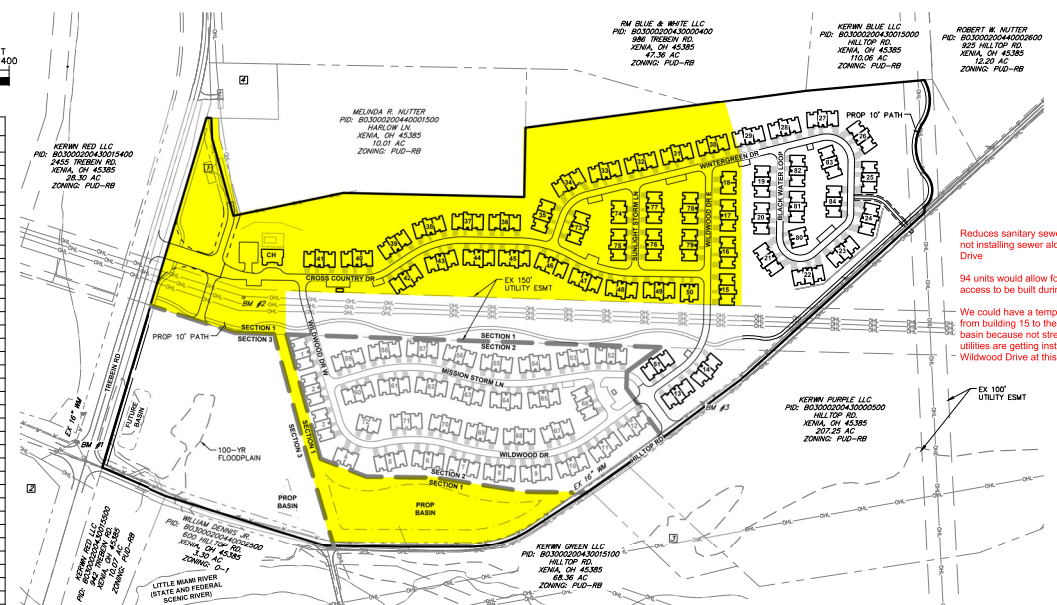
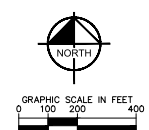
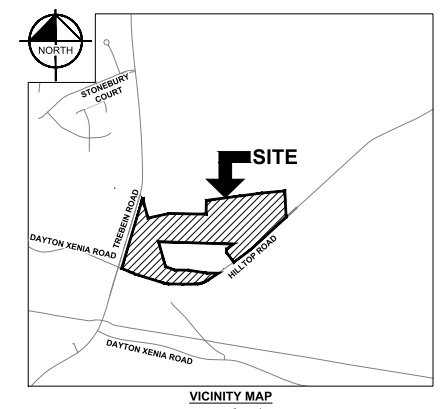


FINAL ENGINEERING PLAN HILLSIDE FARMS

SECTION 1 2022

SECTION 7, TOWNSHIP 3 EAST, RANGE 7 NORTH
BEAVERCREEK TOWNSHIP, GREENE COUNTY, OHIO



EXISTING PARCEL INFORMATION

- 1 GREENE COUNTY BOARD OF COMMISSIONERS
P.O. BOX 600004000000
DAYTON XENIA RD.
XENIA, OH 45385
0.04 AC
ZONING: PUD-RB
- 2 ROBERT W. & BETTY J. MESSMORE
P.O. BOX 600004000000
1643 DAYTON XENIA RD.
XENIA, OH 45385
0.32 AC
ZONING: PUD-RB
- 3 JAMES R. & ALBERT LEE NASH
P.O. BOX 600004000000
704 HILLTOP RD.
XENIA, OH 45385
1.50 AC
ZONING: A-1
- 4 KERNY RED LLC
P.O. BOX 600004000000
842 TREBEIN RD.
XENIA, OH 45385
10.07 AC
ZONING: PUD-RB

Reduces sanitary sewer costs by not installing sewer along Wildwood Drive
94 units would allow for only one access to be built during section 1.
We could have a temporary ditch from building 15 to the retention basin because not streets or other utilities are getting installed along Wildwood Drive at this time.

APPROVALS:

GREENE COUNTY REGIONAL PLANNING & COORDINATING COMMITTEE	DATE
GREENE COUNTY ENGINEER	DATE
GREENE COUNTY SANITARY ENGINEER	DATE
OHIO E.P.A. (SEWER) SUBMITTED:	APPROVED:
OHIO E.P.A. (WATER) SUBMITTED:	APPROVED:

SHEET LIST TABLE	
1	TITLE SHEET
2	GENERAL NOTES
3	TYPICAL SECTIONS & DETAILS
4	DEMOLITION PLAN
5	SANITARY PLAN & PROFILE
6	SANITARY PLAN & PROFILE
7	PLAN & PROFILE
8	PLAN & PROFILE
9	PLAN & PROFILE
10	PLAN & PROFILE
11	PLAN & PROFILE
12	PLAN & PROFILE
13	PLAN & PROFILE
14	PLAN & PROFILE
15	PLAN & PROFILE
16	HILLTOP ROAD PROFILE
17	GRADING PLAN
18	GRADING PLAN
19	GRADING PLAN
20	GRADING PLAN
21	STORMWATER POLLUTION PREVENTION PLAN PHASE 1 OF 2
22	STORMWATER POLLUTION PREVENTION PLAN PHASE 2 OF 2
23	STORMWATER POLLUTION PREVENTION PLAN PHASE 2 OF 2
24	STORMWATER POLLUTION PREVENTION PLAN PHASE 2 OF 2
25	STORMWATER POLLUTION PREVENTION PLAN PHASE 2 OF 2
26	INTERSECTION DETAILS
27	INTERSECTION DETAILS
28	INTERSECTION & GRADING DETAILS
29	INTERSECTION DETAILS
30	INTERSECTION DETAILS
31	STORM PROFILES
32	STORM PROFILES
33	STORM PROFILES
34	STORM PROFILES
35	STORM PROFILES
36	STORM PROFILES
37	BASIN DETAIL
38	BASIN DETAIL
39	SANITARY TRIBUTARY MAP
40	COORDINATE TABLES AND SANITARY SERVICE SCHEDULES
41	COORDINATE TABLES AND SANITARY SERVICE SCHEDULES
42	DETAILS
43	DETAILS
44	DETAILS
45	DETAILS
46	DETAILS

SURVEYOR NOTES
NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN JULY OF 2022, SCALED TO GROUND AT A LAT. N39°42'35.21381", LONG. W83°54'18.13944" AT A PROJECT HEIGHT OF 701.089 FEET AND A SCALE FACTOR OF 1.0000815305292.
ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE GREENE COUNTY RECORDERS OFFICE LOCATED IN XENIA, OHIO, UNLESS NOTED OTHERWISE.
SURVEY PREPARED FROM FIELDWORK PERFORMED IN JULY OF 2022. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
THE CLOSEST INTERSECTION TO THE SURVEYED PROPERTY IS LOCATED AT THE INTERSECTION OF TREBEIN ROAD & DAYTON-XENIA ROAD.
ACCESS TO THE SURVEYED PROPERTY IS AVAILABLE VIA TREBEIN ROAD, DAYTON-XENIA ROAD, HILLTOP ROAD AND HARLOW LANE, ALL BEING PUBLIC RIGHT-OF-WAYS.
OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.
NO EVIDENCE OF CURRENT OR RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
PROPOSED CHANGES IN ROAD RIGHT-OF-WAYS OR STREET THAT WAS DISCLOSED TO THE SURVEYOR ARE AS FOLLOWS:
* BOUNDARIES BEING INSTALLED AT THE INTERSECTIONS OF TREBEIN ROAD & OVERBROOK BLVD. AND TREBEIN ROAD & DAYTON XENIA ROAD.
* HARLOW LANE TO BE VACATED IN THE FUTURE.

HORIZONTAL & VERTICAL REFERENCE POINTS (OHIO SOUTH ZONE)*

POINT #	DESCRIPTION	NORTHING	EASTING	NAVD 88 ELEV
1	GPN	628161.331	1551355.061	809.70
2	GPN	628331.948	1549279.141	804.60
3	GPN	627033.849	1549481.570	827.60
4	GPN	625892.862	1549156.127	798.50
5	GPN	625660.160	1548612.514	804.50
6	GPN	625565.656	1549998.419	804.30
7	GPN	625539.225	1550477.159	809.40
8	GPN	625790.257	1550922.806	809.20
9	GPN	626975.066	1551817.053	811.00
10	GPN COSLER TAV	628975.147	1549222.870	830.30
11	TMAG	626665.067	1549617.755	819.20
12	TMH	627325.053	1550243.350	829.50
13	TMAG	625988.264	1549784.662	810.00
14	GPN	626065.525	1549610.390	803.10
50	BM	625969.020	1549666.157	800.38
51	BM	626400.056	1549635.427	808.66
52	BM	626041.292	1551202.120	811.38
60	GPN	627841.025	1548527.424	808.30

* HORIZONTAL DATUM = U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED UTILIZING THE G.D.C. V.S. NETWORK. COORDINATES TAKEN TO GROUND AT LATITUDE N 39° 42' 35.1418", LONGITUDE W 83° 54' 18.1452", PROJECT HEIGHT 717.776' GROUND SCALE FACTOR 1.0000815305292.
* VERTICAL DATUM = NAVD83 ESTABLISHED USING GPS OBSERVATIONS IN CONJUNCTION WITH THE V.S. O.D.O.T. NETWORK.

INDEX MAP

SCALE 1"=200'

OWNERS

KERNY PURPLE LLC
1000 HILLTOP RD.
XENIA, OH 45385

SURVEYORS

COSLER ENGINEERING LLC
243 HILLTOP RD.
BEAVERCREEK TWP, OH 45385
TEL: (937) 426-8913
EMAIL: MICHAEL@COSLERENGINEERING.COM
CONTACT: MITO COSLER

DEVELOPER

HORIZON LINE DEVELOPMENT
2211 MEDINA RD, STE 100
MEDINA, OH 44226
TEL: (330) 414-0511
EMAIL: GREG@HORIZONLINE.COM
CONTACT: GREG GUELER

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7962 N. HIGH STREET, STE 200
COLUMBUS, OH 43235
TEL: (614) 454-6666
EMAIL: MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES, P.E.

BENCHMARK REFERENCE POINTS (OHIO SOUTH ZONE)*

POINT #	DESCRIPTION	NORTHING	EASTING	NAVD 88 ELEV
BM#1	BENCHMARK #1 TOP EAST BOLT OF SIGNAL POLE BASE AT THE INTERSECTION OF TREBEIN ROAD AND DAYTON XENIA ROAD	625905.6120	1549069.9701	800.69'
BM#2	BENCHMARK #2 RAILROAD SPIKE SET IN THE EAST FACE OF A HIGH TENSION POWER POLE LOCATED ON THE WEST SIDE OF HARLOW LANE	626398.9196	1549645.1361	808.66'
BM#3	BENCHMARK #3 TOP OF THE SOUTHERLY PLANE LINES ON A FIRE HYDRANT LOCATED ON THE NORTHERLY SIDE OF HILLTOP ROAD	626037.0644	1551204.0754	811.38'



Michael C. Reeves
REGISTERED ENGINEER
12/29/2022
DATE

SCALE: AS NOTED
DESIGNED BY: T.H.
DRAWN BY: A.W.B.
CHECKED BY: M.P.
DATE: _____
BY: _____
REVISIONS: _____
DATE: _____
BY: _____
DATE: _____

Kimley-Horn
2022 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PH: 614-454-6666
WWW.KIMLEY-HORN.COM

HORIZON LINE DEVELOPMENT
2211 MEDINA RD, SUITE 100
MEDINA, OH 44226

HILLSIDE FARMS - SECTION 1
TREBEIN RD & HILLTOP RD.
BEAVERCREEK TWP,
GREENE COUNTY, OHIO

ORIGINAL ISSUE:
12/30/2022
KHA PROJECT NO.
19020000
SHEET NUMBER
1
OF 46