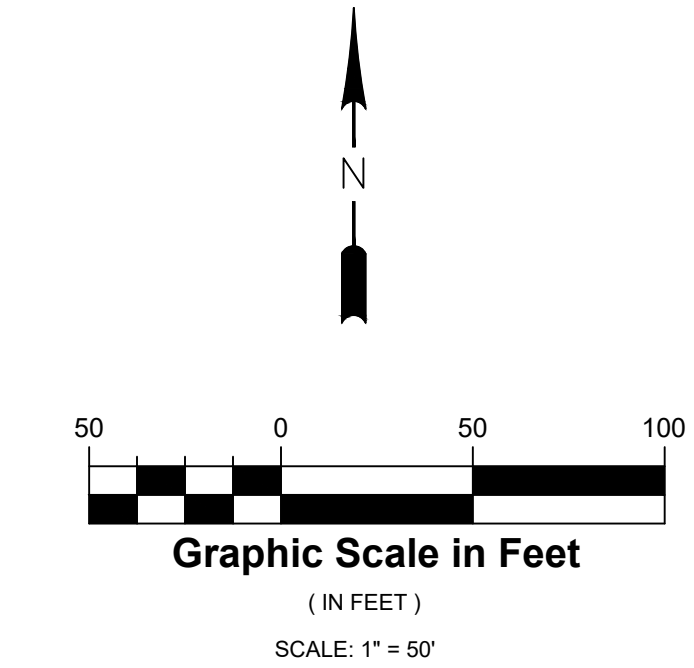
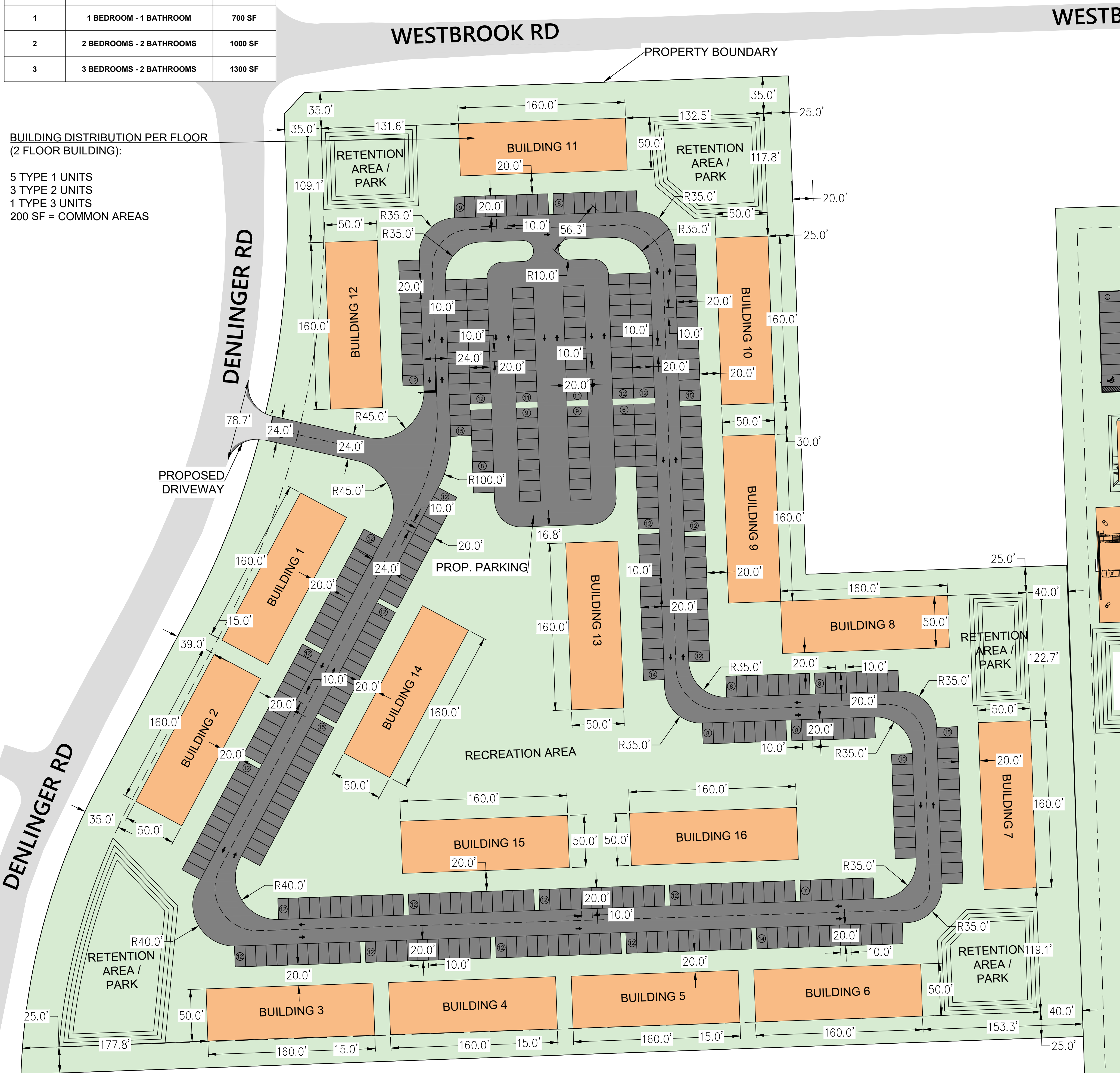


UNIT TYPE AND DESCRIPTION		
UNIT TYPE	DESCRIPTION	AREA
1	1 BEDROOM - 1 BATHROOM	700 SF
2	2 BEDROOMS - 2 BATHROOMS	1000 SF
3	3 BEDROOMS - 2 BATHROOMS	1300 SF

BUILDING DISTRIBUTION PER FLOOR
(2 FLOOR BUILDING):

- 5 TYPE 1 UNITS
- 3 TYPE 2 UNITS
- 1 TYPE 3 UNITS
- 200 SF = COMMON AREAS



LEGEND

	PROPOSED SODD
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING OVERHEAD LINE AND ELECTRIC POLES
	EXISTING FIRE HYDRANT
	PROPOSED BUFFER LINE
	PROPOSED HANDICAP SIGN
	PROPOSED STOP SIGN
	PROPOSED DIRECTIONAL MARKING SIGNS

- GENERAL NOTES**
- FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO. SEE SITE SURVEY SHEETS.
 - PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS, PAVEMENT AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, AND GEOTECHNICAL REPORT. THE MORE STRINGENT CRITERIA SHALL APPLY.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING AND UTILITY ENTRANCE LOCATIONS.
 - PLEASE NOTE THE LOCATION FOR ALL ADJACENT ROADWAYS, EXISTING DEVELOPMENTS, AND PROPOSED LANDS USES MUST BE SHOWN IN THE SITE PLAN.
 - PARKING SPACES MUST NOT BE LOCATED WITHIN 20' OF ANY STOP SIGN OR 25' FROM THE RIGHT OF WAY AT ENTRANCE DRIVEWAYS (THROAT DISTANCE).

LEGAL DESCRIPTION: REFER TO SURVEY
FOLIO NO: H33 02101 0094

SITE DATA

STATEMENT OF INTENT: PROPOSED COMMERCIAL DEVELOPMENT, INCLUDING GAS STATION, CAR WASH AND A SHOPPING CENTER

SITE ADDRESS: DENLINGER ROAD & E. WESTBROOK RD

EXISTING LAND USE: V - VACANT

LANDSCAPE BUFFER

	REQUIRED	PROVIDED
FRONT:	NONE	NONE
REAR:	15'	15'
SIDE:	15'	15'

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT	35'	30'
REAR	40'	40'
SIDE	20'	25'
SIDE (INTERIOR YARD)	12'	15'

PARKING

APARTMENT BUILDINGS

NUMBER OF DWELLING UNITS PER BUILDING = 18
NUMBER OF BUILDINGS = 16
TOTAL DWELLING UNITS = 18 UNITS X 16 BUILDINGS = 288 UNITS

REQUIRED = 1.5 SPACE PER DWELLING UNIT + 1 SPACE PER 20 DWELLING UNITS
= 1.5 X 288 UNITS + 1 X (288 / 20) = 432 SPACES + 14.4 SPACES
= 446.4 PARKING SPACES

PROVIDED = 448 PARKING SPACES

OPEN SPACE	REQUIRED	PROVIDED
Minimum	25%	54.37%

FLOOR AREA RATIO (FAR)	MAX ALLOWED	PROVIDED
	UNLIMITED	0.19

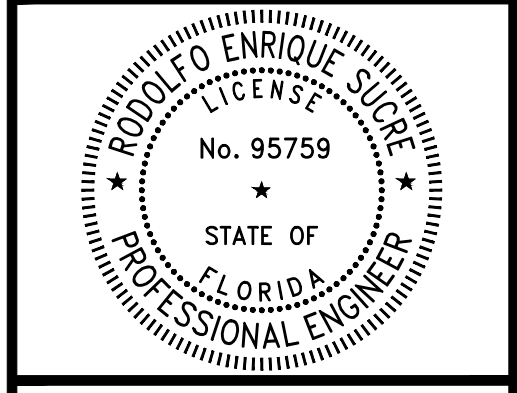
BLDG HEIGHT	MAX ALLOWED	PROVIDED
	40 FT	2 STORIES

LAND AREAS

TOTAL LAND AREA = 671,067.94 FT² = 15.406 ACRES ±
TOTAL IMPERVIOUS AREA = 306,214.91 FT² 45.63%
TOTAL PERVIOUS AREA = 364,853.03 FT² 54.37%



OHIO
786-687-2677



By	Revision	Date

Designed by:	Drawn by:	Checked by:	Approved by:	Date:	Job No.:	©
R.S.	I.C.G.	V.R.	R.S.	2/10/2025		2025

Plans Prepared By:
RSP Engineers

NOT APPROVED FOR
CONSTRUCTION

CONCEPTUAL SITE PLAN

RESIDENTIAL DEVELOPMENT
DENLINGER ROAD & E.
WESTBROOK RD
MONTGOMERY COUNTY, OHIO

Sheet No.
C-3.0

C:\Users\DANIEL-1\AppData\Local\Temp\AcPublish_22380C-3 SITE PLAN.dwg Feb 10, 2025 - 3:22 pm Daniela Candiales