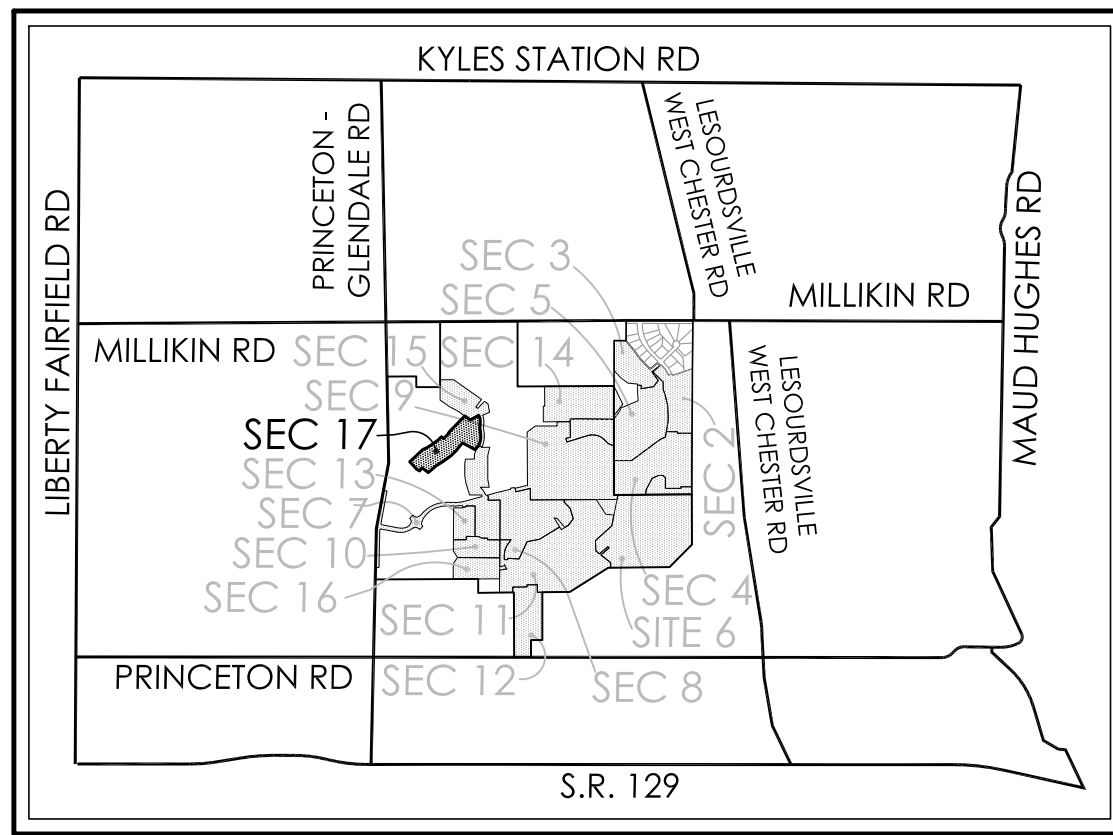


WINDING CREEK SECTION SEVENTEEN AKA CARRIAGE HILL SECTION SEVENTEEN

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



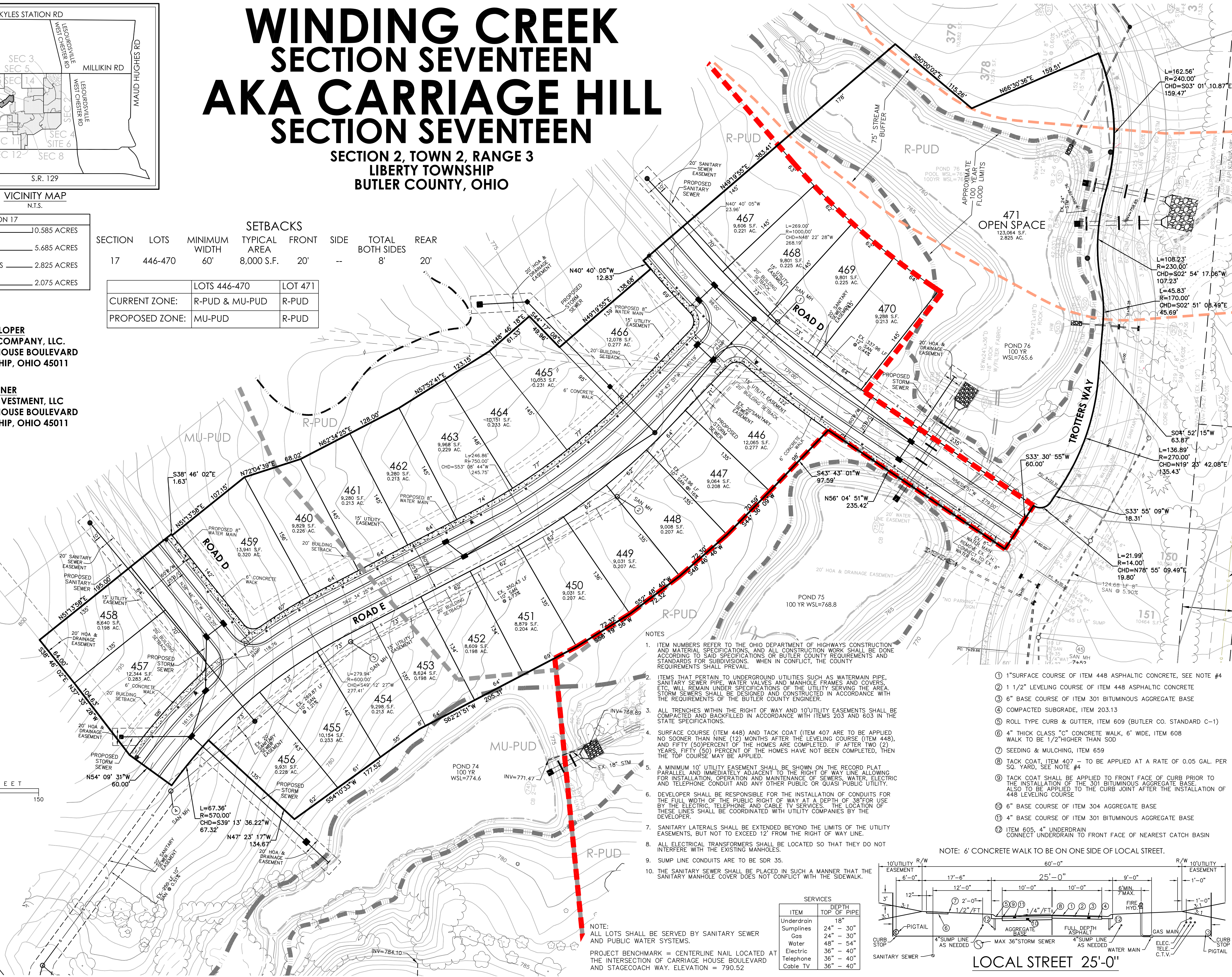
SECTION 17	
PROJECT AREA	10.585 ACRES
AREA IN BUILDING LOTS	5.685 ACRES
AREA IN OPEN SPACE LOTS	2.825 ACRES
AREA IN R/W	2.075 ACRES

SECTION	LOTS	SETBACKS			
		MINIMUM WIDTH	TYPICAL AREA	FRONT	REAR
17	446-470	60'	8,000 S.F.	20'	20'

	LOTS 446-470	LOT 471
CURRENT ZONE:	R-PUD & MU-PUD	R-PUD
PROPOSED ZONE:	MU-PUD	R-PUD

DEVELOPER
LIBERTY LAND COMPANY, LLC.
5342 CARRIAGE HOUSE BOULEVARD
LIBERTY TOWNSHIP, OHIO 45011

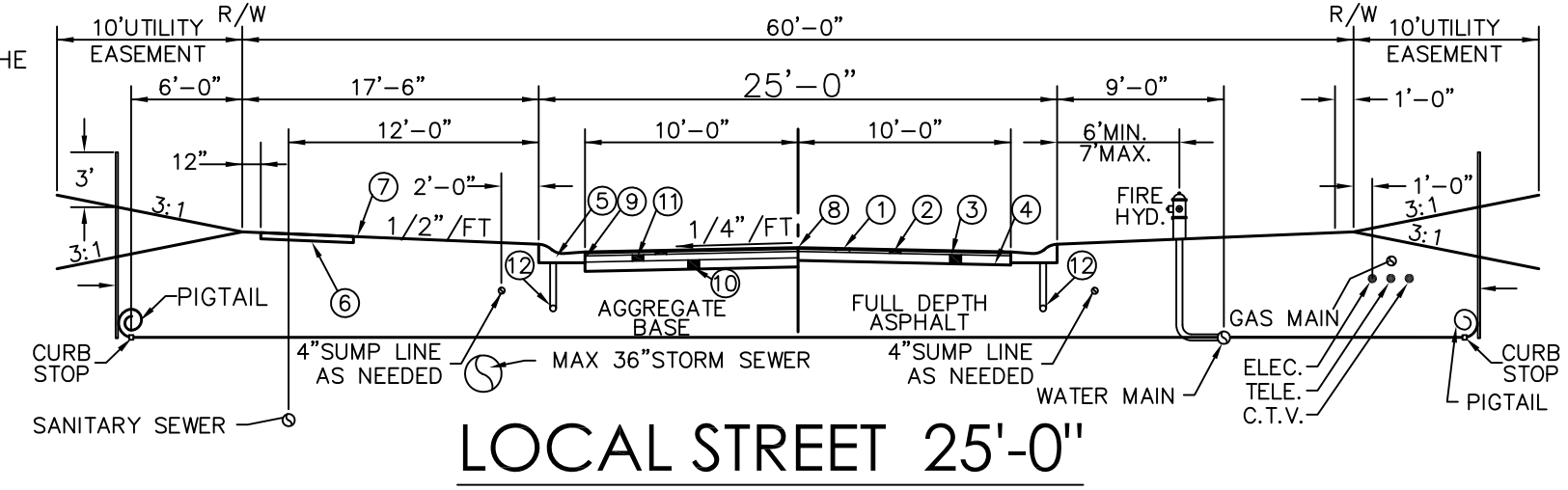
OWNER
TERRY LAND INVESTMENT, LLC
5342 CARRIAGE HOUSE BOULEVARD
LIBERTY TOWNSHIP, OHIO 45011



- NOTES
- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF HIGHWAYS CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS OR BUTLER COUNTY REQUIREMENTS AND STANDARDS FOR SUBDIVISIONS. WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
 - ITEMS THAT PERTAIN TO UNDERGROUND UTILITIES SUCH AS WATERMAIN PIPE, SANITARY SEWER PIPE, WATER VALVES 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 THE BUTLER COUNTY ENGINEER.
 - 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.
 - SURFACE COURSE (ITEM 448) AND TACK COAT (ITEM 407) ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE LEVELING COURSE (ITEM 448), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS, FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED.
 - 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.
 - DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDUITS FOR THE FULL WIDTH OF THE PUBLIC RIGHT OF WAY AT A DEPTH OF 36" FOR USE BY THE ELECTRIC, TELEPHONE AND CABLE TV SERVICES. THE LOCATION OF THESE LINES SHALL BE COORDINATED WITH UTILITY COMPANIES BY THE DEVELOPER.
 - SANITARY LATERALS SHALL BE EXTENDED BEYOND THE LIMITS OF THE UTILITY EASEMENTS, BUT NOT TO EXCEED 12' FROM THE RIGHT OF WAY LINE.
 - ALL ELECTRICAL TRANSFORMERS SHALL BE LOCATED SUCH THAT THEY DO NOT INTERFERE WITH THE EXISTING MANHOLES.
 - SUMP LINE CONDUITS ARE TO BE SDR 35.
 - THE SANITARY SEWER SHALL BE PLACED IN SUCH A MANNER THAT THE SANITARY MANHOLE COVER DOES NOT CONFLICT WITH THE SIDEWALK.

- 1" SURFACE COURSE OF ITEM 448 ASPHALTIC CONCRETE, SEE NOTE #4
- 1 1/2" LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE
- 6" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE
- COMPACTED SUBGRADE, ITEM 203.13
- ROLL TYPE CURB & GUTTER, ITEM 609 (BUTLER CO. STANDARD C-1)
- 4" THICK CLASS "C" CONCRETE WALK, 6" WIDE, ITEM 608 WALK TO BE 1/2" HIGHER THAN SOD
- SEEDING & MULCHING, ITEM 659
- TACK COAT, ITEM 407 - TO BE APPLIED AT A RATE OF 0.05 GAL. PER SQ. YARD, SEE NOTE #4
- TACK COAT SHALL BE APPLIED TO FRONT FACE OF CURB PRIOR TO THE INSTALLATION OF THE 301 BITUMINOUS AGGREGATE BASE. ALSO TO BE APPLIED TO THE CURB JOINT AFTER THE INSTALLATION OF 448 LEVELING COURSE
- 6" BASE COURSE OF ITEM 304 AGGREGATE BASE
- 4" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE
- ITEM 605, 4" UNDERDRAIN CONNECT UNDERDRAIN TO FRONT FACE OF NEAREST CATCH BASIN

NOTE: 6" CONCRETE WALK TO BE ON ONE SIDE OF LOCAL STREET.



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

NOTE: ALL LOTS SHALL BE SERVED BY SANITARY SEWER AND PUBLIC WATER SYSTEMS.
PROJECT BENCHMARK = CENTERLINE NAIL LOCATED AT THE INTERSECTION OF CARRIAGE HOUSE BOULEVARD AND STAGECOACH WAY. ELEVATION = 790.52

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Landscape Architects • Planners

Drawn By	NAK	Project Mgr.	RA
Drawing File	04476064-PRE-SECT 17		
X-Reference Files	04476063-TOP-2014.MAY 14		
Date	05/22/17		
No. Revision/Issue	By Date		

WINDING CREEK SECTION SEVENTEEN AKA CARRIAGE HILL SECTION SEVENTEEN

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

Sheet Title	PRELIMINARY PLAT
Project No.	04476.06
Scale	1"=50'
Sheet No.	1/1
File No.	04-476