

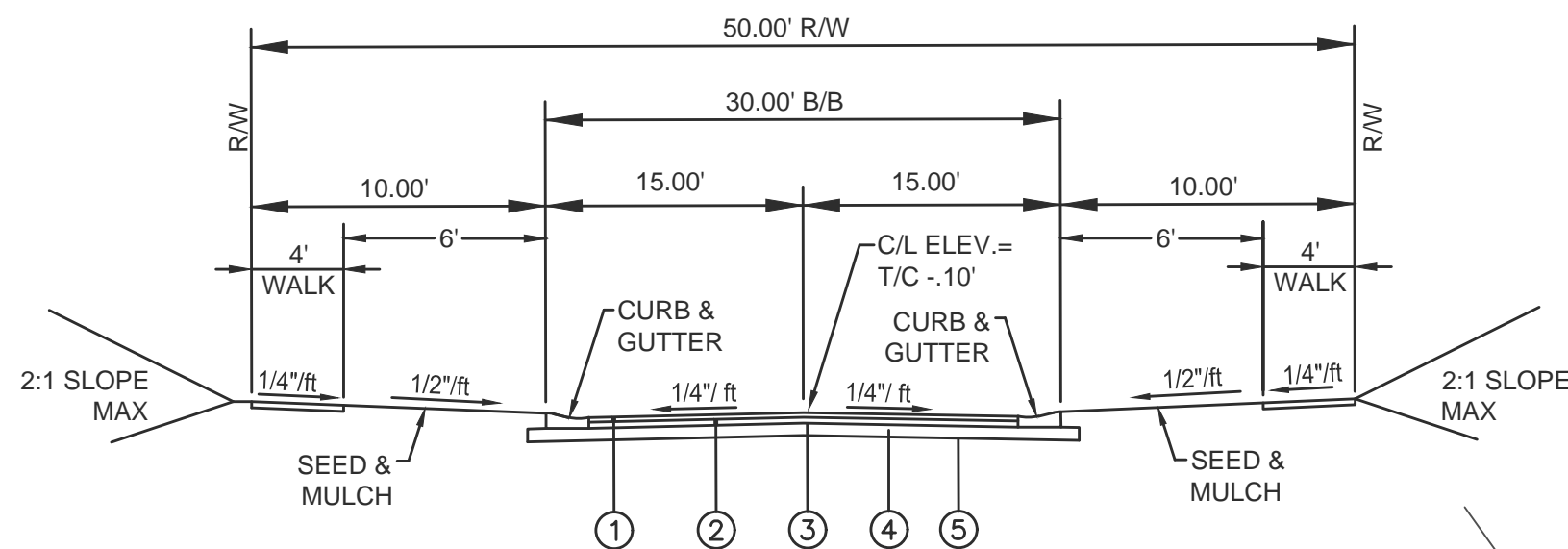
CONTROL POINTS			
DESCRIPTION	NORTHING	EASTING	ELEVATION
BES #110 / MAG NAIL SET	602900.43	1523794.40	826.76
BES #111 / MAG NAIL SET	601272.76	1524248.84	856.69
BES #112 / MAG NAIL SET	602110.01	1524321.47	—

KEY NOTE LEGEND

- EX. 8" WATER LINE TO BE CUT & CAPPED AT R/W LINE & REMOVED EAST OF R/W LINE.
- PLUG EX. 8" INV. EAST AT EX. MANHOLE. CUT EX. 8" SANITARY AT R/W. REMOVE ALL SANITARY FROM R/W TO THE EAST, INCLUDING MANHOLES. FILL EX. 8" SANITARY LINE FROM EX. MH IN SUGAR MAPLE PLACE TO R/W WITH GROUT.
- REVISE EX. CATCH BASINS TO AREA DRAIN AND REVISE TO GRADE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°30'26" W	29.96'
L2	N 85°28'58" E	86.66'
L3	S 45°38'42" E	28.79'
L4	S 28°26'14" E	138.87'
L5	S 49°31'14" E	501.75'
L6	S 34°58'41" E	301.90'
L7	S 24°20'17" E	299.49'
L8	S 33°03'15" E	101.30'
L9	N 56°56'45" E	112.68'
L10	N 30°13'21" W	603.27'
L11	N 37°33'31" W	276.32'
L12	N 44°13'29" W	369.31'
L13	N 33°57'54" W	49.05'



TYP STREET SECTION - 50'R/W

SCALE: NONE

MATERIALS

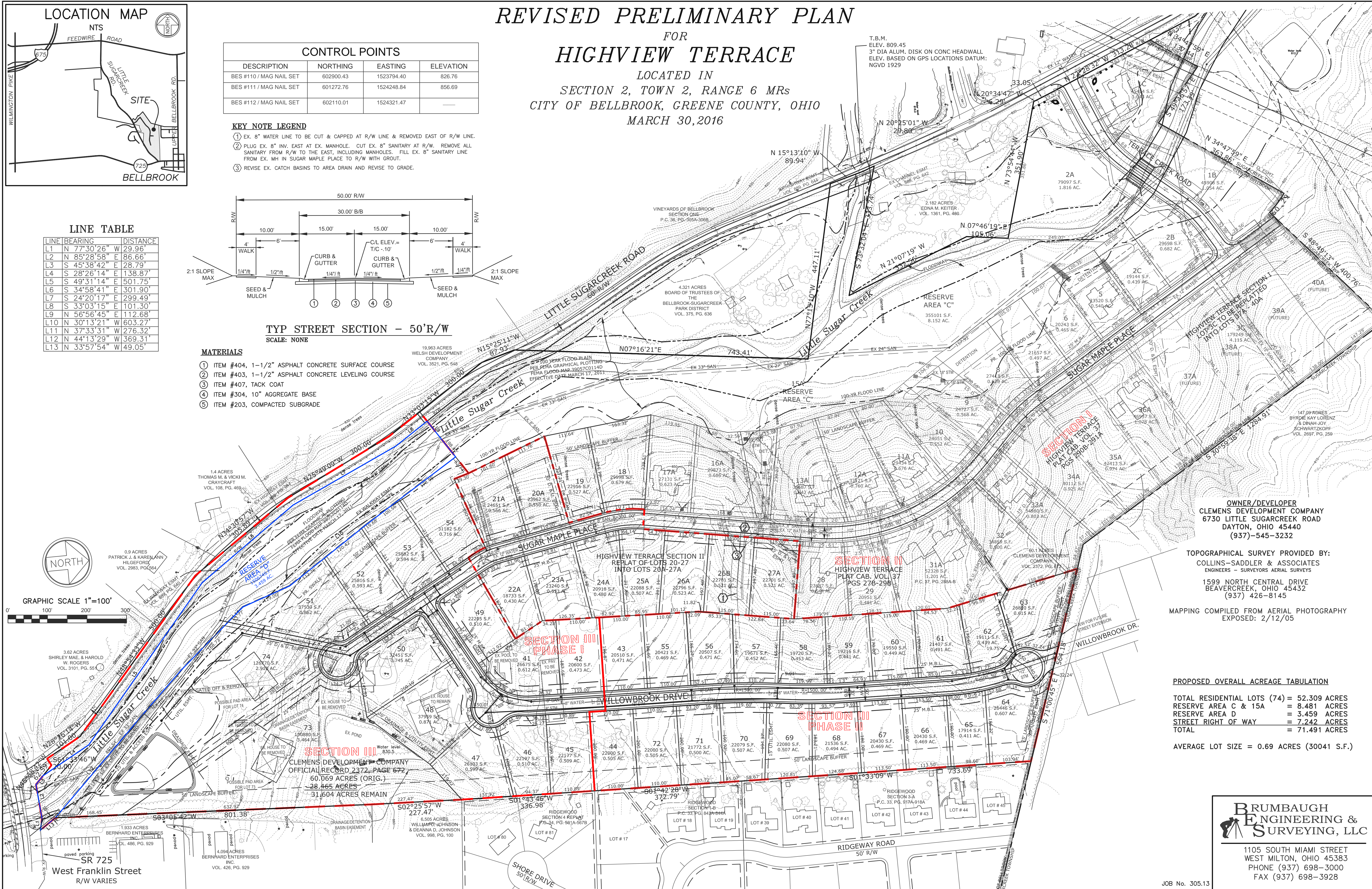
- ITEM #404, 1-1/2" ASPHALT CONCRETE SURFACE COURSE
- ITEM #403, 1-1/2" ASPHALT CONCRETE LEVELING COURSE
- ITEM #407, TACK COAT
- ITEM #304, 10" AGGREGATE BASE
- ITEM #203, COMPACTED SUBGRADE

REVISED PRELIMINARY PLAN

FOR

HIGHVIEW TERRACE

LOCATED IN
SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
MARCH 30, 2016



OWNER/DEVELOPER
CLEMENS DEVELOPMENT COMPANY
6730 LITTLE SUGAR CREEK ROAD
DAYTON, OHIO 45440
(937)-545-3232

TOPOGRAPHICAL SURVEY PROVIDED BY:
COLLINS-SADDLER & ASSOCIATES
ENGINEERS - SURVEYORS AERIAL SURVEYS
1599 NORTH CENTRAL DRIVE
BEAVERCREEK, OHIO 45432
(937) 426-8145

MAPPING COMPILED FROM AERIAL PHOTOGRAPHY
EXPPOSED: 2/12/05

PROPOSED OVERALL ACREAGE TABULATION

TOTAL RESIDENTIAL LOTS (74)	= 52.309 ACRES
RESERVE AREA C & 15A	= 8.481 ACRES
RESERVE AREA D	= 3.459 ACRES
STREET RIGHT OF WAY	= 7.242 ACRES
TOTAL	= 71.491 ACRES

AVERAGE LOT SIZE = 0.69 ACRES (30041 S.F.)

BRUMBAUGH ENGINEERING & SURVEYING, LLC

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

JOB No. 305.13