

Building Application Summary
Butler County, Ohio
Accela Permitting System

BCED

Application #: BLD-CO16-04113

Owner: LIBERTY WAY INVESTMENTS LLC

Site Address: 7544 PRESERVE PL

4016 TOWNSFAIR WAY SUITE 201

Parcel(s): M5610020000132

COLUMBUS OH 43219-

Application Type: Commercial / Alterations / Other

Description of Work: RETAINING WALL- THE OAKS

Applications Status: IN PROGRESS

Applicant

COPPAGE CONSTRUCTION CO INC

TIM TURTON

11966 TAYLOR MILL ROAD

Contractor

COPPAGE CONSTRUCTION CO INC

TIM TURTON

11966 TAYLOR MILL ROAD

Occupant

THE OAKS

OH




DESIGN PROF

CIVIL DESIGN PROFESSIONALS

8609 LYNDALE AVENUE SUITE 200

BLOOMINGTON MN 55420

Application Specific Information:

Permit For: RETAINING WALL

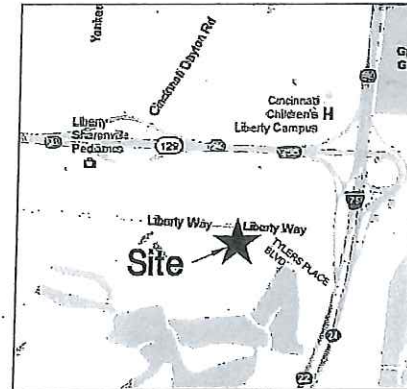
Subdivision Name:	Electric: No
Lot #:	Electric Company: DUKE ENERGY
S. T. R.	Basement:
Township: WEST CHESTER	Full Basement:
Corporation: NA	Material:
Application Date: 10/20/2016	Material If Other:
Sewage Disposal: Public	Deck:
Water Supply: Public	# Bedrooms:
Heat Type:	Height: 1
Building Description: 437 Other Commercial	Deck:
First Floor:	Porch:
Second Floor:	Garage:
Basement:	Other:
Total Living Area:	Total Addtl Area:

Signed drawings submitted via e-mail on 10/26/16

approved 10/26/16

ROADWAY AND MISC SITE FDP KEEFE PROPERTY SP-PUD TRACTS 2&3

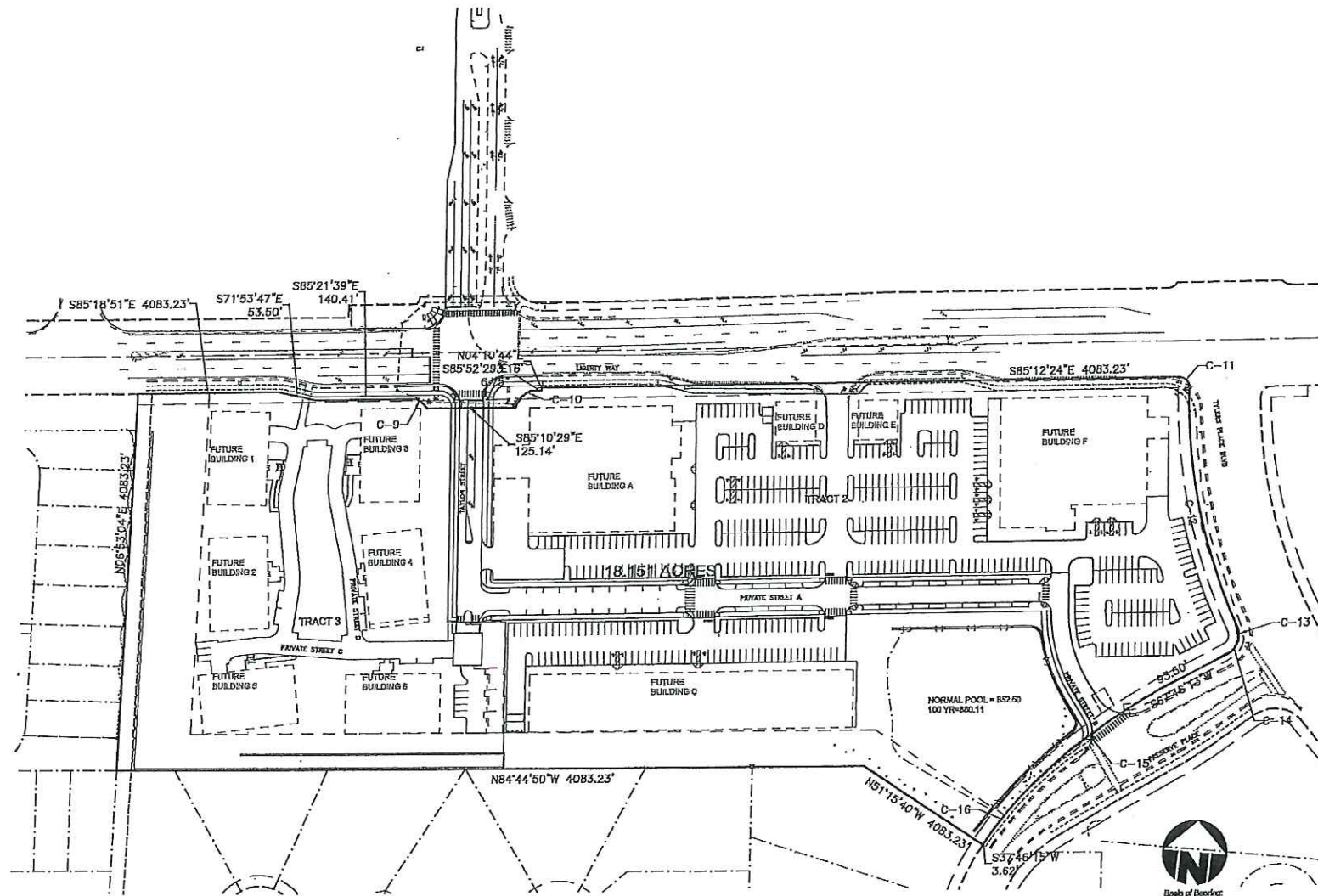
18.151 ACRES
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP ~ BUTLER COUNTY, OHIO



VICINITY MAP
NO SCALE

INDEX OF SHEETS

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TRAFFIC SIGNAL PLAN	C8.1	09/13/16	FDP
TRAFFIC SIGNAL DETAILS	C8.2	09/13/16	FDP



PROJECT SUMMARY

LOT	PROPOSED ACREAGE	PROPOSED 15% MINIMUM INTENSITY OPEN SPACE OF USE	STREET EASEMENT AREA	NET SITE AREA
2	MIXED USE	12.45 Ac.	133,154 SF	1.87 Ac.
3	RESIDENTIAL	5.70 Ac.	94 UNITS	0.86 Ac.
N/A	N/A	18.15 Ac.	2.73 Ac.	1.15 Ac.

NOTES: *FOLLOWING USES ARE NOT PERMITTED PER RESOLUTION No. 16-2004: SECTION 21.023 OF B-1 DISTRICT, SECTION 22.023 (EXCEPT FOR AUTOMOBILE AND TRUCK SALES), 22.022, 22.024, 22.029, 22.041, 22.028, 22.0210, 22.0211, & 22.0212 OF THE B-2 DISTRICT.

OWNER/APPLICANT

LIBERTY WAY INVESTMENTS, LLC
4016 TOWNSFAIR WAY, SUITE 201
COLUMBUS, OH 43219
614-414-7300

ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6600

GENERAL NOTES

- EXISTING ZONING - SP-PUD, (RES. No. 04-2016)
- SANITARY SEWER SERVICE CONNECTED TO INTO BUTLER COUNTY SYSTEM.
- WATER SERVICE TO BE INSTALLED AND CONNECTED TO BUTLER COUNTY SYSTEM.
- ELECTRIC TO BE SUPPLIED BY DUKE ENERGY ELECTRIC COMPANY.
- EXISTING TOPOGRAPHY FROM BAYER BECKER FIELDWORK.
- THE SITEWORK WILL BEGIN FALL 2016.
- STORM WATER MANAGEMENT FACILITIES TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
- EXISTING USE: VACANT
- OUTDOOR SEATING MAY ACCOMPANY RESTAURANT USES.



CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-9	32°24'02"	36.50'	20.64'	S43°32'11"E 20.37'
C-10	74°23'43"	31.00'	40.25'	N56°55'59"E 37.48'
C-11	91°17'18"	15.00'	23.90'	S39°33'45"E 21.45'
C-12	26°14'55"	750.00'	343.59'	S07°02'34"E 340.60'
C-13	41°56'23"	28.00'	20.50'	S00°48'10"W 20.04'
C-14	45°59'52"	28.00'	22.48'	S44°46'17"W 21.88'
C-15	19°04'40"	768.50'	255.89'	S58°13'54"W 254.71'
C-16	10°55'19"	416.00'	79.30'	S43°13'54"W 79.18'

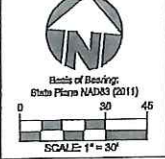
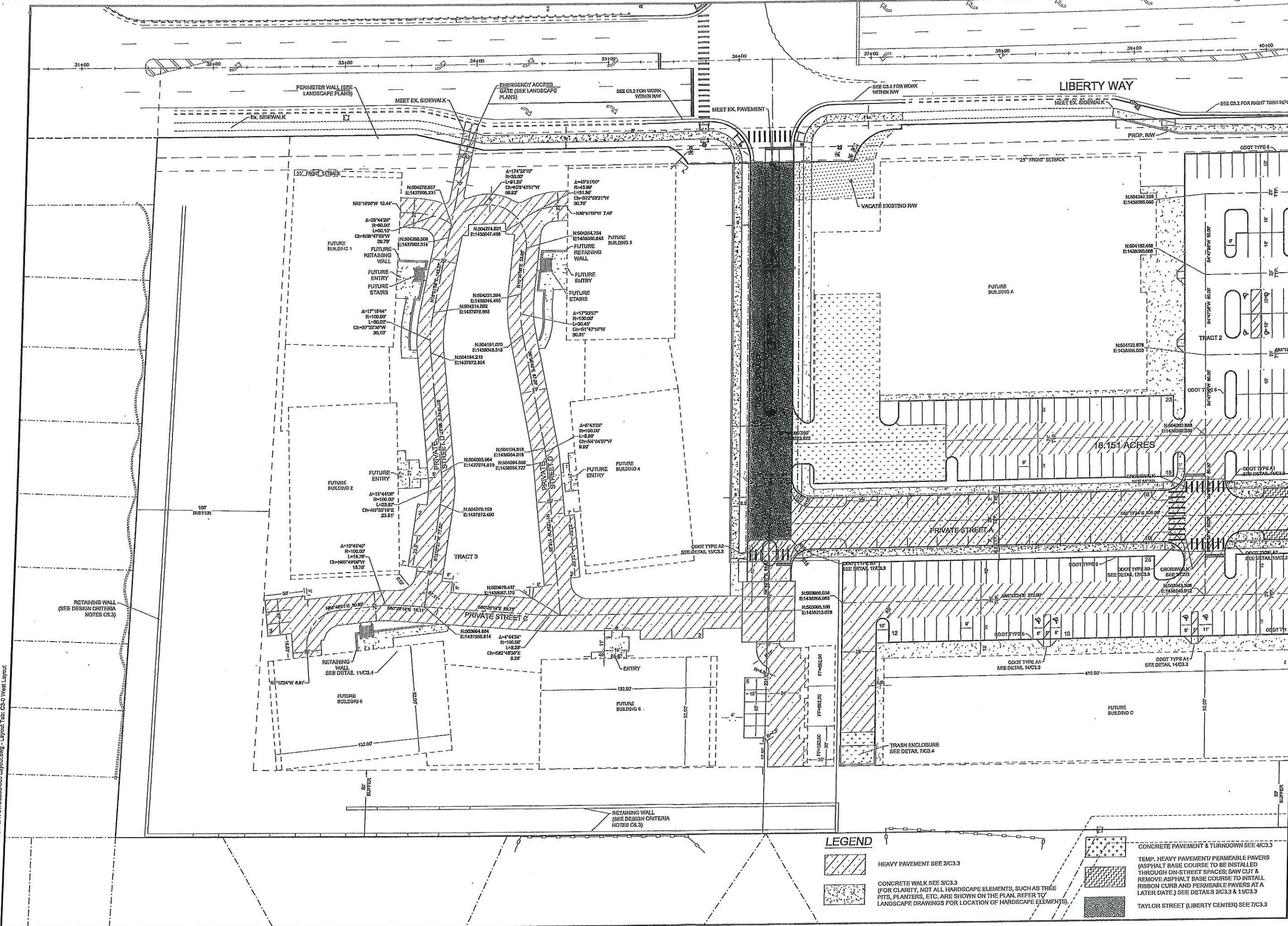
KEEFE PROPERTY SP-PUD TRACTS 2&3
ROADWAY AND MISC SITE FDP
LIBERTY WAY & TYLERS PLACE BLVD
SECTION 18, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO



Drawing: 15M053-000 LAYOUT
Drawn by: AJW
Checked by: JSD
Issue Date: 08-17-16

C1.0

Plot time: Sep 12, 2016 - 5:31pm
Drawing name: J:\2015\15M053-000\CV\DWG\15M053-000 Layout Tab C3-0 West Layout



Scale: 1" = 30'

Revision Description	
1	DATE: 07-29-16 BY: AJW CHECKED BY: JSD
2	DATE: 09-15-16 BY: AJW CHECKED BY: JSD

18.151 ACRES

LIBERTY WAY

PRIVATE STREET

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

TRACT 16

TRACT 17

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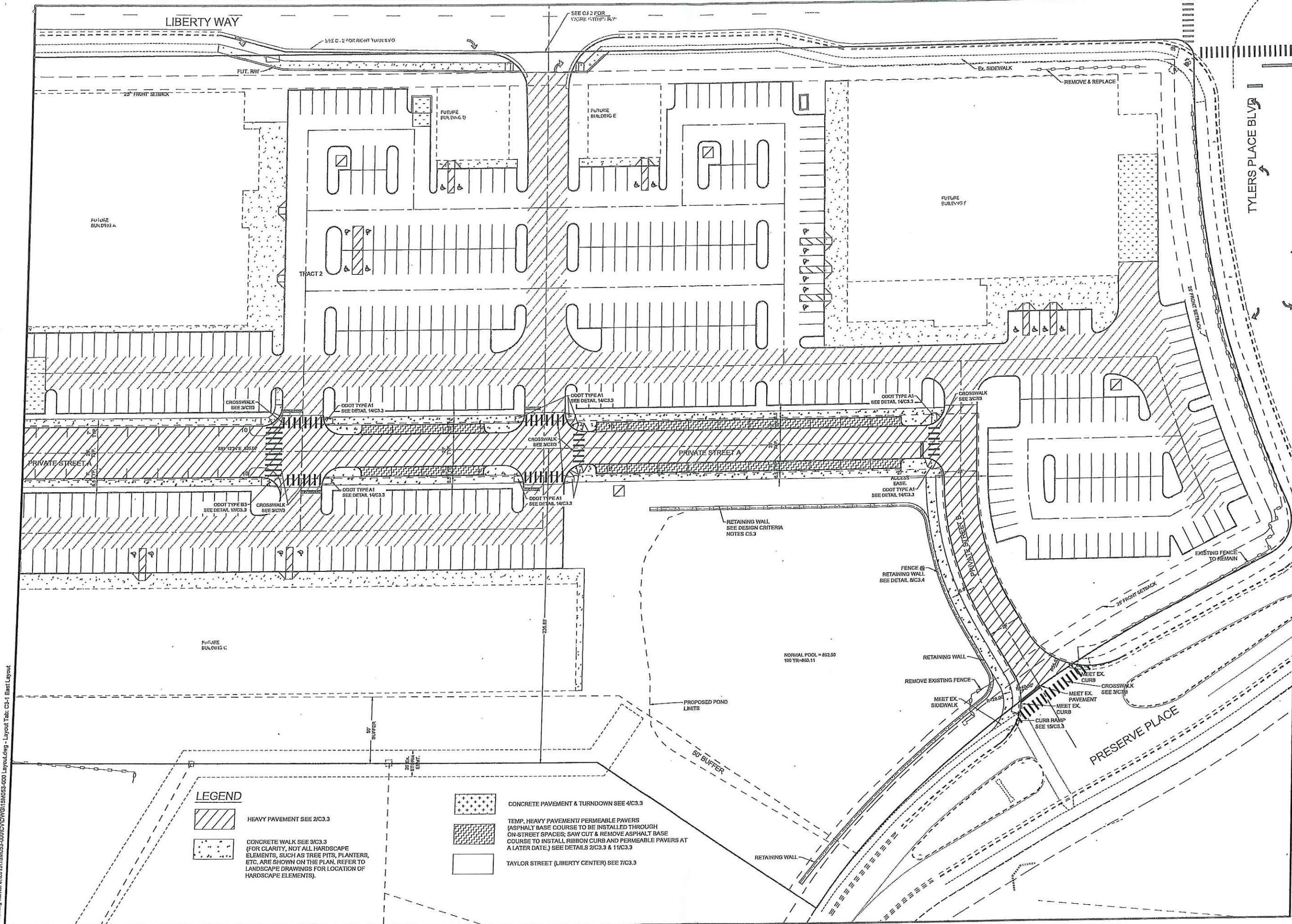
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BUTLER COUNTY, OHIO

WEST LAYOUT PLAN

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

Drawing: 15M053-000 LAYOUT
Drawn by: AJW
Checked by: JSD
Issue Date: 07-29-16
Sheet: C3.0

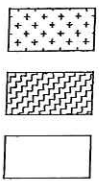
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LEGEND

HEAVY PAVEMENT SEE 2/C3.3

CONCRETE WALK SEE 3/C3.3
(FOR CLARITY, NOT ALL HARDSCAPE ELEMENTS, SUCH AS TREE PITS, PLANTERS, ETC. ARE SHOWN ON THE PLAN, REFER TO LANDSCAPE DRAWINGS FOR LOCATION OF HARDSCAPE ELEMENTS).



CONCRETE PAVEMENT & TURNDOWN SEE 4/C3.3

TEMP. HEAVY PAVEMENT/ PERMEABLE PAVERS (ASPHALT BASE COURSE TO BE INSTALLED THROUGH ON-STREET SPACES; SAW CUT & REMOVE ASPHALT BASE COURSE TO INSTALL RIBBON CURB AND PERMEABLE PAVERS AT A LATER DATE) SEE DETAILS 2/C3.3 & 11/C3.3

TAYLOR STREET (LIBERTY CENTER) SEE 7/C3.3

DATE OF ISSUANCE: 07-29-16
SCALE: 1" = 30'

DATE	BY	CHK	APP	REV
07-29-16	AW	AW	AW	1
07-29-16	AW	AW	AW	2

REVISION DESCRIPTION

NO.	DESCRIPTION
1	REVISION
2	FINAL DEVELOPMENT PLAN SUBMISSION

DATE: 07-29-16
BY: AW
CHK: AW
APP: AW
REV: 1

DATE: 07-29-16
BY: AW
CHK: AW
APP: AW
REV: 2

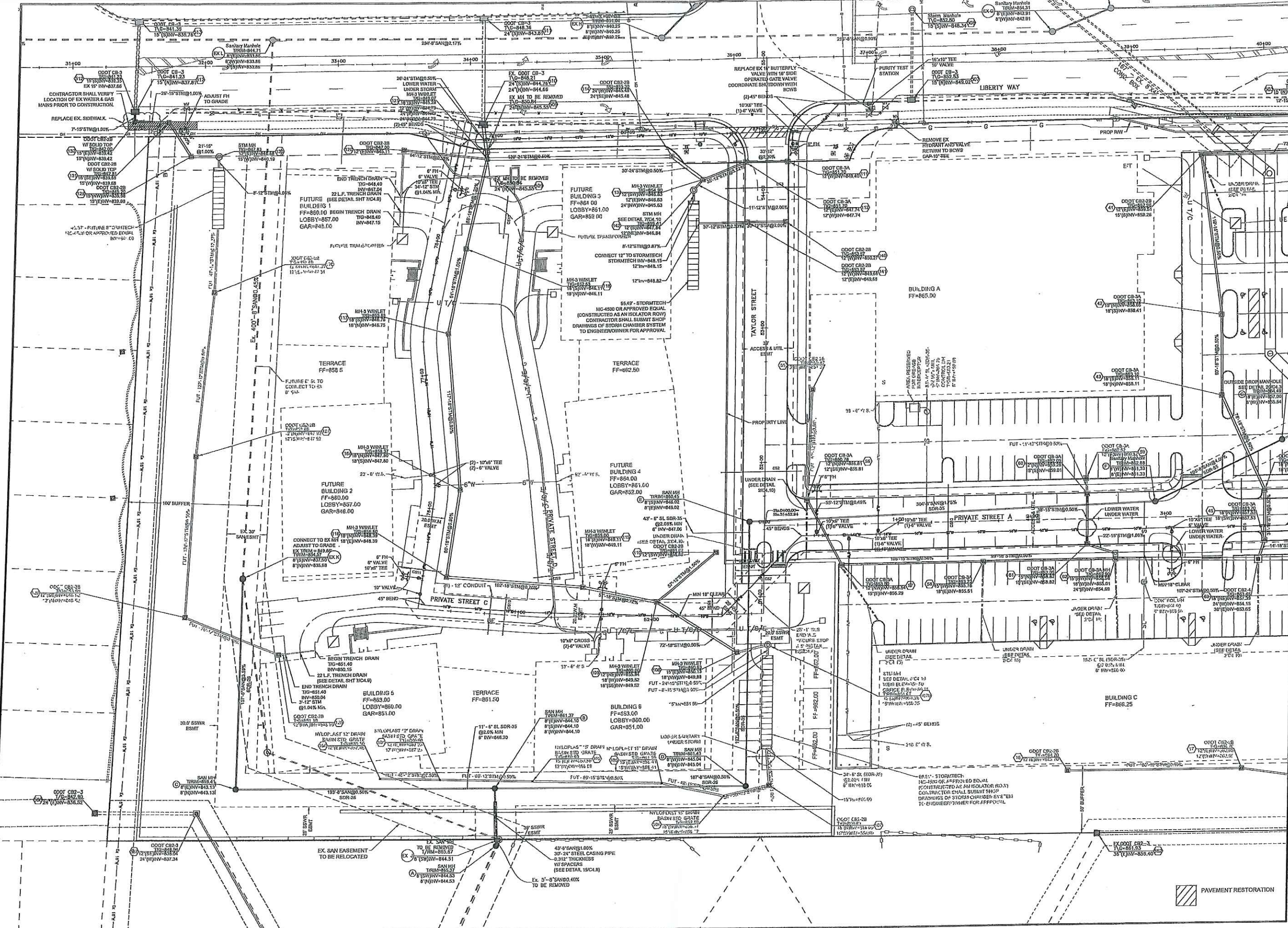
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East Layout Plan

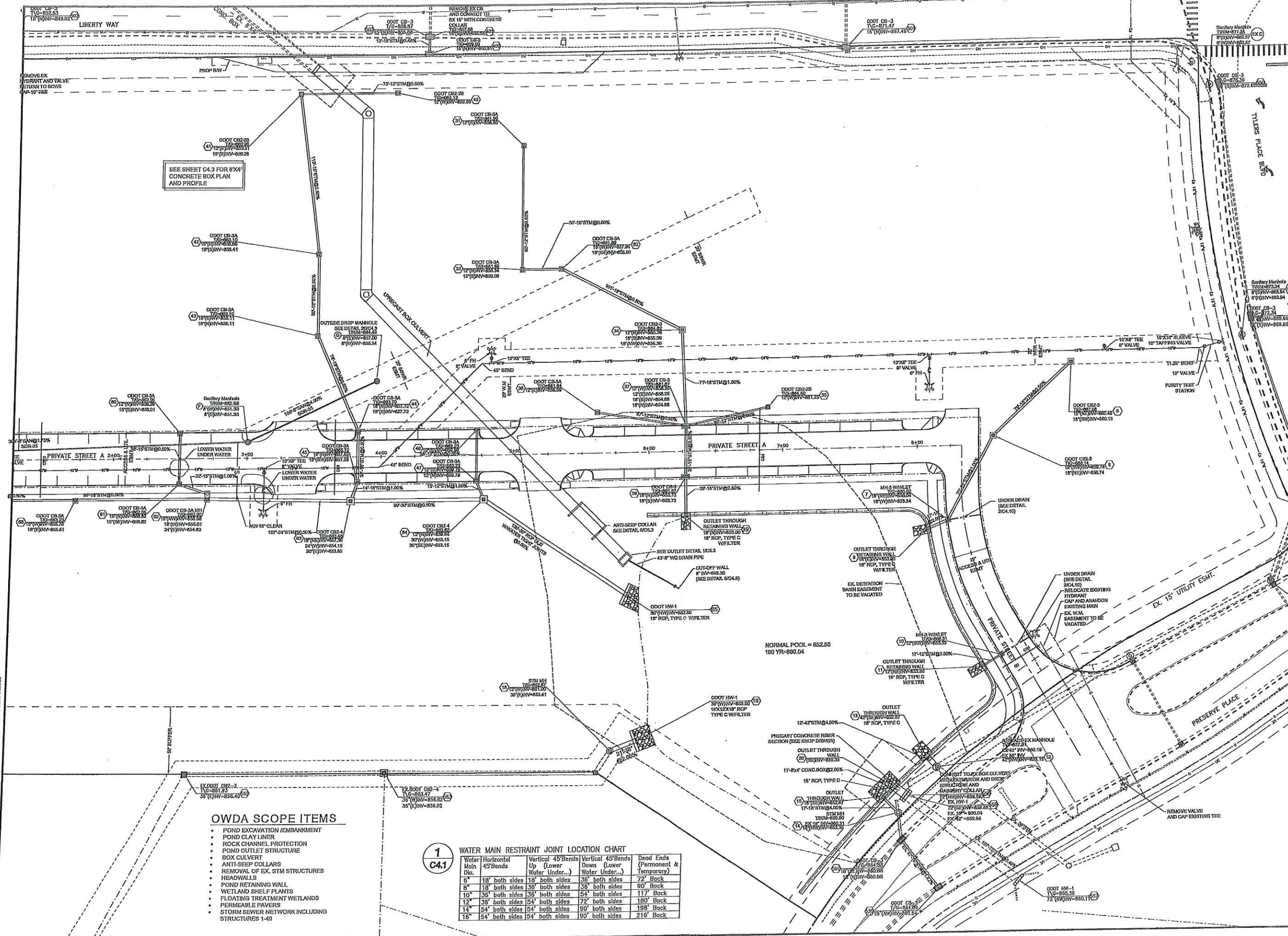
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Mason, OH 45040 - 513.336.6800

Drawing: 15M053-000 LAYOUT
Drawn by: AJW
Checked by: JSD
Issue Date: 07-29-16
Sheet: **C3.1**

Plot time: Sep 13, 2016 - 10:18am
Drawing name: J2021515555-000 West Utilities - Layout Tab: C4.0 West Utilities



Plot time: Sep 12, 2016 - 6:56pm
Drawing name: J:\2015\15M053-000\CD\DWG\15M053-000 Utility.dwg - Layout Tab: C4.1 East Utilities



SEE SHEET C4.3 FOR 6'x4' CONCRETE BOX PLAN AND PROFILE

OWDA SCOPE ITEMS

- POND EXCAVATION / EMBANKMENT
- POND CLAY LINER
- ROCK CHANNEL PROTECTION
- POND OUTLET STRUCTURE
- BOX CULVERT
- ANTI-SEEP COLLARS
- REMOVAL OF EX. STM STRUCTURES
- HEADWALLS
- POND RETAINING WALL
- WETLAND SHELF PLANTS
- FLOATING TREATMENT WETLANDS
- PERMEABLE PAVERS
- STORM SEWER NETWORK INCLUDING STRUCTURES 1-40

1
C4.1

WATER MAIN RESTRAINT JOINT LOCATION CHART

Water Main Dia.	Horizontal 45° Bends	Vertical 45° Bends Up (Lower Water Under...)	Vertical 45° Bends Down (Lower Water Under...)	Dead Ends (Permanent & Temporary)
6"	18' both sides	18' both sides	36' both sides	72' Back
8"	18' both sides	36' both sides	36' both sides	90' Back
10"	36' both sides	36' both sides	54' both sides	117' Back
12"	36' both sides	54' both sides	72' both sides	180' Back
14"	54' both sides	54' both sides	90' both sides	198' Back
16"	54' both sides	54' both sides	90' both sides	216' Back

Scale of Bearing: Santa Clara NAD83 (2011)
SCALE: 1" = 50'

Date	Drawn	Checked	Revision	Description
07-28-18	AJW	JSD	1	ISSUED
09-03-18	AJW	JSD	2	FINAL DEVELOPMENT PLAN SUBMITTAL

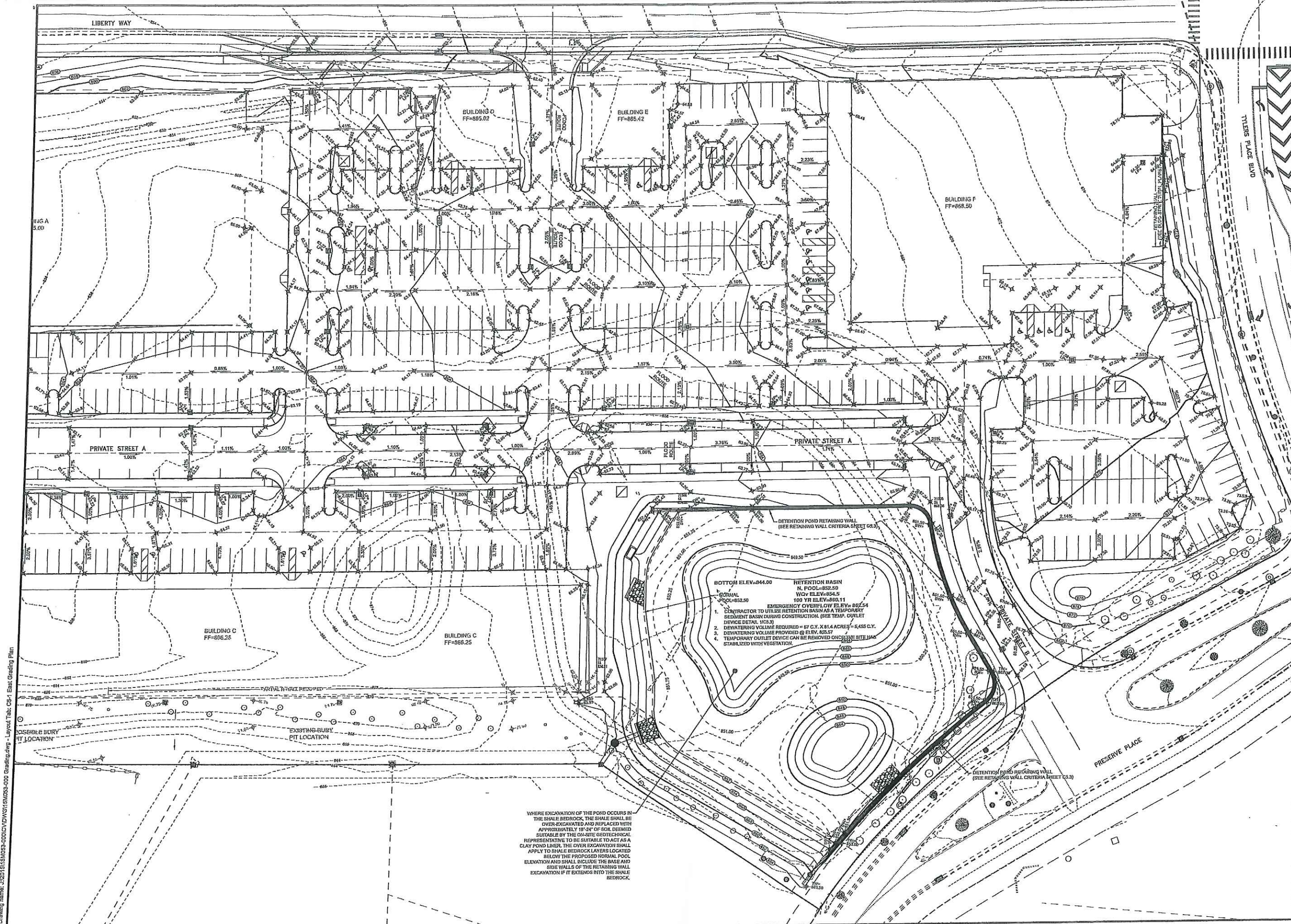
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East Utility Plan

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Checked by: JSD
Issue Date: 09-17-18
Sheet: **C4.1**

Plot time: Sep 12, 2016 - 6:56pm
Drawing name: J:\2015\15M053-000\CD\DWG\15M053-000 Grading.dwg - Layout Tab: C5-1 East Grading Plan



Scale: 1" = 30'

North Arrow

State Plane NAD83 (2011)

Rev	Date	By	Check	Description
1	07-29-16	NAJ	JSD	REVISION
2	08-15-16	NAJ	JSD	FINAL DEVELOPMENT PLAN

KEEPER PROPERTY SP-PUD TRACTS 2&3
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Drawing: 15M053-000 GRADING
Drawn by: AJW
Checked by: JSD
Issue Date: 06-17-16
Sheet: **C5.1**