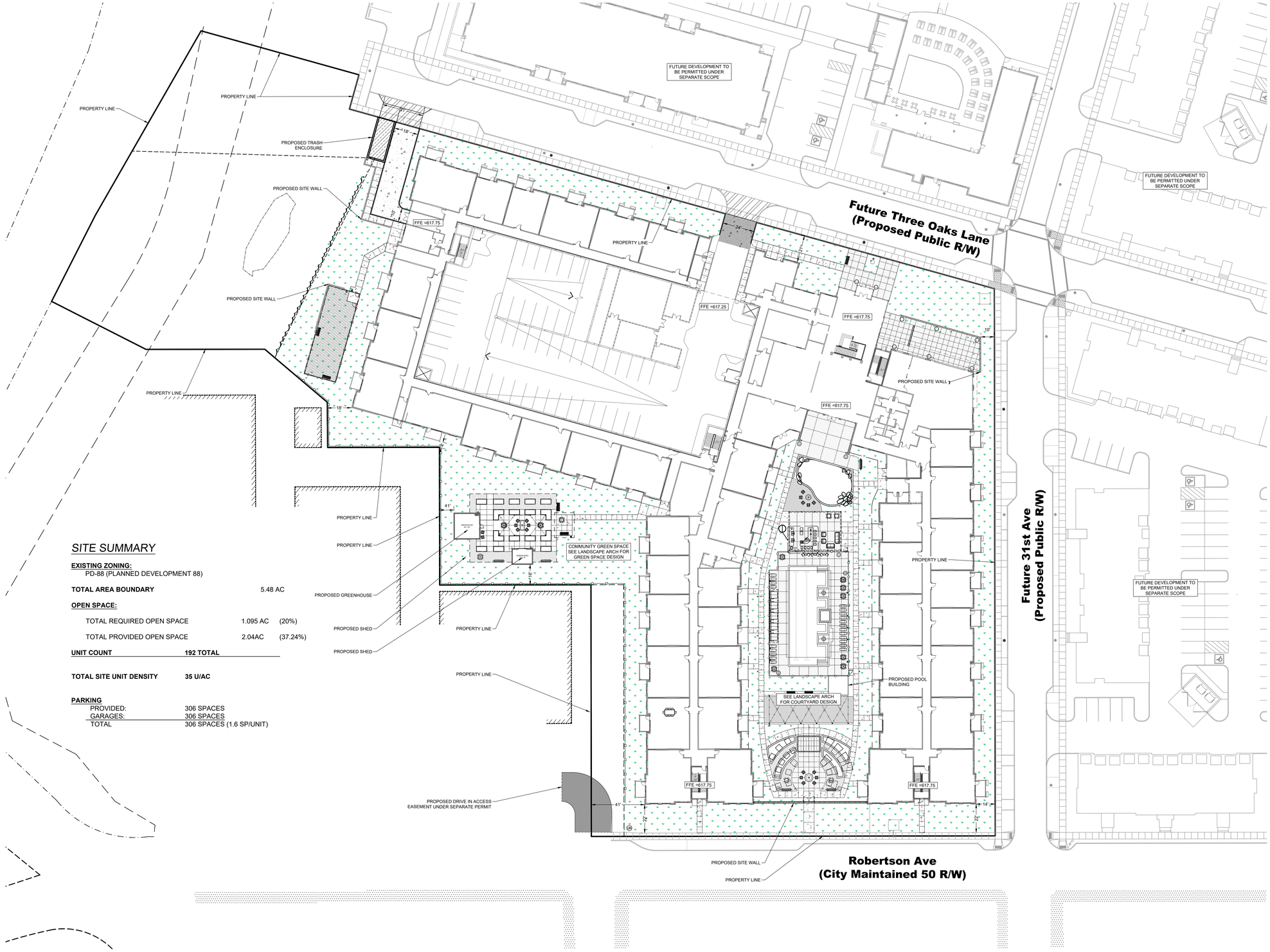

SITE SUMMARY

EXISTING ZONING:
PD-88 (PLANNED DEVELOPMENT 88)

TOTAL AREA BOUNDARY	5.48 AC	
OPEN SPACE:		
TOTAL REQUIRED OPEN SPACE	1.095 AC	(20%)
TOTAL PROVIDED OPEN SPACE	2.04AC	(37.24%)
UNIT COUNT	**192 TOTAL**	
TOTAL SITE UNIT DENSITY	**35 U/AC**	

PARKING

PROVIDED:	306 SPACES
GARAGES:	306 SPACES
TOTAL	306 SPACES (1.6 SP/UNIT)

LEGEND

- LANDSCAPING AREA (SEE LANDSCAPE ARCH PLANS FOR DETAILS)
- PROPOSED CONCRETE DRIVE APRON (PER DOTE ACC NO. 22855)
- PROPOSED DUMPSTER ENCLOSURE PAD (SEE DETAIL 4/C101)
- PROPOSED CONCRETE WALK (SEE DETAIL 2/C101)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 1/C101)
- EXISTING CONCRETE/WALK (TO REMAIN)
- STREETSCAPE WORK UNDER SEPARATE PERMIT

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk

HERON CLUB AT OAKLEY

2775 THREE OAKS LANE
SECTION 8, TOWN 4, FRACTIONAL RANGE 2, SYMMES PURCHASE
COLUMBIA TOWNSHIP, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE PLAN

bayer becker
www.bayerbecker.com
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Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0156 CD
Drawn by: AFG
Checked By:
Issue Date: 04-28-26
Sheet: B

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