

CARRIAGE HILL

State Route 747

Liberty Township, OH 45011

FOR SALE OR LEASE Pad Ready Sites Available

HIGHLIGHTS

- Be a part of a 450-acre mixed-use development in the affluent and growing Liberty Township, Ohio
- Located in front of the upscale Carriage Hill community with 475 high-end Estate Homes and Patio Homes
- Pads available for office or retail use
- Multi-tenant retail options available
- Great visibility along Princeton Glendale Rd (S.R. 747) approximately 3/4 mile north of the 129 interchange
- Join Shooters Sports Grill and Bee Hive Senior Living (coming soon)
- Princeton Glendale Rd (S.R. 747) is a major connector between S.R. 129 and Cincinnati's northeastern suburbs to I-275

TRAFFIC COUNTS

- 14,229 VPD on State Route 747

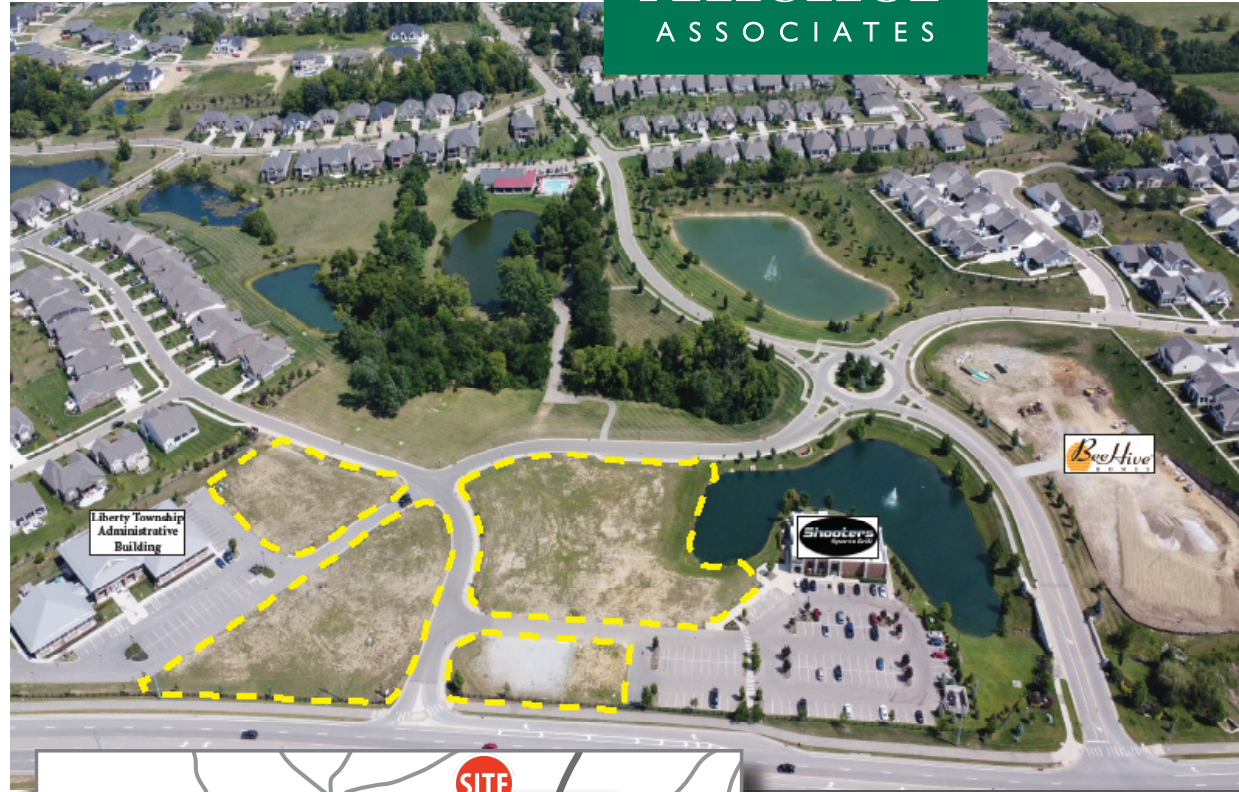
DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	4,040	50,453	112,127
Households	1,325	16,706	39,904
Average HH Income	\$168,491	\$169,699	\$146,670
Daytime Employees	913	8,796	35,530

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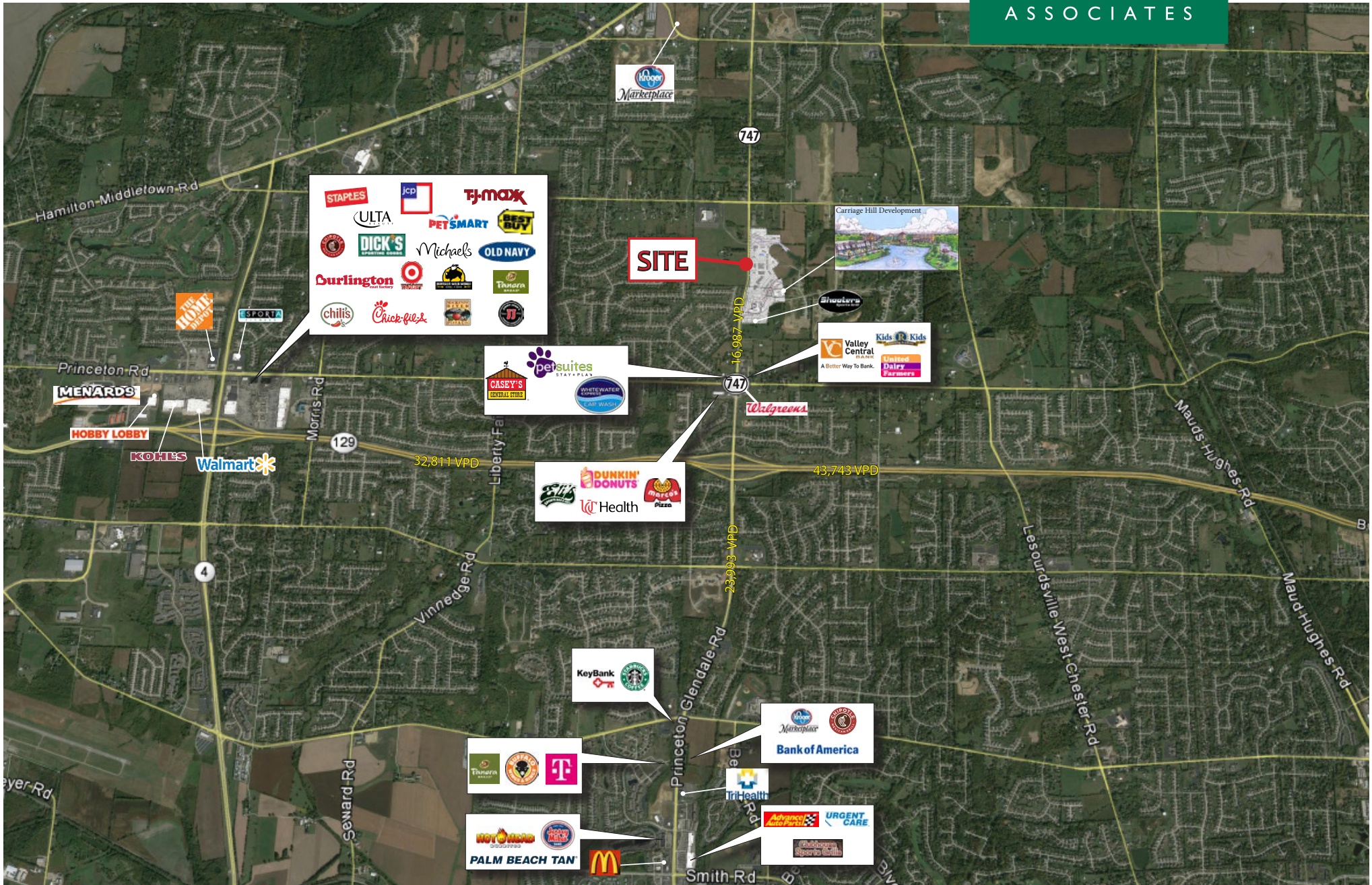
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CARRIAGE HILL
 State Route 747
 Liberty Township, OH 45011

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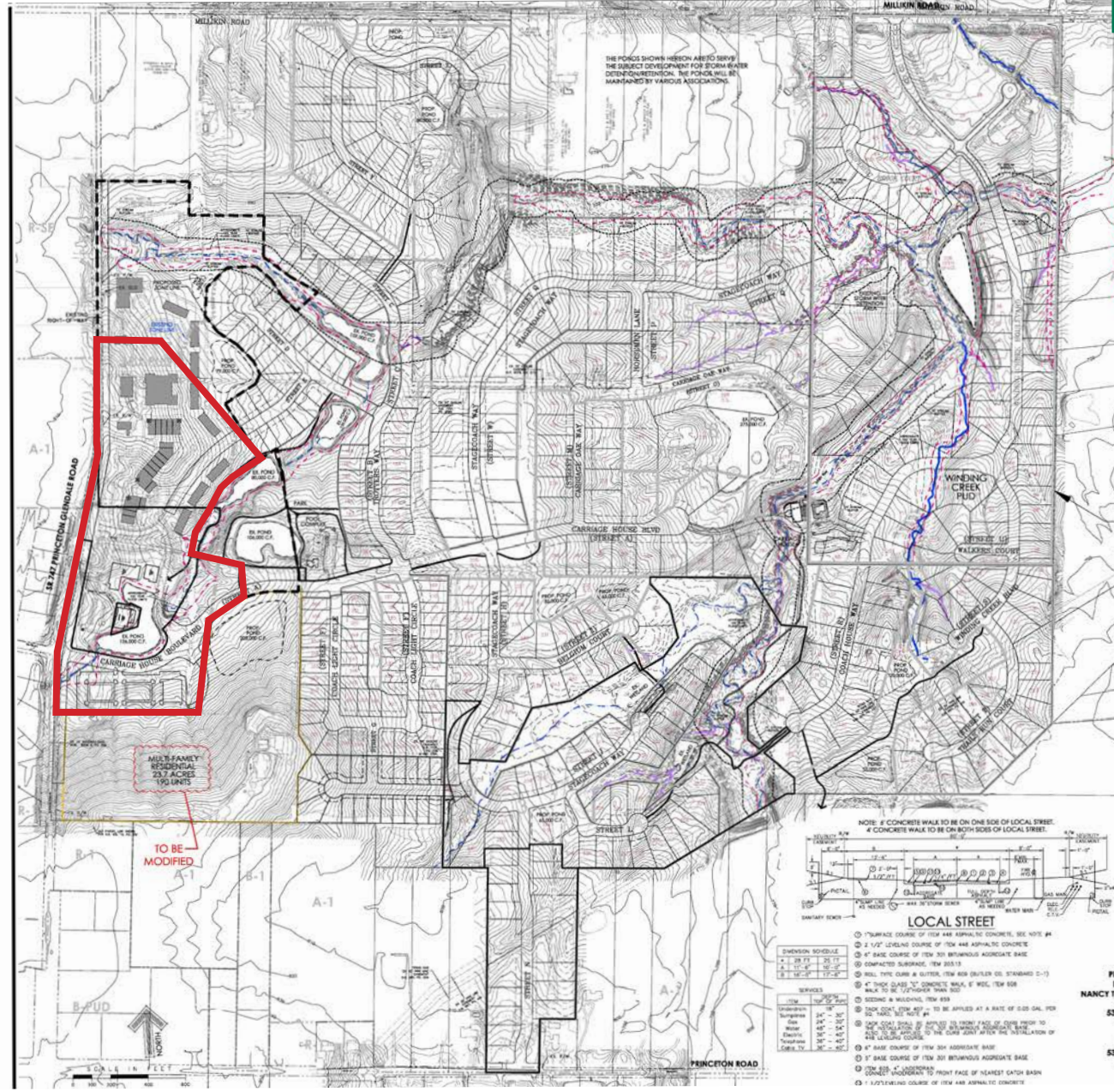
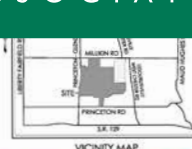
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 Engineers • Architects • Surveyors
 Landscape Architects • Planners



SINGLE-FAMILY DETACHED RESIDENTIAL MINIMUM REQUIREMENTS

AREA	NUMBER OF LOTS	LOT FRONTAGE (FEET)	FRONT YARD (FEET)	SIDE YARD ONE SIDE (FEET)	SIDE YARD TOTAL (FEET)	REAR YARD (FEET)	MINIMUM AREA (SQUARE FEET)
1	39	40	20	-	-	20	8,000
2	27	50	20	-	-	20	4,500
3	27	60	20	8	20	20	14,000
4	23	100	20	8	20	20	18,000
5	13	100	20	8	20	20	28,000
6	11	100	20	8	20	20	18,000
7	11	90	20	8	20	20	18,000
8	3	100	20	8	20	20	18,000
9	35	90	20	8	20	20	18,000

TOTAL NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL UNITS IS 339.

STREETS AND SIDEWALK SCHEDULE

STREETS	STREET WIDTH	NUMBER OF SIDEWALKS	SIDEWALK WIDTH
A, H, M, N, O	28' S/C	ONE	6'
T, C, L, J, N, R, S, U, V, Z	22' S/C	ONE	6'
D, E, F, G, L, P, Q	25' S/C	ONE	4'
		TWO	6'

*A FOUR FEET WIDE CONCRETE WALK TO BE INSTALLED AROUND THE PERIMETER OF THE CURB OR SAC.

DEVELOPMENT SUMMARY
 ZONE R-PUD

USE	NUMBER OF UNITS	NUMBER OF UNITS
SINGLE FAMILY DETACHED RESIDENTIAL	339	
MULTI-FAMILY RESIDENTIAL	245	
SUBTOTAL	589	

ZONE MU-PUD

USE	NUMBER OF UNITS	AREA IN SQUARE FEET
COMMERCIAL	—	163,430
MIXED USE	30	—
RESIDENTIAL	114	—
SUBTOTAL	144	163,430

NOTE: THE AREA OF LAND COMBINING OF COMMERCIAL AND MIXED USES WILL EXCEED SOME OF LAND RESULTING IN AN OPEN SPACE PERCENTAGE REQUIREMENT OF 20%.

MAXIMUM HEIGHT OF STRUCTURES TO BE 30 FEET TALL OR 3 STORES WHICH EVER IS GREATER EXCEPT FOR BUILDINGS WITHIN 200 FEET OF THE CENTERLINE OF PRINCETON/GLENDALE ROAD IN WHICH THE MAXIMUM BUILDING HEIGHT MAY NOT EXCEED 35 FEET.

AREA AND DENSITY SUMMARY

PROPOSED ZONE	R-PUD	MU-PUD	TOTAL
AREA	323.54 AC	53.08 AC	376.64
AREA IN LOTS	179.84 AC	-	179.84
AREA IN R/W	36.45 AC	6.50 AC	42.95
NUMBER OF UNITS	399	144	743
DENSITY	1.85 DU/AC	2.71 DU/AC	1.97 DU/AC

TOTAL NUMBER OF UNITS IN CARRIAGE HILL AND WINDING CREEK IS 743(113)854 UNITS

IMPERVIOUS SURFACE COVERAGE TABLE

TYPE	R-PUD	MU-PUD	TOTAL
BUILDING	45.5	3.7	49.2
PARKING	13.1	7.7	20.8
ROADWAY	16.8	1.5	18.3
SIDEWALK	3.9	0.3	4.2
TOTAL	79.3	13.2	92.5

OPEN SPACE TABLE

ZONE	AREA OF ZONE	OPEN SPACE AREA	OPEN SPACE PERCENTAGE
R-PUD	323.54	88.63	27.4%
MU-PUD	53.08	12.50	23.5%
SUBTOTAL	376.64	101.13	26.9%
WINDING CREEK PUD	67.57	18.93	28.0%
TOTAL	444.21	120.06	27.0%



- CONSTRUCTION SPECIFICATIONS**
1. "FINISH" COURSE OF TOP 4" ASPHALT CONCRETE, SEE NOTE #4
 2. 1/2" LEVELING COURSE OF 10# 44# ASPHALTIC CONCRETE
 3. 4" BASE COURSE OF 10# 30# BITUMINOUS AGGREGATE BASE
 4. COMPACTED SURFACE, 10# 30#
 5. ROLL TOP CURB & GUTTER, 10# 80# BUTLER OIL STABILIZED C-1
 6. 4" THICK CLASS "C" CONCRETE WALK, 6" WIDE, 10# 50# WALK TO BE 1/8" TOLERANCE OVER 1/8"
 7. SEEDING & MULCHING, 10# 80#
 8. TOP COAT FROM 40% TO BE APPLIED AT A RATE OF 0.03 GAL PER SQ. YARD, 10# 80#
 9. SAND COAT SHALL BE APPLIED TO NEW PAVEMENT FROM TOP TO 1/2" BELOW FINISH SURFACE. THE SAND COAT SHALL BE INSTALLED ON THE UNDERLAYER COURSE.
 10. 4" BASE COURSE OF 10# 30# AGGREGATE BASE
 11. 4" BASE COURSE OF 10# 30# BITUMINOUS AGGREGATE BASE
 12. 4" THICK CLASS "C" CONCRETE WALK, 6" WIDE, 10# 50# WALK TO BE 1/8" TOLERANCE OVER 1/8"
 13. 1/2" LEVELING COURSE OF 10# 44# ASPHALTIC CONCRETE

OWNERS
 TERRY DEVELOPMENT II, LLC.
 TERRY INVESTMENTS, INC.,
 P. RANDY TERRY, Co-It.
 PHILIP RAND & PATRICIA A. TERRY,
 BETTY TERRY, MARC THOMAS, II,
 NANCY TERRY, NANCY LAUREN TERRY, Co-It. ETAL
 LIBERTY LAND COMPANY, LLC.
 5342 CARRIAGE HOUSE BOULEVARD
 LIBERTY TOWNSHIP, OHIO 45011

APPLICANT
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 LIBERTY TOWNSHIP, OHIO 45011
 (513) 894-4455

CARRIAGE HILL
 PRELIMINARY
 DEVELOPMENT PLAN
 JULY 07, 2016 WIP