BASIC DEVELOPMENT PLAN

CREEKSIDE TOWNHOMES

SEPTEMBER 2024

STATE OF OHIO, COUNTY OF MONTGOMERY, CITY OF HUBER HEIGHTS

OWNER/DEVELOPER:
GREY FOX CAPITAL
6161 OAK TREE BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131
EMAIL: JACOBSHIELDS@GREYFOXCAPITAL.NET
PHONE: (330) 618-5692
CONTACT: JAKE SHIELDS

ENGINEER:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JUSTIN ELAM, P.E.

SURVEY PROVIDED BY:
CESO,INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JERRY HOLLOWAY

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

SITE DATA:

ZONING:	PLANNED RESIDENTIAL (PR)
TOTAL ACREAGE:	24.597 AC
TOTAL UNIT COUNT:	159 UNITS
UNIT COUNT EAST SIDE:	109 UNITS
UNIT COUNT WEST SIDE:	50 UNITS
OPEN SPACE:	8.33 AC.(33.87%)
PROPOSED DENSITY:	6.5 DUA
BUILDING SETBACKS:	
FRONT (WILDCAT RD)*:	40'
FRONT (CHARLESGATE RD)*:	40'
FRONT (BACK OF CURB):	25'
MIN. BUILDING SEPARATION REAR:	40'
MIN. BUILDING SEPARATION SIDE:	25'

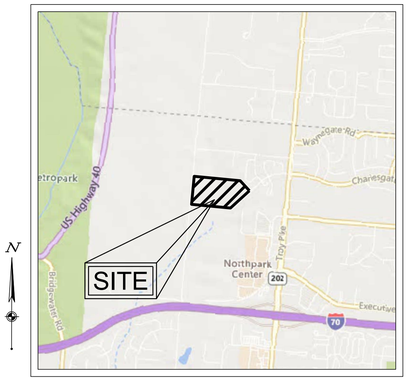
* FRONT SETBACKS MEASURED FROM R/W

PARKING REQUIREMENTS:	TWO (2) SPACES/ UNIT
TOTAL REQUIRED:	318
TOTAL PROVIDED:	347
GARAGE PARKING (1/ UNIT):	159
DRIVEWAY SPACES:	159
OFF-STREET SPACES:	29

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	OVERALL LAYOUT PLAN
4-5	LAYOUT PLAN
6	OVERALL UTILITY PLAN
7-8	UTILITY PLAN
9	PREDEVELOPED SITE
10	POST DEVELOPED SITE
11	ELEVATION PLAN

NOTES:

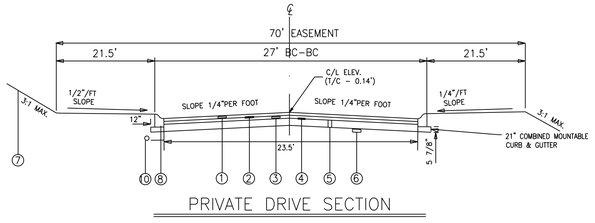
1. SANITARY TO BE TIED INTO CITY OF HUBER HEIGHTS SYSTEM.
2. WATER TO BE INSTALLED AND CONNECTED TO CITY OF HUBER HEIGHTS SYSTEM.
3. ELECTRIC TO BE SUPPLIED BY AES OHIO.
4. ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAT APPROVAL.
5. PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
6. CONCRETE WALK TO BE INSTALLED AS SHOWN.
7. STORM WATER MANAGEMENT TO COMPLY WITH CITY OF HUBER HEIGHTS STANDARDS AND THE OEPA.
8. PROPOSED ZONING: PR - PLANNED RESIDENTIAL
9. HOA TO OWN AND MAINTAIN STORMWATER BASINS.
10. CITY OF HUBER HEIGHTS TO OWN AND MAINTAIN STORMWATER INFRASTRUCTURE (PIPE, STRUCTURES).
11. WILDCAT ROAD TO BE IMPROVED TO CITY SPECIFICATIONS ALONG CREEKSIDE TOWNHOMES FRONTAGE. IMPROVEMENTS TO BE COORDINATED WITH THE CITY DURING FINAL ENGINEERING.
12. STORMWATER RUNOFF RESULTING FROM WILDCAT ROAD FRONTAGE IMPROVEMENTS TO BE ROUTED THROUGH CREEKSIDE TOWNHOMES DEVELOPMENT BASIN.
13. ALL ROADS WITHIN CREEKSIDE TOWNHOMES ARE DESIGNATED AS PRIVATE.



VICINITY MAP
N.T.S.



INDEX MAP
SCALE: 1"=80'



PRIVATE DRIVE SECTION

1 ITEM 404: ASPHALT CONCRETE (1 1/4"SURFACE COURSE) TO BE APPLIED 12 MONTHS AFTER 301 COURSE IS APPLIED.
2 ITEM 407: RC-70 TACK COAT @ 0.1 GAL./S.Y.
3 ITEM 402: ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE) AT END OF 5 DAYS AFTER 408.
4 ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
5 ITEM 304: AGGREGATE BASE (2-5" COURSES)
6 ITEM 203: SUBGRADE COMPACTION
7 ITEM 659: SEEDING AND MULCHING
8 MOUNTABLE CURB & GUTTER
10 4" PVC SCH 40 SUMP PUMP DRAIN LINE 24" DEPTH

STATE OF OHIO
JUSTIN ELAM E-76298
REGISTERED PROFESSIONAL ENGINEER

JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298

09/24/24
DATE

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

Ohio Utilities Protection Service
Call 811 before you dig

CESO
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Phone: 937.435.8584 Fax: 888.208.4826

GREY FOX CAPITAL

CREEKSIDE TOWNHOMES
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	765054-01
Scale:	1"=80'
Drawn By:	RJL
Checked By:	JEE
Date:	SEPTEMBER 2024
Issue:	BASIC PRELIMINARY PLAN

Drawing Title:
TITLE SHEET

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STUDEBAKER DAVID C
DEED 2020-00009464
PARCEL P70 04006 0002
ZONING: R-2

DORIS M STUDEBAKER
DEED 2002-00063C009
PARCEL P70 04006 0106
ZONING: I-1

DAVID SCOTT & SUSAN MCCOY
PARCEL P70 04006 0107
ZONING: R-2

HUBER COURTYARD
HOMES ASSN
DEED 1983-00138B005
PARCEL P70 01121 0056
ZONING: R-6

TRI-CITIES NORTH REGIONAL
WASTEWATER AUTHORITY
DEED 1983-00318C009
PARCEL P70 04010 0016
ZONING: A

WILDCAT ROAD

FAIRBORN CEMENT
COMPANY LLC
DEED 2017-00019762
PARCEL P70 04010 0019
ZONING: A

EXIST. STREAM

BATON ROUGE DR

CHARLESGATE ROAD

WRIGHT WAY
OHIO LLC
DEED
2023-00055651
PARCEL
P70 04010 0008
ZONING: A

CITY OF HUBER HEIGHTS
PARCEL P70 02025 0012
ZONING: A

KETTERING HEALTH
NETWORK
DEED 1998-00416A009
PARCEL P70 02001 0001
ZONING: PP

LOWES HOME CENTERS INC.
DEED 1998-00822B003
PARCEL P70 04006 0155
ZONING: PC

N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- 940 — EXISTING INDEX CONTOUR
- 941 — EXISTING INTERMEDIATE CONTOUR
- EXISTING STREAM

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Issue:	BASIC DEVELOPMENT PLAN

Drawing Title:
EXISTING CONDITIONS

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N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED ENTRY MONUMENT

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Drawing Title:

OVERALL LAYOUT PLAN

3

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CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	150.00'	70.00'	69.37'	N29° 17' 44"W	026° 44' 21"	35.65'
C2	150.00'	66.93'	66.38'	N03° 08' 36"W	025° 33' 54"	34.03'
C3	50.00'	111.44'	89.76'	N73° 29' 14"E	127° 41' 45"	101.83'

N

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.
40 0 40 80

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- R/W — PROPOSED RIGHT-OF-WAY
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- * PROPOSED ENTRY MONUMENT

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Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	765054-01
Scale:	1"=40'
Drawn By:	RJL
Checked By:	JEE
Date:	SEPTEMBER 2024
Issue:	BASIC DEVELOPMENT PLAN

Drawing Title:
LAYOUT PLAN

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APPROXIMATE LOCATION OF ENTRY MONUMENT - FINAL LOCATION TO BE DETERMINED AT FDP.

WILDCAT ROAD IMPROVEMENTS TO BE CONFIRMED WITH CITY

TRI-CITIES NORTH REGIONAL WASTEWATER AUTHORITY
DEED 1983-00318C009
PARCEL PT0 04010 0016
ZONING: A

STUDEBAKER DAVID C
DEED 2020-00009464
PARCEL PT0 04006 0002
ZONING: R-2

PEDESTRIAN TRAIL SYSTEM

ROAD B

ROAD C

WILDCAT ROAD

PROPOSED BASIN

FAIRBORN CEMENT COMPANY LLC
DEED 2017-00019762
PARCEL PT0 04010 0019
ZONING: A

CITY OF HUBER HEIGHTS
PARCEL PT0 02025 0012
ZONING: A

PEDESTRIAN TRAIL SYSTEM

MATCHLINE: SEE SHEET 4

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C4	35.00'	54.98'	49.50'	S50° 12' 57"W	090° 00' 00"	35.00'
C5	35.00'	54.98'	49.50'	S39° 47' 03"E	090° 00' 00"	35.00'

N

40 0 40 80

GRAPHIC SCALE (IN FEET)
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LEGEND

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- EXISTING BACK OF CURB
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- PROPOSED SETBACK
- PROPOSED BASIN
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N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

SUBJECT BOUNDARY	PROPOSED RIGHT-OF-WAY
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING R/W	PROPOSED SETBACK
EXISTING CENTERLINE	PROPOSED EASEMENT
EXISTING FACE OF CURB	PROPOSED BASIN
EXISTING BACK OF CURB	PROPOSED CENTERLINE
EXISTING STORM SEWER	PROPOSED CURB & GUTTER
EXISTING SANITARY SEWER	PROPOSED STORM SEWER
EXISTING WATER MAIN	PROPOSED STORM STRUCTURES
EXISTING STORM STRUCTURES	PROPOSED SANITARY SEWER
EXISTING SANITARY STRUCTURE	PROPOSED SANITARY MANHOLE
EXISTING WATER STRUCTURES	PROPOSED WATER MAIN
FOUNDATION BREAK	PROPOSED HYDRANT/VALVE
MAJOR CONTOUR PROPOSED	MAJOR CONTOUR EXISTING
MINOR CONTOUR PROPOSED	MINOR CONTOUR EXISTING
PROPOSED STREET LIGHTING	

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Drawing Title:
OVERALL UTILITY PLAN

6

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LEGEND

SUBJECT BOUNDARY	PROPOSED RIGHT-OF-WAY
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING R/W	PROPOSED SETBACK
EXISTING CENTERLINE	PROPOSED EASEMENT
EXISTING FACE OF CURB	PROPOSED BASIN
EXISTING BACK OF CURB	PROPOSED CENTERLINE
EXISTING STORM SEWER	PROPOSED CURB & GUTTER
EXISTING SANITARY SEWER	PROPOSED STORM SEWER
EXISTING WATER MAIN	PROPOSED STORM STRUCTURES
EXISTING STORM STRUCTURES	PROPOSED SANITARY SEWER
EXISTING SANITARY STRUCTURE	PROPOSED SANITARY MANHOLE
EXISTING WATER STRUCTURES	PROPOSED WATER MAIN
FOUNDATION BREAK	PROPOSED HYDRANT/VALVE
MAJOR CONTOUR PROPOSED	MAJOR CONTOUR EXISTING
MINOR CONTOUR PROPOSED	MINOR CONTOUR EXISTING

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Drawn By:	RJL
Checked By:	JEE
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Drawing Title:
UTILITY PLAN

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LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURE
- EXISTING WATER STRUCTURES
- R/W — PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER MAIN
- PROPOSED HYDRANT/VALVE
- FOUNDATION BREAK
- MAJOR CONTOUR PROPOSED
- MINOR CONTOUR PROPOSED
- MAJOR CONTOUR EXISTING
- MINOR CONTOUR EXISTING

N

40 0 40 80

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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Drawing Title:
UTILITY PLAN

8

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LEGEND

- DRAINAGE AREA
- MAJOR CONTOUR PROPOSED
- MINOR CONTOUR PROPOSED
- MAJOR CONTOUR EXISTING
- MINOR CONTOUR EXISTING

N

60 0 60 120

GRAPHIC SCALE (IN FEET)
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Issue:	BASIC DEVELOPMENT PLAN

Drawing Title:
PRE DEVELOPED SITE

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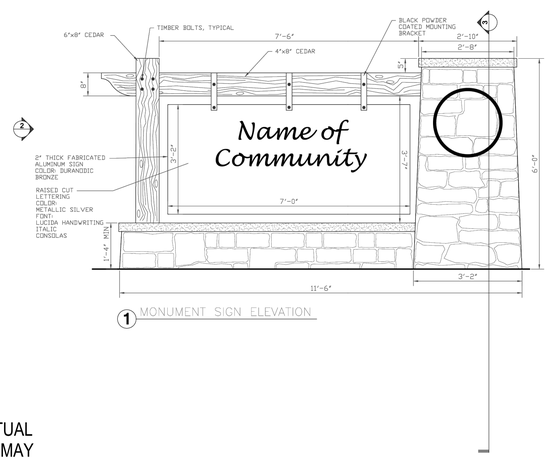
Project Number:	765054-01
Scale:	1"=60'
Drawn By:	LP
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Drawing Title:
POST DEVELOPED SITE

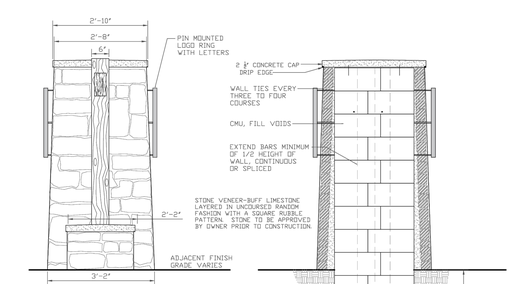
10

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1 MONUMENT SIGN ELEVATION



2 MONUMENT SIGN FRONT VIEW

3 MONUMENT SIGN SECTION

THE ELEVATION VIEW INCLUDED IN THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY. IT IS INTENDED TO ILLUSTRATE DESIGN IDEAS AND MAY NOT REFLECT THE FINAL CONSTRUCTION DETAILS. FINAL ELEVATIONS WILL BE DEVELOPED AND APPROVED PRIOR TO CONSTRUCTION.

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Drawn By:	RJL
Checked By:	JEE
Date:	SEPTEMBER 2024
Issue:	BASIC DEVELOPMENT PLAN

Drawing Title:
ELEVATION PLAN

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