SECTION 8	
PROJECT AREA	21.06 ACRES
AREA IN BUILDING LOTS	12.88 ACRES
AREA IN OPEN SPACE LOTS	4.72 ACRES
AREA IN R/W	3.46 ACRES

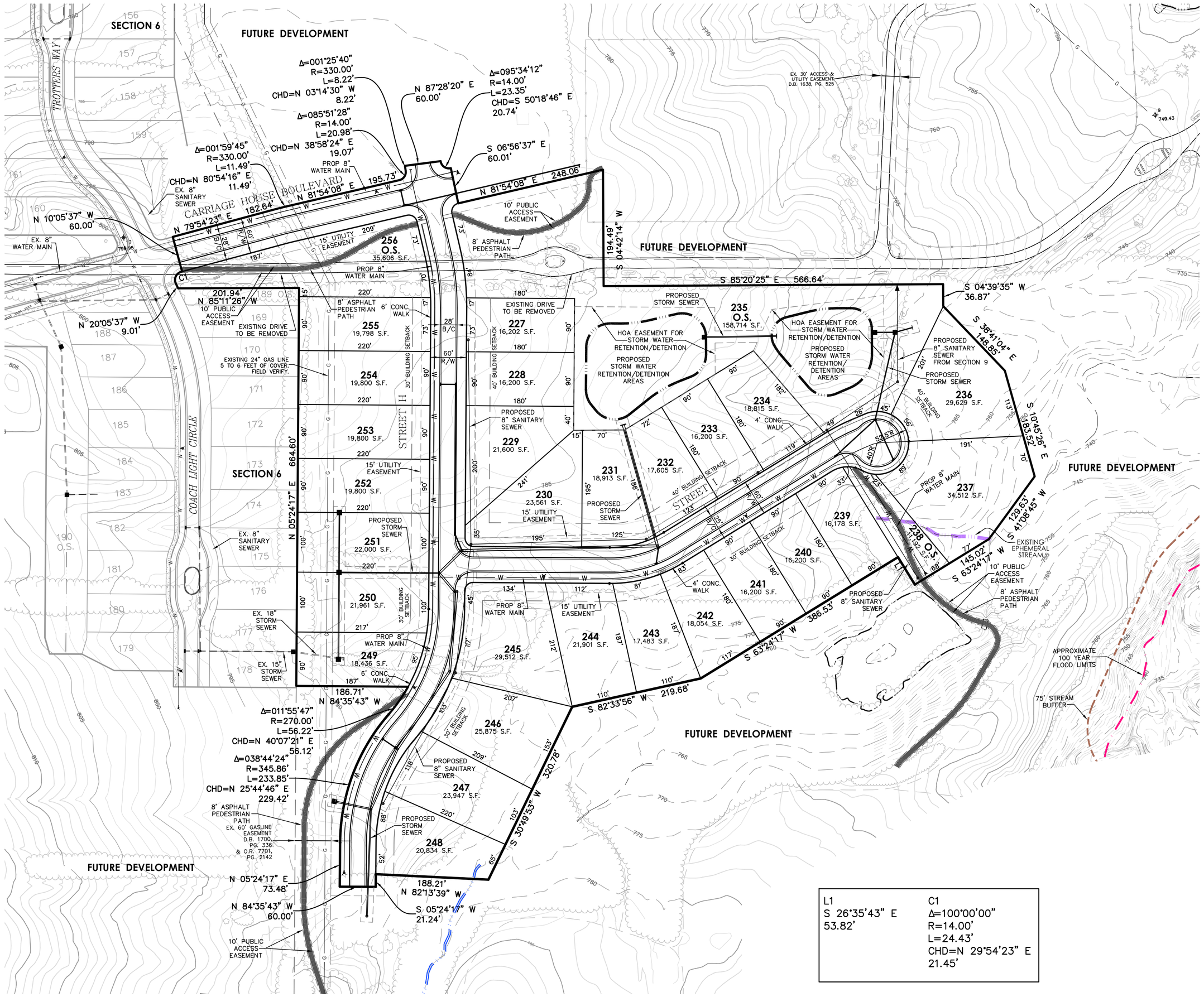
WINDING CREEK
SECTION EIGHT
AKA CARRIAGE HILL
SECTION EIGHT

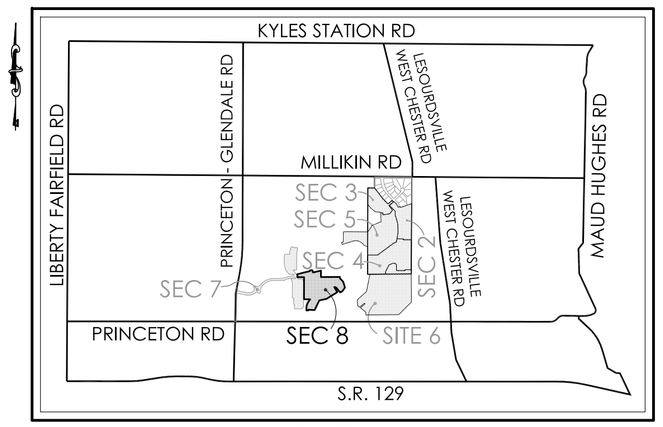
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO

SETBACKS

SECTION	LOTS	MINIMUM WIDTH	TYPICAL AREA	FRONT	SIDE	TOTAL BOTH SIDES	REAR
8	227-234, 236,237	90'	16,000 S.F.	40'	8'	20'	30'
8	239-255	90'	16,000 S.F.	30	8'	20'	30'

CURRENT ZONE: R-PUD

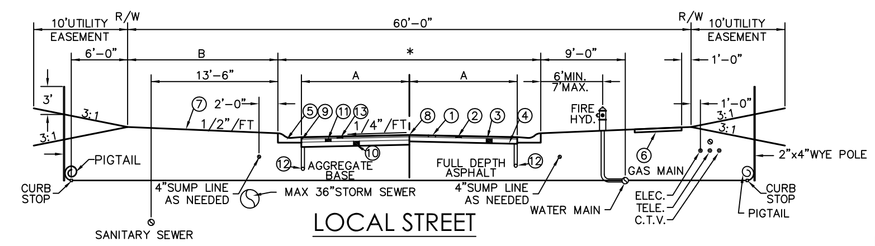




VICINITY MAP
N.T.S.

OWNERS
TERRY LAND INVESTMENT, LLC
6306 PRINCETON-GLENDALE ROAD
LIBERTY TOWNSHIP, OHIO 45011

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



① 1"SURFACE COURSE OF ITEM 448 ASPHALTIC CONCRETE, SEE NOTE #4
② 2 1/2" LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE
③ 6" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE
④ COMPACTED SUBGRADE, ITEM 203.13
⑤ ROLL TYPE CURB & GUTTER, ITEM 609 (BUTLER CO. STANDARD C-1)
⑥ 4" THICK CLASS "C" CONCRETE WALK, 6' WIDE ON ONE SIDE, ITEM 608 WALK TO BE 1/2"HIGHER THAN SOD
⑦ SEEDING & MULCHING, ITEM 659
⑧ TACK COAT, ITEM 407 – TO BE APPLIED AT A RATE OF 0.05 GAL. PER SQ. YARD, SEE NOTE #4
⑨ 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
⑩ 6" BASE COURSE OF ITEM 304 AGGREGATE BASE
⑪ 5" BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE
⑫ ITEM 605, 4" UNDERDRAIN CONNECT UNDERDRAIN TO FRONT FACE OF NEAREST CATCH BASIN
⑬ 1 1/2"LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE

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 ACCORDING TO SAID SPECIFICATIONS OR 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 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.
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 448) AND TACK COAT (ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (12) 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.
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 FULL WIDTH OF THE PUBLIC RIGHT OF WAY AT A DEPTH OF 38"FOR 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.

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Landscape Architects ▪ Planners

Drawn By	NAK	Project Mgr.	RA
Drawing File	04476064-PRE-SECT 8		
X-Reference Files	princeton-Adjusted-to-Ground-10-24-11		
Date	02/14/14		

No.	Revision/Issue	By	Date

WINDING CREEK
SECTION EIGHT
AKA CARRIAGE HILL
SECTION EIGHT
SECTION 2, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO

Sheet Title
PRELIMINARY PLAT

Project No.	04476.06
Scale	1"=100'
Sheet No.	1/1
File No.	04-476

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