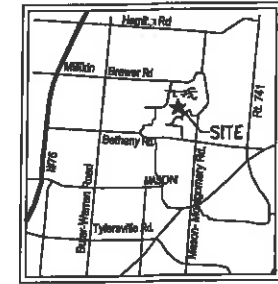


CROOKED TREE PRESERVE PRELIMINARY PLAT

SECTIONS 31 & 32, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

JANUARY 30, 2015



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- ALL STREETS WITHIN THE DEVELOPMENT TO BE PUBLIC.
- LOTS TO CONFORM TO ZONING STANDARDS. NO VARIANCES ARE REQUESTED.
- OPEN SPACE AREAS TO BE OWNED BY THE HOME OWNERS ASSOCIATION. IF ANY PORTION OF PRIVATELY OWNED LAND IS INTENDED TO BE USED BY THE PUBLIC, THEN A STATEMENT OF PROPOSED COVENANTS OR RESTRICTIONS FOR FUTURE MAINTENANCE SHALL BE PROVIDED ON THE RECORD PLAT OR AS A SEPARATE RECORDED INSTRUMENT.
- ALL UTILITIES TO BE UNDERGROUND. STORM WATER AND SANITARY SEWER SHALL BE PER CITY OF MASON REGULATIONS. WATER MAIN TO BE PER GREATER CINCINNATI WATER WORKS (GCWW) REGULATIONS. ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY DUKE ENERGY.
- PROPOSED DETENTION/RETENTION BASINS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
- A STREET TREE PLAN PER MASON CODE, SHALL BE SUBMITTED AND APPROVED PRIOR TO RECORDING FINAL PLAT.
- THE 4.82 ACRE PARCEL OF LAND AT THE DEVELOPMENT'S SOUTHWEST CORNER IS CURRENTLY OWNED BY CROOKED TREE LTD. AND INTENDED TO BE PART OF THE SUBDIVISION; HOWEVER, IT IS PRESENTLY IN DEERFIELD TOWNSHIP. THIS PARCEL MAY BE SUBMITTED FOR ANNEXATION AFTER BOTH THE REZONING OF THE D-1 LAND AND THE PRELIMINARY PLAT HAVE BEEN APPROVED. THIS AREA MAY BE RESUBMITTED TO MASON FOR ZONING AND PRELIMINARY PLAT APPROVAL AFTER THE ANNEXATION IS FINAL.
- THE EXISTING ZONING IS R-3 AND R-6.
- BOUNDARY FROM SURVEY BY BAYER BECKER, JUNE 2014. SITE TOPOGRAPHY OBTAINED IN FEBRUARY 2014 FROM AEROCON PHOTOGRAMMETRIC SERVICES, INC. (APS), 4515 GLENBROOK RD, WILLOUGHBY, OH 44094, PHONE: 440-846-6277.
- ADJACENT STREETS (MASON THOROUGHFARE PLAN 2005), FUNCTIONAL ROADWAY CLASSIFICATIONS ARE AS FOLLOWS:
BETHANY ROAD MAJOR ARTERIAL (100' RIGHT-OF-WAY)
SENTINEL OAK DRIVE LOCAL STREET (50' RIGHT-OF-WAY)
- TOTAL SITE ACREAGE: 188.01 ACRES
TOTAL PROPOSED LOTS: 212 LOTS
199 LOTS IN R-3 AREA
13 LOTS IN R-6 AREA (PER R-4 STANDARDS)
- ANY AREAS OF THE SITE TO RECEIVE BURIED OEBRS DURING SITE CONSTRUCTION SHALL BE LOCATED AND NOTED, AS APPROPRIATE, ON THE RECORD PLATS PER SECTION.
- A TRAFFIC IMPACT STUDY (TIS) WAS PREVIOUSLY PREPARED FOR THIS SITE AS PART OF THE INITIAL PUD REZONING APPLICATION. THAT TIS IS STILL VALID FOR THIS SITE. IT WAS APPROVED BY THE WARREN COUNTY ENGINEER'S OFFICE ON SEPT. 9, 2014 AND A VARIANCE FOR ROADWAY SPACING FOR ACCESS ONTO BETHANY ROAD WAS GRANTED BY THE WARREN COUNTY COMMISSIONERS ON NOV. 6, 2014.
- ALL EXISTING BUILDINGS ON SITE TO BE DEMOLISHED.

PLANNER, ENGINEER AND SURVEYOR,

BAYER BECKER, INC.
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
513-336-6900

DEVELOPER

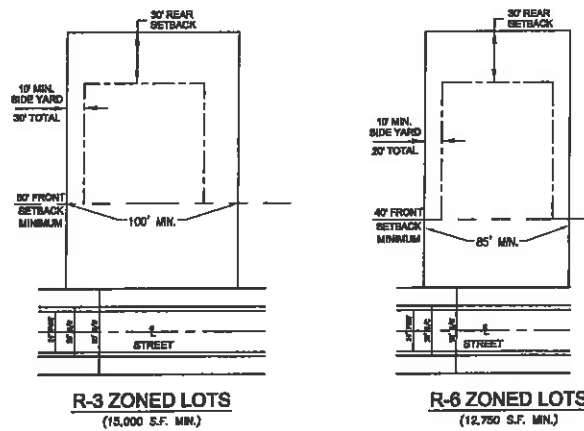
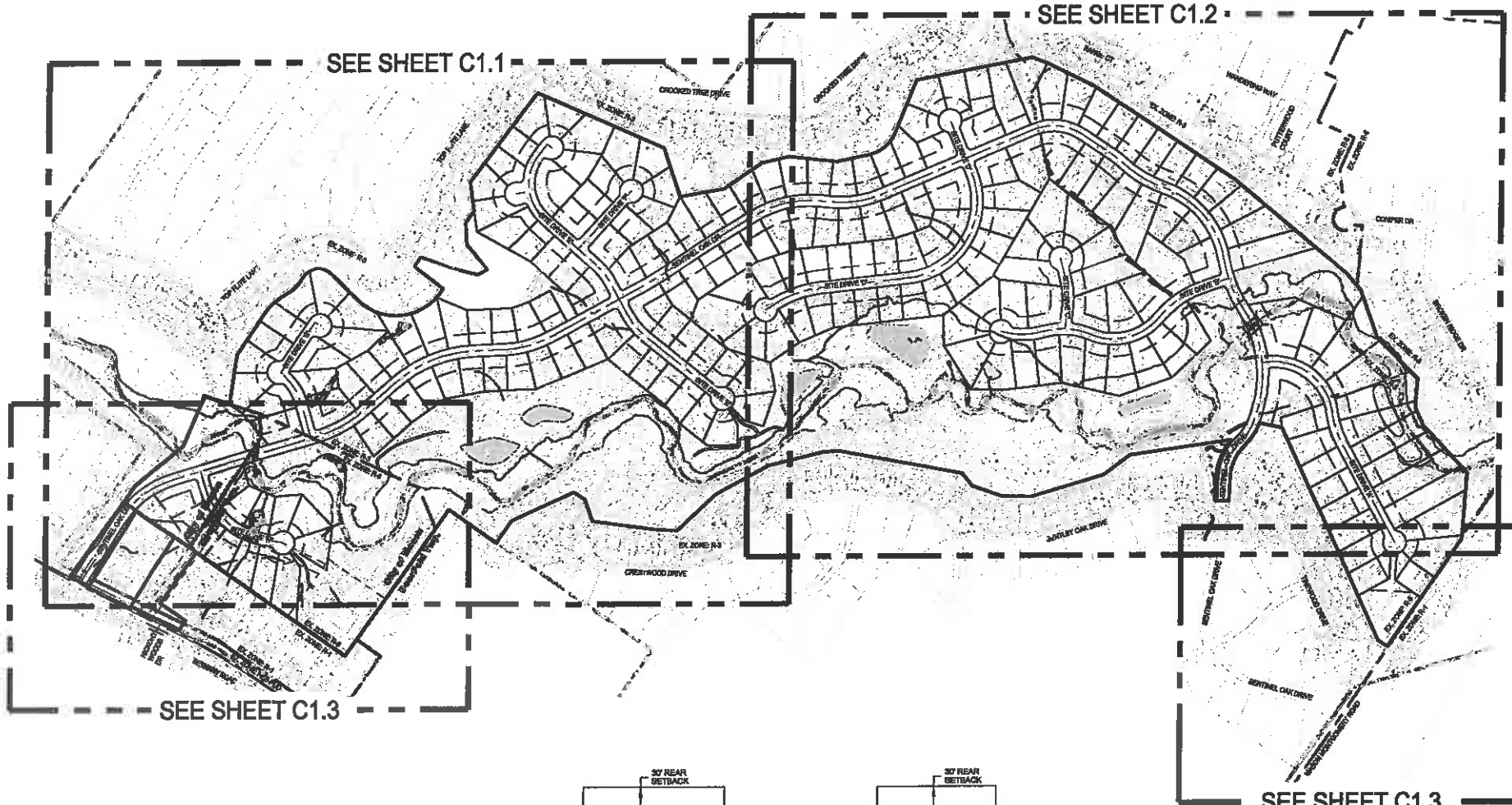
CT DEVCO, INC.
595 MIAMI TRACE CT
LOVELAND, OH 45140
513-535-4888

OWNER

CROOKED TREE, LTD.
1250 SPRINGFIELD PIKE, SUITE 400
CINCINNATI, OHIO 45215
513-317-2558

INDEX OF SHEETS

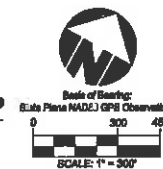
DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	01/30/2015	1	02/23/2015
C1.1	SITE PLAN - WEST	01/30/2015	1	02/23/2015
C1.2	SITE PLAN - EAST	01/30/2015	1	02/23/2015
C1.3	SITE PLAN - CONTINUED AND DETAILS	01/30/2015	1	02/23/2015



TYPICAL LOT LAYOUT
N.T.S.

AREA MAP

SCALE: 1"=300'



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Date: 02/23/15
Drawn by: HMW
Checked by: RLG
Issue Date: 01/30/2015
Sheet: C1.0

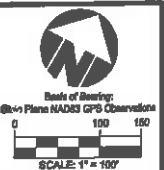
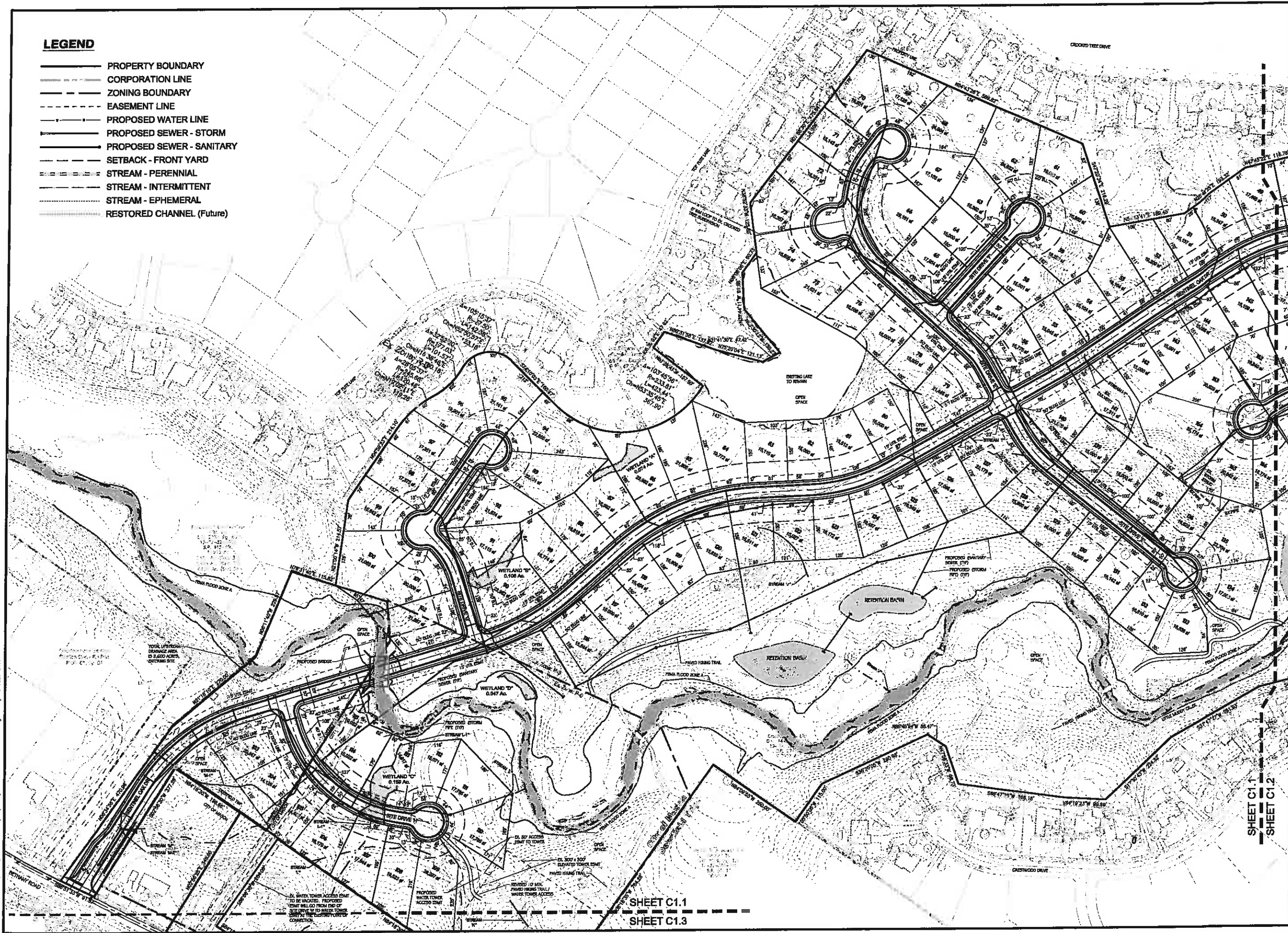
13M078-000 PL-PP17
HMW
RLG
01/30/2015
C1.0

CROOKED TREE PRESERVE
PRELIMINARY PLAT
SECTIONS 31 & 32, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
TITLE SHEET

bayer
becker
www.bayerbecker.com
6900 Tyersville Road, Suite A
Mason, OH 45040 - 513.336.6900

LEGEND

- PROPERTY BOUNDARY
- CORPORATION LINE
- ZONING BOUNDARY
- EASEMENT LINE
- PROPOSED WATER LINE
- PROPOSED SEWER - STORM
- PROPOSED SEWER - SANITARY
- SETBACK - FRONT YARD
- STREAM - PERENNIAL
- STREAM - INTERMITTENT
- STREAM - EPHEMERAL
- RESTORED CHANNEL (Future)



Date	Drawn	Checked
02/23/2015	HW	RLG
02/23/2015	HW	RLG

**CROOKED TREE PRESERVE
PRELIMINARY PLAT**
SECTIONS 31 & 32, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
SITE PLAN - WEST

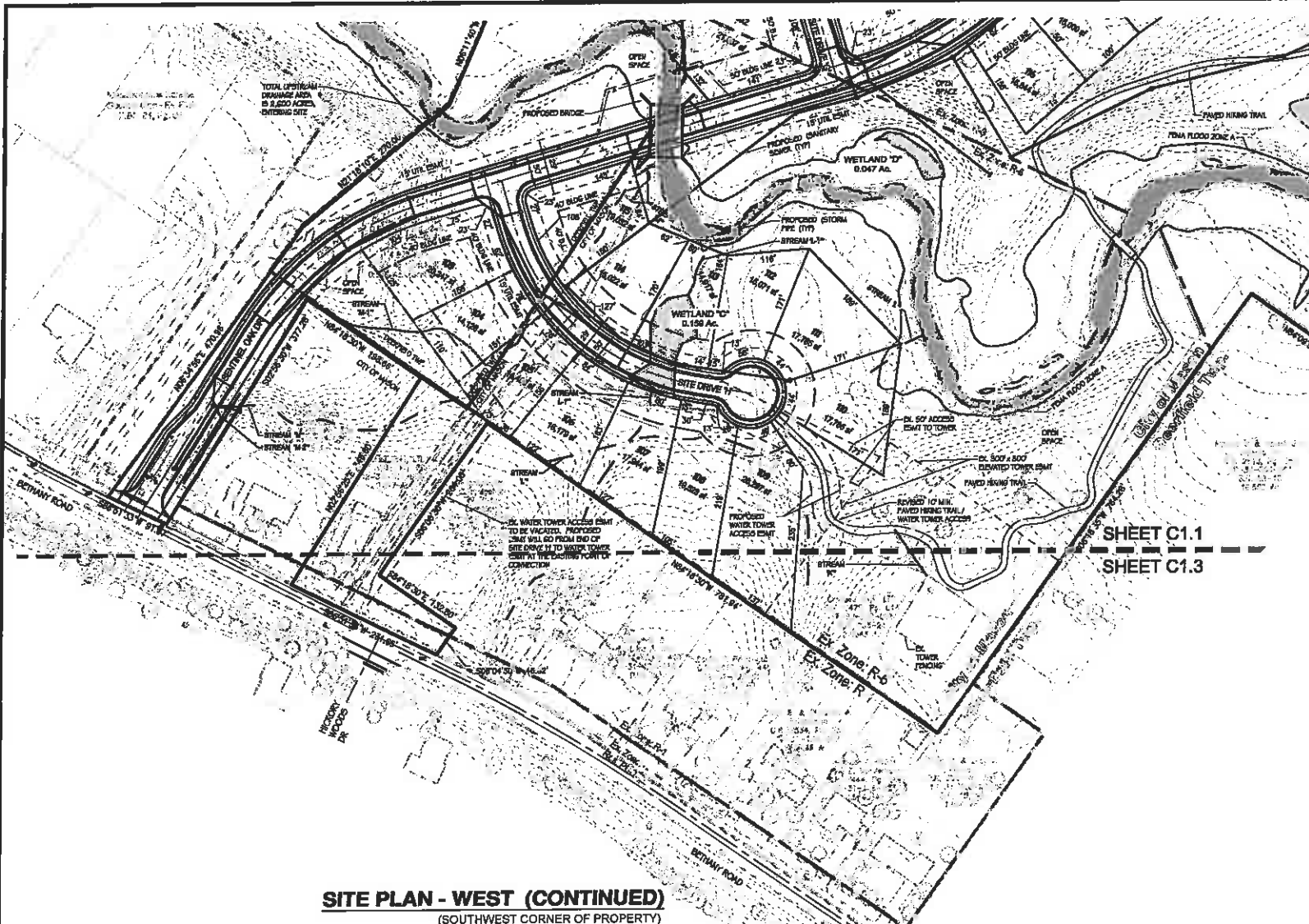


13M078-000 PL-PPLT
Drawn by: HW
Checked by: RLG
Date: 01/30/2015
C1.1

Plot Date: Feb 23, 2015 - 8:50am
Drawing Name: J:\2015\13M078-000\PL\DWG\13M078-000 PL-PPLT.dwg - Layout Tab: C1.1

SHEET C1.1
SHEET C1.3

SHEET C1.1
SHEET C1.2



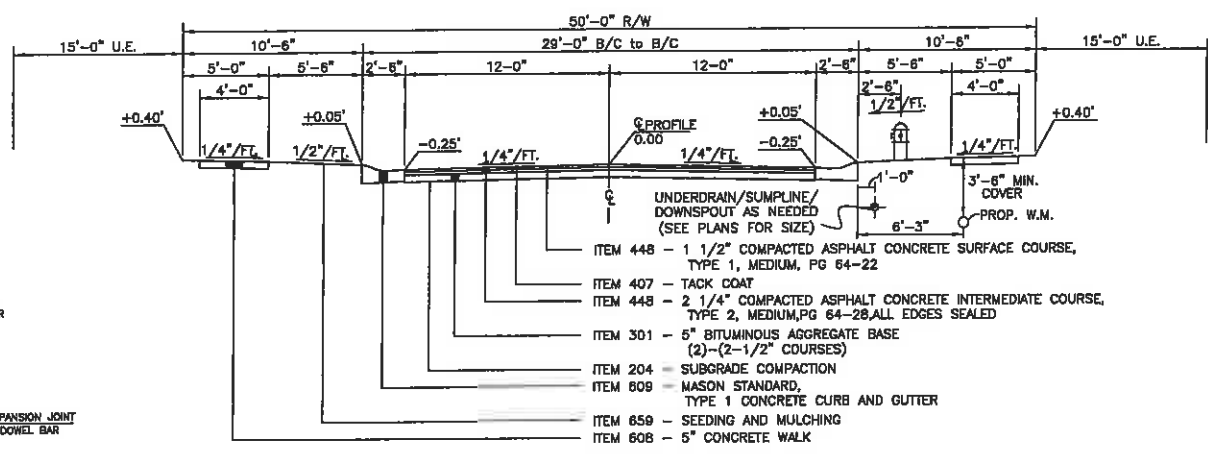
SITE PLAN - WEST (CONTINUED)
(SOUTHWEST CORNER OF PROPERTY)



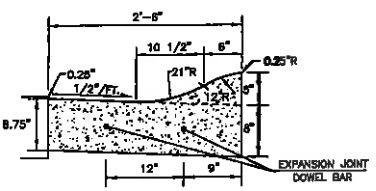
SITE PLAN - EAST (CONTINUED)
(SOUTHEAST CORNER OF PROPERTY)

LEGEND

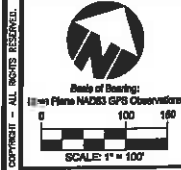
- PROPERTY BOUNDARY
- CORPORATION LINE
- - - ZONING BOUNDARY
- - - EASEMENT LINE
- PROPOSED WATER LINE
- PROPOSED SEWER - STORM
- PROPOSED SEWER - SANITARY
- - - SETBACK - FRONT YARD
- - - STREAM - PERENNIAL
- - - STREAM - INTERMITTENT
- - - STREAM - EPHEMERAL
- RESTORED CHANNEL (Future)



TYPICAL SECTION - PUBLIC STREET
NOT TO SCALE



CITY OF MASON - TYPE 1 CURB DETAIL
NOT TO SCALE

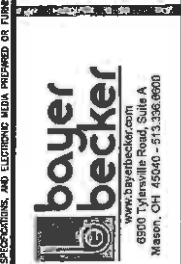


Item	Revision Description	Date	Drawn	CHK
1	REVISED PER CITY COMMENTS DATED FEBRUARY 18, 2018			

CROOKED TREE PRESERVE PRELIMINARY PLAT

SECTIONS 31 & 32, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SITE PLAN (CONT.) & SITE DETAILS



Project:	13M078-000 PL-PPLT
Date:	HMM
Checked By:	RLG
Issue Date:	01/30/2018

C1.3

Plot time: Feb 23, 2018 9:03am
Drawing name: C:\2013\13M078-000\PL-PPLT.dwg - Layout Tab: C1.3