, BITUMINOUS BASE COURSE
- ④ PLACEMENT OF ASPHALT CONCRETE TO BE IN ACCORDANCE WITH WARREN COUNTY SPECIFICATIONS.

SECTIONS AND PAVEMENT LEGEND PER 2005 APPROVED PLANS FOR THE FALLS - SECTION 3. EX TREES & EX LIGHTS SHOWN AS MEASURED±



<p><b>HAMPSTEAD GREEN ACCESS</b></p>										
<p><b>PRELIMINARY PUD PLAN-STAGE 1</b></p>	<p>SITUATED IN SECTION 22, TOWN 4, RANGE 2, B.T.M. DEERFIELD TOWNSHIP WARREN COUNTY, OHIO</p>									
<p>DATE: 11/01/2018</p>	<p>JOB No: EKP001</p>									
<p>SCALE: 1" = 60'</p>	<p>DRAWN BY: TDA</p>									
<p><b>Evans CivilPro Engineers, LLC</b> Consulting Engineers &amp; Surveyors 4700 Dulka Drive, Suite 100 Mason, Ohio 45040 (513) 398-1728</p>										
<p>SHEET <b>5</b> OF <b>5</b></p>										
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>2/11/19</td> <td></td> <td>MODIFIED TO AN RSF SINGLE-FAMILY PUD</td> </tr> <tr> <td>12/11/18</td> <td></td> <td>NO CHANGE THIS SHEET</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	2/11/19		MODIFIED TO AN RSF SINGLE-FAMILY PUD	12/11/18		NO CHANGE THIS SHEET
NO.	DATE	DESCRIPTION								
2/11/19		MODIFIED TO AN RSF SINGLE-FAMILY PUD								
12/11/18		NO CHANGE THIS SHEET								

OHIO UTILITIES PROTECTION SERVICE  
CALL 811 OR 1-800-362-2764 TWO WORKING DAYS BEFORE YOU DIG  
NON-MEMBERS MUST BE CALLED DIRECTLY