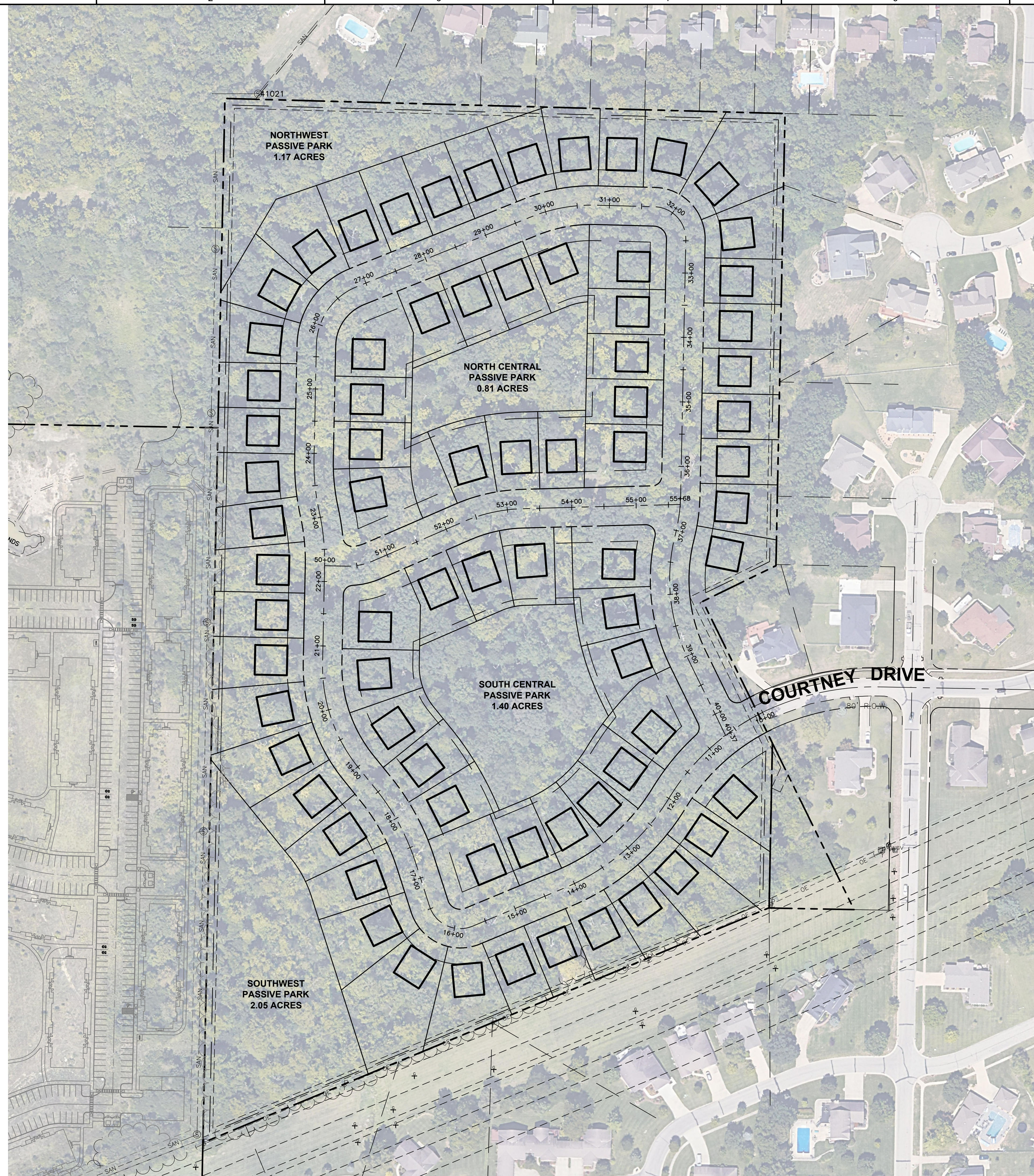


Layout Tab Name: C-100 CONCEPT PLAN  
 Last Saved By: Timko, 2/26/2024 5:37:18 PM  
 G:\BL\10020623.00\_Bookstone Hamilton\4.0\_Design Disciplines\4.03 CIVIL\Cadd\Preim\10020623-SIT.dwg Plotted By: Timko, Mike Plotted: February 26, 2024, 5:38:16 PM



**CONCEPT PLAN DATA**

**SITE ZONING** RPD  
**TOTAL SITE AREA** 28.14 ACRES  
**PROPOSED USE** RESIDENTIAL (SINGLE-FAMILY HOMES)

**ROADWAY DATA:**  
**RIGHTS-OF-WAY** LOCAL - 60 FT WIDE  
**TOTAL LENGTH** ±3600 L.F.  
**PROPOSED WIDTH** 28 FT B-B  
**MAX. GRADES** 7% MAX ANTICIPATED (7% MAX ALLOWABLE)

**PASSIVE PARK DATA:**  
**SOUTHWEST AREA** = 2.05 ACRES (7.3%)  
**NORTHWEST AREA** = 1.17 ACRES (4.2%)  
**NORTH CENTRAL AREA** = 0.81 ACRES (2.9%)  
**SOUTH CENTRAL AREA** = 1.40 ACRES (5.0%)  
**TOTAL PASSIVE PARK AREA** = 5.43 ACRES (19.3%)

**RESIDENTIAL LOT DATA:**  
**SINGLE FAMILY LOTS** 75 UNITS  
 70'W X 120'D MINIMUM  
 ±8,400 S.F. MINIMUM

**SITE COVERAGE-LOTS** 17.87 ACRES  
**SITE COVERAGE-R/W** 4.84 ACRES

**SITE AND DESIGN REQUIREMENTS - HAMILTON ZONING SINGLE-FAMILY**  
 15 PTS MINIMUM REQUIRED

**POTENTIAL POINTS FROM DEVELOPMENT**  
 5 PTS - PASSIVE PARK OVER 10% OF TOTAL ACREAGE  
 2 PTS - DECORATIVE LIGHT FIXTURES  
 1 PT - SIGNIFICANT DESIGN FEATURE  
 2-3 PTS - PROTECTION OF EX. ENVIRO. FEATURES  
 1-2 PTS - SUSTAINABLE INFRASTRUCTURE ELEMENTS  
 2 PTS - OSB/PLYWOOD SHEATHING MATERIAL  
 2 PTS - ON-GRADE ENTRY FROM GARAGE/FRONT DOOR  
 5 PTS - TRADITIONAL STREET GRID LAYOUT



**CONCEPT DEVELOPMENT**

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER DATE	

**BROOKSTONE HOMES  
 RESIDENTIAL DEVELOPMENT  
 SINGLE-FAMILY & TWO-FAMILY HOMES**

CITY OF HAMILTON, OHIO 45013

**PROJECT NO:** 10020623  
**DATE ISSUED:** 2/26/24  
**DESIGNED BY:** XXX  
**DRAWN BY:** XXX  
**CHECKED BY:** XXX

**SHEET NAME:**  
 CONCEPT PLAN

**SHEET NO:**  
**C-100**

