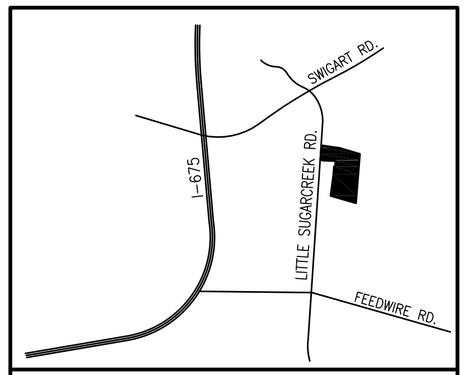
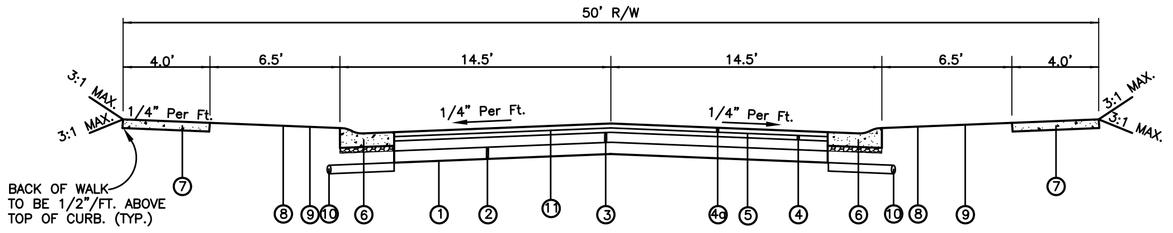


VICINITY MAP

SITE DATA

TOTAL ACREAGE 69.030 ACRES
ACREAGE IN RIGHT OF WAY 7.282 ACRES
ACRES IN OPEN SPACE 14.467 ACRES
ACRES IN LOTS 47.281 ACRES
NUMBER OF LOTS 98
MINIMUM FRONT BUILDING SETBACK LINE = 30'
MINIMUM REAR BUILDING SETBACK LINE = 40'
MINIMUM SIDE YARD BUILDING SETBACK LINE = 10'/TOTAL 20'



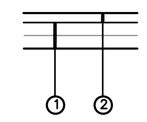
1. ITEM 203 SUBGRADE COMPACTION
2. ITEM 304 4" AGGREGATE BASE
3. ITEM 301 4"ASPHALT BITUMINOUS BASE
4. ITEM 448 1 1/2"ASPHALT CONCRETE TYPE 2 INTERMEDIATE COURSE
10. ITEM 448 1 1/2"ASPHALT CONCRETE TYPE 2 SURFACE COURSE,
5. ITEM 408 PRIME COAT (APPLIED AT A RATE OF 0.3 GAL/SY) OR
6. ITEM 609 COMBINATION CURB AND GUTTER, TYPE C
7. ITEM 608 4" CONCRETE WALK
8. ITEM 653 4" MIN TOPSOIL
9. ITEM 659 SEEDING AND MULCHING OR SOD
10. ITEM 605 1"x12" ADVAN EDGE PERFORATED UNDERDRAIN (SLEEVED) SEE SEC. 804(17) MUST BE TIED TO NEAREST STM SEWER OR C.B. (TYPICAL BOTH SIDES)
11. ITEM 407 TACK COAT (APPLIED AT A RATE OF 0.075 GAL/SY)

TYPICAL STREET SECTION (TO BE CONFIRMED)
NTS

OWNER:
RICHARD E. PAPE

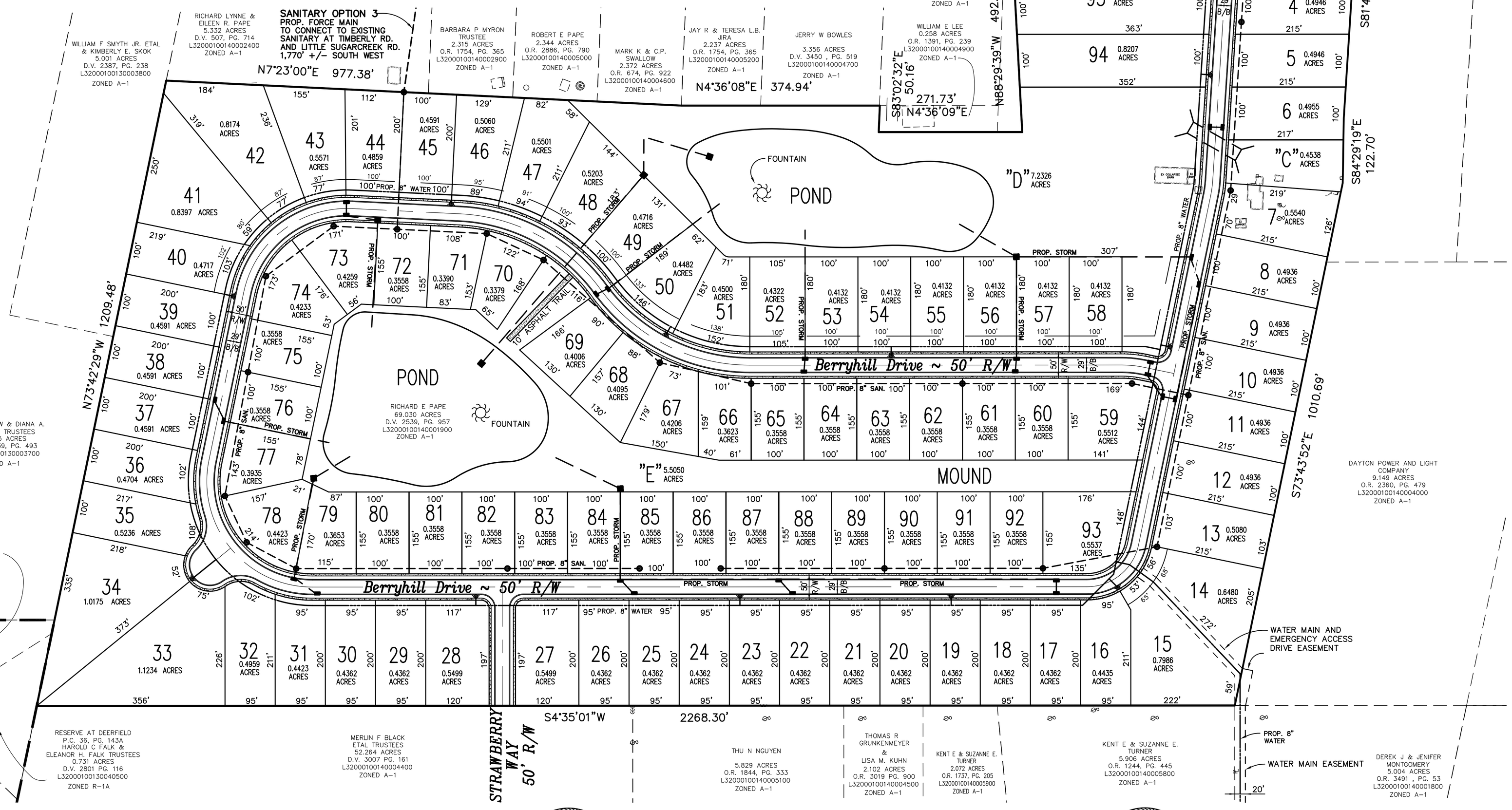
APPLICANT:

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



1. 12" AGGREGATE BASE – 2~6" COURSES
2. 4" TOPSOIL

EMERGENCY ACCESS DRIVE SECTION
NTS



GRAPHIC SCALE
−100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

H:\CADD\Projects\Ryan\PapeFarm\PAPE FARM BASE.DWG, MAY 09, 2014 – 08:47:49

STATE OF OHIO JEFFREY A. VAN ATTA E-53389 REGISTERED PROFESSIONAL ENGINEER

JEFFREY A. VAN ATTA
OHIO PROFESSIONAL ENGINEER #53389

DATE

STATE OF OHIO JEFFREY A. VAN ATTA 7354 REGISTERED PROFESSIONAL SURVEYOR

JEFFREY A. VAN ATTA
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

DATE

NO.	DATE	REVISION

VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

PRELIMINARY DEVELOPMENT PLAN
BERRYHILL ESTATES

LOCATED IN
SECTION 4, TOWN 2, RANGE 6
GREENE COUNTY, OHIO

DATE: MAY, 2014
SCALE: 1"=100'
PROJECT No. 5055
FILE No.
SHEET NO.
1 of 1