



CAP Summary
BUTLER COUNTY, OHIO
ACCELA SYSTEM

Application PLN-JP13-00214

File Date 04/24/2013

Address(es):

6370 PRINCETON GLENDALE RD

Owner(s):

TERRY DEVELOPMENT II LLC

Application Type Planning / Major Subdivision / Preliminary / NA

Application Specific Information

PLAT SUBMITTED 04/23/2013
SUBDIVISION NAME Carriage Hill
Sub Section 7
Sub Block:
Sub Phase
Sub Part:
Sub Addition
If Other:
Location
Preliminary Plat Notes.
Township Liberty
Section 2
Town 2
Range 3
PUD CHECKED
Single Family CHECKED
Multi Family
Commercial
Replat:
Road Dedication CHECKED
Acres. 17 16
Lots. 48
Lot Range 129-176
Re-Approval Lots
Units:

Contact Information

Applicant ~ TERRY DEVELOPMENT II LLC, ~

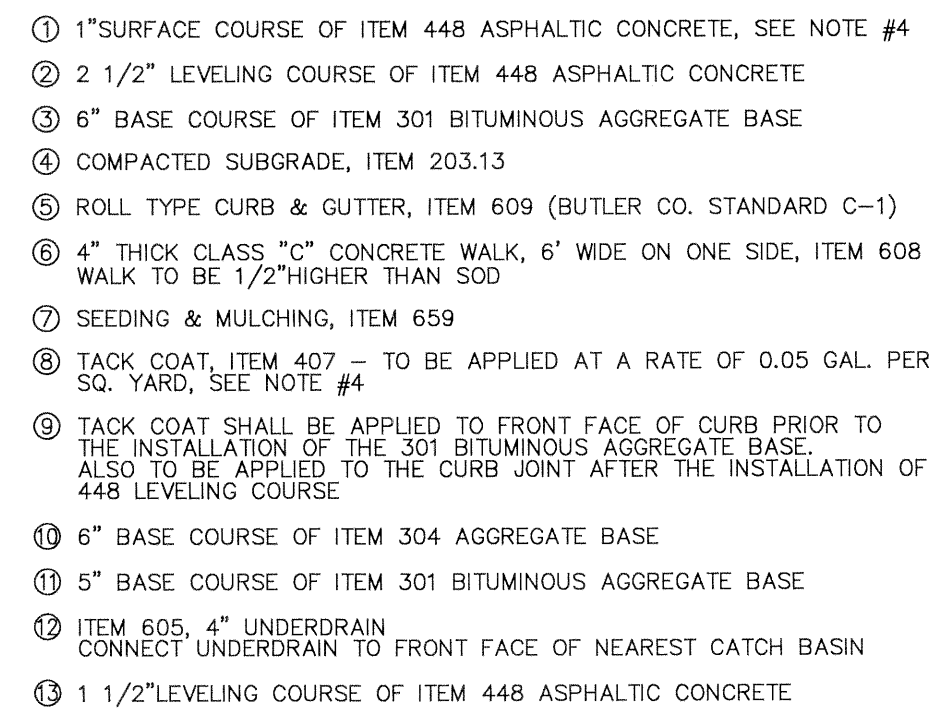
Applicant ~ , McGill Smith Punshon ~ Engineer

SETBACKS							
SECTION	LOTS	MINIMUM WIDTH	TYPICAL AREA	FRONT	SIDE	TOTAL BOTH SIDES	REAR
7	129-147	60'	8,000 S.F.	20'	-	8'	20'
7	148-176	50'	6,000 S.F.	20	-	8'	20'

**SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO**



APPLICANT
LIBERTY LAND COMPANY, LLC.
6306 PRINCETON-LENEXA ROAD
LIBERTY TOWNSHIP, OHIO 45011



SERVICES	
ITEM	DEPTH TOP OF PIPE
Underdrain	18"
Sumplines	24" - 30"
Gas	24" - 30"
Water	48" - 54"
Electric	36" - 40"
Telephone	36" - 40"
Cable TV	36" - 40"

DIMENSION SCHEDULE		
*	28 FT	25 FT
A	11'-6"	10'-0"
B	16'-0"	17'-6"

NOTES

1. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF HIGHWAYS CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF BUTLER COUNTY REQUIREMENTS AND STANDARDS FOR SUBDIVISIONS. WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
2. ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATERMAIN PIPE, SANITARY SEWER PIPE, WATER VENTS AND MANHOLE FRAMES AND COVERS, ETC., WILL REMAIN UNDER SPECIFICATIONS OF THE UTILITY SERVING THE AREA. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF A PROFESSIONAL CIVIL ENGINEER.
3. ALL TRENCHES WITHIN THE RIGHT OF WAY AND 10' UTILITY EASEMENTS SHALL BE COMPACTED AND BACKFILLED IN ACCORDANCE WITH ITEMS 203 AND 603 IN THE STATE SPECIFICATIONS.
4. SURFACE COURSE (ITEM 44B) AND TACK COAT (ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (12) MONTHS AFTER THE LEVELING COURSE IS PLACED. THE SURFACE COURSE AND TACK COATS ARE TO BE REAPPLIED AFTER TWO (2) YEARS. FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED.
5. A MINIMUM 10' UTILITY EASEMENT SHALL BE SHOWN ON THE RECORD PLAT PARALLEL AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY LINE ALLOWING FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWERS, WATER, ELECTRIC AND TELEPHONE CONDUIT AND ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY.
6. DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDUITS FOR THE WATER, WASTE, AND GAS UTILITIES AND FOR THE PROTECTION OF SEWER USE BY THE ELECTRIC, TELEPHONE AND CABLE TV SERVICES. THE LOCATION OF THESE LINES SHALL BE COORDINATED WITH UTILITY COMPANIES BY THE DEVELOPER.
7. SANITARY LATERALS SHALL BE EXTENDED BEYOND THE LIMITS OF THE UTILITY EASEMENTS, BUT NOT TO EXCEED 12' FROM THE RIGHT OF WAY LINE.
8. ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SO THAT THEY DO NOT INTERFERE WITH THE EXISTING MANHOLES.
9. SUMP LINE CONDUITS ARE TO BE SDR 35.
10. THE SANITARY SEWER SHALL BE PLACED IN SUCH A MANNER THAT THE SANITARY MANHOLE COVER DOES NOT CONFLICT WITH THE SIDEWALK.

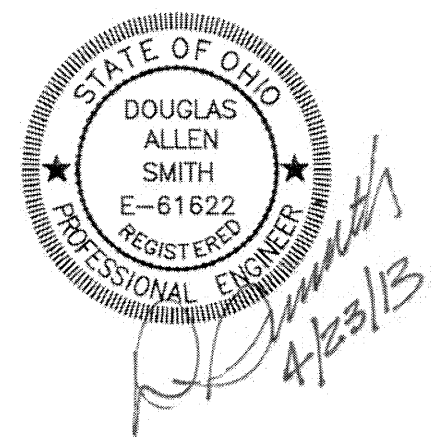


Drawn By	NAK	Project Mgr.	RA
Drawing File	04476014-PRE-SECT 7		

X-Reference
Files princeton-Adjusted-to-Ground-10-24-11

Date 04/23/13

No.	Revision/Issue	By	Date
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[illegible]

**SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO**

RECEIVED
APR 23 2013
BUTLER COUNTY
PLANNING COMMISSION

Sheet Title

PRELIMINARY PLAT

Project No. 04476.01

Scale 1"=100'

Sheet No. 1 / 1

171

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Planning

Default Console

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Planning: PLN-JP13-00214

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Task Details

Sub Tasks (0)

Workflow Tasks

PLAT SUBMITTED

DEPT SIGNOFF PROCESS

PC AGENDA

NOTIFY TOWNSHIP

SUB COMMITTEE RECOMMENDATION

PENDING

PLAT REVIEW PROCESS

PLANNING DEPT RECOMMENDATIONS

BCEO

TOWNSHIP ZONING

B AND Z

BOH

SOIL WATER CONSERVATION

PLAT OFFICE

WATER AND SEWER

PC DECISION

APPROVAL/DISAPPROVAL LETTER

Task Details BCEO

Current Status

COMPLETE

Action by Department

BCEO

Comments

1) Comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges Associated with Construction Activity. 2) Comply with TIS requirements (ODOT) and implementation. Discuss construction sequence & subdivision plat timing with Staff. 3) Provide right-of-way dedication per the County Thoroughfare Plan or limits of SR 747 improvements, whichever is greater. 4) Provide sidewalk along all legs of the roundabout. 5) Is a truck apron necessary? Design vehicle should be a moving semi-truck. Show future centerline on NW & SE legs of the roundabout. 6) Coordinate island on Street B with Liberty Township. 7) No Parking signs will be needed along either end of the island on Street B.

Status Date

05/02/2013

Action By

BCEO Development

There currently are no ad hoc tasks defined.

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