M56-10027-0000-13
QUEEN CITY SPEEDWAY, INC.
D.B. 1283 PG. 718
S.R. VOL. 51 PLAT NO. 57
57.1322 AC.

M56-10027-0000-74
O.R. VOL. 6992 PG. 687
S.R. VOL. 51 PLAT NO. 57
S.R. VOL. 44 PLAT NO. 15
0.145 AC.

S.C.
1/2" I. PIN FND.
BUTLER COUNTY T.I.D.
O.R. 6095 PG. 852
S.R. VOL. 32 PLAT NO. 133W,X&Y
5.279 AC.

EX. R/W

BUTLER COUNTY T.I.D.
O.R. 6128 PG. 1040 P.C.
S.R. VOL. 32 PLAT NO. 133Y
0.531 AC.

BUTLER COUNTY T.I.D.
HIGHWAY ESMT
O.R. 6128 PG. 1047
EX. R/W

S.T.
1/2" I. PIN FND.

BUTLER COUNTY T.I.D.
O.R. 6128 PG. 1043
S.R. VOL. 32 PLAT NO. 133X&Y
2.021 AC.

C.S.
1/2" I. PIN FND.

UNION CENTRE BOULEVARD

LOT 9
THE STREETS OF
WEST CHESTER
P.E. 3689 PGS. A-E

EX. R/W

263.71'
S87°11'20"E

M56-10027-0000-73
HOBBS CONCRETE COMPANY
O.R. VOL. 6992 PG. 683
S.R. VOL. 41 PLAT NO. 97
0.330 AC.
0.3301 AC. (SURVEY)

BUTLER COUNTY T.I.D.
SLOPE EASEMENT
O.R. 6095 PG. 863

5/8" I. PIN W/CAP
FND. BNG. N01°58'20"E
3.45'

B1
59.05'
118.11'
226.88'
N75°20'22"W
EX. R/W
C1
265.79'
N83°10'36"W
BUTLER COUNTY T.I.D.
HIGHWAY ESMT
O.R. 6128 PG. 1050
EX. R/W
323.52'
S65°59'12"W
454.85'
668.94'
B2
B3
B4
B5
B6
B7
B8
B9
43.01'
131.33'
EX. R/W
5/8" I. PIN
W/CAP FND.

M56-10027-0000-31
DAVID C. & JOYCE E. HOBBS.
D.B. 1653 PG. 662
S.R. VOL. 51 PLAT NO. 92
S.R. VOL. 20 PLAT NO. 125
0.469 AC REM.
0.4625 AC. (SURVEY)

M56-10027-0000-45
HOBBS CONCRETE COMPANY
O.R. VOL. 5362 PG. 300
S.R. VOL. 29 PLAT NO. 115
S.R. VOL. 51 PLAT NO. 92
2.7842 AC. REM
2.7350 AC. (SURVEY)

N02°00'54"E
320.59'
997.92'
S66°27'09"W
328.98'
1/2" I. PIN
W/CAP FND.
5/8" I. PIN
W/CAP FND.

M56-10027-0000-39
MARTIN & OLLIE WILLIAMS
O.R. VOL. 5390 PG. 518
D.B. 1752 PG. 142
S.R. VOL. 25 PLAT NO. 19
5.390 AC.
5.3878 AC. (SURVEY)

AREA TO BE VACATED

STATE PLANE
OHIO SOUTH ZONE

M56-10027-0000-12
MARTIN WILLIAMS & DARRELL WILLIAMS
O.R. VOL. 6516 PG. 1237
O.R. VOL. 6488 PG. 2067
D.B. 1743 PG. 646
D.B. 1743 PG. 476
AND
OLLIE L. WILLIAMS
D.B. 1743 PG. 476
S.R. VOL. 38 PLAT NO. 82
18.6587 AC.
19.1048 AC. (SURVEY)

VACATED AREA

M56-10027-0000-13
QUEEN CITY SPEEDWAY, INC.
D.B. 1283 PG. 718
S.R. VOL. 51 PLAT NO. 57
57.1322 AC.

M56-10027-0000-74
O.R. VOL. 6992 PG. 687
S.R. VOL. 51 PLAT NO. 57
S.R. VOL. 44 PLAT NO. 15
0.145 AC.

S.C.
1/2" I. PIN FND.
EX. R/W

BUTLER COUNTY T.I.D.
O.R. 6128 PG. 1040 P.C.
S.R. VOL. 32 PLAT NO. 133Y
0.531 AC.

S.T.
1/2" I. PIN FND.

D.B. 1743 PG. 646
D.B. 1743 PG. 476
AND
OLLIE L. WILLIAMS
D.B. 1743 PG. 476
S.R. VOL. 38 PLAT NO. 82
18.6587 AC.
19.1048 AC. (SURVEY)

328.98'

5/8" I. PIN
W/CAP FND.

M56-10027-0000-13
QUEEN CITY SPEEDWAY, INC.
D.B. 1283 PG. 718
S.R. VOL. 51 PLAT NO. 57
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M56-10027-0000-74
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S.R. VOL. 51 PLAT NO. 57
S.R. VOL. 44 PLAT NO. 15
0.145 AC.

BUTLER COUNTY T.I.D.
O.R. 6095 PG. 852
S.R. VOL. 32 PLAT NO. 133W,X&Y
5.279 AC.

EX. R/W

S.C.

1/2" I. PIN
FND.

BUTLER COUNTY T.I.D.
O.R. 6128 PG. 1040
S.R. VOL. 32 PLAT NO. 133Y
0.531 AC.

BUTLER COUNTY T.I.D.
HIGHWAY ESMT
O.R. 6128 PG. 1047

EX. R/W

S.T.C.

1/2" I. PIN
FND.

BUTLER COUNTY T.I.D.
O.R. 6128 PG. 1043
S.R. VOL. 32 PLAT NO. 133X&Y
2.021 AC.

EX. R/W

LOT 9
THE STREETS OF
WEST CHESTER
P.E. 3689 PGS. A-E

263.71'
S87°11'20"E

EX. R/W

UNION CENTRE
BOULEVARD

C.S.

1/2" I. PIN
FND.

B1
B13
C3
C1
C2
B2
B3
B4
B5
B6
B7
B8
B9
B10
B11
B12

59.05'
118.11'
25.00'
43.01'
46.13'
131.33'

PROPOSED SLOPE ESMT

EX. R/W

5/8" I. PIN
W/CAP FND.

M56-10027-0000-31
DAVID C. & JOYCE E. HOBBS
D.B. 1653 PG. 662
S.R. VOL. 51 PLAT NO. 92
S.R. VOL. 20 PLAT NO. 125
0.469 AC REM.
0.4625 AC. (SURVEY)

M56-10027-0000-73
HOBBS CONCRETE COMPANY
O.R. VOL. 6992 PG. 683
S.R. VOL. 41 PLAT NO. 97
0.330 AC.
0.3301 AC. (SURVEY)

BUTLER COUNTY T.I.D.
SLOPE EASEMENT
O.R. 6095 PG. 863

5/8" I. PIN W/CAP
FND. BNG. N01°58'20"E
3.45'

M56-10027-0000-45
HOBBS CONCRETE COMPANY
O.R. VOL. 5362 PG. 300
S.R. VOL. 29 PLAT NO. 115
S.R. VOL. 51 PLAT NO. 92
2.7842 AC. REM
2.7350 AC. (SURVEY)

SLOPE ESMT TO
BE DEDICATED

N02°00'54"E
320.59'

S65°59'12"W
668.94'

BUTLER COUNTY T.I.D.
HIGHWAY ESMT
O.R. 6128 PG. 1050

M56-10027-0000-39
MARTIN & OLLIE WILLIAMS
O.R. VOL. 5390 PG. 518
D.B. 1752 PG. 142
S.R. VOL. 25 PLAT NO. 19
5.390 AC.
5.3878 AC. (SURVEY)

997.92'
S66°27'09"W

1/2" I. PIN
W/CAP FND.

328.98'

5/8" I. PIN
W/CAP FND.

M56-10027-0000-12
MARTIN WILLIAMS & DARRELL WILLIAMS
O.R. VOL. 6516 PG. 1237
O.R. VOL. 6488 PG. 2067
D.B. 1743 PG. 646
D.B. 1743 PG. 476
AND
OLLIE L. WILLIAMS
D.B. 1743 PG. 476
S.R. VOL. 38 PLAT NO. 82
18.6587 AC.
19.1048 AC. (SURVEY)

STATE PLANE
OHIO SOUTH ZONE

PROP & EX
SLOPE ESMT

0 50 100
SCALE IN F
1"= 10(

2

76+00

77+00

78+00

℄ R/W

EX. 12" STM

EX. 6" U.D.

EX. E/P

EX. 6" U.D.

EX. EDGE OF SHOULDER

25' PARKING SETBACK

TRANSITIONAL GRADING CONCEPT

BUTLER COUNTY T.I.D.
SLOPE EASEMENT
O.R. 6095 PG. 863

M56-10027-0000-73
HOBBS CONCRETE COMPANY

FUTURE SLOPE ESMT MODIFICATION TO BE DETERMINED WITH SITE DESIGN ON ACTUAL COMPLETED INTERIM GRADING

CONSTRUCTION LIMITS ASSUMING NO SITE IMPROVEMENT GRADING.
-SEE NOTE (2) ON SECTIONS.

M56-10027-0000-12
MARTIN WILLIAMS AND DARRELL WILLIAMS
AND
OLLIE L. WILLIAMS

FUTURE SIDEWALK

HWY ESMT / R/W

PROP SLOPE ESMT

TEMP CONST ESMT

M56-10027-0000-45
HOBBS CONCRETE COMPANY

TEMPORARY CONSTRL
CONSTRUCTION ESMT. DEED TO BE PREPARED

NOTE: FUTURE SITE LAYOUT SI
CONCEPTUAL AND MAY
INDIVIDUAL SITES DEVEL

EX. TRAFFIC

(3)

EX. E/P

EX. EDGE OF SHOULDER

76+00

77+00

78+00

℄ R/W

EX. 6" U.D.

EX. 12" STM

EX. 6" U.D.

EX. E/P

EX. EDGE OF SHOULDER

25' PARKING SETBACK

TRANSITIONAL GRADING CONCEPT

BUTLER COUNTY T.I.D.
SLOPE EASEMENT
O.R. 6095 PG. 863

M56-10027-0000-73
HOBBS CONCRETE COMPANY

FUTURE SLOPE ESMT MODIFICATION TO BE DETERMINED WITH SITE DESIGN ON ACTUAL COMPLETED INTERIM GRADING

CONSTRUCTION LIMITS ASSUMING NO SITE IMPROVEMENT GRADING. -SEE NOTE (2) ON SECTIONS.

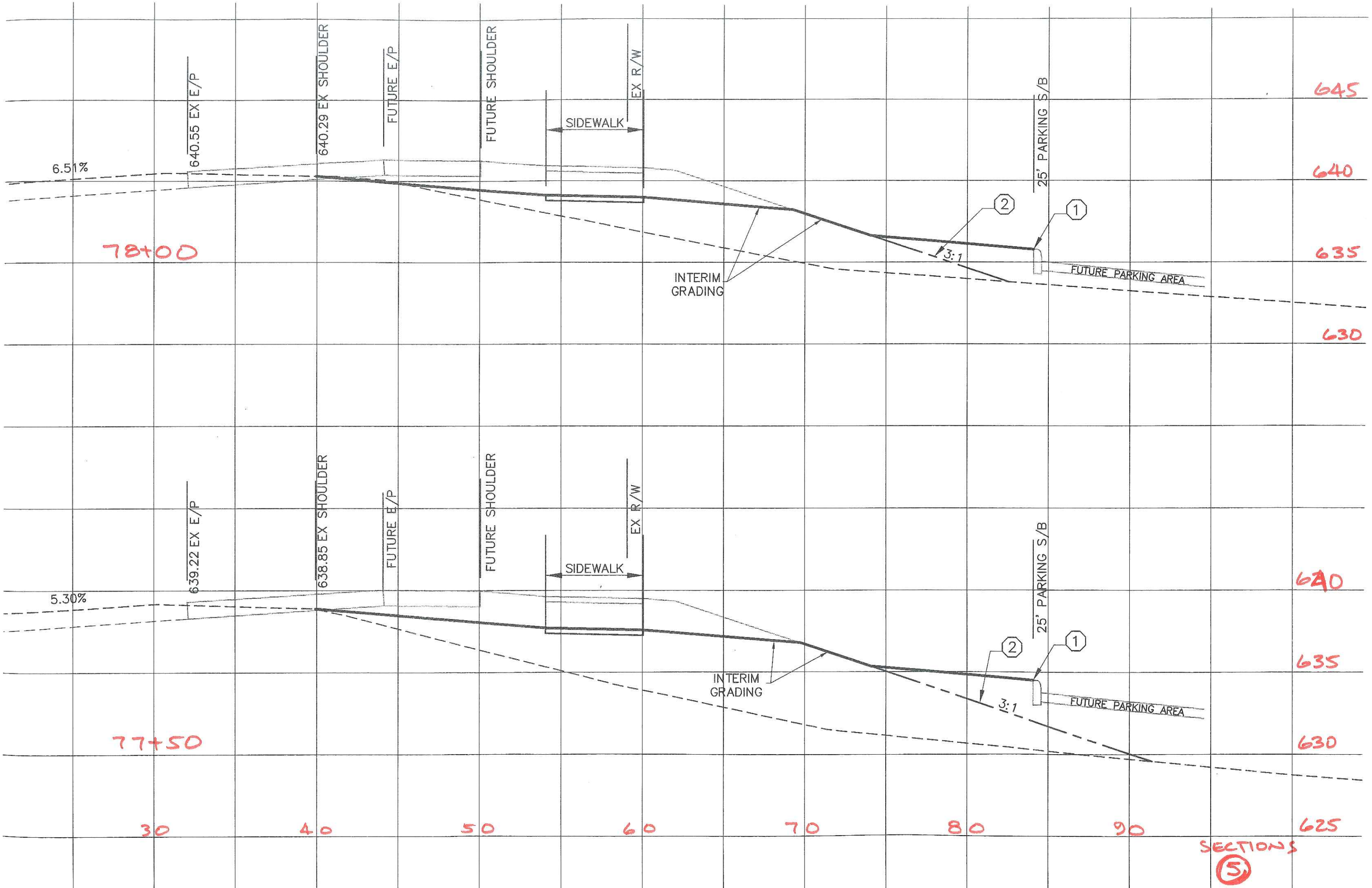
M56-10027-0000-12
MARTIN WILLIAMS AND DARRELL WILLIAMS
AND
OLLIE L. WILLIAMS

M56-10027-0000
HOBBS CONCRE
COMPANY

TEMP

OPTIONAL TRANSITIONAL GRADING (4)

NOTE: FUTURE SI
CONCEPTU
INDIVIDUAL


640.55 EX E/P
640.29 EX SHOULDER
FUTURE E/P
FUTURE SHOULDER
SIDEWALK
EX R/W
25' PARKING S/B
6.51%
78+00
INTERIM GRADING
3:1
FUTURE PARKING AREA
645
640
635
630
639.22 EX E/P
638.85 EX SHOULDER
FUTURE E/P
FUTURE SHOULDER
SIDEWALK
EX R/W
25' PARKING S/B
5.30%
77+50
INTERIM GRADING
3:1
FUTURE PARKING AREA
640
635
630
625
30
40
50
60
70
80
90
SECTIONS
5

640

635

630

625

645

640

1 GRADE 3:1 MAX FROM PARKING SETBACK TO PROPOSED DEVELOPER GRADES

635

2 PROPOSED GRADING COVERED BY BOND THAT MAY BE CONSTRUCTED BY COUNTY IF SAID IMPROVEMENTS ARE NOT EXECUTED BY DEVELOPER OR OWNER

2

630

625

100

110

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

UNION CENTRE BLVD
PRELIMINARY CONSTRUCTION PLAN
SITUATED IN
SECTION 27, TOWN 3, RANGE 2
WEST CHESTER TOWNSHIP
BUTLER COUNTY, OHIO

DATE:
08/13/08

PREPARED BY

HENDERSON AND BODWELL, L.L.P.

CONSULTING ENGINEERS
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
(513) 398-1728
PLAINVIEW, NEW YORK
(516) 935-8870

SHEET
4
OF **8**

6

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