DEVELOPMENT DATA

PRESTWICK PLACE AREA:	109.547 ACRES
EXISTING USE:	ONE SINGLE FAMILY RESIDENCE
PRESENT ZONING DISTRICT:	PUD–R DISTRICT
PROPOSED USE:	SINGLE–FAMILY RESIDENTIAL
PROPOSED ZONING DISTRICT:	PUD–R DISTRICT

AREA	ACREAGE	DESCRIPTION
A	35.72	MANOR
B	31.90	VILLAGE
C	36.61	OPEN SPACE
D	3.24	OPEN SPACE
E	0.74	RIGHT–OF–WAY
F	1.34	RIGHT–OF–WAY

TOTAL RESIDENTIAL UNITS:	229
TOTAL AREA:	109.547 ACRES
DENSITY:	2.09 UNITS/ACRE (GROSS)
OWNER OF OPEN SPACE:	HOME OWNER'S ASSOCIATION
MAINTENANCE OF OPEN SPACE:	HOME OWNER'S ASSOCIATION
AREA OF OPEN SPACE:	39.85 ACRES
PERCENTAGE OF OPEN SPACE:	36.38%

GENERAL NOTES:

1. BOUNDARY BASED UPON RECORDED SURVEYS, DEEDS OF RECORD, AND PUBLIC DOCUMENTS, AND A FIELD SURVEY BY MSP.
2. TOPOGRAPHY OBTAINED FROM MANN MAPPING

DENSITY

1. A MAXIMUM NUMBER OF 229 RESIDENTIAL UNITS (AS PERMITTED IN THE APPROVED CONCEPT PLAN) SHALL BE CONSTRUCTED ON THE PROPERTY, LOCATED IN ACCORDANCE WITH THE TYPE AS SPECIFIED ON THE CONCEPT PLAN

HOUSING TYPES

1. ALL DWELLINGS SHALL BE SINGLE FAMILY DETACHED HOMES WITH STREET, SIDE AND REAR YARDS THAT SIT GENERALLY IN THE MIDDLE OF THE LOT, AS INDICATED ON THE PRELIMINARY PUD PLAN THE DEVELOPMENT WILL INCLUDE BOTH MANOR AND VILLAGE HOMES. SEE TABLE "A".

PLAN MODIFICATIONS

1. ANY DECREASE IN THE NUMBER OF UNITS OR LOTS PROPOSED TO BE CONSTRUCTED WITHIN ANY PARCEL, OR ANY INCREASE IN THE SIZE OF ANY LOT OR UNIT PROPOSED AT THE TIME OF THE FINAL PUD PLAN APPROVAL FOR ANY SECTION OF THE COMMUNITY SHALL NOT BE CONSIDERED AS A CHANGE AS DEFINED IN THE PIERCE TOWNSHIP ZONING CODE, PROVIDING:

   A. THE GENERAL ROADWAY CIRCULATION PATTERN HAS NOT CHANGED,
   B. THE AMOUNT OF OPEN SPACE TO BE INCLUDED IN THE OVERALL DEVELOPMENT DOES NOT FALL BELOW 35% OF THE GROSS PROPERTY ACREAGE (38.34 ACRES).

PHASING

1. ALL APPROVALS SHALL BE VALID FOR THREE (3) YEAR INCREMENTS THROUGHOUT THE DEVELOPMENT OF THE PROJECT. EACH APPROVAL OF A FINAL DEVELOPMENT PLAN FOR ANY SECTION OF THE DEVELOPMENT INITIATES THE START OF A NEW THREE YEAR APPROVAL INCREMENT. THE FOLLOWING SCHEDULE IS APPROXIMATE, AND THE DEVELOPER HAS THE ABILITY TO ACCELERATE OR DELAY THE SCHEDULE TO RESPOND TO MARKET CONDITIONS.

   PHASE 1: DEVELOPMENT AND DELIVERY OF THE FIRST LOTS IN ALL PRODUCT LINES. SPRING/FALL 2018.

   PHASE 2: DEVELOPMENT AND DELIVERY OF ADDITIONAL LOTS IN ALL PRODUCT LINES. FALL 2019/SPRING 2020. RECREATION CENTER TO BE CONSTRUCTED CONCURRENT WITH DEVELOPMENT OF PHASE 2.

   PHASE 3: DEVELOPMENT AND DELIVERY OF ADDITIONAL LOTS IN ALL PRODUCT LINES. FALL 2020/FALL 2021.

   PHASE 4–6: DEVELOPMENT OF ADDITIONAL LOTS ON AN AS–NEEDED BASIS. 2022 THROUGH 2026.

TRAFFIC

1. TRAFFIC IMPROVEMENTS ARE NOT REQUIRED AS A RESULT OF THIS PROPOSED DEVELOPMENT AS IDENTIFIED IN THE CHOICE ONE ENGINEERING TRAFFIC STUDY DATED FEBRUARY 17th, 2016.
2. SIGHT DISTANCE STUDIES WILL BE COMPLETED FOR THE ENTRIES AT WHITE OAK AND MERWIN TEN MILE ROADS PER THE REQUIREMENTS OF THE CLERMONT COUNTY ENGINEER AS PART OF THE FINAL DEVELOPMENT PLAN.

RECREATION CENTER, PARK AREAS AND OTHER OPEN SPACE

1. A MINIMUM OF ONE RECREATIONAL CABABA, POOL, AND TOT LOT SHALL BE PROVIDED FOR THE BENEFIT AND USE OF THE RESIDENTS OF PRESTWICK PLACE. SUCH SERVICES SHALL BE CONSIDERED ACCESSORY TO THE RESIDENTIAL DEVELOPMENT AND MAY INCLUDE SOME BUSINESS SALES (VENDING, SNACK BAR, PHYSICAL EXERCISE CLASSES, AND THERAPY) AS A MINOR USE. SAID BUSINESS SALES SHALL REQUIRE APPROVAL BY THE ZONING COMMISSION
2. THE RECREATION CENTER, PARK AREAS AND OTHER OPEN SPACE AREAS SHALL BE DEEDED TO A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE COMMON AREAS. THE TRANSFER OF THESE AREAS TO THE ASSOCIATION SHALL OCCUR IN PHASES AFTER THEY HAVE BEEN DEVELOPED.
3. DETENTION PONDS MAY BE LOCATED WITHIN THE RECREATION CENTER, PARK AREAS AND OTHER OPEN SPACE AREAS. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORMWATER INSTALLATIONS NOT MAINTAINED BY EITHER CLERMONT COUNTY OR PIERCE TOWNSHIP.

DESIGN STANDARDS

1. THE STANDARDS IN TABLE "A" SHALL APPLY TO ALL UNITS IN THE COMMUNITY

TABLE A: PUD DEVELOPMENT MINIMUM BUILDING DESIGN STANDARDS

	MANOR	VILLAGE
LOT WIDTH (@ BLDG. LINE)	80'	50'
MIN LOTS SIZE	9,600 SF	6,000 SF
SETBACKS		
FRONT YARD	25'	25'
CORNER SIDE YARD	12'	12'
SIDE YARD	6/15'	5/12'
REAR YARD	25'	25'
MIN RANCH HOME SIZE (A)	1,800	1,400
MIN TWO–STORY HOME SIZE (B)	2,100	1,800
LANDSCAPING (C)		
CANOPY TREE	1	1
ORNAMENTAL TREE / EVERGREEN	2	0
SOD LIMITS	FRONT CORNER	FRONT CORNER
MIN ROOF SLOPE	6/12	6/12
MAX BUILDING HEIGHT	35'	35'
FRONT LOADING GARAGE (D) *(CARRIAGE GARAGES SHALL BE CONSIDERED SIDE ENTRY)*	NO	YES
MIN. MASONRY REQUIRED (E)	50%	50%

NOTES:

(A) MINIMUM RANCH HOME SQUARE FOOTAGE IS EXCLUSIVE OF ANY BASEMENT/WALKOUT FLOOR AREA.

(B) MINIMUM TWO–STORY HOME SQUARE FOOTAGE IS EXCLUSIVE OF ANY BASEMENT/WALKOUT FLOOR AREA.

(C) THESE REQUIREMENTS APPLY TO OWNER/BUILDER REQUIRED FRONT YARD LANDSCAPING TO BE LOCATED BETWEEN THE RESIDENCE AND STREET.

(D) ALL THREE CAR GARAGES EXCEPT ON CORNER LOTS MUST BE SIDE LOADING EXCEPT AS NOTED. CARRIAGE GARAGES SHALL BE CONSIDERED SIDE ENTRY. AN EXCEPTION MAY BE GRANTED FROM THIS REQUIREMENT WHERE THE SIZE OR SHAPE OF THE HOME WOULD PRECLUDE A FUNCTIONAL APPROACH TO THE GARAGE.

(E) SEE TABLE C FOR LISTING OF MASONRY MATERIALS

2. STREET TREES MAY BE PLANTED IN OR ADJACENT TO ALL PUBLIC OR PRIVATE RIGHTS–OF–WAY. THE NUMBER OF STREETS TREES TO BE PLANTED ON EACH SIDE OF THE ROAD SHALL BE DETERMINED BASED ON THE OVERALL STREET SCENE PROPOSED FOR THE PARTICULAR HOUSING TYPE. THE TREES MAY BE REGULARLY SPACED OR GROUPED.
3. FENCING ALONG THE OPEN SPACE COMPLYING WITH OBJECTIVES APPROVED BY THE DEVELOPER AND INCLUDED WITHIN THE COVENANTS FOR THIS PROPERTY SHALL BE PERMITTED. THIS FENCING SHALL GENERALLY BE LIMITED TO A MAX. HEIGHT OF 42 INCHES. THE DEVELOPER INTENDS TO CONSTRUCT HORSE–PARK TYPE FENCING ALONG CERTAIN AREAS OF EXISTING RIGHTS–OF–WAY AS A PART OF THE COMMUNITY THEME AND TO CREATE AN IDENTITY FOR THE PROJECT, SUBJECT TO APPROVALS FROM REGULATING AGENCIES.
4. THE GENERAL CONCEPT FOR STORMWATER MANAGEMENT IS TO DIRECT DRAINAGE TO EXISTING AND PROPOSED LAKES AND PONDS WHICH SERVE AS RESERVOIRS FOR IRRIGATION WATER AS WELL AS RETENTION BASINS FOR THE CONTROL OF RUN–OFF. WHERE POSSIBLE, STORMWATER WILL BE DIRECTED TO THESE BASINS EVEN IF DIVERSION FROM THE NATURAL DRAINAGE PATTERN IS REQUIRED IN ORDER TO PROVIDE AN ABUNDANT VOLUME OF STORED WATER AS WELL AS TO PROVIDE A QUICK RECHARGE OF THE RESERVOIRS. THE CONTROL STRUCTURE FOR THE DOWNSTREAM OUTLET OF THESE FACILITIES WILL BE DESIGNED TO CONFORM TO THE RULES AND REGULATIONS OF CLERMONT COUNTY FOR THE CONTROL OF STORMWATER DISCHARGES AND EROSION CONTROL.
5. PERMANENT ENTRY IDENTIFICATION AT THE ENTRANCES FROM THE MAIN INTERNAL ROADS TO DEVELOPMENT PARCELS IS TO BE PROVIDED CONSISTENT WITH THE OVERALL THEME OF THE COMMUNITY.
6. PROJECT IDENTIFICATION SIGNAGE MAY BE PROVIDED ALONG MAIN ROADWAYS ALONG THE PERIMETER OF THE PROJECT, AND FOR INDIVIDUAL NEIGHBORHOODS INTERNAL TO THE COMMUNITY. SIGNS SHALL NOT EXCEED 200 SQFT. PER FACE WITH TWO FACES MAXIMUM PER LOCATION.
7. A COORDINATED AND UNIFIED STREET SIGNAGE AND LIGHTING STANDARD WILL BE USED THROUGHOUT THE PROJECT.
8. ROADWAY LIGHTING ON INTERSECTIONS AND PEDESTRIAN CROSSINGS SHALL BE DESIGNED BY THE LOCAL SERVICE PROVIDER.
9. AS SHOWN SCHEMATICALLY ON THE PRELIMINARY PUD PLAN, THE DEVELOPER WILL CONSTRUCT A PAVED HIKER/BIKER TRAIL ALONG WHITE OAK AND TEN MILE ROADS. THE HIKER/BIKER TRAIL WILL BE A MINIMUM OF SIX (6) FEET IN WIDTH, INTEGRATED INTO THE LANDSCAPE BUFFER YARD, AND PLACED WITHIN A 12' EASEMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSES WHERE THE TRAIL IS OUTSIDE PUBLIC RIGHT–OF–WAY. THIS TRAIL WILL CONNECT WITH A FUTURE EXTENSION OF THE (LEGENDARY RUN) TRAIL AND THE PROPOSED AMENITY CENTER. THE FINAL LOCATION OF THE TRAIL THROUGH OPEN SPACE AREAS SHALL BE DETERMINED DURING CONSTRUCTION TO ACCOMMODATE AN AESTHETIC PLACEMENT TAKING INTO ACCOUNT TOPOGRAPHIC AND VEGETATIVE FEATURES.
10. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS EXCEPT WHERE THE HIKER/BIKER TRAIL IS LOCATED. NO WALKWAYS ARE REQUIRED ON THE OPPOSITE SIDE OF THE STREET WHERE THE HIKER/BIKER TRAIL IS LOCATED.
11. SIDEWALKS SYSTEM IS TO CONNECT TO THE HIKER/BIKER TRAIL.
12. A 20' BUFFERYARD SHALL BE REQUIRED ALONG THE ENTIRE PERIMETER OF THE PUD. THIS BUFFERYARD SHALL BE PLANTED AS REQUIRED IN SECTION 10.05 PARAGRAPH 4A OR 4B OF THE PIERCE TOWNSHIP ZONING CODE. DETAILED LANDSCAPING PLANS WILL BE PROVIDED AT THE FINAL DEVELOPMENT PLAN STAGE.
13. UNDERGROUND CABLE, ELECTRIC, SANITARY SEWER, TELEPHONE AND WATER MAINS TO BE INSTALLED TO SERVE THIS PLANNED UNIT DEVELOPMENT.
14. CURBS WILL BE USED THROUGHOUT THE PUBLIC STREETS OF THE COMMUNITY.
15. THERE SHALL BE "ON STREET PARKING" ON ONLY ONE SIDE OF THE PUBLIC STREETS AS DISCUSSED, WITH NO PARKING BEING POSTED ON THE FIRE HYDRANT SIDE OF THE STREET.

NATURAL RESOURCE	*PRESERVATION REQ.*	*PERCENTAGE - ACTUAL*
FLOODPLAINS (DEFINED BY FEMA)	*100.00%*	*NONE ON SITE*
WETLANDS	*PER ACOE/OEPA*	*0.00%*
UNSTABLE SLOPES	*90.00%*	*71.92%*
STEEP SLOPES (30% OR MORE)	*85.00%*	*87.85%*
STEEP SLOPES (20% TO 30%)	*70.00%*	*78.73%*
YOUNG WOODLAND	*25.00%*	*N/A*
MID–GROWTH WOODLAND	*40.00%*	*N/A*
MATURE WOODLAND	*50.00%*	*57.70%*

* BASED ON TABLE 7.04–3: RESOURCE PROTECTION STANDARDS IN PIERCE TOWNSHIP ZONING RESOLUTION.

PRESTWICK PLACE

SITE PLAN

PIERCE TOWNSHIP
CLERMONT COUNTY, OHIO

McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By	STG	Date	07/01/16	Project No.	00414.02	Sheet No.	1/1
Project Mgr.	EA	Scale	1"=100'	Points D.B.	00414.02		
CAD	00414014-GIS-00	X-Ref.	Ferguson - Concept Plan 2015-12-08	File No.	00-414		