

**WALDEN PONDS CIRCLE**



177

129

4

103 Elm Street  
Washington, MO 63090



636.239.4751  
www.bfaeng.com

July 8, 2019

Mr. Chuck Goins  
Fairfield Township Zoning Administrator  
6032 Morris Road  
Fairfield Township, OH 45011  
[cgoins@fairfieldtwp.org](mailto:cgoins@fairfieldtwp.org)

RE: Zone Change Amendment Request – 6590 Walden Pond Circle – BFA 5008

Mr. Goins:

At the request of Fairfield Township Staff and Law Director, the applicant, SWE, LLC, agrees to amend the pending zone change application (FTZC19-3C) for the parcel located at 6590 Walden Pond Circle to include the entire 5.00-acre parcel rather than the proposed 1.00-acre parcel as previously requested. This amendment was requested by Township Staff to bring the zone change request into further compliance with Fairfield Township's Zoning Resolution in which it is required for any B-PUD property to have a minimum size of 3.00 acres.

The current zone change application is requesting the rezoning of a proposed 1.00-acre parcel located within the 5.00-acre parent parcel from A-1 Agricultural District to B-PUD Business Planned Unit Development and the requested amendment would cause the entire 5.00-acre parcel to be rezoned to B-PUD.

A legal description for the 5.00-acre parcel is attached to this letter.

If you should have any further comments or questions, please feel free to call or e-mail me.

Sincerely,

A handwritten signature in blue ink that reads 'Rick Rohlfing'. The signature is stylized and includes a large, looped flourish at the end.

Rick Rohlfing – Project Engineer  
[rrohlfing@bfaeng.com](mailto:rrohlfing@bfaeng.com)  
BFA, Inc.

CC:

Josh Roedemeier – Applicant  
[swedevdevelopmentllc@gmail.com](mailto:swedevdevelopmentllc@gmail.com)  
SWE, LLC

Cullen Bruckerhoff – Project Manager  
[cbruckerhoff@bfaeng.com](mailto:cbruckerhoff@bfaeng.com)  
BFA, Inc.

## LEGAL DESCRIPTION

Situated in Section 26, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being a 5.000 acre tract of land in part of Lot #679 as known and designated in said Fairfield Township and further described as follows:

Beginning at a point found by measuring from a found spike at the Southeast corner of aforementioned Section 26, said point being in the centerline of Princeton Road;

Thence along the South line of said section and along said centerline North 89 deg. 39' 49" West, 840.23 feet;

Thence leaving said section line and said centerline North 00 deg. 22' 11" East, 50.00 feet to a point in the Easterly right-of-way line of Walden Ponds Circle and the true point of beginning;

Thence from the point of beginning thus found along said right-of-way line along a 15.00 foot radius curve to the right an arc length of 23.57 feet, a chord bearing North 44 deg. 38' 50" West, a chord distance of 21.22 feet;

Thence North 00 deg. 22' 10" East, 234.96 feet;

Thence North 01 deg. 58' 39" West, 122.10 feet;

Thence continuing along said right-of-way line North 00 deg. 22' 10" East, 68.00 feet to a point witnessed by a set PK nail in the centerline of said Walden Ponds Circle at North 89 deg. 37' 50" West, 30.00;

Thence leaving said right-of-way line South 89 deg. 37' 50" East, 498.71 feet to a set ½" iron pin:

Thence South 00 deg. 20' 11" West, 439.69 feet to a set ½" iron pin in the future Northerly right-of-way line of aforementioned Princeton Road;

Thence along said future right-of-way North 89 deg. 39' 49" West, 478.95 feet to the point of beginning containing 217800.00 square feet or 5.000 acres of land and subject to all easements and right-of-ways of record.

The above description was prepared from a survey dated February 23, 1998 made by Todd K. Turner, Registered Surveyor #7684 in the State of Ohio. The plat of which is recorded in Volume 34 Page 51 of the Butler County Engineer's Records.

Grantor hereby reserves for the benefit of himself, his heirs, successors and assigns a forty (40) foot utility and drainage easement in, on, through, under, over and across the property described as follows:

Situated in Section 26, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being a forty (40.00) foot utility and drainage easement in a 5.000 acre tract of land in part of Lot #679 as known and designated in said Fairfield Township and further described as follows:

Being a forty (40) foot utility and drainage easement taken forty (40.00) feet adjacent to and to the East of the following described line:

Beginning at a point found by measuring from a found spike at the Southeast corner of aforementioned Section 26, said point being in the centerline of Princeton Road;

Thence along the South line of said section and along said centerline North 89 deg. 39' 49" West, 840.23 feet;

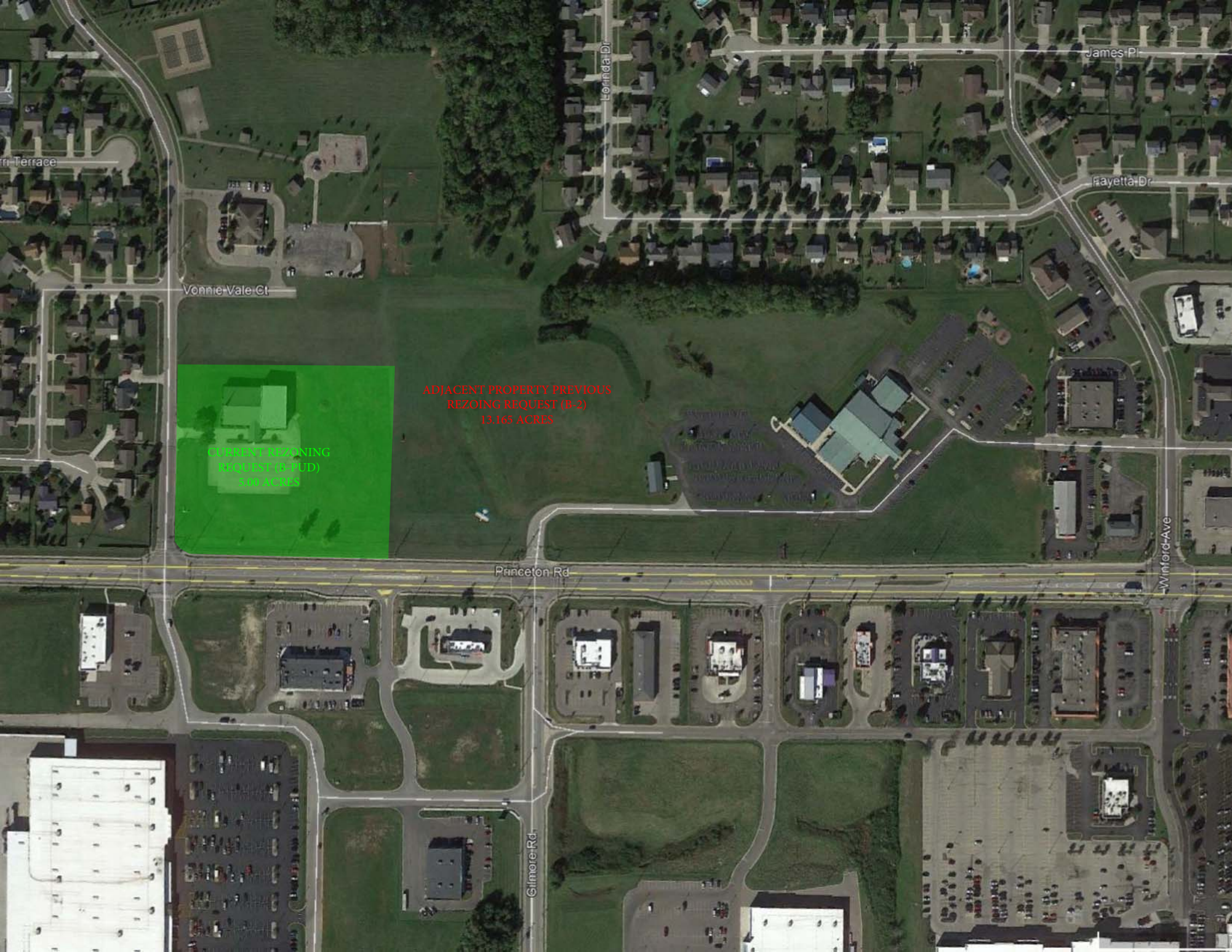
Thence leaving said section line and said centerline North 00 deg. 22' 11" East, 50.00 feet to a point in the Easterly right-of-way line of Walden Ponds Circle;

Thence along said right-of-way line along a 15.00 foot radius curve to the right an arc length of 23.57 feet, a chord bearing North 44 deg. 38' 50" West, a chord distance of 21.22 feet;

Thence North 00 deg. 22' 10" East, 234.96 feet;

Thence North 01 deg. 58' 39" West, 122.10 feet to the true point of beginning;

Thence from the point of beginning thus found continuing along said right-of-way line North 00 deg. 22' 10" East, 68.00 feet to a point in the North line of aforementioned 5.000 acre tract of land, said point witnessed by a set PK nail in the centerline of said Walden Pond Circle at North 89 deg. 37' 50" West, 30.00 feet.



CURRENT ZONING  
REQUEST (B-PUD)  
5.00 ACRES

ADJACENT PROPERTY PREVIOUS  
REZONING REQUEST (B-2)  
13.165 ACRES

Terrace

Vonnie Vale Ct

Leonda Dr

James Pl

Fayette Dr

Princeton Rd

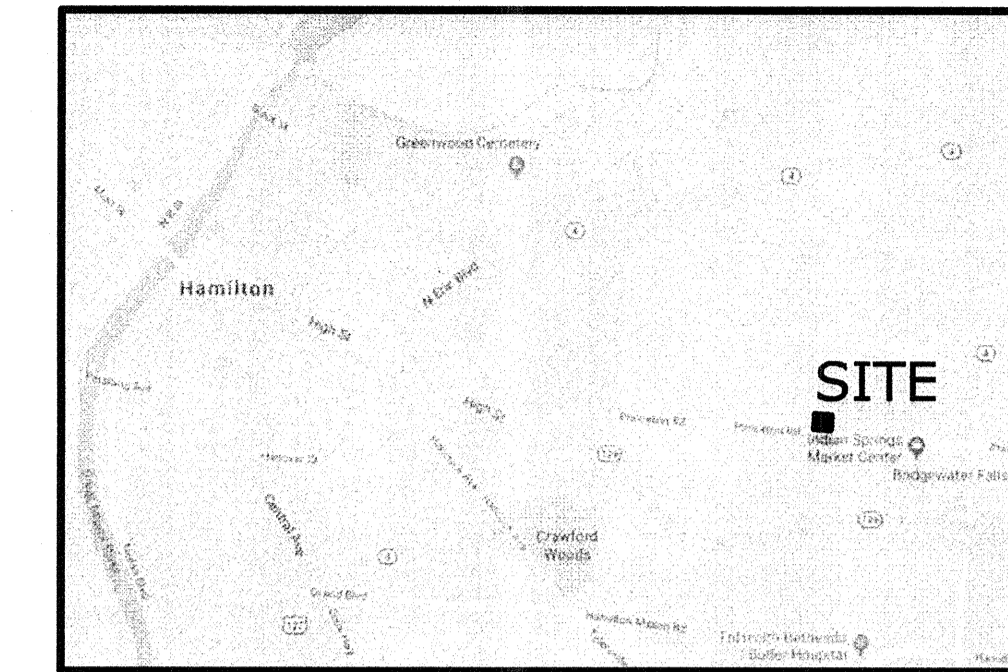
Winford Ave

Gilmore Rd

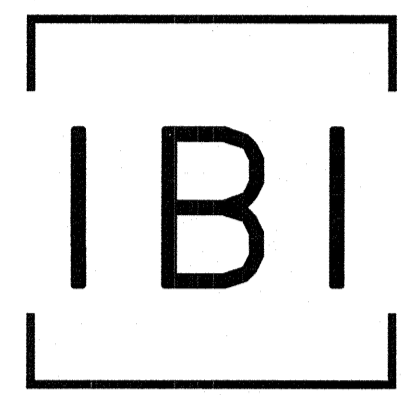
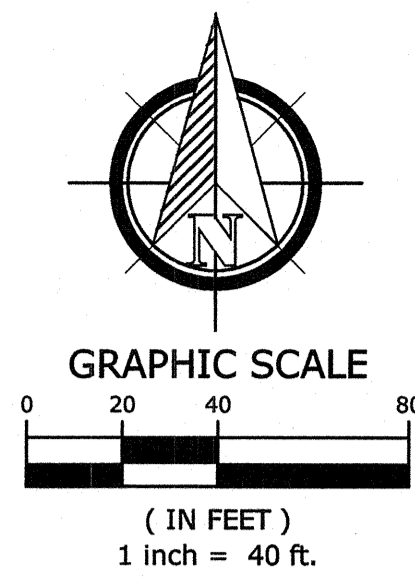
FIRST CHURCH OF GOD OF HAMILTON OHIO  
3100 PRINCETON ROAD  
PART LOT 679  
D.B.6308, PG. 2104  
SURVEY VOL. 35, PG. 180

**LOT CUT UP**  
PART LOT 679  
INDIAN SPRINGS  
SECTION 26, TOWN 2, RANGE 3  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
BUTLER COUNTY ENGINEER'S  
RECORD OF SURVEYS



VICINITY MAP ~ N.T.S.



GLOBAL INTELLIGENCE.  
LOCAL KNOWLEDGE.  
23 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45246  
Contact: Patrick Finn  
513-942-3141 ext. 243  
Fax: 513-881-2263  
www.ibigroup.com

**SUBJECT PROPERTY**

FIRST CHURCH OF THE NAZARENE  
6590 WALDEN PONDS CIRCLE  
PART LOT 679  
DEED BOOK 6194, PAGE 1896  
SURVEY VOLUME 34, PAGE 51

BUTLER COUNTY AUDITOR'S  
PARCEL NO. A0300026000088

**1.0000 ACRE CLOSURE**

North: 419837.7307' East: 1413103.9597'  
Segment #1 : Line  
Course: N89° 39' 49" W Length: 298.77'  
North: 419839.4847' East: 1412805.1959'  
Segment #2 : Curve  
Length: 23.57' Radius: 15.00'  
Delta: 090°01'59" Tangent: 15.001'  
Chord: 21.22' Course: N44° 38' 49" W  
Course In: N00° 20' 11" E Course Out: N89° 37' 50" W  
RP North: 419854.4845' East: 1412805.2844'  
End North: 419854.5810' East: 1412790.2850'  
Segment #3 : Line  
Course: N00° 22' 10" E Length: 123.99'  
North: 419978.5703' East: 1412791.0831'  
Segment #4 : Line  
Course: S89° 39' 49" E Length: 313.70'  
North: 419976.7283' East: 1413104.7747'  
Segment #5 : Line  
Course: S00° 20' 11" W Length: 139.00'  
North: 419837.7309' East: 1413103.9586'  
Perimeter: 899.03' Area: 43561 Sq. Ft.  
Error Closure: 0.0012 Course: N75° 17' 01" W  
Error North: 0.00029 East: -0.00111  
Precision 1: 748689

**4.0000 ACRE CLOSURE**

North: 419836.6728' East: 1413284.1431'  
Segment #1 : Line  
Course: N89° 39' 49" W Length: 180.19'  
North: 419837.7307' East: 1413103.9602'  
Segment #2 : Line  
Course: N00° 20' 11" E Length: 139.00'  
North: 419976.7283' East: 1413104.7763'  
Segment #3 : Line  
Course: N89° 39' 49" W Length: 313.70'  
North: 419978.5700' East: 1412791.0847'  
Segment #4 : Line  
Course: N00° 22' 10" E Length: 110.98'  
North: 420089.5447' East: 1412791.8003'  
Segment #5 : Line  
Course: N01° 58' 39" W Length: 122.10'  
North: 420211.5720' East: 1412787.5870'  
Segment #6 : Line  
Course: N00° 22' 10" E Length: 68.00'  
North: 420279.5706' East: 1412788.0254'  
Segment #7 : Line  
Course: S89° 37' 50" E Length: 498.71'  
North: 420276.3549' East: 1413286.7250'  
Segment #8 : Line  
Course: S00° 20' 11" W Length: 439.69'  
North: 419836.6725' East: 1413284.1436'  
Perimeter: 1872.36' Area: 174241 Sq. Ft.  
Error Closure: 0.0006 Course: S58° 39' 16" E  
Error North: -0.00031 East: 0.00051  
Precision 1: 3120600

**TOTAL 5.0000 ACRE CLOSURE**

North: 419836.6728' East: 1413284.1431'  
Segment #1 : Line  
Course: N89° 39' 49" W Length: 478.96'  
North: 419839.4847' East: 1412805.1963'  
Segment #2 : Curve  
Length: 23.57' Radius: 15.00'  
Delta: 090°01'59" Tangent: 15.01'  
Chord: 21.22' Course: N44° 38' 49" W  
Course In: N00° 20' 11" E Course Out: N89° 37' 50" W  
RP North: 419854.4845' East: 1412805.2844'  
End North: 419854.5810' East: 1412790.2850'  
Segment #3 : Line  
Course: N00° 22' 10" E Length: 234.97'  
North: 420089.5451' East: 1412791.8000'  
Segment #4 : Line  
Course: N01° 58' 39" W Length: 122.10'  
North: 420211.5724' East: 1412787.5867'  
Segment #5 : Line  
Course: N00° 22' 10" E Length: 68.00'  
North: 420279.5710' East: 1412788.0252'  
Segment #6 : Line  
Course: S89° 37' 50" E Length: 498.71'  
North: 420276.3553' East: 1413286.7248'  
Segment #7 : Line  
Course: S00° 20' 11" W Length: 439.69'  
North: 419836.6729' East: 1413284.1434'  
Perimeter: 1865.99' Area: 217802 Sq. Ft.  
Error Closure: 0.0003 Course: N70° 08' 45.91" E  
Error North: 0.00010 East: 0.00027  
Precision 1: 6212143

**BEARING BASE**

BEARINGS ARE BASED ON SHAFER'S RUN SUBDIVISION, SECTION ONE,  
PLAT ENVELOPE 2761, PGS. A, B, & C.

**OCCUPATION**

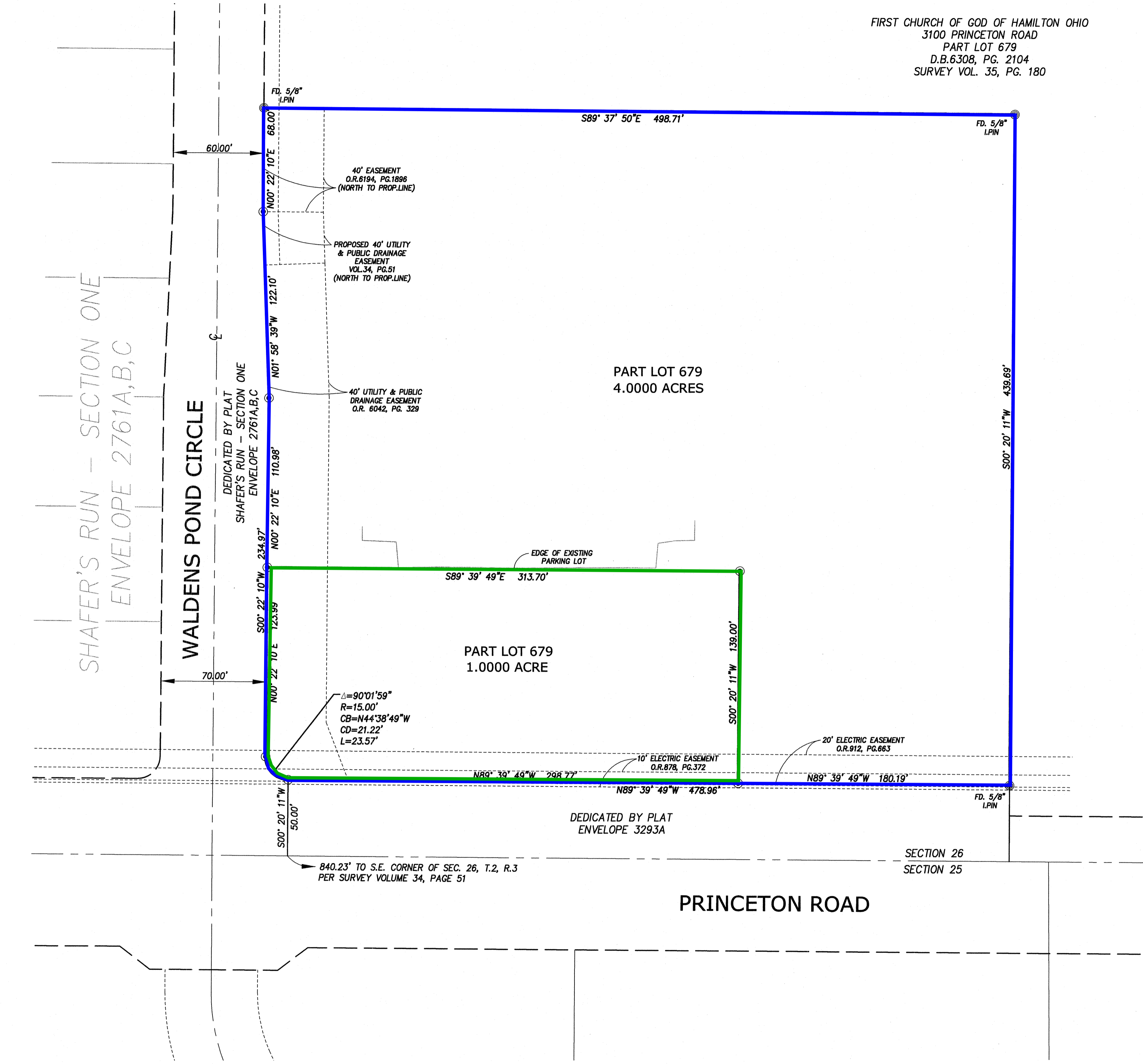
LINES & EVIDENCE OF OCCUPATION GENERALLY  
CONFORMS TO BOUNDARY AS RESOLVED.

**DOCUMENTS**

- DOCUMENTS AS NOTED HEREON.
- SURVEYS:
  1. VOL. 35, PG. 180, TODD TURNER, BAYER BECKER, 1998.
  2. VOL. 34, PG. 51, TODD TURNER, BAYER BECKER, 1998.
- PLATS:
  1. DEDICATION PLAT, P.E. 3293A, PRINCETON ROAD.
  2. SHAFER'S RUN, SECTION ONE, P.E. 2761A,B,C.
  3. MENARDS CROSSING, O.R. 8232, PG. 1223.
  4. REPLAT LOT 8898, MENARDS CROSSING, O.R. 8803, PG. 287.
  5. NORMANDY HEIGHTS, SECTION ONE, P.B. 18, PG. 69.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE  
MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO  
AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE  
CODE.

*Patrick S. Finn* 3-19-19  
PATRICK S. FINN P.S. 7181 DATE



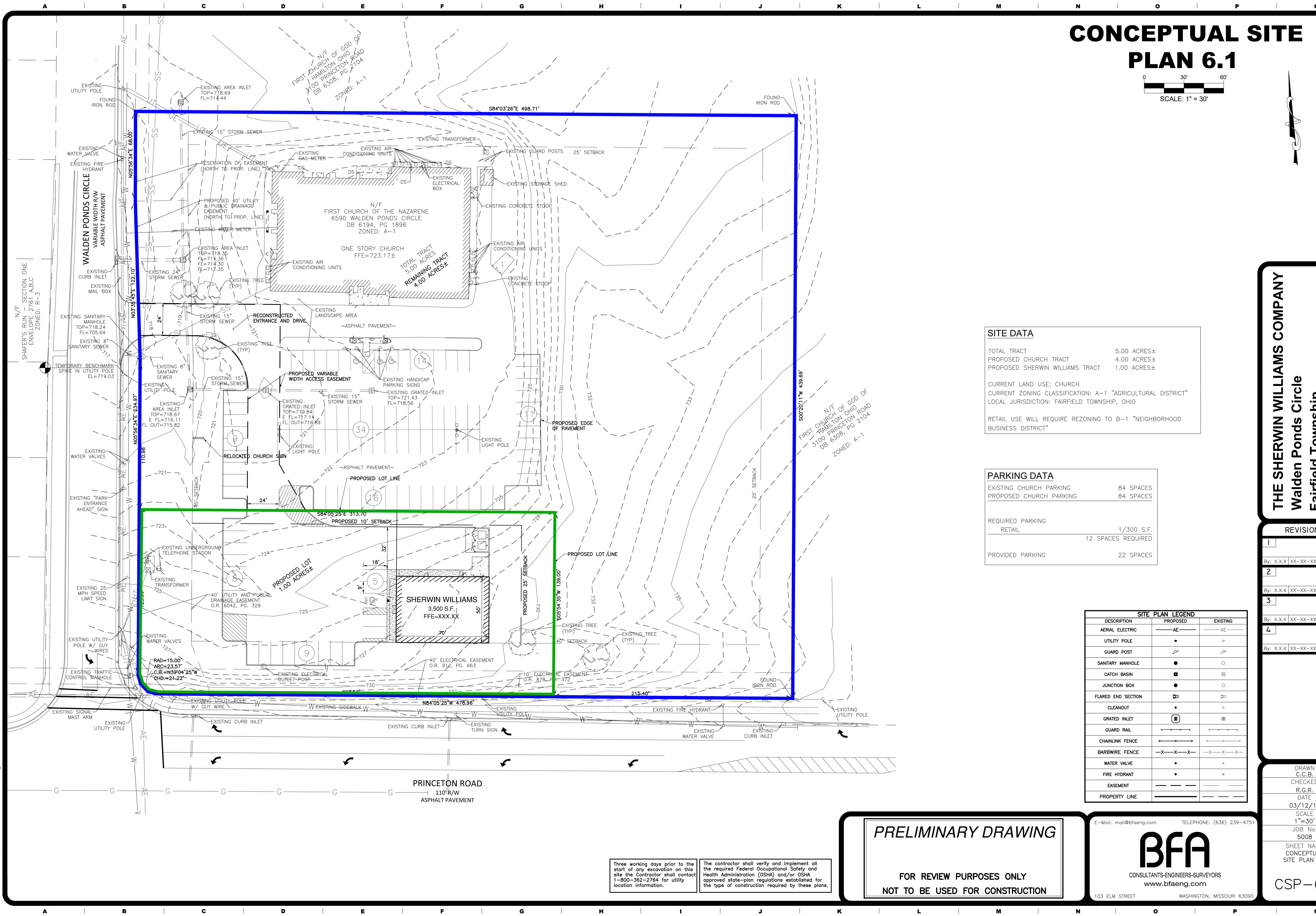
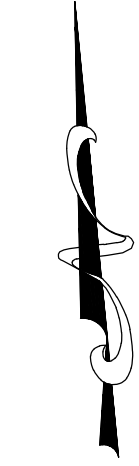
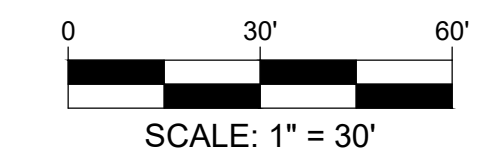
- LEGEND**
- 5/8" ON 30" REBAR WITH PLASTIC CAP INSCRIBED "FINN S-7181 OH" (TO BE SET)
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - MAG NAIL SET
  - ✕ CROSS CUT IN CONCRETE

REVISION:

LOT CUT UP	PART LOT 679 INDIAN SPRINGS SECTION 26, TOWN 2, RANGE 3 FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO
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FIELD	DRAFT	CHECK
TS	PF	PF
IBI NO.:	119739	
DATE:	MARCH, 2019	
SCALE:	1"=40'	
PRINT DATE:		

# CONCEPTUAL SITE PLAN 6.1



SITE DATA	
TOTAL TRACT	5.00 ACRES±
PROPOSED CHURCH TRACT	4.00 ACRES±
PROPOSED SHERWIN WILLIAMS TRACT	1.00 ACRES±
CURRENT LAND USE: CHURCH	
CURRENT ZONING CLASSIFICATION: A-1 "AGRICULTURAL DISTRICT"	
LOCAL JURISDICTION: FAIRFIELD TOWNSHIP, OHIO	
RETAIL USE WILL REQUIRE REZONING TO B-1 "NEIGHBORHOOD BUSINESS DISTRICT"	

PARKING DATA	
EXISTING CHURCH PARKING	84 SPACES
PROPOSED CHURCH PARKING	84 SPACES
REQUIRED PARKING	
RETAIL	1/300 S.F.
	12 SPACES REQUIRED
PROVIDED PARKING	22 SPACES

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UTILITY POLE	•	◊
GUARD POST	GP	GP
SANITARY MANHOLE	•	◊
CATCH BASIN	■	■
JUNCTION BOX	•	◊
FLARED END SECTION	▷	▷
CLEANOUT	•	◊
GRADED INLET	■	■
GUARD RAIL	—	—
CHAINLINK FENCE	—X—X—X—	—X—X—X—
BARBWARE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	•	◊
FIRE HYDRANT	•	◊
EASEMENT	—	—
PROPERTY LINE	—	—

**THE SHERWIN WILLIAMS COMPANY**  
**Walden Ponds Circle**  
**Fairfield Township**  
**Butler County, Ohio 45011**

REVISIONS	
1	By: X.X.X XX-XX-XX App: X.X.X
2	By: X.X.X XX-XX-XX App: X.X.X
3	By: X.X.X XX-XX-XX App: X.X.X
4	By: X.X.X XX-XX-XX App: X.X.X

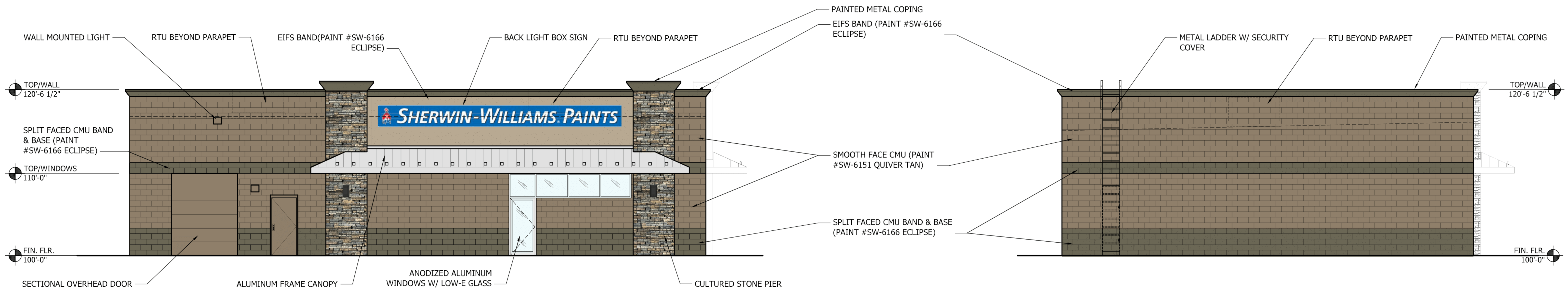
DRAWN  
 C.C.B.  
 CHECKED  
 R.G.R.  
 DATE  
 03/12/19  
 SCALE  
 1"=30'  
 JOB No.  
 5008  
 SHEET NAME  
 CONCEPTUAL  
 SITE PLAN 6.1  
**CSP-6.1**

**PRELIMINARY DRAWING**  
 FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

E-Mail: mail@bfaeng.com TELEPHONE: (636) 239-4751  
  
 CONSULTANTS-ENGINEERS-SURVEYORS  
 www.bfaeng.com  
 103 ELM STREET WASHINGTON, MISSOURI 63090

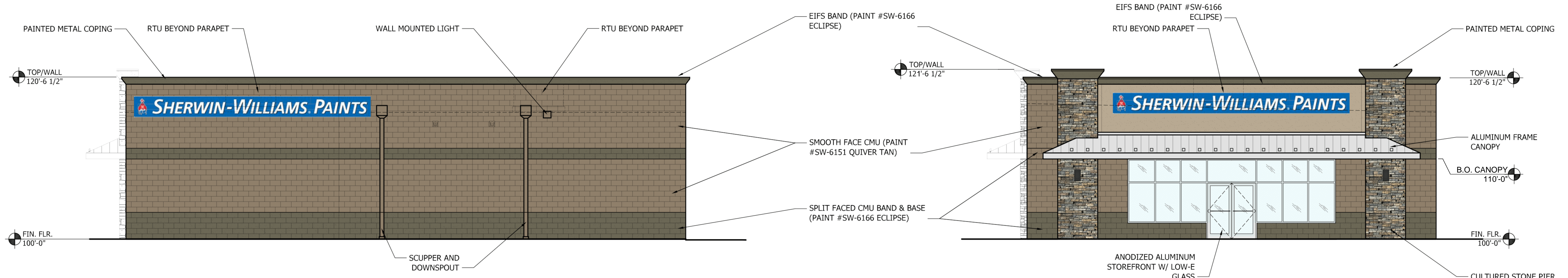
Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-362-2764 for utility location information.  
 The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

P:\Vault\5008\_Hamilton\_Ohio-Sherwin\_Williams\5008\_Conceptual\5008\_Conceptual\_Plan\_6.1.dwg  
 4/16/2019 10:10 AM



**NORTH ELEVATION**

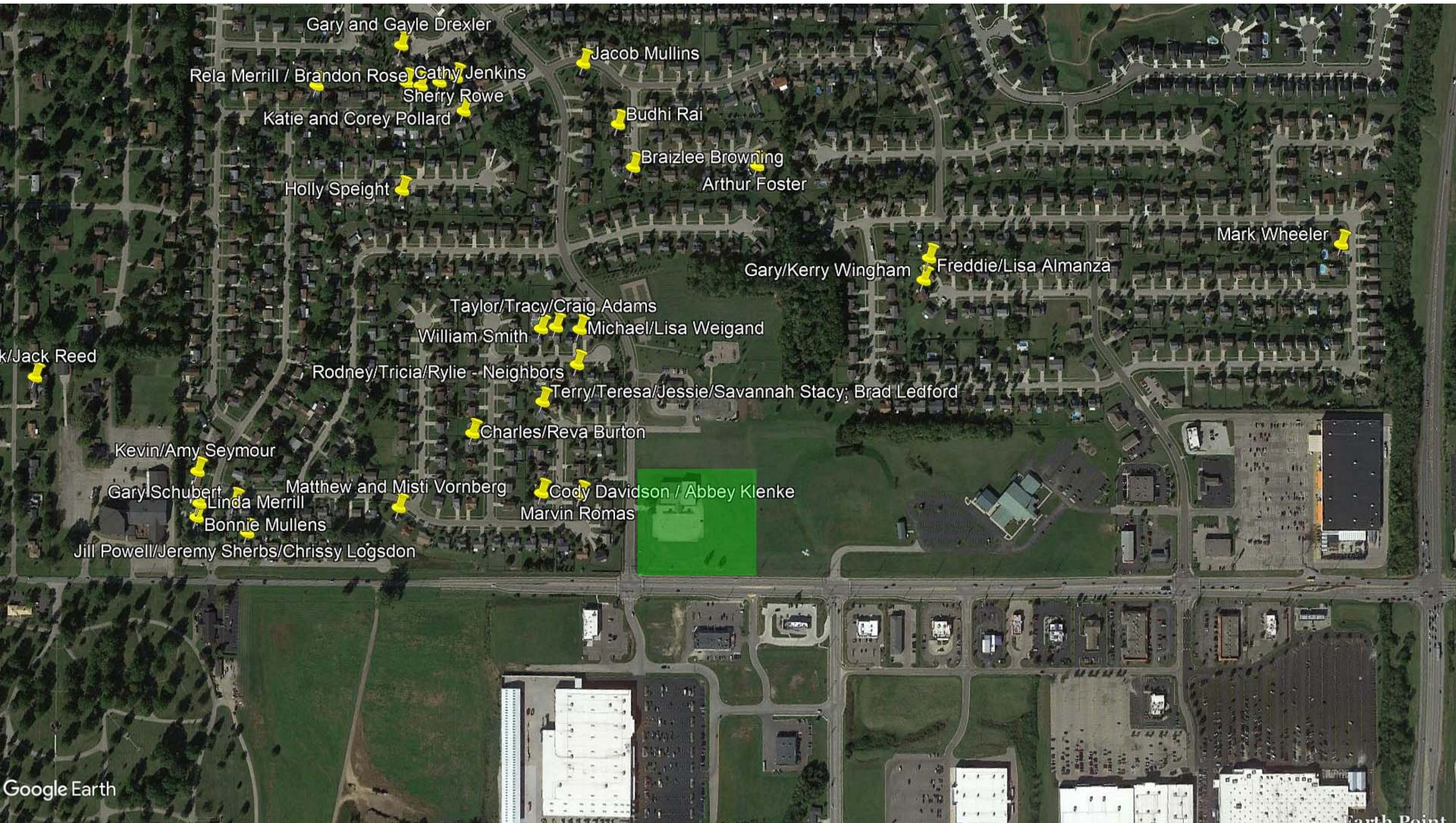
**EAST ELEVATION**



**SOUTH ELEVATION**

**WEST ELEVATION**

Elevations for  
**SHERWIN WILLIAMS RETAIL**



Gary and Gayle Drexler

Rela Merrill / Brandon Rose

Cathy Jenkins

Sherry Rowe

Katie and Corey Pollard

Jacob Mullins

Budhi Rai

Braizlee Browning

Arthur Foster

Holly Speight

Mark Wheeler

Gary/Kerry Wingham

Freddie/Lisa Almanza

Taylor/Tracy/Craig Adams

William Smith

Michael/Lisa Weigand

k/Jack Reed

Rodney/Tricia/Rylie - Neighbors

Terry/Teresa/Jessie/Savannah Stacy; Brad Ledford

Charles/Reva Burton

Kevin/Amy Seymour

Gary Schubert

Matthew and Misti Vornberg

Cody Davidson / Abbey Klenke

Linda Merrill

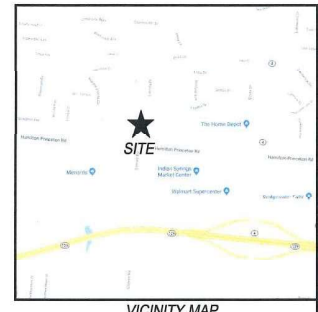
Bonnie Mullens

Marvin Romas

Jill Powell/Jeremy Sherbs/Chrissy Logsdon



- A 6729 A0300-148-000-012 AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC  
C.R. 8841 PG. 379
- B 6719 A0300-148-000-011 HANSEL, KOTY & STACEE M HANSEL  
C.R. 8847 PG. 1239
- C 6718 A0300-148-000-010 GREGORY R. BOSTON DANIELLE W. TOSCANI  
C.R. 7014 PG. 210
- D 6717 A0300-148-000-009 TROY ANN HILLS  
C.R. 8488 PG. 823
- E 6716 A0300-148-000-008 MARK WHITE  
C.R. 8981 PG. 614
- F 6903 A0300-148-000-013 RONALD OSBORN AND KAREN JO OSBORN  
C.R. 7808 PG. 1490
- G 6904 A0300-148-000-020 CARMEN E. ADAMS  
C.R. 8204 PG. 1409
- H 6905 A0300-148-000-021 JUSTIN W. KIRCHNER  
C.R. 7112 PG. 877
- I 5728 A0300-133-300-030 TRIVIA SCHULZ  
C.R. 8946 PG. 1671
- J 5721 A0300-133-300-031 KRISTIN B. AND DARRIN R. COFFEY  
C.R. 8919 PG. 945
- K 5723 A0300-133-300-033 NORMAN L. AND AMY LUTTRELL  
C.R. 8151 PG. 163
- L 5722 A0300-133-300-032 CHRISTOPHER ROBERT KLUTE  
C.R. 8940 PG. 300
- M 5728 A0300-133-300-038 SHELLEY SCHUCKER  
C.R. 8778 PG. 1670
- N 5729 A0300-133-300-039 MARIAN DEMAREE COTTRELL (AKA MARIAN D. COTTRELL)  
C.R. 8428 PG. 1614
- O 5730 A0300-025-000-040 PARTNERSHIP FOR HOUSING, AN OHIO NON-PROFIT CORPORATION  
C.R. 8738 PG. 242
- P 9183 A0300-025-000-088 PRINCETON VENTURES, LLC  
C.R. 9012 PG. 871
- Q 9196 A0300-025-000-083 G. OSK, NEW MILLENNIUM PARTNERS, LTD.  
C.R. 8838 PG. 1009
- R 8932 A0300-021-000-041 PROFESSIONAL RESOURCE DEVELOPMENT INC  
C.R. 8779 PG. 348
- S 8931 A0300-021-000-044 BRIDGESTONE RETAIL OPERATIONS, LLC PARCEL 1  
C.R. 8719 PG. 187
- T 8930 A0300-021-000-043 NATIONAL RETAIL OPERATIONS, LP PARCEL 1  
C.R. 8827 PG. 781
- U 5727 A0300-133-000-037 MARVIN AND LOLANDA RAMOS  
C.R. 7780 PG. 2222
- V 5731 A0300-133-000-041 STEPHANE ELIAS  
C.R. 8921 PG. 1032
- W 8908 A0300-148-000-008 DENNIS AND HEIDI BRUZINA  
C.R. 7471 PG. 423
- X 6490 A0300-148-000-007 JUAN C. ESPINOZA HERNANDEZ DIANA JAMIE ESTRADA  
C.R. 8782 PG. 1040
- Y 6951 A0300-148-000-007 MICHAEL W. AND LAURA J. BEAM  
C.R. 8683 PG. 789



**THE KLEINGERS GROUP**

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

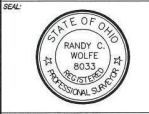
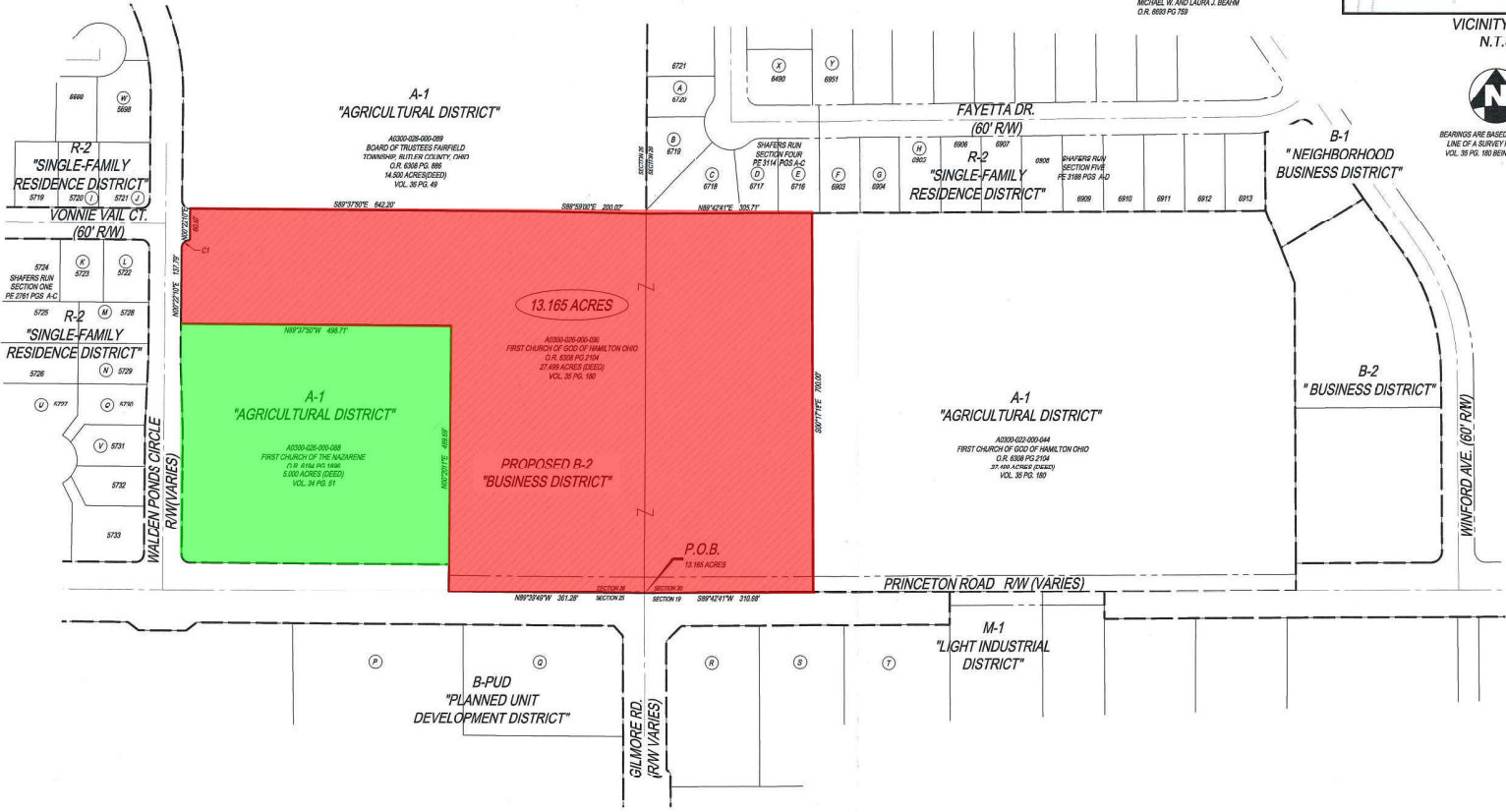
www.kleingers.com

6105 Centre Park Dr. West Chester, OH 45388  
913.778.7851

VICINITY MAP N.T.S.



BOUNDARIES ARE BASED ON THE SOUTH LINE OF A SURVEY RECORDED IN VOL. 38 PG. 180 BEING 88842411W



NO. DATE DESCRIPTION  
 1 9/20/19 UPDATE PLAN 1-MKH  
 2 10/17/2019 UPDATE BOUNDARY - MKH  
 3 1/15/2019 UPDATE-MKH

**ZONING PLAT**  
 SECTION 26 & 28, TOWN 2, RANGE 3, BTM  
 FAIRFIELD TOWNSHIP  
 BUTLER COUNTY, OHIO

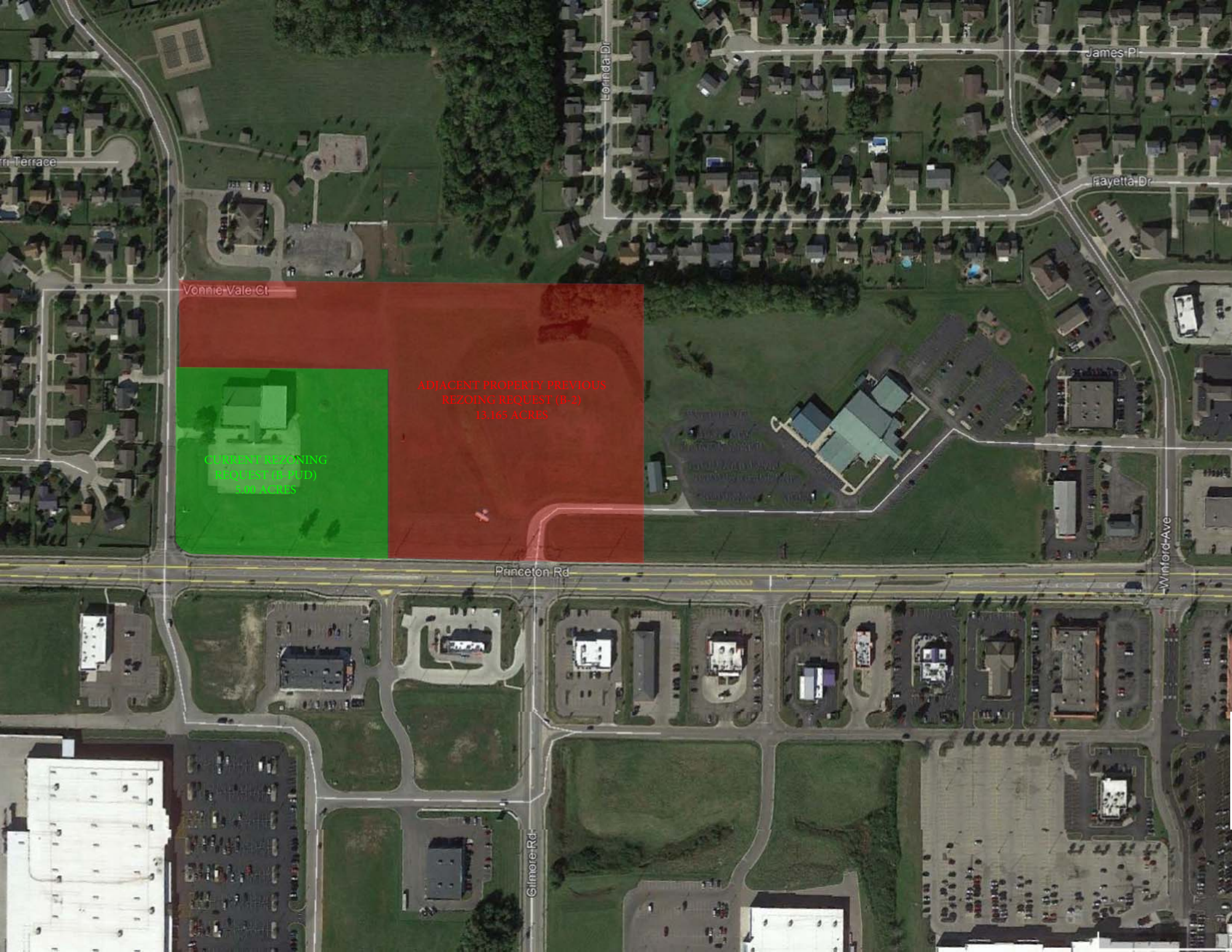
PROJECT NO: 180075VMS000  
 DATE: 08/7/2018  
 SCALE: 1" = 100'  
 0 50 100 200

**BRIDGEWATER CHURCH**

SHEET NO:  
**1 OF 1**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	
C1	15.00	23.58	89°58'58"	145°22'20"E	21.21

PROPOSED AREA FOR RE-ZONE FROM A-1 AGRICULTURAL DISTRICT TO B-2 BUSINESS DISTRICT  
 ZONING DISTRICT AREA



Vonnie Vale Ct

CURRENT ZONING  
REQUEST (B-PUD)  
2.0 ACRES

ADJACENT PROPERTY PREVIOUS  
ZONING REQUEST (B-2)  
13.165 ACRES

Leonda Dr

James Pl

Fayette Dr

Princeton Rd

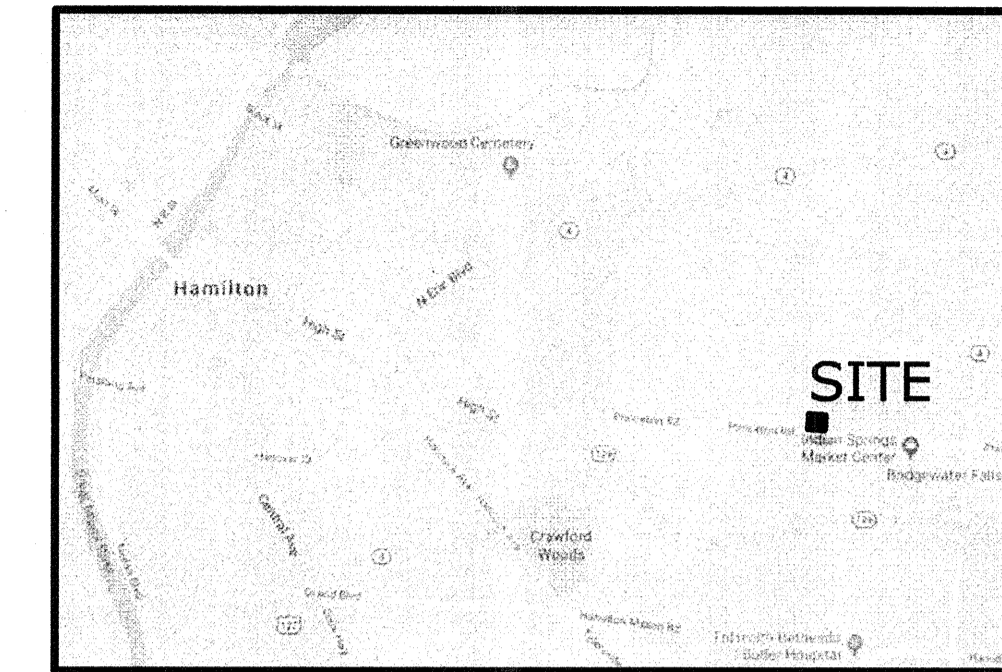
Winford Ave

Gilmore Rd

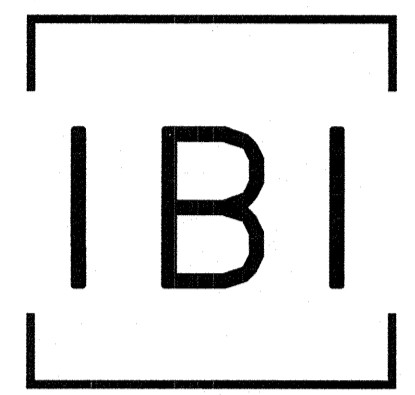
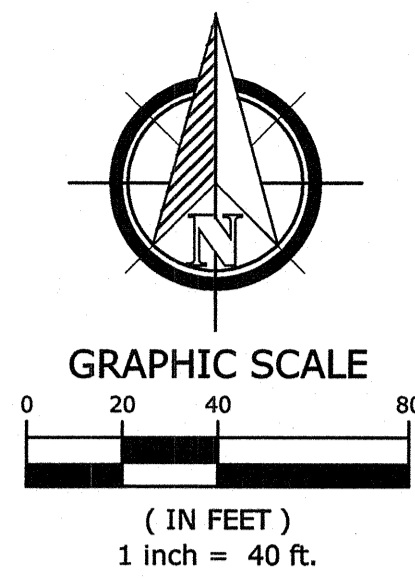
FIRST CHURCH OF GOD OF HAMILTON OHIO  
3100 PRINCETON ROAD  
PART LOT 679  
D.B.6308, PG. 2104  
SURVEY VOL. 35, PG. 180

**LOT CUT UP**  
PART LOT 679  
INDIAN SPRINGS  
SECTION 26, TOWN 2, RANGE 3  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
BUTLER COUNTY ENGINEER'S  
RECORD OF SURVEYS



VICINITY MAP ~ N.T.S.



GLOBAL INTELLIGENCE.  
LOCAL KNOWLEDGE.  
23 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45246  
Contact: Patrick Finn  
513-942-3141 ext. 243  
Fax: 513-881-2263  
www.ibigroup.com

**SUBJECT PROPERTY**

FIRST CHURCH OF THE NAZARENE  
6590 WALDEN PONDS CIRCLE  
PART LOT 679  
DEED BOOK 6194, PAGE 1896  
SURVEY VOLUME 34, PAGE 51

BUTLER COUNTY AUDITOR'S  
PARCEL NO. A0300026000088

**1.0000 ACRE CLOSURE**

North: 419837.7307' East: 1413103.9597'  
Segment #1 : Line  
Course: N89° 39' 49" W Length: 298.77'  
North: 419839.4847' East: 1412805.1959'  
Segment #2 : Curve  
Length: 23.57' Radius: 15.00'  
Delta: 090°01'59" Tangent: 15.001'  
Chord: 21.22' Course: N44° 38' 49" W  
Course In: N00° 20' 11" E Course Out: N89° 37' 50" W  
RP North: 419854.4845' East: 1412805.2844'  
End North: 419854.5810' East: 1412790.2850'  
Segment #3 : Line  
Course: N00° 22' 10" E Length: 123.99'  
North: 419978.5703' East: 1412791.0831'  
Segment #4 : Line  
Course: S89° 39' 49" E Length: 313.70'  
North: 419976.7283' East: 1413104.7747'  
Segment #5 : Line  
Course: S00° 20' 11" W Length: 139.00'  
North: 419837.7309' East: 1413103.9586'  
Perimeter: 899.03' Area: 43561 Sq. Ft.  
Error Closure: 0.0012 Course: N75° 17' 01" W  
Error North: 0.00029 East: -0.00111  
Precision 1: 748689

**4.0000 ACRE CLOSURE**

North: 419836.6728' East: 1413284.1431'  
Segment #1 : Line  
Course: N89° 39' 49" W Length: 180.19'  
North: 419837.7307' East: 1413103.9602'  
Segment #2 : Line  
Course: N00° 20' 11" E Length: 139.00'  
North: 419976.7283' East: 1413104.7763'  
Segment #3 : Line  
Course: N89° 39' 49" W Length: 313.70'  
North: 419978.5700' East: 1412791.0847'  
Segment #4 : Line  
Course: N00° 22' 10" E Length: 110.98'  
North: 420089.5447' East: 1412791.8003'  
Segment #5 : Line  
Course: N01° 58' 39" W Length: 122.10'  
North: 420211.5720' East: 1412787.5870'  
Segment #6 : Line  
Course: N00° 22' 10" E Length: 68.00'  
North: 420279.5706' East: 1412788.0254'  
Segment #7 : Line  
Course: S89° 37' 50" E Length: 498.71'  
North: 420276.3549' East: 1413286.7250'  
Segment #8 : Line  
Course: S00° 20' 11" W Length: 439.69'  
North: 419836.6725' East: 1413284.1436'  
Perimeter: 1872.36' Area: 174241 Sq. Ft.  
Error Closure: 0.0006 Course: S58° 39' 16" E  
Error North: -0.00031 East: 0.00051  
Precision 1: 3120600

**TOTAL 5.0000 ACRE CLOSURE**

North: 419836.6728' East: 1413284.1431'  
Segment #1 : Line  
Course: N89° 39' 49" W Length: 478.96'  
North: 419839.4847' East: 1412805.1963'  
Segment #2 : Curve  
Length: 23.57' Radius: 15.00'  
Delta: 090°01'59" Tangent: 15.01'  
Chord: 21.22' Course: N44° 38' 49" W  
Course In: N00° 20' 11" E Course Out: N89° 37' 50" W  
RP North: 419854.4845' East: 1412805.2844'  
End North: 419854.5810' East: 1412790.2850'  
Segment #3 : Line  
Course: N00° 22' 10" E Length: 234.97'  
North: 420089.5451' East: 1412791.8000'  
Segment #4 : Line  
Course: N01° 58' 39" W Length: 122.10'  
North: 420211.5724' East: 1412787.5867'  
Segment #5 : Line  
Course: N00° 22' 10" E Length: 68.00'  
North: 420279.5710' East: 1412788.0252'  
Segment #6 : Line  
Course: S89° 37' 50" E Length: 498.71'  
North: 420276.3553' East: 1413286.7248'  
Segment #7 : Line  
Course: S00° 20' 11" W Length: 439.69'  
North: 419836.6729' East: 1413284.1434'  
Perimeter: 1865.99' Area: 217802 Sq. Ft.  
Error Closure: 0.0003 Course: N70° 08' 45.91" E  
Error North: 0.00010 East: 0.00027  
Precision 1: 6212143

**BEARING BASE**

BEARINGS ARE BASED ON SHAFER'S RUN SUBDIVISION, SECTION ONE,  
PLAT ENVELOPE 2761, PGS. A, B, & C.

**OCCUPATION**

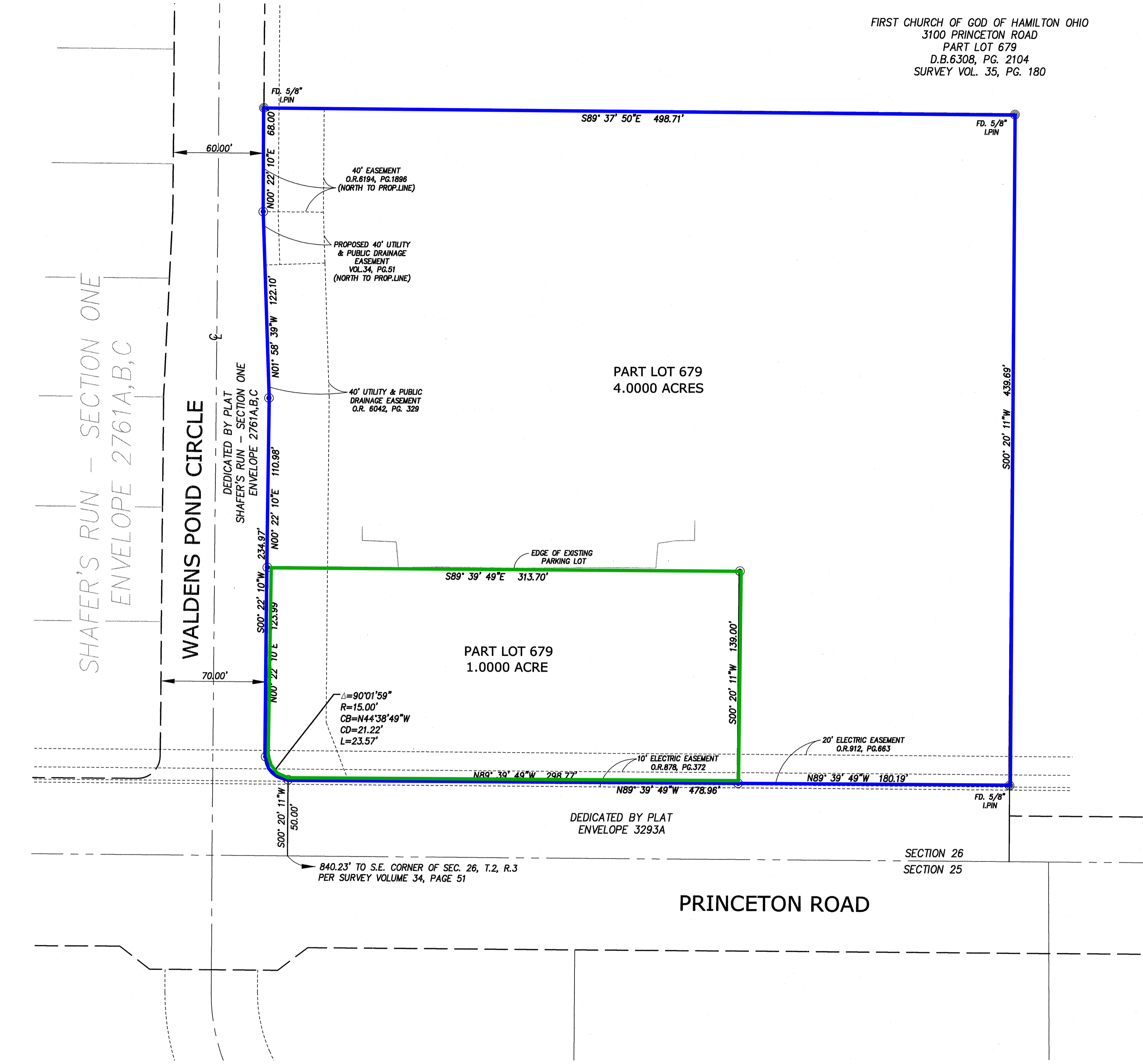
LINES & EVIDENCE OF OCCUPATION GENERALLY  
CONFORMS TO BOUNDARY AS RESOLVED.

**DOCUMENTS**

- DOCUMENTS AS NOTED HEREON.
- SURVEYS:
  1. VOL. 35, PG. 180, TODD TURNER, BAYER BECKER, 1998.
  2. VOL. 34, PG. 51, TODD TURNER, BAYER BECKER, 1998.
- PLATS:
  1. DEDICATION PLAT, P.E. 3293A, PRINCETON ROAD.
  2. SHAFER'S RUN, SECTION ONE, P.E. 2761A,B,C.
  3. MENARDS CROSSING, O.R. 8232, PG. 1223.
  4. REPLAT LOT 8898, MENARDS CROSSING, O.R. 8803, PG. 287.
  5. NORMANDY HEIGHTS, SECTION ONE, P.B. 18, PG. 69.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE  
MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO  
AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE  
CODE.

*Patrick S. Finn* 3-19-19  
PATRICK S. FINN P.S. 7181 DATE



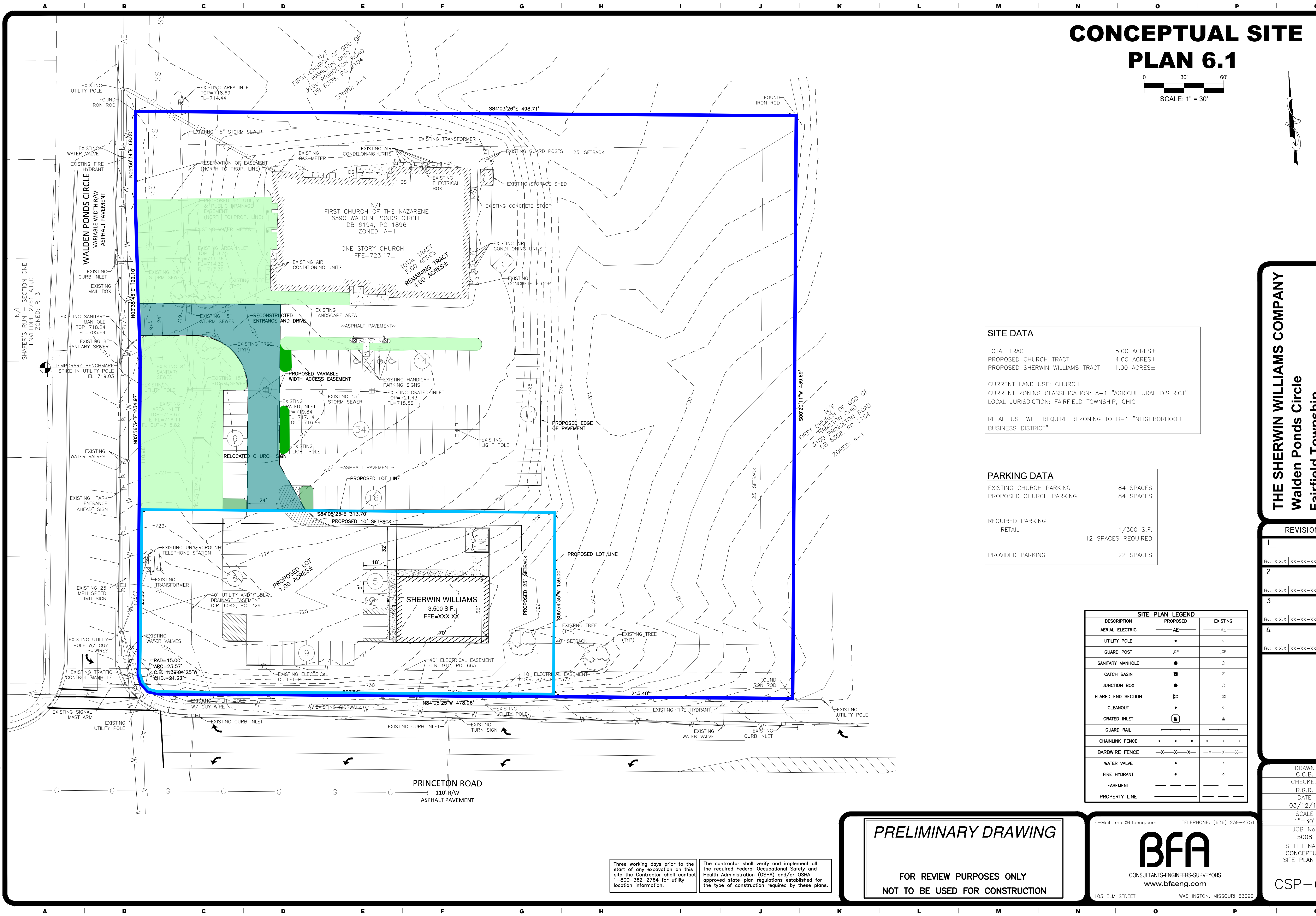
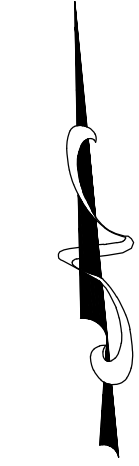
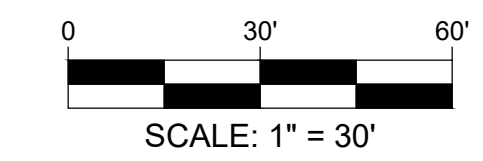
- LEGEND**
- 5/8" ON 30" REBAR WITH PLASTIC CAP INSCRIBED "FINN S-7181 OH" (TO BE SET)
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - MAG NAIL SET
  - ✕ CROSS CUT IN CONCRETE

REVISION:

LOT CUT UP	PART LOT 679 INDIAN SPRINGS SECTION 26, TOWN 2, RANGE 3 FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO
------------	--

FIELD	DRAFT	CHECK
TS	PF	PF
IBI NO.:	119739	
DATE:	MARCH, 2019	
SCALE:	1"=40'	
PRINT DATE:		

# CONCEPTUAL SITE PLAN 6.1



SITE DATA	
TOTAL TRACT	5.00 ACRES±
PROPOSED CHURCH TRACT	4.00 ACRES±
PROPOSED SHERWIN WILLIAMS TRACT	1.00 ACRES±
CURRENT LAND USE: CHURCH	
CURRENT ZONING CLASSIFICATION: A-1 "AGRICULTURAL DISTRICT"	
LOCAL JURISDICTION: FAIRFIELD TOWNSHIP, OHIO	
RETAIL USE WILL REQUIRE REZONING TO B-1 "NEIGHBORHOOD BUSINESS DISTRICT"	

PARKING DATA	
EXISTING CHURCH PARKING	84 SPACES
PROPOSED CHURCH PARKING	84 SPACES
REQUIRED PARKING	1/300 S.F.
	12 SPACES REQUIRED
PROVIDED PARKING	22 SPACES

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UTILITY POLE	•	◊
GUARD POST	GP	GP
SANITARY MANHOLE	•	◊
CATCH BASIN	■	■
JUNCTION BOX	•	◊
FLARED END SECTION	▷	▷
CLEANOUT	•	◊
GRADED INLET	■	■
GUARD RAIL	—	—
CHAINLINK FENCE	—X—X—X—	—X—X—X—
BARB WIRE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	•	◊
FIRE HYDRANT	•	◊
EASEMENT	—	—
PROPERTY LINE	—	—

**THE SHERWIN WILLIAMS COMPANY**  
**Walden Ponds Circle**  
**Fairfield Township**  
**Butler County, Ohio 45011**

REVISIONS	
1	By: X.X.X XX-XX-XX App: X.X.X
2	By: X.X.X XX-XX-XX App: X.X.X
3	By: X.X.X XX-XX-XX App: X.X.X
4	By: X.X.X XX-XX-XX App: X.X.X

DRAWN  
 C.C.B.  
 CHECKED  
 R.G.R.  
 DATE  
 03/12/19  
 SCALE  
 1"=30'  
 JOB No.  
 5008  
 SHEET NAME  
 CONCEPTUAL  
 SITE PLAN 6.1

CSP-6.1

**PRELIMINARY DRAWING**  
 FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

E-Mail: mail@bfaeng.com TELEPHONE: (636) 239-4751

**BFA**  
 CONSULTANTS-ENGINEERS-SURVEYORS  
 www.bfaeng.com

103 ELM STREET WASHINGTON, MISSOURI 63090

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-362-2764 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

P:\Vault\5008\_Hamilton\_Ohio-Sherwin\_Williams\5008\_Conceptual\5008\_Conceptual\_Plan\_6.1.dwg  
 4/16/2019 10:10 AM